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Notice of Exemption - Inyo County

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) Inyo County Planning Department
Post Office Drawer L
Independence, CA 93514

☒ County Clerk
County of Inyo
P.O. Drawer F
Independence, CA 93526

Project Title: TPM 434 and Zone Reclassification 2025-05

Project Applicants: Judith A Biggs Family Trust, 3846 S 17725 W, Cedar City UT 84720

Applicant Phone Number: 435-609-6439

Project Location - Specific: 840 W Oak Creek Road, Independence CA 93526

Project Location - City: Independence, CA

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: This project is a proposal to subdivide an approximate 3-acre parcel (APN 022-080-03), into 3 1-acre parcels, located at 840 Oak Creek Rd. Independence, about 2/3-miles west of Highway 395. The parcel currently has 3 single family homes built on it. The project will include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, 1 unit per acre.

Name of Public Agency Approving Project: Inyo County Planning Commission/Inyo County Board of Supervisors

Name of Person or Agency Carrying Out Project: Inyo County Planning Department

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☒ Commonsense (Sec. 15061(b)(3));

- ☐ Categorical (Class 5; Section 15301);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Reasons why project is exempt: This project TPM 434 and ZR 2025-05 are Exempt from CEQA pursuant to the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This project proposes to subdivide a parcel of land into three new separate parcels. Three single family homes are already built on the property, and the subdivision will result in one single family home per new parcel. The area is currently disturbed with residential uses, and no new impacts will be generated from the approval of this project.

Lead Agency: Inyo County Planning Department

Contact Person: Cathreen Richards, Planning Director

Area Code/Telephone/Extension: (760) 878-0447

Signature: 

Date: 8/26/2024