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Notice of Exemption - Inyo County

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

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

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

Project Title: Zone Text Amendment 2026-01/Inyo County Residential Infill

Project Applicants: Inyo County 224 N. Edwards St., Independence, CA 93526

Applicant Phone Number: 760-878-0263

Project Location - Specific: Countywide in Residential One-Family Residence (R1) and Multiple-Family Residence 2-units Zones (R2).

Project Location - City:

Project Location - County: Inyo

Description of Nature, Purpose, and Beneficiaries of Project: The project is an ordinance amending multiple sections of Title 18 (Zoning) of the Inyo County Code to address housing constraints identified through the County's REAP 2.0 funded infill housing work program and related 6th Cycle Housing Element implementation efforts. The amendments focus on aligning zoning provisions with applicable General Plan density ranges, reducing certain residential setback constraints, clarifying and expanding the treatment of accessory dwelling units (ADUs), revising accessory building standards, and providing limited parking flexibility where site specific conditions support reduced demand.

Name of Public Agency Approving Project: 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: The proposed zone text amendments are exempt from the California Environmental Quality Act (CEQA) under the "common sense" exemption in State CEQA Guidelines Section 15061(b)(3). This exemption applies where it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

The amendments do not change General Plan land use designations or adopted General Plan density ranges. The changes clarify how existing General Plan densities may be realized on individual parcels (for example, by allowing multiple dwelling units in R 1 and R 2 where the General Plan already supports more than one unit per lot), introduce limited flexibility in applying parking and yard standards, and confirm that ADUs are allowed consistent with State law. The amendments do not authorize development beyond the intensity already contemplated by the General Plan and do not expand the geographic extent of urban development.

Because the project maintains existing General Plan density limits and growth patterns and primarily reorganizes and modernizes existing regulations to remove internal inconsistencies and better align with State housing law, there is no substantial evidence that the amendments would result in new or more severe environmental impacts compared to existing conditions and entitlements. The zoning text amendments therefore have no possibility of causing a significant effect on the environment and are exempt from CEQA pursuant to Guidelines Section 15061(b)(3).

Lead Agency: Inyo County Planning Department

Contact Person: Cathreen Richards, Planning Director

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

Signature: _____ Date: 8/26/2024