

FILED

JAN 28 2022



NOTICE OF EXEMPTION

TO: [X] Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

[X] County Clerk / County of Mono MONO COUNTY CLERK
PO Box 237
Bridgeport, CA 93517

FROM: Mono County Community Development
PO Box 347
Mammoth Lakes, CA 93546

Project Title: Conditional Use Permit 20-003/Morton
Project Applicant: Mono County
Project Location - Specific: APN 015-104-053 & 015-104-054

Project Location - City: June Lake Project Location - County: Mono

Description of Nature, Purpose, and Beneficiaries of Project:

Proposal for residential and commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include two commercial buildings used for retail, office, and warehouse space. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C), respectively.

Name of Public Agency Approving Project: Mono County

Exempt Status: (check one)

- [] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15183
[] Statutory Exemptions. State code number:
(Address)

Reasons why project is exempt:

CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code [PRC] §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review. The following topics were analyzed through the CEQA 15183 Checklist: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards, hydrology, land use, noise, population and housing, public services, recreation, and transportation. The project was found to be consistent with the Mono County General Plan EIR and June Lake Area Plan policies.

Lead Agency Contact Person: Bentley Regehr

Area Code/Telephone/Extension: (760) 924-4602

If filed by applicant:

- 1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project? xYes []No

Signature: Bentley Regehr Date: 1/20/2022 Title: Planning Analyst

[X] Signed by Lead Agency [] Signed by Applicant

Posted 1/28/2022 - 2/28/2022



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 26 — 01/28/2022 — 003
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Mono County Community Development	LEAD AGENCY EMAIL bregehr@mono.ca.gov	DATE 01/28/2022
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER MC 22-003	

PROJECT TITLE

Conditional Use Permit 20-003/Morton

PROJECT APPLICANT NAME Mono County	PROJECT APPLICANT EMAIL bregehr@mono.ca.gov	PHONE NUMBER (760) 924-4602
PROJECT APPLICANT ADDRESS P.O. Box 347	CITY Mammoth Lakes	STATE CA
		ZIP CODE 93546

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> County documentary handling fee | | \$ | <u> </u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mono County Deputy Clerk-Recorder
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