



NOTICE OF EXEMPTION

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

County Clerk / County of Mono
PO Box 237
Bridgeport, CA 93517

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

Project Title: Conditional Use Permit 20-007/Crowl
Project Applicant: Mono County
Project Location – Specific: 580 Hunter Ave, APN 026-200-0233

Project Location - City: Chalfant **Project Location - County:** Mono

Description of Nature, Purpose, and Beneficiaries of Project:

The project will allow a horse boarding operation at 580 Hunter Avenue, Chalfant (APN 026-200-023) consistent with uses permitted subject to a use permit within the land use designation Agriculture. A maximum of ten horses/animal units may be boarded at the location, however the property contains five personal animal units, therefore five additional horses/animal units/customers shall be allowed. The operation will feed, water, and provide living space for the horses. An additional service will be to provide grooming if desired by the customer. The property owner lives on-site and will manage the operation without additional employees. No new development on the property is proposed other than to provide Americans with Disabilities Act amenities. Existing structures include a primary dwelling, detached garage, accessory dwelling, barn, storage shed, and chicken coop. The operation will utilize existing stalls, arenas, and the four-stall barn. Horses may be dropped-off by customers or picked up by the business. The business may also allow temporary parking for horse trailers owned by customers.

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));
- Categorical Exemption. State type and section number: 15301 (class 1)
- Statutory Exemptions. State code number:
(Address)

Reasons why project is exempt:

Class 1 (15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples include but are not limited to:

- interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances,
- conversion of a single-family residence to office use.

The proposed project falls within a Class 1 exemption because all structures on the property are existing and a horse boarding operation is permitted subject to Conditional Use Permit 20 - 007, within the land use designation Agriculture.

Lead Agency Contact Person: Michael Draper

Area Code/Telephone/Extension: (760) 924-1805

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? Yes No

Signature: Michael Draper Date: 11/19/20 Title: Planning Analyst

Signed by Lead Agency Signed by Applicant