



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 21-005/BJM's LLC
Project Applicant: Mono County
Project Location – Specific: 162 Alderman Steet (APN 026-200-023)

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

Description of Nature, Purpose, and Beneficiaries of Project:

The project proposes a seven (7) space, commercial parking lot for temporary storage of recreational vehicles, trailers, and boats. The property is designated Commercial Lodging – High, and parking lots are permitted subject to a Use Permit. General Plan Land Use Element §06.060 provides standards for development of parking lots. This operation will work in coordination with the owner's existing business, BJM's Storage, located at the corner of East Granite Avenue and Gull Lake Road (APN 015-104-047).

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: 15304 (class 4)
- Statutory Exemptions. State code number:
(Address)

Reasons why project is exempt:

The project qualifies for a categorical exemption under California Environmental Quality Act (CEQA) Guideline 15304, Minor Alterations of Land; "Class 4 consists of minor public or private alterations in the condition of land, wat, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agriculture purposes. Examples include, but are not limited to: (e) Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc. The proposed project falls within a Class 4 exemption because the site will be used in its existing state. No new grading or construction will take place and the use will take place temporarily during summer months (April – October).

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: 8/19/2021 Title: Planning Analyst
 Signed by Lead Agency Signed by Applicant