

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: Lead Agency
Sierra Nevada Conservancy
11521 Blocker Drive, Suite 205
Auburn, CA 95603

Project Title: Tribal Land Back Purchase to Conserve Cultural and Natural Resources Amendment (SNC1610.1-LC) (SCH2023060188)

Project Location – Specific: 677 Log Cabin Mine Road, 4 miles west of the community of Lee Vining along Hwy 120, Mono County. APN 021-090-011.

Project Location - City: Lee Vining

Project Location - County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: The Sierra Nevada Conservancy would amend Grant Agreement #1610 with the Mono Lake Kutzadika'a Indian Community Cultural Preservation Association (Grantee) to allow the completion of a Phase Two Environmental Site Assessment (ESA) on a portion of the subject property under the current agreement between SNC and Grantee. The agreement previously included a property appraisal, Phase One ESA, and additional due diligence activities for and the potential future purchase of the subject property, for which SNC filed a Notice of Exemption pursuant to CEQA Guidelines Section 15325 in June 2023 (SCH2023060188). The Phase Two Environmental Site Assessment would include obtaining all required permits from the Mono County Environmental Health Department and other permits as necessary, removal of two 300-gallon tanks and one 50 gallon tank from their inground locations, appropriate disposal of tanks, sampling and analysis of the soil underlying the tanks for the presence of total petroleum hydrocarbons, and preparation of a report on the findings. No additional funding will be required under this discretionary determination to amend the Grant Agreement.

Name of Public Agency Approving Project: Sierra Nevada Conservancy

Project Applicant / Name of Person or Agency Carrying Out Project:
Mono Lake Kutzadika'a Indian Community Cultural Preservation Association
Dean Tonenna, Vice President
PO Box 273, Lee Vining, CA 93541
775-515-1273

Exempt Status:

Categorical Exemption: CEQA Guidelines Section 15330 Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances.

Reasons why project is exempt:

The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15330, which consists of any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing \$1

million or less, unless the action requires the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses, or the action involves the potential release into the air of volatile organic compounds as defined in Health and Safety Code Section 25123.6, except for small scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District. All actions must be consistent with applicable state and local environmental permitting requirements. The purpose of the Phase Two ESA is to eliminate the potential threat of release of hazardous waste into the environment, and test to be sure no hazardous wastes are present in the soil. The Phase Two ESA is estimated to cost under \$50,000, including the removal of the storage tanks to a lawfully permitted destination. It will not require the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses, and does not risk the potential release into the air of volatile organic compounds. All required permits will be obtained, and actions will be consistent with permitting requirements. In addition, CEQA Guidelines Section 15330 exempts soil testing and analysis from CEQA. Soil testing and analysis is necessary to determine whether the soil is contaminated requiring treatment. The project has been independently reviewed and considered by the SNC and the SNC has determined that none of the exceptions to the categorical exemption contained within CEQA Guidelines, Section 15300.2 are applicable.

Lead Agency

Contact Person: Mary Akens

Area Code/Telephone/Extension: 530-450-5177

If filed by applicant: N/A

- 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: Angela Avery

Title: Executive Officer

Date: 8/9/2024

Signed by Lead Agency: Yes

Signed by Applicant: No

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.