

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Mono

PO Box 237

Bridgeport, CA 93517

**From:** (Public Agency): Mono County Comm. Dev.

PO Box 347

Mammoth Lakes, CA 93546

(Address)

Project Title: UP23-007 Prendergast (Shophouse)

Project Applicant: Shannon Prendergast

Project Location - Specific:

**84 Stock Drive, Bridgeport, CA 93517**

Project Location - City: Bridgeport Project Location - County: Mono

Description of Nature, Purpose and Beneficiaries of Project:

Use Permit Application 23-007 is a proposal to develop a vacant parcel located at 84 Stock Drive in Bridgeport (APN 008-070-042-000). The proposed use includes an approximately 5,000 square-foot artisan woodshop and an approximately 1,400 square-foot caretaker's unit. The land use designation is Service Commercial (SC).

Name of Public Agency Approving Project: Mono County Community Development Department

Name of Person or Agency Carrying Out Project: Shannon Prendergast

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: 15183 Projects Consistent with a Community Plan or Zoning
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The proposed project site has been analyzed in prior EIRs, including the Mono County General Plan EIR certified in 2015 and the March 2006 Environmental Analysis for Bryant Field Airport and Lee Vining Airport Master Plans and Airport Land Use Compatibility Plans. All potential environmental impacts peculiar to the project or the parcel on which the project will be located can be adequately mitigated through uniformly applied development standards or policies.

Lead Agency

Contact Person: Aaron M. Washco Area Code/Telephone/Extension: (760) 924-1810

**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:  Date: 06/20/2024 Title: Planning Analyst

▪ Signed by Lead Agency      Signed by Applicant

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

Date Received for filing at OPR: \_\_\_\_\_