Notice of Exemption

Form D

To: ☑ Office of Land Use and Climate Innovation
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

☑ County Clerk
County of Mono
74 N School Street, Annex I, PO Bc
Bridgeport CA 93517

From: (Public Agency) Mono County CDD
1290 Tavern Road Ste 138, PO Box 347
Mammoth Lakes CA 93546
(Address)

Project Title: UP 25-007 Decoster Apartments

Project Location - Specific:

2555 Highway 158, June Lake CA

Project Location – City: **Project Location – County:** Mono County

Description of Project:

The project proposes the construction of four apartments, a new parking area, redesign of an existing parking area, and the installation of two electric vehicle charging stations on 2555 Highway 158 (APN: 015-085-010-000) in June Lake. The 0.33-acre project parcel has a land use designation of Commercial (C) and existing development on the property includes a 1,400-sf retail storefront housing a cannabis dispensary and a 1200-sf warehouse

Name of Public Agency Approving Project: Planning Commission

Name of Person or Agency Carrying Out Project: John DeCoster

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: 15303
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project qualifies for a Class 3 CEQA exemption under CEQA Guidelines §15303, New Construction or Conversion of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include a “duplex or similar multi-family residential structure totaling no more than four dwelling units.”☒

Lead Agency Contact Person: Erin Bauer 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? ☐ Yes ☐ No

Signature: Erin Bauer Date: 12/22/2025 Title: Planning Analyst

☑ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR:

January 2004