



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3631 | Fax (760) 934-7493
<http://www.townofmammothlakes.ca.gov/>

Notice of Exemption

To: State Clearinghouse
 Office of Planning and Research
 P.O. Box 3044, 1400 Tenth Street
 Sacramento, CA 95812-3044

County Clerk
 County of Mono
 P.O. Box 237
 Bridgeport, CA 93517

Project Title: Lakeview Townhomes, a multi-family residential planned unit development consisting of six lots (Tentative Tract Map 19-001, Use Permit 19-002, Design Review 19-005, and Variance 19-001)

Project Location – Specific: 125 Lakeview Boulevard (APN: 031-110-026-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The proposed Lakeview Townhomes project is a six-unit multi-family planned unit development (PUD) to be constructed on a vacant parcel located in the Specialty Lodging (SL) zone of the North Village Specific Plan area. A Variance was approved to allow a 40% reduction of the rear setback area (6 feet instead of 10 feet) to preserve two 46 inch diameter Jefferey Pine trees and a 20% reduction of the north side yard setback (8 feet instead of 10 feet) was approved to accommodate a 24 foot wide two-way driveway through the site.

The property is undeveloped and abuts the undeveloped Mammoth Hillside property on its north and east sides. The Mammoth Hillside property is intended to be developed as a hotel project and the surrounding land uses include the Mammoth View Villas condominiums south/east of the site (50 units), the Canyon Ski and Racquet Club condominiums on the adjacent property to the south (18 units), and the San Sierra condominiums (32 units) and Mammoth Estates #3 condominiums (27 units) across the street to the west.

The Planning and Economic Development Commission approved the project on July 8, 2020.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: John Hooper of Gray Bear, LLC (property owner)

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): Guidelines Section 15332, In-Fill Development Projects
 Statutory Exemptions (State code number):

Reason why project is exempt: The project is exempt because the following criteria are met:

- a. The project is consistent with the General Plan Land Use designation because the property is located within the North Village Specific Plan (NVSP) land use designation and is zoned Specialty Lodging (SL), which allows employee housing, affordable housing, apartments, condominiums and other housing types at a density of 48 rooms/acre. The proposed project is a six-unit multi-family residential planned development with a density of 39 rooms/acre.

The project is consistent with the Zoning Code because the project complies with all applicable regulations for the North Village Specific Plan, including but not limited to density, lot coverage, setbacks, building height, parking, solid waste/recycling, and design. The project includes a Variance request for a reduction of the north side yard and rear setbacks, which is allowed pursuant to the North Village Specific Plan and Chapter 17.76 of the Zoning Code. Findings for the Variance are documented in this resolution.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The .46-acre project site is within the Town's Urban Growth Boundary (UGB) and is substantially surrounded by urban uses including adjacent multi-family residential condominium developments and a vacant parcel entitled for a hotel development.
- c. The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing development and the 1999 North Village Subsequent Program EIR determined that no significant adverse effects to any of the identified wildlife species of concern is expected to occur within the North Village Specific Plan area due to the absence of suitable habitats as well as the close proximity to human habitation. Mature tree removal and replacement is addressed through the preliminary landscape plan, which provides a tree replacement plan for trees greater than 12 inches DBH on a 1 for 1 basis, where tree removal is required to accommodate structures and site access. Additionally, Condition of Approval #34 is included in the attached Resolution and required completion of a



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nesting bird survey within three days of initial site disturbance between to avoid disturbance of suitable nesting habitat during the nesting season.

- d. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality because the Project conforms to the maximum allowable density for the site and the project is required to conform to the NVSP and the Mammoth Lakes Municipal Code standards for noise, air quality, and lot coverage. The project conforms or is required to conform to Public Works standards for site grading, stormwater retention, and drainage; and the Project will be required to obtain all necessary permits for construction. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.
- e. The site can be adequately served by all required utilities and public services because all necessary utilities and services are currently provided or can be extended to the site. The Project plans were routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD), and all comments received have been incorporated into the Project and/or conditions of approval. Additionally, at the time of building permit issuance, development impact fees (DIF) for police, vehicle circulation, storm drainage, and fire will be paid.
- f. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply because (1) in-fill development projects are classified as Class 32 by the California Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, and 11; and (2) the cumulative impact from successive projects over time will not be significant because the proposed use is consistent with the allowed and previously anticipated uses for the SL zone of the North Village Specific Plan and the density of the project complies with the allowable density for the site.

Lead Agency Contact Person: Kimberly Cooke, Associate Planner **Phone:** (760) 965-3638

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: Kimberly Cooke **Date:** July 9, 2020 **Title:** Associate Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

Jul 09 2020

STATE CLEARINGHOUSE