



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
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<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: Access Apartments (SB-35 Project)
Project Location – Specific: 238 Sierra Manor Road (APN: 035-210-014-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The project is the rehabilitation of two existing commercial buildings into eleven low-income one-bedroom residential apartments and five garages. All eleven units will be restricted to households making below 80% of the area median income. The project proposes to utilize the existing buildings and no expansion of the building footprint will occur as a result of this project. The overall building heights will increase to accommodate a shed roof, rather than the existing flat roof, and the second story of Building B will be extended for the full length of the building, thereby increasing the floor area. The project will provide five enclosed parking spaces within the five garages and seven surface parking spaces, including one ADA space, and will provide eight bicycle parking spaces (6 long-term and 2 short-term). The project will be 12,822 square feet in floor area with a Floor Area Ratio (FAR) of 0.75. The site is currently used for commercial purposes. The project qualifies as a Streamlined Infill Project pursuant to Senate Bill 35 (SB-35) and California Government Code Section 65913.4 and is consistent with all objective zoning standards. The project applicant, and property owner, is Mammoth Lakes Housing, Inc.

Name of Public Agency Approving Project: Town of Mammoth Lakes
Name of Person or Agency Carrying Out Project: Mammoth Lakes Housing, Inc.

Exempt Status: (check one)
 Ministerial (Sec. 21080(b)(1); 15268): Public Resources Code Section 21080(B)(1) and Government Code Section 65913.4
 Declared Emergency (Sec. 21080(b)(3); 15269(a)):
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
 Categorical Exemption (State type and Section number):
 Statutory Exemptions (State code number):

Reason why project is exempt: The project is exempt because the following criteria are met: The proposed project is a Streamlined Infill Project that satisfies the objective planning standards set forth in Senate Bill 35 (SB-35) (Government Code Section 65913.4(a)) and is subject to streamlined ministerial approved pursuant to SB-35 (Government Code Section 65913.4(b) and (c)). The proposed project is therefore a ministerial project that is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1).

Lead Agency Contact Person: Nolan Bobroff, Associate Planner **Phone:** (760) 965-3631

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:** October 5, 2020 **Title:** Associate Planner

Signed by Lead Agency Date received for filing at OPR:
 Signed by Applicant