



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3630 | 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: 400 Commerce Drive (Minor Design Review 21-003)
Project Location – Specific: 400 Commerce Drive (APN: 037-240-001-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project consists of two 960 square foot portable storage units located at 400 Commerce Drive on a 0.16-acre site in the Industrial Zone. required findings for a Minor Design Review, as described below, as well as the applicable development standards for the Industrial Zone, including building height, setbacks, lot coverage, density, lighting, and materials; therefore, the application is consistent with the applicable standards and requirements of the Municipal Code. The project applicants and property owners are Marc and Lou Margulies.

Name of Public Agency Approving Project: Town of Mammoth Lakes
Name of Person or Agency Carrying Out Project: Marc and Lou Margulies

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:
 The project is consistent with the general plan and zoning code because it involves the permitted use of two portable storage units on an Industrial zoned parcel. The project is located within city limits on a site of 0.16 acres that is substantially surrounded by existing industrial uses. The site has been previously graded and therefore provides no value as habitat for endangered, rare, or threatened species. Finally, the project will not result in any significant effects relating to traffic, noise, air quality or water quality and can be served by all required utilities and public services. Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, are applicable.

Lead Agency Contact Person: Gina Montecalco, Assistant Planner **Phone:** (760) 965-3641

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

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