



**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

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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:** Zoning Code Amendment 21-001 – Urban Lot Splits and Two-Unit Projects (Senate Bill 9) Ordinance

**Project Location – Specific:** Residential Single-Family and Rural Residential Zones

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Zoning Code Amendment 21-001 was filed by the Town of Mammoth Lakes to implement Senate Bill 9, which requires jurisdictions allow urban lot splits and two-unit projects within single-family residential zones pursuant to Government Code §§ 65852.21 and 66411.7. The Town Council adopted the ordinance for Zoning Code Amendment 21-001 on January 19, 2022.

**Name of Public Agency Approving Project:** Town of Mammoth Lakes

**Name of Person or Agency Carrying Out Project:** Town of Mammoth Lakes

**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): Minor Land Divisions, Section 15315; New Construction or Conversion of Small Structures, Section 15303
- Statutory Exemptions (State code number): Public Resources Code Section 21080.17

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

The adoption of the ordinance approving the Zoning Code amendments necessary to implement Senate Bill 9 is statutorily exempt from CEQA pursuant to Government Code §65852.21(j) and §66411.7(n) which state that the adoption of an ordinance by a city or county implementing the provisions of Government Code §§ 65852.21 and 66411.7 and regulating urban lot splits and two unit projects is statutorily exempt from the requirements of CEQA.

Additionally, the project is categorically exempt from the provisions of CEQA pursuant to the following CEQA Guidelines Sections:

- (a) CEQA Guidelines §15315 (Class 15, Minor Land Divisions) of Title 14 of the California Code of Regulations. CEQA Guidelines §15315 applies to projects that consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, which the State has determined to be a class of projects that will not have a significant effect on the environment. Here, the ordinance is consistent with the exemption class description specified above because the ordinance regulates a single urban lot split of one parcel into two separate lots between 60 percent and 40 percent of the original lot are in a residential zone.
- (b) CEQA Guidelines §15303 (Class 3, New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations. CEQA Guidelines §15303 applies to projects that consists of construction and location of limited numbers of new, small structures and the conversion of existing small structures from one use to another, including the construction of a second dwelling unit in a residential zone and a duplex or similar multi-family residential structure totaling no more than four dwelling units, which the State has determined to be a class of projects that will not have a significant effect on the environment. Here, the ordinance is consistent with the exemption class described above because the ordinance regulates the construction of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit, in a residential zone.

Furthermore, none of the exceptions set forth in CEQA Guidelines §15300.2, which would preclude a project from using a categorical exemption are applicable.

**Lead Agency Contact Person:** Nolan Bobroff, Senior 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:** January 20, 2022

**Title:** Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: