



**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:** TerraBlanca Development at 3789 Main Street (TTM 22-003 and Design Review 22-002)

**Project Location – Specific:** 3789 Main Street (APN: 033-110-003-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Tentative Tract Map (TTM) 22-003 and Design Review (DR) 22-002, proposes the construction of a twelve-unit multi-family residential townhome development project, in accordance with 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, and the State Subdivision Map Act, for property located within the Mixed Lodging/Residential zoning district at 3789 Main Street; The beneficiaries of the project are the property owners, TerraBlanca Group LLC.

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

**Name of Person or Agency Carrying Out Project:** Chris Bord, authorized representative for TerraBlanca Group, 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): Class 32; Guidelines Section 15332, In-fill Development Projects
- Statutory Exemptions (State code number):

**Reason why project is exempt:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Infill Development Projects, because the project is consistent with the general plan, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all the criteria pursuant to CEQA Guidelines Section 15332, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

**Lead Agency Contact Person:** Gina Montecallos, 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

**Signature:**

**Date:** November 9, 2022

**Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: