



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: Innsbruck Lodge Affordable Housing Project (SB-35 Project and Town Density Bonus)

Project Location – Specific: 913 Forest Trail (APN: 033-041-006-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The project is the rehabilitation of the existing Innsbruck Lodge structure into 16 apartments (15 low-income residential apartments and 1 manager’s unit). The 15 affordable units will be restricted to households making at or below 80% of the area median income. The project proposes to utilize the existing building and no expansion of the building footprint will occur as a result of this project. The project is not required to provide any parking pursuant to the SB-35 determination and is conditioned to provide 11 bicycle parking spaces (9 long-term and 2 short-term). The site is currently used for lodging 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 includes a 45% density bonus (*five unit increase*) pursuant to the Town Density Bonus Program, which was approved ministerially under the SB-35 streamlined ministerial approval process since the State considers modifications to density granted pursuant to a local density bonus ordinance to be consistent with objective standards pursuant to Section 300(c)(3) of the SB-35 Guidelines, dated March 30, 2021. The project applicant is Mammoth Lakes Housing, Inc and the property owner is Innsbruck Lodge Affordable Housing, LLC.

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 the streamlined ministerial approval process provided in 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) and Government Code §65913.4.

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:** February 14, 2023 **Title:** Senior Planner

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