



**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 23-001

**Project Location – Specific:** Town Wide

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Zoning Code Amendment 23-001 was filed by the Town of Mammoth Lakes in accordance with Chapter 17.112 (General Plan, Zoning Map, and Zoning Code Amendments) of the Town of Mammoth Lakes Municipal Code. The Zoning Code Amendment achieves consistency with recent changes to State law applicable to ADUs and State licensed family child care homes. This zoning code amendment process also provides an opportunity for the Town to implement three action items of the General Plan Public Health and Safety Element, which calls for an update to the Town’s landscape regulations to incorporate defensible space standards applicable to new and rehabilitated landscape projects.

- Section 17.52.055 (Accessory Dwelling Units) to revise height limits and reduce front setback requirements for accessory dwelling units (ADUs). This amendment will achieve compliance with State Legislative requirements imposed by Senate Bill 897 and Assembly Bill 2221.
- Section 17.52.100 (Child Day Care Facilities) to achieve compliance with the State legislative requirements imposed by Senate Bill SB 234 and clarify the standards applicable to the different categories of Child Care Facilities.
- Chapter 17.40 (Water Efficient Landscape Regulations), to incorporate wildfire mitigation landscape standards applicable to new and rehabilitated landscape projects in accordance with General Plan Health and Safety Element Action Items S.5.A.2, S.5.A.3, and S.6.F.2.

**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): Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183
- Statutory Exemptions (State code number):

**Reason why project is exempt:** Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 mandate that projects consistent with the development densities established by existing zoning, community plan or General Plan policies for which an environmental impact report was certified shall not require additional environmental review except as might be necessary to examine whether there are significant environmental impacts peculiar to the project or otherwise not previously analyzed.

**Lead Agency Contact Person:** Kimberly Cooke, Senior Planner      **Phone:** (760) 965-3638

**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:** *Kimberly Cooke*      **Date:** April 7, 2023      **Title:** Senior Planner

Signed by Lead Agency      Date received for filing at OPR: