



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: Town of Mammoth Lakes Civic Center (DR 23-006).

Project Location – Specific: 1344 Tavern Road (APN: 035-010-070-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The Town of Mammoth Lakes Civic Center Project consists of a 2-story, 19,337 square foot municipal office building for the Town of Mammoth Lakes and associated site improvements (parking, walkways, landscaping). The project site is 2.1 acres in size and is a part of the larger 11-acre Civic Center plaza property. The 11-acre Civic Center plaza property has been divided up into separate ownership parcels amongst the State of California, Mono County, Town of Mammoth Lakes, and the Southern Mono Healthcare District and is intended for a variety of public uses including the California Superior Court building (completed in 2011), the Mammoth Lakes Police Station (completed in 2016), the Mammoth Community Church (existing), the Mono County Administrative offices (completed in 2019), the expansion of the Mammoth Hospital (future development), and the proposed Town Civic Center. The proposed Town Civic Center building will be located on the currently undeveloped portion of the property to the west of the Mono County administrative building. Access to the site will be taken from Sierra Park Road with public parking utilizing existing spaces along Tavern Road on the south side of the building and the existing parking along Sierra Park Road, which is proposed to be reconfigured as a part of this project. Staff parking will be located on the north side of the building within a new parking lot that will provide 51 parking spaces, including 3 ADA compliant spaces and 6 electric vehicle charging spaces.

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):
- Statutory Exemptions (State code number):
- Other: CEQA Guidelines Section 15183 for Projects Consistent with a Community Plan, General Plan, or Zoning

Reason why project is exempt: The project was determined to be exempt from further environmental review under CEQA pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines §15183.

CEQA Guidelines §15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site (15183.a, -.d). CEQA Guidelines §15183 applies to the Proposed Project because all known project-related impacts were considered in the General Plan and/or Zoning Code EIRs and no further environmental review is required beyond those that may be peculiar to the project site.

The proposed project was reviewed for conformance with the criteria in CEQA Guidelines §15183 in the report titled “CEQA Guidelines §15183 Environmental Analysis for County and Town Civic Plaza Community Facility”, dated April 16, 2018 (2018 CEQA Report) (Attachment D), that was prepared by Mono County acting as the Lead Agency. The report concluded that the project met the criteria to qualify for the exemption provided for in CEQA Guidelines §15183 and that the proposed infill project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate.

Lead Agency Contact Person: Michael Peterka, Associate Planner **Phone:** (760) 965-3669

Signature: *Michael Peterka* **Date:** April 10, 2024 **Title:** Associate Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: