



**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:** Mammoth Mall Remodel (DR 23-005) (AP – 23-004)

**Project Location – Specific:** 126 Old Mammoth Road (APNs: 035-230-010-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** The Design Review (DR 23-0005) consists of a complete renovation of the existing 2-story Mammoth Mall structure to improve the existing commercial building consisting of restaurant, retail and office uses as well as the addition of a new feature restaurant, ground floor patio and two second floor outdoor decks. Structural alterations include the replacement of windows and updated roof forms as well as the addition of a 494 square foot second-floor deck related to the new brewery/restaurant and a new 2,749 square foot second-floor common area deck located above the existing covered parking structure. An Administrative Permit is requested to approve a 24.6% Parking Reduction allowing for a total parking count of 113 spaces where 149.6 spaces are otherwise required based on the mixture of uses and applicable parking standards. The renovation of the existing Mammoth Mall property located within the Downtown (D) zoning district at 126 Old Mammoth Road.

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

**Name of Person or Agency Carrying Out Project:** Bison Partners, LLC

**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 1; Guidelines Section 15301(b)(2), Existing Facilities
- Statutory Exemptions (State code number):

### Reason why project is exempt:

The project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Existing Facilities, of Title 14 of the California Code of Regulations. CEQA Guidelines §15301 applies to projects that involve the minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the approval and includes such uses as interior or exterior alterations, restoration or rehabilitation of deteriorated or damaged structures, and small additions to existing structures that do not result in an increase of more than 50 percent of the floor area of the structure, or 2,500 sq ft, whichever is less. The State has determined that projects that meet the criteria for the exemption are a class of projects that will not have a significant effect on the environment. The project consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; improvements to the existing building to restore and rehabilitate deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety; and no addition to the existing structure, therefore the project will not result in an increase of more than 50 percent of the floor area of the structures, or 2,500 square feet. Additionally, none of the exceptions set forth in CEQA Guidelines §15300.2 are present, which would disqualify the project from using a categorical exemption.

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



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Section 15301(g), no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

**Lead Agency Contact Person:** Gina Montecallo, 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:** April 11, 2024

**Title:** Assistant Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: