



**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:** 94 Old Mammoth Road Exterior Building Modification (Minor Design Review 24-005)

**Project Location – Specific:** 94 Old Mammoth Road (APN: 035-140-008-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** The project consists of exterior building modifications to an existing 2,899 square-foot commercial building at 94 Old Mammoth Road on a 0.19-acre lot. The property is located in the Downtown (D) commercial zoning district.

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

**Name of Person or Agency Carrying Out Project:** KFB Sierra, 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): Guidelines Section 15301, Existing Facilities  
 Statutory Exemptions (State code number):

**Reason why project is exempt:** The project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301 applies to the minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, which the State has determined to be a class of projects that will not have a significant effect on the environment. The project involves exterior building modifications to an existing commercial building that will not result in any expansion of use, and therefore, meets the criteria for the categorical exemption. Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, apply because:

- (a) Projects that qualify for use of the Existing Facilities categorical exemption are classified as Class 1 by the CA Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, or 11;
- (b) The cumulative impacts from successive projects over time will not be significant because the proposed use is consistent with the allowed and previously anticipated use for the zone;
- (c) Given the location, scope, and purpose of the proposed project, there will be no significant impacts on environmental resources since the site has been previously developed and cleared of native vegetation, and there are no sensitive natural resources, such as wetlands or watercourses, on the site. It is not anticipated that any unusual circumstances exist on the site that would result in significant impacts or increase the severity of any existing less than significant impacts;
- (d) The site is not located adjacent to or near a scenic highway;
- (e) There are no known hazardous materials on the site. The project site is not listed on the Hazardous Waste and Substances list maintained by the Town; or the State Water Resources Control Board GeoTracker System, which includes leaking underground fuel tank sites and spills, leaks, investigations, and cleanup site; or the Environmental Protection Agency's database of regulated facilities; or the State Department of Toxic Substances Control EnviroStar Data Management System, which includes CORTESE sites; and
- (f) There are no known historical or cultural resources areas on the site.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2) since the project meets the criteria for use of the Existing Facilities categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.

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

**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:** Michael Peterka

**Date:** November 26, 2024

**Title:** Associate Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: