



TOWN OF MAMMOTH LAKES
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Notice of Exemption

To: State Clearinghouse
 Office of Land Use and Climate Innovation
 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: Major Design Review (DR) 24-008 – Mammoth Hospital North Wing Replacement Project

Project Location – Specific: 185 Sierra Park Road (APN: 035-010-065-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Major Design Review (DR) 24-008 for the Mammoth Hospital North Wing Replacement project consists of the construction of a new 60,788 square foot acute care medical services building and associated site improvements for parking, sidewalk, landscape, solid waste disposal, and utility areas. The building is designed as a steel brace & concrete structure, which is reviewed and permitted by the State Department of Health Care Access and Information (HCAI). The Project purpose is to modernize the hospital campus to comply with current State clinical and seismic safety requirements.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Southern Mono Healthcare District

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): CEQA Guidelines Section 15302(a) – *Replacement or Reconstruction Projects*
- Statutory Exemptions (state code number):

Reason why project is exempt: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15302(a), *Replacement or Reconstruction*, because this specific categorical exemption is applicable to replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

Under the Class 2 exemption, a project is exempt from CEQA if it involves a “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced” (Cal. Code Regs., tit. 14, § 15302.) The Class 2 CEQA Exemption applies if the project (1) replaces or reconstructs an existing facility, (2) is located on the same site as the existing facility, (3) has the substantially same purpose as the existing facility, and (4) has the substantially same capacity as the existing facility. The proposed Project meets all four criteria.

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 Section 15302(a), no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Lead Agency Contact Person: Kim Cooke

Title: Senior Planner

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Signature: *Kimberly Cooke*

Date: 4/16/2025

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: