



**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:** Administrative Permit (AP) 25-002 and Minor Design Review (DR) 25-003

**Project Location – Specific:** 490 Commerce Circle (APN: 031-080-034-000)

**Project Location – City:** Mammoth Lakes

**Project Location – County:** Mono

**Description of Nature, Purpose, and Beneficiaries of Project:** Administrative Permit (AP) 25-002 and Minor Design Review (DR) 25-003 will allow for the construction of a 4,574-square-foot industrial structure consisting of three (3) first-floor storage units and one (1) second-floor caretaker housing unit for property located at 490 Commerce Circle within the Industrial Zoning District. The application was filed by the applicant, Mike Britton of Britton Architecture, on behalf of the record property owner, 490 Commerce Circle, LLC. The project meets all of the applicable Mammoth Lakes Municipal Code standards and requirements.

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

**Name of Person or Agency Carrying Out Project:** 490 Commerce Circle, 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): CEQA Guidelines Section 15332
- Statutory Exemptions (state code number):

**Reason the project is exempt:** The project has been determined to be categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15332, Infill Development Projects, of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15332 applies to projects that are characterized as small (i.e., smaller than five acres in size) infill development projects located within urbanized areas that are consistent with all applicable General Plan and zoning requirements and that would not: (a) be located on a site that has value as habitat for endangered, rare, or threatened species; or (b) result in any significant effects relating to traffic, noise, air quality, or water quality. The State of California has determined that projects that meet the criteria described above will not have any significant environmental impacts. The project consists of the construction of a 4,574-square-foot structure which features three (3) storage units and one (1) caretaker housing unit located on a 0.26-acre vacant lot that is largely disturbed and surrounded by other similar industrial uses. The project qualifies for use of the above-described categorical exemption as follows:

- (a) *The project is consistent with the applicable General Plan designation and all of the applicable General Plan policies as well as with the applicable zoning designation and regulations.***

The project is consistent with the applicable General Plan designation and all of the applicable General Plan policies, as well as with the applicable zoning designation and regulations, in that the applicable General Plan land use and zoning designation is Industrial (I), which allows a variety of light manufacturing and service uses that can be contained within wholly enclosed structures (e.g., heavy equipment storage and maintenance, batch plants, automobile repair and service, and similar uses conforming to design, screening, noise, and other standards). The primary use proposed is for contractor operations and storage, including the storage of construction equipment and snow removal equipment, which is consistent with the Industrial land use and zoning



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designation. The inclusion of a caretaker housing unit located within Unit #3 is appropriate, because this storage unit will be occupied by the business of the property owner, TFC General Contracting and Design, which is a local general contracting and design business that engages in snow removal services during winter as well. Additionally, TFC General Contracting and Design will operate as the caretaker for the property to ensure access for the units is maintained for tenants on a 24-hour per day basis. The proposed snow removal services provided by TFC require 24-hour oversight due to the unique needs of snow removal businesses.

- (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

The proposed development will occur within Town limits on a 0.26-acre site that is surrounded by urban uses, namely enclosed storage, construction yards, and other similar and compatible industrial uses.

- (c) *The site has no value as habitat for endangered, rare, or threatened species.***

The 0.26-acre vacant lot is largely disturbed and removed of existing vegetation from prior uses, except for limited vegetation, which includes one (1) tree and small shrubs, located within the rear portion of the property. The site is not known to provide habitat for endangered, rare, or threatened species and does not feature sensitive resources such as watercourses or wetlands.

- (d) *Approval of the project would not result in any significant effects that relate to traffic, noise, air quality, or water quality.***

Approval of the project will not result in any significant traffic, noise, air quality, or water quality effects, because the project is consistent with the size of development permitted for the site, and the proposed uses of the site are consistent with the intended uses of the zone. The project will be required to conform to Municipal Code standards for traffic, noise, and air quality, and the project is within a zone that is separate from residential uses to minimize noise, odor, and dust impacts that may originate from the site. The project will be required to conform to Public Works standards for site preparation, grading, stormwater retention, and drainage. In addition, the project will be required to receive all applicable necessary permits, which include a separate Mammoth Lakes Fire Protection District (MLFPD) permit and a separate Mammoth Community Water District (MCWD) permit. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.

- (e) *The site can be adequately served by all required utilities and public services.***

The site is in an area that is already served by all required utilities, including electricity, propane, water, and wastewater, and public services, including fire, police, and garbage disposal.

**None of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable because:**

- (a)** Infill development projects are classified as Class 32 and are not subject to special circumstances applicable to projects that are classified as Classes 3, 4, 5, 6, or 11.
- (b)** The cumulative impact of successive projects over time will not be significant, since the proposed uses of the site are consistent with the intended uses of the site and zone.
- (c)** Given location and scope of the project, no significant effect on the environment will result, since the site has been previously disturbed and the majority of existing on-site vegetation has been removed from prior uses. The site is not known to provide habitat for endangered, rare, or threatened species and does not feature sensitive resources



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such as watercourses or wetlands. It is not anticipated that unusual circumstances exist on the site that will result in significant impacts or increase the severity of any existing less than significant impacts.

- (d) The site is not adjacent to or near an existing scenic highway.
- (e) There are no known hazardous materials located on the site. The site is not listed on the Town's Hazardous Waste and Substances list; or listed on the State's Water Resources Control Board GeoTracker System, which includes leaking underground fuel tank sites and spills, leaks, investigations, and cleanup sites; or listed on the State's Environmental Protection Agency database of regulated facilities; or listed on the State's Department of Toxic Substances Control EnviroStor Data Management System.
- (f) There are no known cultural or historical resources located on the site.

**Lead Agency Contact Person:** Tess Houseman

**Title:** Assistant Planner

**Email:** [thouseman@townofmammothlakes.ca.gov](mailto:thouseman@townofmammothlakes.ca.gov)

**Phone:** (760) 965-3619

**Signature** 

**Date:** 07/24/2025

- Signed by Lead Agency
- Signed by Applicant

**Date Received for Filing at OPR:**