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 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: 54 Mono Street Apartment Project – Use Permit (UPA 24-003), Major Desing Review (DR 24-006), Adjustment (ADJ 25-005)

Project Location – Specific: 54 Mono Street (APN: 033-123-012-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The Planning and Economic Development Commission approved this project on October 8, 2025 and then was appealed within the 15-day appeal period. Town Council denied the appeal on December 17, 2025, and affirmed the original Planning and Economic Development Commission approval. The proposed apartment project consists of six (6) multi-family dwelling units within a single structure located in the Residential Multi-Family 1 (RMF-1) zoning district at 54 Mono Street. The project features one level of understructure parking for seven vehicles and an exterior parking area for three vehicles. The application includes a density bonus request to permit double density on the site for three additional dwelling units through the Town's Density Bonus Ordinance. The density bonus request requires a minimum of three of the six units to be deed restricted for workforce housing; however, the applicant has agreed to deed restrict all six of the units for workforce housing in exchange for four concessions (1 automatic concession and 3 additional concessions) to the applicable development standards as allowed pursuant to the Density Bonus Ordinance. The requested concessions include: (1) an increase in the allowable lot coverage from 50% to 60%; (2) a 20% reduction in the rear and side yard setbacks; (3) the reduction of one guest parking space to allow for a total of two guest parking spaces; and (4) waive the requirement to provide 60 square feet of private outdoor open space for each dwelling unit. The beneficiaries of the project are the property owner, Bipin Morari.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Bipin Morari (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 15332, In-Fill Development Projects
- ☐ Statutory Exemptions (State code number):

Reason why project is exempt: Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15332, In-Fill Development Projects. The Project qualifies for this exemption because the project is consistent with the General Plan Land Use designation, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services.

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 of the criteria to qualify for the In-Fill Development Projects categorical exemption pursuant to CEQA Guidelines Section 15332, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable, 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

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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? X Yes ☐ No

Signature:

Date: December 18, 2025 **Title:** Assistant Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at LUCI: