



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: Variance Application (VAR 25-004) – Lot 13 of the Five-Forty mixed-use development project

Project Location – Specific: 540 Old Mammoth Road (APN: 035-281-013-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Variance (VAR 25-004) would allow the primary pedestrian entrance for Commercial Building D within the Five-Forty mixed-use project to be oriented toward the interior of the development rather than the public street, as otherwise required by the commercial district supplemental development standards. The variance applies specifically to Building D on Lot 13 of the approved Five-Forty mixed-use development located at 540 Old Mammoth Road in the Old Mammoth Road (OMR) zoning district. The beneficiary of the project is the property owner, John Hooper, CEO of Gray Ridge, Inc.

Name of Public Agency Approving Project: Town of Mammoth Lakes Planning and Econ. Dev. Commission

Name of Person or Agency Carrying Out Project: John Hooper, Applicant/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 Project.
- 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 §15332, In-Fill Development Projects. The Project qualifies for this exemption because the following criteria are met:

- A. The Project is consistent with the General Plan and Zoning Code because the Project complies with the Commercial 2 (C-2) General Plan land use designation and the purpose of the Old Mammoth Road (OMR) zoning district since the Project provides a mixed-use development with residential units located behind a commercial building (Building D) which is located on a Primary Active Frontage along Old Mammoth Road. The revised design of Building D, approved pursuant to Major Design Review (DR) 23-004, is pedestrian-scaled and is compatible with surrounding commercial structures.
- B. 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 is within the Town's Urban Growth Boundary (UGB); the site is approximately 0.67 acres; and the site is surrounded by retail, multi-family residential, and other urban uses.
- C. The Project site, Lot 13, has no value as habitat for endangered, rare, or threatened species since the site has previously been graded and does not feature any vegetation. The Five-Forty mixed-use project is nearly complete except for Building D on Lot 13, and associated landscape improvements.
- D. Approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality since the Project is consistent with the size of development allowed for the site; the Project conforms or is required to conform to the Municipal Code requirements for noise, air quality, and parking; the Project conforms or is required to conform to Public Works standards for site grading, stormwater retention, and drainage; and the Project will be required to obtain all necessary permits for construction. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.



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- E. The site can be adequately served by all required utilities and public services because all necessary utilities and services are currently provided and can be extended to the site. The Project plans were routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD), all comments received have been forwarded on to the project applicant. Additionally, at the time of building permit issuance, development impact fees (DIF) for police, vehicle circulation, storm drainage, and fire will be paid.
- F. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply because (1) in-fill development projects are classified as Class 32 by the California Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, and 11; (2) the cumulative impact from successive projects over time will not be significant because the proposed use is consistent with the allowed and previously anticipated uses for the zone and the density of the project is less than the maximum density allowed and features less density than the originally approved design; (3) the proposed activity will not have a significant effect on the environment because the development site is completely disturbed due to the construction the residential portion of the 540 mixed-use project being completed and grading work for Lot 13 (Building D) was also previously completed. The proposed project is consistent with all development and design standards of the Zoning Code, except for the nonresidential ground floor clear height (VAR 18-004), and orientation of the primary pedestrian entrance (VAR 25-004), and both deviations are allowable through approval of a variance; (4) the site is not adjacent to a scenic highway; (5) the site is not located on a hazardous waste site pursuant to the list of Hazardous Waste and Substances maintained by the Town; and (6) there are no historical resources on the site and therefore there is no possibility of causing a substantial adverse change in the significance of an established historical resource as a result of the project.

The project meets all 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.

Lead Agency Contact Person: Kim Cooke, Senior Planner **Phone:** (760) 965-3638

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: *Kimberly Cooke*

Date: March 16, 2026

Title: Senior Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at LUCI: March 16, 2026