



## TOWN OF MAMMOTH LAKES

PO Box 1609 • Mammoth Lakes, CA 93546

760-965-3600 • townofmammothlakes.ca.gov

### Notice of Exemption

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:** 26 Old Mammoth Road

**Project Location – Specific:** 26 Old Mammoth Road (APN: 035-120-012-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Approves minor changes to an approved project at 26 Old Mammoth Road. The property is located in the Downtown (D) zoning district.

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

**Name of Person or Agency Carrying Out Project:** Zentmyer Properties II 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 projects that consist of minor alterations of existing private structures with negligible or no expansion of the existing or former use, for which the State has determined to be a project class that will not have a significant effect on the environment. The project involves minor modifications to the exterior of an existing private commercial building with no expansion of the existing building footprint and therefore meets the criteria for the aforementioned 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, are applicable.

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:** August 11, 2026

**Title:** Associate Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR: