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 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) 26-003

Project Location – Specific: 38 Laurel Mountain Road & 52 Laurel Mountain Road (035-130-004-000 & 035-130-005-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Administrative Permit 26-003 allows for a 10% reduction in the required number of parking spaces *(reduced from 20 spaces to 18 spaces)* for the construction of a new parking lot located at 52 Laurel Mountain Road to accommodate a proposed restaurant use within an existing mixed-use structure located at 38 Laurel Mountain Road within the Commercial - Downtown (D) Zoning District. The application was filed by the property owner, Taweesak Kumlue. The project meets all applicable Town of Mammoth Lakes requirements.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Taweesak Kumlue (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): *CEQA Guidelines Section 15311 – Accessory Structures*
- ☐ 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 15311 – Accessory Structures* of Title 14 of the California Code of Regulations. This section applies to projects that consist of the construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, such as the construction of a small parking lot. The State of California has determined that these types of projects are within a class of projects that will not consist of any significant environmental impacts. The project qualifies for use of the above-described categorical exemption, since the project consists of the construction of one (1) approximately 7,645-square-foot parking lot located within a commercial zoning district, intended to serve a restaurant located within an adjacent mixed-use structure. In addition, none of the exceptions set forth in *CEQA Guidelines Section 15300.2* are applicable.

Therefore, since the project qualifies for use of the above-described categorical exemption, and the application of that categorical exemption is not barred by one of the exceptions set forth in *CEQA Guidelines Section 15300.2*, the project is categorically exempt from CEQA pursuant to *CEQA Guidelines Section 15061(b)(2)*.

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Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature:

Date: 10/22/2026

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing at OPR: