



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3631 | 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: Chaparral Townhomes, a multi-family residential planned unit development consisting of six lots (Tentative Tract Map 19-002, Use Permit 19-003, Design Review 19-006, and Adjustment 19-003)

Project Location – Specific: 362 Chaparral Road (APN: 035-160-017-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project is a six-unit/lot multi-family residential planned unit development. The applicant was granted a Use Permit for a density bonus of two additional units of density, for a total of six units pursuant to the Town' Density Bonus Program. The Town Density Bonus Program requires a minimum of two units to be deed restricted for workforce housing. The applicant was also granted an Adjustment for a 20% setback reduction, a 4.3% building height increase (36.5 feet instead of 35 feet), and an encroachment of one parking space into the front setback.

The site is undeveloped and the surrounding land uses include an eight-unit apartment building on the south side and a six-unit apartment building on the north side. A fifteen-unit condominium development is located to the east across the street and a vacant parcel is directly west of the site. The applicant is a private developer and the Town Density Bonus Program was utilized for this project, which will provide two units deed restricted for workforce housing.

The Planning and Economic Development Commission approved the project on May 13, 2020.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: John Hooper of Gray Bear, 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 15332, In-Fill Development Projects
- Statutory Exemptions (State code number):

Reason why project is exempt: The project is exempt because the following criteria are met:

- a. The project is consistent with the General Plan Land Use designation because the property is located within the High-Density Residential 1 (HDR-1) land use designation which allows residential multi-unit townhouses, condominiums, and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre. The proposed project is a multi-family residential development located on a .33 acre site with a base density of four (4) dwelling units. The project application includes a Use Permit request pursuant to Municipal Code Chapter 17.138, Town Density Bonus Program, to allow two (2) additional dwelling units of density, for a total of six-units.

The project is consistent with General Plan Land Use Policy L.2.D, which directs Town staff to “*Encourage the development of workforce housing by offering a Town Density Bonus Program...*” The Town’s Density Bonus Program is applicable to new multi-family residential projects that are located within a zoning district that allows multi-family residential units, and have a base density of two or more dwelling units, regardless of the type of dwelling unit proposed. The requested density bonus is also consistent with General Plan Housing Element Policy H.1.C., which states, “*Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law and/or the Town density bonus programs.*” Developers of eligible properties are encouraged to utilize the Town Density Bonus Program or the State Density Bonus program in order to accomplish the General Plan goals and policies aimed at increasing housing available to the local workforce.

The project is consistent with the Residential Multi-Family 1 (RMF-1) zoning designation because the project complies with all applicable Municipal Code regulations, including, but not limited to, setbacks, building height, snow storage, parking, solid waste/recycling, and specific multi-family development regulations. The project density and lot coverage are consistent with Municipal Code Chapter 17.138, Town Density Bonus Program. The Adjustment request is allowed pursuant to Chapter 17.76 of the Zoning Code and findings for the Adjustment are documented in the staff report and this resolution.



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- 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 .33 acres; and the site is substantially surrounded by urban uses including adjacent multi-family residential apartments, multi-family condominiums, and a vacant parcel that is zoned for multi-family residential uses.
- c. The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing development and the lot is partially disturbed. Additionally, Condition of Approval #37 included in the attached Exhibit “A” recommends completion of a nesting bird survey within three days of initial site disturbance to avoid disturbance of suitable nesting habitat.
- d. Approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality because 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. Additionally, the project is consistent with the applicable Town Density Bonus Program, which was analyzed pursuant to CEQA, and an Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element update Program Environmental Impact Report was prepared SCH# 2015052072. The Addendum concluded that the modifications to the Town’s General Plan and Zoning Code required to implement the Town Density Bonus Program Update would not result in any new significant environmental effects or a substantial increase in the severity of the previously identified significant effects in the 2016 PEIR. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.
- e. All necessary utilities and services are currently provided or 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), and all comments received from these agencies have been incorporated into the Project and/or conditions of approval. Additionally, at the time of building permit issuance, development impact fees (DIF) 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 allowed pursuant to the Town Density Bonus Program.

Lead Agency Contact Person: Kimberly Cooke, Associate 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? Yes No

Signature: Kimberly Cooke **Date:** May 15, 2020 **Title:** Associate Planner

- Signed by Lead Agency Date received for filing at OPR:
- Signed by Applicant

Governor’s Office of Planning & Research

MAY 14 2020

STATE CLEARINGHOUSE