



TOWN OF MAMMOTH LAKES
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<http://www.townofmammothlakes.ca.gov/>

RECEIVED

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

JUN 16 2017
TM 17-007
OFFICE OF THE CLERK

Project Title: Grocery Outlet (Major Design Review 16-012 and Lot Line Adjustment 16-002)

Project Location – Specific: 37 and 77 Old Mammoth Road (035-120-007-000 and 035-140-007-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The project is a new Grocery Outlet retail store, approximately 18,000 square foot located on 1.37 acres of vacant land in the Downtown (D) zoning district. The proposed building will be sited adjacent to Old Mammoth Road with 49 parking spaces located to the sides and rear of the property. Additional access will be provided from the adjacent transit stop and sidewalk. A lot line adjustment to merge the two parcels is also required because the proposed building spans both properties.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Terry Johnson, Best Development Group

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:

Reasons why project is exempt: The following criteria are met:

- a. The Project is consistent with the General Plan and Zoning Code because the Project meets the goals and purpose of the Downtown (D) zoning district and the Commercial 2 (C-2) Land Use Designation since the proposed use of the site provides a ground-level pedestrian friendly retail commercial use. The Project design proposes to place the building adjacent to the street for 60% of the street frontage and place the parking along the sides and rear of the building in order to frame the street and provide an animated, pedestrian friendly environment.
- 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 sites are within the Town's Urban Growth Boundary (UGB); the sites total approximately 1.37 acres; and the sites are surrounded by retail, lodging, multi-family residential, and other urban uses.
- c. The Project sites have no value as habitat for endangered, rare, or threatened species since the site is heavily disturbed due to previous development that occurred on the site and the historic use of the sites for snow storage and temporary parking. Additionally, Condition of Approval 24 recommends completion of a nesting bird survey within three days of 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 since the Project is consistent with the size of development permitted 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.
- e. The site can be adequately served by all required utilities and public services because 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 have been incorporated into the Project and/or conditions of approval. Additionally, at the time of building permit issuance, development impact fees (DIF) for police, vehicle circulation, storm drainage, and fire will be paid.

Lead Agency Contact Person: Ruth Traxler, Associate Planner

Phone: (760) 965-3631

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:

Date: June 15, 2015

Title: Associate Planner

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date received for filing at OPR:

posted thru July 19, 2017