



**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**

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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:** 385 Pine Street Single-Family Home (Administrative Design Review 20-004)

**Project Location – Specific:** 385 Pine Street (APN: 022-300-061-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** The proposed project is a 3,300 sq. ft. single-family residence located at 385 Pine Street on a 0.45-acre site in the Bluffs Special Conservation Planning Area. The proposed project meets all of the requirements of The Bluffs Environmental Impact Report, Design Guidelines for the Town of Mammoth Lakes, and the Mammoth Lakes Municipal Code. The project applicant is Gabriel Abikasis, and the property owner is the Abikasis Family Trust.

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

**Name of Person or Agency Carrying Out Project:** Gabriel Abikasis

**Exempt Status:** (check one)

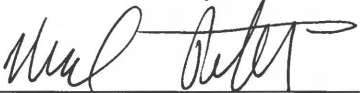
- Ministerial (Sec. 21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption (State type and Section number): Guidelines Section 15303(a), New Construction or Conversion of Small Structures
- Statutory Exemptions (State code number):

**Reason why project is exempt:** The project is exempt because the following criteria are met: The project consists of the construction of one single-family residence and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

**Lead Agency Contact Person:** Michael Peterka, Assistant 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:** 

**Date:** October 26, 2020

**Title:** Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

**Oct 27 2020**

**STATE CLEARINGHOUSE**