



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: Variance 20-002 and Adjustment 20-001

Project Location – Specific: 40 Beaver Trail (APN: 031-160-002-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Variance 20-002 allows for a reduction of the standard 20-foot front yard setback to 5 feet to allow construction of a two-car garage. Adjustment 20-007 allows vehicle parking in a setback area not leading to a garage. The application was filed by Steve Morando on behalf of the property owners, John and Sandy McNutt in accordance with Chapters 17.72 (Variances) and 17.76 (Adjustments) of the Town of Mammoth Lakes Municipal Code, for a property located within the Residential Single-Family (RSF) zoning district at 40 Beaver Trail. The proposed project meets all the requirements of the Town of Mammoth Lakes Municipal Code and General Plan.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Steve Morando

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): Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183
 Statutory Exemptions (State code number):

Reason why project is exempt: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The project qualifies for this exemption because the project consists of the construction of an accessory (appurtenant) structure (i.e., detached garages), which has been determined by the State to not have a significant effect on the environment pursuant to CEQA Guidelines Section 15303(e), and none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would disqualify the project from using a categorical exemption, 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: *Michael Peterka* **Date:** May 12, 2021 **Title:** Assistant Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: