



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: 89 Bridges Lane New Single-Family Residence (Administrative Design Review 21-004)

Project Location – Specific: 89 Bridges Lane (APN: 031-260-011-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project is a 3,965 sq. ft. single-family residence located at 89 Bridges Lane on a 0.23-acre site in the Altis Master Plan Area. The proposed project meets all the requirements of the Altis Master Plan, Design Guidelines for the Town of Mammoth Lakes, and the Mammoth Lakes Municipal Code. The project applicant is Starr Design Group and the property owner is the Paullin Separate Property Trust.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: B3 Holdings, LLC

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 has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) New construction or Conversion of Small Structures of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15303(a) applies to projects that consist of one single-family residence or a second dwelling unit in a zone which permits residential uses, which the State has determined to be a class of projects that will not have a significant effect on the environment. The project involves the construction of a new single-family residential home on a residentially zoned parcel. Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, are applicable.

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:** November 15, 2021 **Title:** Assistant Planner

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