



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 21-001

Project Location – Specific: 182 Davison Road (APN: 031-071-002-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Variance 21-001 allows for a reduction of the standard 20-foot rear yard setback to 10 feet 6 inches feet to allow construction of a new single-family residence with an attached garage. The application was filed by Elliott Brainard on behalf of the property owners, the Dauernheim Family Trust in accordance with Chapters 17.72 (Variances) of the Town of Mammoth Lakes Municipal Code, for a property located within the Residential Multi-Family 2 (RMF-2) zoning district at 182 Davison Road. 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: Elliott Brainard

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). Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would disqualify the project from using a categorical exemption, are present.

Therefore, since the project meets all the criteria to qualify for the Existing Facilities categorical exemption pursuant to CEQA Guidelines Section 15303, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

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, 2022 **Title:** Assistant Planner

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