



**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:** 520 Le Verne Street Single-Family Residence (UPA 22-004 and Design Review 221-004)

**Project Location – Specific:** 520 Le Verne Street (APN: 022-400-022-000)

**Project Location – City:** Mammoth Lakes

**Project Location – County:** Mono

**Description of Nature, Purpose, and Beneficiaries of Project:** Use Permit (UPA) 22-004 and Design Review (DR) 22-004, proposes the construction of a new 5,870 square foot single-family residence with a 1,433 square foot garage located on a 2.36-acre parcel within the Snow Deposition Design Overlay zone of the Bluffs Subdivision. Pursuant to Municipal Code Chapter 17.88 (*Design Review*) and 17.32.050 (*Snow Deposition Design Overlay Zone*), new single-family residences located in the Rural Residential zoning district at an elevation above 8,250 feet and located within the Snow Deposition Design (SDD) zone require Use Permit and Design Review approval. The beneficiaries of the project are the property owners, Mark and Nancy Samuels.

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

**Name of Person or Agency Carrying Out Project:** Mark and Nancy Samuels (property owners)

**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 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*, because the project qualifies under subsection (a), which exempts projects consisting of one single-family residence, or a second dwelling unit in a residential zone. The proposed project consists of the construction of one single-family residence located in the Town's Rural Residential (RR) zoning district.

Additionally, the project will comply the mitigation measures of the previously certified EIR for the Bluffs Subdivision. The Mitigation Monitoring and Reporting Program established by the EIR will be implemented during the project grading and construction to ensure the project complies with the California Environmental Quality Act (CEQA) Guidelines.

**Lead Agency Contact Person:** Kim Cooke, Senior Planner

**Phone:** (760) 965-3641

**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:** *Kimberly Cooke*

**Date:** August 16, 2022

**Title:** Senior Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at OPR: