



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: 480 Fir Street New Single-Family Residence (Administrative Design Review 22-003)

Project Location – Specific: 480 Fir Street (APN: 022-393-053-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Administrative Design Review (ADR) 22-003, approves the proposed design and construction of a new 2,800 square foot single-family residence at 480 Fir Street on a 0.49-acre lot. The property is located in the Rural Residential (RR) zoning district in The Bluffs subdivision.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Mammoth Lakes Fir Street Development, LLC (property owner)

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 one new single-family residence 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.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2) since the project meets the criteria for use of the new construction or conversion of small structures categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.

Lead Agency Contact Person: Michael Peterka, Associate 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: June 15, 2023

Title: Associate Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: