



**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:** 428 Ridgecrest Drive (Adjustment 23-002)  
**Project Location – Specific:** 428 Ridgecrest Drive (APN: 031-080-029-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Adjustment (ADJ) 23-002, approves a 20% reduction of the southern side yard setback to allow the construction of an attached garage and accessory dwelling unit at 428 Ridgecrest Drive on a 0.19-acre lot. The property is located in the Residential Single-Family (RMF) zoning district.

**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(e)(1), Existing Facilities  
 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 15301(e)(1), additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure(s) before the addition, or 2,500 square feet, whichever is less, of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301(e)(1) applies to the minor alteration of existing private structures, 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 addition of a new attached garage with an accessory dwelling unit (ADU) below to an existing single-family residence located on a residentially zoned parcel, resulting in a 35 percent increase (976 square feet) in the floor area of the structure. 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 existing facilities 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 22, 2023      **Title:** Associate Planner

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