



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
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<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: 145 Le Verne Street New Single-Family Residence and Accessory Dwelling Unit (Administrative Design Review 23-002)

Project Location – Specific: 480 Fir Street (APN: 022-382-048-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Administrative Design Review (ADR) 23-002 approves the proposed design and construction of a new 4,667 square foot single-family residence and 1,198 square foot accessory dwelling unit at 145 Le Verne Street on a 0.47-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: Matsler Revocable Trust (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, 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, New Construction or Conversion of Small Structures, of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15303 applies to the construction of new small structures, such as the construction of one single-family residence or a second dwelling unit in a zone which permits residential uses. The project involves the construction of one new single-family residence and one accessory dwelling unit on a residentially zoned parcel, and therefore, meets the criteria for the categorical exemption. 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 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:** January 18, 2024 **Title:** Associate Planner

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