



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: Administrative Design Review 24-002

Project Location – Specific: 248 Fir Street (APN: 022-382-004-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Administrative Design Review (ADR) 24-002 permits construction of a 2,332 square foot single-family residence with an 877 square foot detached accessory dwelling unit for property located at 248 Fir Street in The Bluffs subdivision. The Administrative Design Review was filed by the owners, Kevin and Teri Graves. The project meets applicable Mammoth Lakes Municipal Code standards and requirements.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Kevin and Teri Graves

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): CEQA Guidelines Section 15303
- Statutory Exemptions (state code number):

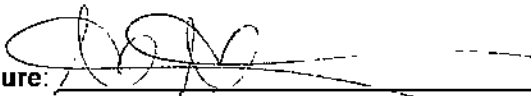
Reason why project is exempt: The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, of Title 14 of the California Code of Regulations, which exempts the construction of new, small facilities or structures. The project consists of the construction of (1) single-family residence and (1) accessory dwelling unit in a residential zone. In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature: 

Date: May 20, 2024

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: