



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: Administrative Design Review 24-003 and Adjustment 24-003

Project Location – Specific: 280 Le Verne Street (APN: 022-382-036-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Administrative Design Review 24-003 and Adjustment 24-003 permit construction of a 3,554 square foot single-family residence and a 1,030 square foot attached accessory dwelling unit with a 5% increase in lot coverage for property located at 280 Le Verne Street in The Bluffs subdivision. 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: Walz Architecture

- 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: June 19, 2024

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: