



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: Adjustment 24-008

Project Location – Specific: 388 Mammoth Knolls Drive (APN: 039-050-027-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment 24-008 permits a 20% reduction of the 10-foot south side yard setback requirement (*reduced to 8 feet*) and the 20-foot front yard setback requirement (*reduced to 16 feet*) to allow for the construction of an attached two-car garage for the existing single-family residence located at 388 Mammoth Knolls Drive. The Adjustment was filed by the applicant, Britton Architecture, on behalf of the record property owner, Bradshaw-Lewis Trust 9-15-23. 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: Pete Bradshaw and Deb Lewis

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. This section applies to construction and location of limited numbers of new, small facilities or structures, such as the construction of one (1) accessory (appurtenant) structure (e.g., garage, carport, swimming pool). The State of California has determined these projects to be a class of projects that will not have any significant environmental impacts. The project qualifies for the above-described categorical exemption, because the project consists of the construction of one (1) 670-square-foot attached garage addition to an existing 1,216-square-foot single-family residence. In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable.

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature: 

Date: 12/04/2024

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: