



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 24-006

Project Location – Specific: 396 Hillside Court (APN: 039-020-038-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment 24-006 permits a 20% reduction of the 10-foot north side yard setback requirement (*reduced to 8 feet*) and the 10-foot rear yard setback requirement (*reduced to 8 feet*) to allow for the construction of a new, paved driveway on a vacant, corner lot located at 396 Hillside Court to provide improved access for the existing single-family residence located at 382 Hillside Drive. The Adjustment was filed by the trustee, Kevin J. Cozen, of the record property owner, Cozen Trust 3-14-18. 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 J. Cozen

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 categorical exemption applies to the construction and location of limited numbers of new, small facilities or structures, such as the construction of one (1) accessory (appurtenant) structure (e.g., carport, garage, patio), which the State of California has determined 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 involves the construction of one (1) new appurtenant feature on a lot that is vacant (i.e., a new, paved driveway addition for an existing single-family residence). In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 that would otherwise preclude a project from using a categorical exemption are applicable.

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature: 

Date: 02/20/2025

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: