

TM 22-005



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3631 | 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

FILED

MAY 13 2022

Project Title: Variance (VAR) 22-002 and Adjustment (ADJ) 22-002

Project Location – Specific: 751 Majestic Pines (APN: 032-120-011-000)

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

MONO COUNTY CLERK

Description of Nature, Purpose, and Beneficiaries of Project: The Applicant is requesting a Variance (VAR 22-002) for a 65% reduction of the required 20-foot front setback to allow a 7-foot front setback for the reconstruction of an attached garage as part of a proposed single-family residence on a lot with an average downward slope of 27 percent. In addition to the Variance, the applicant is requesting approval of an Adjustment (ADJ 22-002) to allow a 9.3% building height increase to allow for a building height of 38 feet and 3 inches for the reconstruction of a single-family residence.

Name of Public Agency Approving Project: Town of Mammoth Lakes Planning and Economic Development Commission

Name of Person or Agency Carrying Out Project: John L and Cheryl C Gabele (properly owners)

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: Staff has determined that the project is 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. The project is categorically exempt pursuant to CEQA Guidelines Section 15303(a), New Construction or Conversion of Small Structures, because the request involves the construction of a new single-family residential home on a residentially zoned parcel, which has been determined by the State to not have a significant effect on the environment pursuant to CEQA Guidelines Section 15303(e). Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would disqualify the project from using a categorical exemption, are present.

Therefore, since the project meets all of the criteria to qualify for the 'New Construction or Conversion of Small Structures' categorical exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions set forth in CEQA Guidelines Section 1530.2 are applicable, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Lead Agency Contact Person: Gina Montecallo, Assistant Planner **Phone:** (760) 965-3641

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: _____ **Date:** May 12, 2022 **Title:** Assistant Planner

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

Posted 5/13 - 6/13/22



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 26 — 05/13/2022 —
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Town of Mammoth Lakes	LEAD AGENCY EMAIL nbobroff@townofmammothlakes.ca.gov	DATE 05/13/2022
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER TM-005	

PROJECT TITLE

Variance 22 and Adjustment 22-002

PROJECT APPLICANT NAME Town of Mammoth Lakes	PROJECT APPLICANT EMAIL nbobroff@townofmammothlakes.ca.gov	PHONE NUMBER (760) 9653669
PROJECT APPLICANT ADDRESS Po Box 1609	CITY Mammoth Lakes	STATE CA
		ZIP CODE 93546

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input checked="" type="checkbox"/> Other County Processing Fee | | \$ | 50.00 |

PAYMENT METHOD:

- Cash Credit Check Other **TOTAL RECEIVED \$ 50.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Mono County Deputy Clerk/Recorder
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