



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

FILE

JUL 9 2 2022

TN 22-012

MONO COUNTY CLERK

Project Title: Adjustment 22-001 – 20% reduction of the north side yard setback

Project Location – Specific: 49 Top of Slopes Court (APN: 031-180-080-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment (ADJ) 22-001, for a twenty percent reduction of the north side yard setback (from 10-feet to 8-feet) to allow the addition of a second garage bay to an existing single-car garage and allow a minor encroachment of building corners on a proposed addition to the living space of the existing single-family residence.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: David Sands, Property Owner

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 15301(e), Existing Facilities
- Statutory Exemptions (State code number):

Reason why project is exempt: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e), Existing Facilities, because the project qualifies under subsection (e)(1) which exempts projects consisting of an addition to an existing structure that will not result in an increase of more than 50% of the floor area of the structure before the addition, or a total of 2,500 square feet, whichever is less. The size of the proposed addition is 1,485 square feet which is equivalent to a 41% increase in the total building area.

Lead Agency Contact Person: Kim Cooke, Senior Planner **Phone:** (760) 965-3638

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: July 21, 2022

Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

Posted 7/22 - 8/21/2022