



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 Land Use and Climate Innovation
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: 307 John Muir Road – Variance Application (VAR 25-001)

Project Location – Specific: 307 John Muir Road (APN: 031-053-008-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Variance application (VAR) 25-001 to permit a reduction of one required exterior parking space and a 20% reduction of the 5-foot front setback and the 10-foot south side yard setback requirement, for the construction of a new single-family residence with attached two-car garage and covered access stairway located at 307 John Muir Road. The beneficiaries of the project are the property owners, Mike and Karen Gutt.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Mike and Karen Gutt (property 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(a), New Construction or Conversion of Small Structures
- Statutory Exemptions (State code number):

Reason why project is exempt: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15303, New construction or conversion of small structures. The Project qualifies for this exemption because the project is consistent with the example specified in subsection (a), which identifies the construction of one single-family residence located within a residential zone as being eligible for use of this exemption.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all the criteria to qualify for the Class 3 exemption pursuant to CEQA Guidelines Section 15303, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

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: *Kimberly Cooke*

Date: May 20, 2025

Title: Senior Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at LUCI: