



**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**

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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 25-001

**Project Location – Specific:** 2020 Lodestar Drive (APN: 033-360-009-000)

**Project Location – City:** Mammoth Lakes

**Project Location – County:** Mono

**Description of Nature, Purpose, and Beneficiaries of Project:** Adjustment 25-001 permits a 20% reduction of the 25-foot front yard setback requirement (*reduced to 20 feet*) to allow for the construction of a new single-family residence located at 2020 Lodestar Drive within the Resort Zoning District and subject to the Lodestar Master Plan. The Adjustment was filed by Odin Parks on behalf of the record property owner, Jeff Salewsky. 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:** Jeff Salewsky

**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 the project is exempt:** The project has been determined to be 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. CEQA Guidelines Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures (e.g., the construction of one (1) single-family residence located within a residential zoning district). The State has determined that these types of projects will not have any significant environmental impacts. The project qualifies for the above-described categorical exemption, since the project consists of the construction of one (1) single-family residence located within a resort zoning district that is intended for residential use. 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](mailto:thouseman@townofmammothlakes.ca.gov)

**Phone:** (760) 965-3619

**Signature:**

**Date:** 05/19/2025

- Signed by Lead Agency
- Signed by Applicant

**Date Received for Filing at OPR:**