



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 25-003

Project Location – Specific: 2483 Old Mammoth Road (APN: 022-480-006-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment 25-003 will permit a 5% increase in the maximum lot coverage permitted, from 40% to 45%, to allow for the construction of an attached two-car garage addition for the existing single-family residence located at 2483 Old Mammoth Road. The Adjustment was filed by Jerry A. Verdier Construction, on behalf of the record owners of the property, Bree and Jeff McNamara. The project meets all 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: Bree and Jeff McNamara

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):

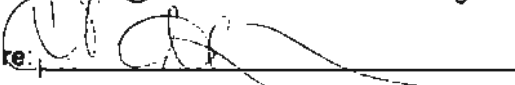
Reason the project is exempt: The project has been determined to be categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, of Title 14 of the California Code of Regulations. Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures, such as the construction of one (1) accessory (appurtenant) structure (e.g., garage, carport, patio, swimming pool). The State of California has determined that these types of projects are within a class of projects that will not have any significant environmental impacts. The project qualifies for the above-described categorical exemption because the project consists of the construction of an 826-square-foot attached garage addition for an existing single-family residence. 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

Phone: (760) 965-3619

Signature: 

Date: 06/24/2025

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date Received for Filing at OPR: