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
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk
County of Mono
P.O. Box 237
Bridgeport, CA 93517

Project Title: 345 Pine Street Single-Family Residence (UPA 24-002, Design Review 24-003, and Adjustment 24-005)

Project Location – Specific: 345 Pine Street (APN: 022-300-059-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Use Permit (UPA), Design Review (DR), and Adjustment (ADJ) to allow the construction of a new approximately 3,886 square-foot, single-family residence with an attached 987 square-foot garage. The proposed development is located within the Snow Deposition Design Overlay (SDD) zone of the Bluffs Subdivision. As part of the application, an Adjustment is requested to reduce the required front setback from 25 feet to 20 feet, representing a 20% reduction. The beneficiaries of the project are the property owners, Lori Lynn and Daniel Hershman.

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

Name of Person or Agency Carrying Out Project: Daniel and Lori Lynn Hershman (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 provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New *Construction or Conversion of Small Structures*, because the project qualifies under subsection (a), which exempts projects consisting of one single-family residence, or a second dwelling unit in a residential zone. The proposed project consists of the construction of one single-family residence located in the Town's Rural Residential (RR) zoning district.

Additionally, the project will comply the mitigation measures of the previously certified EIR for the Bluffs Subdivision. The Mitigation Monitoring and Reporting Program established by the EIR will be implemented during the project grading and construction to ensure the project complies with the California Environmental Quality Act (CEQA) Guidelines.

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: September 17, 2025 **Title:** Senior Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at LCI: September 17, 2025