



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: 506 Lakeview Boulevard – Variance Application (VAR 25-003)

Project Location – Specific: 506 Lakeview Boulevard (APN: 031-170-002-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Variance (VAR 25-003) request for a 60% reduction of the required 10-foot east side yard setback (reduced from 10 feet to 4 feet) to allow construction of a new detached accessory dwelling unit (ADU) and two-car garage on a steep down sloping lot. The beneficiaries of the project are the property owners Thomas Wetherald and Sydney Miller.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Mike Britton, Architect

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: Staff has determined that 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 a second dwelling unit (in this case an Accessory Dwelling Unit) 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: Gina Montecallo, Assistant Planner **Phone:** (760) 965-3641

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? X Yes No

Signature:

Date: February 11, 2026

Title: Assistant Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at LUCI: