



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: Variance (VAR) 25-002

Project Location – Specific: 436 Mammoth Knolls Drive (APN: 039-050-030-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Variance 25-002 permits an 80% reduction of the standard 20-foot front yard setback requirement (*reduced from 20 feet to approximately 4 feet at the northwest corner of the new detached garage*) and permits an 80% reduction of the standard 10-foot northern side yard setback requirement (*reduced from 10 feet to approximately 2 feet*) to allow for the construction of a new three-car detached garage on a steep, down-sloping lot located at 436 Mammoth Knolls Drive. Variance 25-002 was filed by Mike Britton of Britton Architecture on behalf of the record property owners, Damon Conover and Danica McCoy. The project meets all applicable Town of Mammoth Lakes standards and requirements.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Damon Conover, Danica McCoy

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, which 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., carport, garage, patio). 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 a new 696-square-foot detached garage for an existing 1,926-square-foot single-family residence.

Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, are applicable because:

- a) The project is not located within a sensitive environment. The project is located on a developed and previously disturbed site that consists of an existing single-family residence. Furthermore, the site is not located within an area that would be considered environmentally sensitive, as the site and surrounding contiguous parcels to the south and to the east are fully developed.

There are no designated scenic highways adjacent to or near the project site. There are no designated farmland areas located within the Town boundaries, thus the project site is not identified as farmland by the California Resources Agency as part of the Farmland Mapping and Monitoring Program, is not located on or near Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and is not subject to any



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Williamson Act Contracts. Furthermore, no portion of the project site is zoned for or developed as forest land or timberland as defined in Public Resources Code §12220(g) and Government Code §4526. There are no known sensitive biological resources located within the project vicinity, and the project site is not located within the boundaries of a Habitat Conservation Plan or Natural Community Conservation Plan. The project site is currently developed with an existing single-family residential use. No classified or designated mineral deposits of statewide or regional significance are known to occur on the project site. The project site is not located within a state-designated Alquist-Priolo Fault Hazard Zone, does not have any known active faults crossing the project site, and the nearest fault to the project site is approximately 0.65 miles to the west. There are no hazardous material sites listed within or near the project site per any of the State and Federal databases. There are no known historical or cultural resources on the project site.

- b) The cumulative impact from successive projects over time will not be significant because the use is consistent with the allowed and previously anticipated uses for the zone.
- c) Given the location, scope, and purpose of the proposed project, there would be no significant impacts or effects on environmental resources, as the site has been previously developed and the development is consistent with all development and design standards of the Zoning Code with approval of this variance. It is not anticipated that any unusual circumstances exist on the site that would result in significant impacts or increase the severity of any existing less than significant impacts.
- d) As stated above in response (a), the project site is not located adjacent to or near a scenic highway. The project location is not identified as a Major View Corridor in the Town's General Plan and views of the project site are not considered scenic. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista or damage scenic resources within a state scenic highway.
- e) As stated above in response (a), there are no hazardous materials listed within or near the project site. The project site is not listed on the Hazardous Waste and Substances list maintained by the Town; or the State Water Resources Control Board GeoTracker system which includes leaking underground fuel tank sites and spills, leaks, investigations, and cleanup sites; or the Department of Toxic Substances Control EnviroStar Data Management System which includes CORTESTE sites; or the Environmental Protection Agency's database of regulated facilities.
- f) As stated above in response (a), there are no known historical or cultural resource areas on the project site, and therefore, there will not be a substantial adverse change in the significance of an established historical resource as a result of the project.

Therefore, because the project meets the criteria for use of the above-described categorical exemption, and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2).

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

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Phone: (760) 965-3619

Signature: 

Date: 02/12/2026

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: