



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 25-006 (ADJ 25-006)

Project Location – Specific: 317 John Muir Road (APN: 031-053-009-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment 25-006 allows for a 20% reduction of the standard 20-foot front yard setback requirement (*reduced from 20 feet to 16 feet*) to allow the construction of a new single-family residence situated on a steep, upsloping lot located at 317 John Muir Road. The Adjustment was filed by the record property owner, Kevin Grant. The project meets all applicable Town of Mammoth Lakes Municipal Code requirements.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Kevin Grant (Property Owner)

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 projects that consist of construction and location of limited numbers of new, small facilities or structures, such as the construction of one (1) single-family residence or a second dwelling unit located within a residential zoning district. The State of California has determined these types of projects are within a class of projects that will not have any significant impacts on the environment. 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 residential zoning district. In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable because:

- (a) The site is not located within an area of Town that is considered to be environmentally sensitive as the majority of the surrounding parcels have been fully developed with single-family residences.

There are no designated scenic highways adjacent to or near the site. There are no designated farmland areas located in the Town boundaries, thus the site is not identified as farmland by the CA 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 Williamson Act Contracts. Furthermore, no portion of the site is zoned for or developed as forestland or timberland as defined in Public Resources Code Section 12220(g) and Government Code Section 4526. There are no known sensitive biological resources located in the vicinity, and the site is not located in the boundaries of a Habitat Conservation Plan or a Natural Community Conservation Plan. No classified or designated mineral deposits of statewide or regional significance are known to occur on the site. The site is not located in a state designated Alquist-Priolo Fault



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Hazard Zone, does not have any known active faults crossing the site, and the nearest fault to the site is approx. 0.25 miles to the west. There are no known cultural or historical resources located on the site.

- (b) The cumulative impact of successive projects over time will not be significant, since the proposed use of the site is consistent with the allowed and intended use of the site and zoning district.
- (c) Given the proposed scope and location of the project, and the fact that the majority of the sites surrounding the project site have been developed with similar single-family residential uses and that the project is consistent with all applicable development standards with approval of this adjustment, it is not anticipated that the activity will have a significant effect on the environment. Furthermore, the site is not known to provide habitat for any endangered, rare, or threatened species, and the site does not feature any sensitive resources, such as watercourses or wetlands. Therefore, it is not anticipated that unusual circumstances exist on the site that will result in any significant environmental impacts.
- (d) As stated above in response (a), there are no designated scenic highways adjacent to or near the site, and the site is not identified as a Major View Corridor within the Town's General Plan and views of the site are not considered to be scenic. Therefore, the project will 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 known hazardous materials located on the site. The site is not listed on the Hazardous Waste and Substances list; or listed on the State's Water Resources Control Board GeoTracker system, which includes leaking underground fuel tank sites and spills, leaks, investigations, and clean-up sites; or listed on the State's Environmental Protection Agency database of regulated facilities; or listed on the State's Department of Toxic Substances Control EnviroStor data management system, which includes CORTESE sites.
- (f) As stated above in response (a), there are no known cultural or historical resources located on the site, and therefore, there will not be a substantial adverse change in the significance of an established cultural or historical resource as a result of the project.

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

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature: _____

Date: 05/14/2026

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: