



**TOWN OF MAMMOTH LAKES**  
**P.O. Box 1609, Mammoth Lakes, CA 93546**  
**Phone (760) 965-3631 | Fax (760) 934-7493**  
<http://www.townofmammothlakes.ca.gov/>

**Notice of Exemption**

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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) 22-001 for a 100% reduction of the required front yard setback for the construction of a detached, single-car garage located in front of an existing single-family residence.

**Project Location – Specific:** 31 Mala Ulice (APN: 033-070-010-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Variance request for a 100% reduction of the required 20-foot front setback to permit the construction of a detached single-car garage located in front of an existing single-family residence on a property with a roughly 32% upward slope from the street, and where no enclosed parking currently exists.

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

**Name of Person or Agency Carrying Out Project:** Dotan Saguy (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): Guidelines Section 15301, Existing Facilities(e)
- Statutory Exemptions (State code number):

**Reason why project is exempt:** The project is exempt because the following criteria are met:

The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301(e), Existing Facilities. The Project qualifies for this exemption because the project complies with subsection (e), which exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed addition is a total of 328 square feet in size and does not result in an increase of more than 50% of the floor area of the structure before the addition and is less than 2,500 square feet in size.

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 Existing Facilities categorical exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

**Lead Agency Contact Person:** Kimberly 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:** May 12, 2022

**Title:** Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: