



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

Filed

FEB 24 2025

Project Title: Adjustment 24-006

Project Location – Specific: 396 Hillside Court (APN: 039-020-038-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Mono County
CEQA 25-006

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment 24-006 permits a 20% reduction of the 10-foot north side yard setback requirement (*reduced to 8 feet*) and the 10-foot rear yard setback requirement (*reduced to 8 feet*) to allow for the construction of a new, paved driveway on a vacant, corner lot located at 396 Hillside Court to provide improved access for the existing single-family residence located at 382 Hillside Drive. The Adjustment was filed by the trustee, Kevin J. Cozen, of the record property owner, Cozen Trust 3-14-18. The project meets applicable Mammoth Lakes Municipal Code standards and requirements.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Kevin J. Cozen

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 why project is exempt: The project is 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. This categorical exemption 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), which the State of California has determined to be a class of projects that will not have any significant environmental impacts. The project qualifies for the above-described categorical exemption, because the project involves the construction of one (1) new appurtenant feature on a lot that is vacant (i.e., a new, paved driveway addition for an existing single-family residence). In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 that would otherwise preclude a project from using a categorical exemption are applicable.

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature:

Date: 02/20/2025

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date Received for Filing at OPR:





State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

CQ-2025-0006

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

TOWN OF MAMMOTH LAKES

LEAD AGENCY EMAIL

thouseman@townofmammothlakes.

DATE

02/24/2025

COUNTY/STATE AGENCY OF FILING

MONO

DOCUMENT NUMBER

41

PROJECT TITLE

ADJUSTMENT 24-006

PROJECT APPLICANT NAME

KEVIN J. COZEN

PROJECT APPLICANT EMAIL

thouseman@townofmammothlake

PHONE NUMBER

(760)965-3619

PROJECT APPLICANT ADDRESS

PO BOX 1609

CITY

MAMMOTH LAKES

STATE

CA

ZIP CODE

93546

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$

☐ County documentary handling fee \$

☐ Other \$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE

x

AGENCY OF FILING PRINTED NAME AND TITLE

Anahy Zamarripa, Deputy County Clerk-Recorder



Product: **Phone Payment**
Method of Delivery: **No Carrier**



Shipping Bar Code

Mono County Clerk Recorder

Order Number: **196729233**

Order Source: **Other**

Date / Time: **2/24/2025 03:43 PM PST**

Line Item: **1 of 1**

Operator: **AnahyZ**

Authorization Code: **395802**

Authentication Response:

Agency Fee:	\$50.00
Other Agency Fee:	\$0.00
Misc Fee:	\$0.00
Shipping:	\$0.00
VCN Handling:	\$2.50
Total Order Fees:	\$52.50

Applicant Info

Name: **COMMUNITY DEVELOPMENT TOWN
OF MAMMOTH LAKES**

Address 1: **PO BOX 1609**

Address 2:

City: **MAMMOTH LAKES**

State: **CA**

Zip/Postal: **93546**

Email: **NBOBROFF@TOWNOFMAMMOTHLAKES.CA. ​Phone: (760)-965-3631**

Phone: **(760)-965-3631**

Shipping Info

Name: **COMMUNITY DEVELOPMENT
TOWN OF MAMMOTH LAKES**

Address 1: **PO BOX 1609**

Address 2:

City: **MAMMOTH LAKES**

State: **CA**

Zip/Postal: **93546**

Phone: **(760)-965-3631**

Document Type: **PHONE PAYMENT**

Agency Fee: **\$50.00**

Country of Use:

Name (Last, First):

Record ID:

Description: **CEQA 25-006**

VitalChek Receipt
Mono County Clerk Recorder

Date / Time: **2/24/2025 03:43 PM PST**

Order Number: **196729233**

Line Item: **1 of 1**

Certificate Type: **PHONE PAYMENT**

Name on Certificate:

Record ID:

Applicant's Phone: **(760)-965-3631**

**COMMUNITY DEVELOPMENT TOWN OF MAMMOTH LAKES
PO BOX 1609
MAMMOTH LAKES, CA 93546**

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74 N. School Street, Annex I
PO Box 237
Bridgeport, CA 93517 , CA 93517
(760) 932-5530 |

Receipt: 25-561

Product	Name	Extended
CEQA	CEQA ENVIRONMENTAL FILINGS	\$50.00
	# Pages	1
	Document #	CQ-2025-0006
	Document Info:	TOWN OF MAMMOTH LAKES
	Filing Type	NOE
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$50.00
Tender (Credit Card Manual)		\$50.00
Paid By	TOWN OF MAMMOTH LAKES	
Approval Code	196729233	
Comments	CEQA 25-006	

Thank you for your purchase.