



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 25-003

Project Location – Specific: 2483 Old Mammoth Road (APN: 022-480-006-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Adjustment 25-003 will permit a 5% increase in the maximum lot coverage permitted, from 40% to 45%, to allow for the construction of an attached two-car garage addition for the existing single-family residence located at 2483 Old Mammoth Road. The Adjustment was filed by Jerry A. Verdier Construction, on behalf of the record owners of the property, Bree and Jeff McNamara. The project meets all 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: Bree and Jeff McNamara

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. Section 15303 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., garage, carport, patio, swimming pool). 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 an 826-square-foot attached garage addition for an existing single-family residence. In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable.

Lead Agency Contact Person: Tess Houseman

Title: Assistant Planner

Email: thouseman@townofmammothlakes.ca.gov

Phone: (760) 965-3619

Signature: 

Date: 06/24/2025

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date Received for Filing at OPR:

Filed in County Clerk's Office
County of Mono County
Queenie Barnard
Clerk-Recorder-Registrar

CQ-2025-0036

06/27/2025 09:25 AM

CEQA

Pages: 1

Fee: \$50.00

azamarripa



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-2025-0036

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

06/27/2025

COUNTY/STATE AGENCY OF FILING

MONO

DOCUMENT NUMBER

71

PROJECT TITLE

ADJUSTMENT 25-003

PROJECT APPLICANT NAME

BREE AND JEFF MCNAMARA

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