



**TOWN OF MAMMOTH LAKES**  
**P.O. Box 1609, Mammoth Lakes, CA 93546**  
**Phone (760) 934-8989 | Fax (760) 934-8608**  
**<http://www.townofmammothlakes.ca.gov/>**

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## 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:** Lot Line Adjustment 25-002

**Project Location – Specific:** Lot 3 and Lot C at 100 Callahan Way, Mammoth Lakes, CA 93546, APNs: 033-430-003-000 and 033-430-035-000

**Project Location – City:** Mammoth Lakes

**Project Location – County:** Mono

**Description of Nature, Purpose, and Beneficiaries of Project:** Lot Line Adjustment (LLA) 25-002 approves the adjustment of the planned unit development (PUD) lot line between Lot 3 (PUD) and Lot C (common area) at 100 Callahan Way. Lot 3 (PUD) will increase in size to 3,218 square feet and Lot C (common area) will decrease in size to 61,932 square feet. The parcels are located in Development Area 2 of the Lodestar Master Plan Area in the Resort Zoning District. The project applicants is Poorva Garg and the property owners are Mammoth Springs Resorts, LLC and the Reserve at Mammoth Lakes.

**Name of Public Agency Approving Project:** Town of Mammoth Lakes

**Name of Person or Agency Carrying Out Project:** Mark Rafah

**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: Minor Alterations in Land Use Limitations, Guidelines Section 15305.
- Statutory Exemptions, State code number:

**Reasons why project is exempt:** The project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15305 applies to projects that consist of minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and includes projects such as minor lot line adjustments and setback variances that do not result in the creation of new parcels. The State has determined that these types of projects are a class of projects that will not have a significant effect on the environment. The project involves a minor lot line adjustment to adjust the planned unit development lot line between two flat parcels that does not result in the creation of any additional lots, nor does the proposed adjustment result in any changes in the allowed land use or density and is therefore consistent with the exemption description above. 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.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2) since the project meets the criteria for use of the Minor Alterations in Land Use Limitations categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.



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**Lead Agency Contact Person:** Michael Peterka, Associate Planner

**Phone:** (760) 965-3669

**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:** Michael Peterka      **Date:** May 30, 2025      **Title:** Associate Planner  
 Signed by Lead Agency       Signed by Applicant      Date received for filing at OPR: