



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/>

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 25-003

Project Location – Specific: APNs: 022-400-024-000 and 022-400-025-000, Mammoth Lakes, CA 93546

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Lot Line Adjustment (LLA) 25-003 approves the adjustment of the shared lot line between two contiguous parcels in the Rural Residential Zoning District. The project applicant and property owner is the Plum Mammoth Lakes Family Limited Partnership.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Plum Mammoth Lakes Family Limited Partnership

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:
- Statutory Exemptions, State code number:
- Common Sense Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: The project has been determined to be exempt as a “common sense” exemption under State CEQA Guidelines Section 15061(b)(3), which applies only to projects which do not have the potential for causing a significant effect on the environment. The State has determined that when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this case, the project consists of a lot line adjustment to adjust the shared lot line between two parcels with no additional development proposed. The lot line adjustment will not affect the existing Rural Residential zoning of the properties, and the two resulting parcels will meet all standards for the Rural Residential zone including minimum lot size and dimensions. Therefore, it can be seen with certainty that the lot line adjustment will have no significant effect on the environment.

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:** June 19, 2025 **Title:** Associate Planner
 Signed by Lead Agency Signed by Applicant **Date received for filing at OPR:**