Notice of Exemption

To: ☒ State Clearinghouse   ☒ County Clerk
Office of Planning and Research   County of Mono
P.O. Box 3044, 1400 Tenth Street   P.O. Box 237
Sacramento, CA 95812-3044   Bridgeport, CA 93517

Project Title: Lot Line Adjustment 20-001

Project Location – Specific: 285, 325, and 345 Fir Street, Mammoth Lakes, CA 93546, APNs: 022-381-028-000, 022-381-002-000 and 022-381-029-000

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

Description of Nature, Purpose, and Beneficiaries of Project: The project consists of a Lot Line Adjustment to merge three adjacent parcels into two parcels in the Rural Residential Zoning District. The project applicant is Chris Nelson and property owners are the Nelson Family Trust and 285 Fir Street, LLC.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Chris Nelson

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(a).
     ☐ Statutory Exemptions, State code number:

Reasons why project is exempt: The project is categorically exempt pursuant to CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations, because the request involves a minor lot line adjustment which does not result in the creation of any additional lots, nor does the adjustment result in any changes in land use or density, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

Lead Agency Contact Person: Michael Peterka, Assistant 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:** December 8, 2020   **Title:** Assistant Planner

     ☒ Signed by Lead Agency   ☐ Signed by Applicant   Date received for filing at OPR: