



**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 21-004

**Project Location – Specific:** 99 Mill Street and 61 Cliff Circle, Mammoth Lakes, CA 93546, APNs: 022-310-010-000 AND 022-462-006-000

**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 adjust a shared lot line between two existing contiguous parcels located at 99 Mill Street and 62 Cliff Circle within the Rural Residential Zoning District. The lot line adjustment will result in the 62 Cliff Circle parcel increasing in size by 1,470 square feet and the 99 Mill Street parcel decreasing in size by 1,470 square feet. The project applicant is Terri L. Shows and the property owners are Terri L. Shows and the Daniel and Louisa Bir 2016 Trust.

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

**Name of Person or Agency Carrying Out Project:** Terri L. Shows

**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:

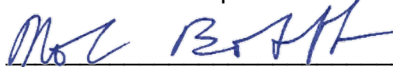
**Reasons why project is exempt:** The project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). CEQA Guidelines Section 15305 applies to projects that consist of minor alterations in land use limitations in areas with an average slope of less than 20% and do not result in any changes in land use or density, which the State has determined to be a class of projects that will not have a significant effect on the environment. Examples include, but are not limited to, minor lot line adjustments that do not result in the creation of any new parcels. The proposed project involves adjusting the shared lot line between 99 Mill Street and 62 Cliff Circle thereby adding 1,470 square feet of land with an average slope of less than 20% to the 62 Cliff Circle parcel. No new parcels will be created by this lot line adjustment and the land use and density of the subject parcels will not change. Therefore, the proposed project is consistent with the exemption class description specified above. Furthermore, the Town considered the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, and determined that none of the exceptions are applicable to this project.

**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:**       **Date:** August 23, 2021      **Title:** Associate Planner

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