



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 21-005 – 530 and 520 Ranch Road
Project Location – Specific: 530 and 520 Ranch Road, Mammoth Lakes, CA 93546, APNs:
 040-080-034-000 AND 040-080-005-000

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 530 Ranch Road and 520 Ranch Road within the Residential Single Family Zoning District. The lot line adjustment will result in the 530 Ranch Road parcel increasing in size by 1,694 square feet to an overall size of 21,946 square feet and the 520 Ranch Road parcel decreasing in size by 1,694 square feet to an overall size of 12,818 square feet. The project applicants are Mattie and Jack Oehmke and the property owners are Mattie and Jack Oehmke and the Oehmke Family Trust.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Mattie and Jack Oehmke

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 530 Ranch Road and 520 Ranch Road thereby adding 1,694 square feet of land with an average slope of less than 20% to the 530 Ranch Road 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: Gina Montecallo, Assistant Planner **Phone:** (760) 965-3641

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

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