



**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 23-001

**Project Location – Specific:** 1573 and 1585 Majestic Pines Drive, Mammoth Lakes, CA 93546, APNs: 033-300-000-000 and 033-300-002-000

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Lot Line Adjustment (LLA) 23-001 approves the merger of the two parcels located at 1573 and 1585 Majestic Pines Drive to create a 17,355 square foot (0.40-acres) parcel in the Residential Single-Family Zoning District. The project applicant is Portia Shao and property owners are the P&K Trust and The Portia R. Shao Trust.

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

**Name of Person or Agency Carrying Out Project:** Portia Shao

**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 because the request involves a minor lot line adjustment to merge two relatively flat parcels (average slope of less than 20%) that does not result in the creation of any additional lots, nor does the proposed lot merger result in any changes in the allowed land use or density. 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.

**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:** December 1, 2023      **Title:** Associate Planner  
 Signed by Lead Agency     Signed by Applicant    Date received for filing at OPR: