



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 24-002

Project Location – Specific: 445, 465, and 485 Fir Street, Mammoth Lakes, CA 93546, APNs: 022-392-011-000, 022-392-016-000, and 022-392-015-000

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

Description of Nature, Purpose, and Beneficiaries of Project: Lot Line Adjustment (LLA) 24-002 approves the merger of the three parcels located at 445, 465, 485 Fir Street into two parcels consisting of one 74,603 square foot parcel and one 78,642 square foot parcel in the Rural Residential Zoning District. The project applicants and property owners are Ryan Meyers, Catherine Meyers, and Joseph Valdez.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Ryan Meyers, Catherine Meyers, and Joseph Valdez

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. Where 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 that will merge three parcels into 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:** August 21, 2024 **Title:** Associate Planner
 Signed by Lead Agency Signed by Applicant Date received for filing at OPR: