



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 25-001

Project Location – Specific: 134 Sherwin Street and 57 Madera Street, Mammoth Lakes, CA 93546, APNs: 022-242-016-000 and 022-242-019-000

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Lot Line Adjustment (LLA) 25-001 approves the adjustment of the shared lot line between two contiguous parcels located at 134 Sherwin Street and 57 Madera Street. Parcel 1 (134 Sherwin Street) will increase in size to 21,951 square feet and Parcel 2 (57 Madera Street) will decrease in size to 17,217 square feet. The parcels are located in the Rural Residential district. The project applicants are Jon and Melinda Muller, and the property owner is the Muller Family Income Trust No. 1.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Jon and Melinda Muller

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 adjust the lot line between 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 adjustment 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:** April 17, 2025 **Title:** Associate Planner

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