



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 25-002

Project Location – Specific: Lot 3 and Lot C at 100 Callahan Way, Mammoth Lakes, CA 93546, APNs: 033-430-003-000 and 033-430-035-000

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Description of Nature, Purpose, and Beneficiaries of Project: Lot Line Adjustment (LLA) 25-002 approves the adjustment of the planned unit development (PUD) lot line between Lot 3 (PUD) and Lot C (common area) at 100 Callahan Way. Lot 3 (PUD) will increase in size to 3,218 square feet and Lot C (common area) will decrease in size to 61,932 square feet. The parcels are located in Development Area 2 of the Lodestar Master Plan Area in the Resort Zoning District. The project applicants is Poorva Garg and the property owners are Mammoth Springs Resorts, LLC and the Reserve at Mammoth Lakes.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Mark Rafah

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. 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% that do not result in any changes in land use or density and includes projects such as minor lot line adjustments and setback variances that do not result in the creation of new parcels. The State has determined that these types of projects are a class of projects that will not have a significant effect on the environment. The project involves a minor lot line adjustment to adjust the planned unit development lot line between two flat parcels that does not result in the creation of any additional lots, nor does the proposed adjustment result in any changes in the allowed land use or density and is therefore consistent with the exemption description above. 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.

Filed in County Clerk's Office
County of Mono County
Queenie Barnard
Clerk-Recorder-Registrar

CQ-2025-0030

05/30/2025 04:37 PM

CEQA
Pages: 2
Fee: \$50.00

azamarripa



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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:** May 30, 2025 **Title:** Associate Planner
☒ Signed by Lead Agency ☐ Signed by Applicant **Date received for filing at OPR:**



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

CQ-2025-0030

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

TOWN OF MAMMOTH LAKES

LEAD AGENCY EMAIL

mpeterka@townofmammothlakes.

DATE

05/30/2025

COUNTY/STATE AGENCY OF FILING

MONO

DOCUMENT NUMBER

65

PROJECT TITLE

LOT LINE ADJUSTMENT 25-002

PROJECT APPLICANT NAME

POORVA GRAG

PROJECT APPLICANT EMAIL

mpeterka@townofmammothlakes.

PHONE NUMBER

(760)934-8989

PROJECT APPLICANT ADDRESS

PO BOX 1609

CITY

MAMMOTH LAKES

STATE

CA

ZIP CODE

93546

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,123.50

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,968.75

\$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,401.75

\$

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☐ County documentary handling fee

\$

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

\$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Anahy Zamarripa, Deputy County Clerk-Recorder