



**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 21-001

**Project Location – Specific:** 55 and 67 Valley Vista Drive, Mammoth Lakes, CA 93546, APNs: 032-060-019-000 and 032-060-020-000

**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 merge two adjacent parcels in the Residential Zoning District. The project applicant is Alex DelToro, property owner of 55 and 67 Valley Vista Drive.

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

**Name of Person or Agency Carrying Out Project:** Alex Del Toro

**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(a).
- Statutory Exemptions, State code number:

**Reasons why project is exempt:** The project is categorically exempt pursuant to CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations, because the request involves a minor lot line adjustment which does not result in the creation of any additional lots, nor does the adjustment result in any changes in land use or density, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

**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

**Signature:**

**Date:** May 5, 2021      **Title:** Assistant Planner

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