



**TOWN OF MAMMOTH LAKES**  
**P.O. Box 1609, Mammoth Lakes, CA 93546**  
**Phone (760) 965-3630 | Fax (760) 934-7493**  
<http://www.townofmammothlakes.ca.gov/>

## Notice of Exemption

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**To:**  State Clearinghouse  
Office of Land Use and Climate Innovation  
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:** 65 Juniper Court – Variance Application (VAR 24-002)

**Project Location – Specific:** 65 Juniper Court (APN: 032-150-023-000)

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

**Description of Nature, Purpose, and Beneficiaries of Project:** Variance (VAR 24-002) request to permit a 7-foot height increase of the 18-foot maximum building height requirement for construction of a 4,323-sf single family residence. The beneficiaries of the project are the property owners, Stan and Elsa Megerdichian.

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

**Name of Person or Agency Carrying Out Project:** Stan and Elsa Megerdichian (property owners)

**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): Guidelines Section 15303(a), New Construction or Conversion of Small Structures
- Statutory Exemptions (State code number):

**Reason why project is exempt:** Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15303, New construction or conversion of small structures. The Project qualifies for this exemption because the project is consistent with the example specified in subsection (a), which identifies the construction of one single-family residence located within a residential zone as being eligible for use of this exemption.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all the criteria to qualify for the Class 3 exemption pursuant to CEQA Guidelines Section 15303, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

**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? X Yes  No

**Signature:**

**Date:** May 20, 2025

**Title:** Assistant Planner

- Signed by Lead Agency  
 Signed by Applicant

Date received for filing at LUCI: