



TOWN OF MAMMOTH LAKES

PO Box 1609 • Mammoth Lakes, CA 93546

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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: 177 Juniper Road New Single-Family Residence (Administrative Design Review 25-006)

Project Location – Specific: 177 Juniper Road (APN: 032-150-010-000)

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

Description of Nature, Purpose, and Beneficiaries of Project: Administrative Design Review (ADR) 25-004, approves the proposed design and construction of a new 6,686 square foot single-family residence and 559 square foot attached garage at 177 Juniper Road on a 0.26-acre lot. The property is located in the Resort (R) zoning district in the Juniper Ridge Master Plan Area.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Ahmad Ghaderi (property owner)

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: The project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a), New Construction or Conversion of Small Structures, of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15303(a) applies to projects that consist of one single-family residence or a second dwelling unit in a zone which permits residential uses, which the State has determined to be a class of projects that will not have a significant effect on the environment. The project involves the construction of one new single-family residence on a residentially zoned parcel. 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 new construction or conversion of small structures 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: February 24, 2026

Title: Associate Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: