

# Mono County Community Development Department

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## NOTICE OF DETERMINATION

To:  Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

County Clerk  
Mono County  
P.O. Box 237  
Bridgeport, CA 93517

From: CDD/Planning Division  
Mono County  
P.O. Box 347  
Mammoth Lakes, CA 93546

Project Title: General Plan Amendment 19-01A: Multi-Family Residential Land Use Designation and 19-01B: Short-Term Rentals

State Clearinghouse #: N/A 2019 01 9006

Contact Person: Wendy Sugimura Phone: (760) 924-1814

Project Location - Community: \_\_\_\_\_

Project Location - County: Mono County

### Description of Project:

Mono County Board of Supervisors approval of Ordinance ORD19-01 for General Plan Amendment 19-01, which consists of two parts:

A) Multi-Family Residential (MFR) Land Use Designation: The amendment proposes to adjust minimum lot sizes for developments to match current density standards. For example, the minimum lot size for condominium developments of three or more units on MFR-L parcels would be changed to 3,750 square feet per unit to match the 15 dwelling units per acre allowance instead of the current minimum lot size of two acres (87,120 square feet). The amendment allows for greater consistency across MFR parcels, creates flexibility to build on smaller MFR parcels, and encourages more efficient use of land. The amendment also includes language for permitting historically allowed transient rental use in existing MFR units with no new construction proposed, and otherwise prohibits transient rentals in multi-family units in MFR-L and MFR-M. This amendment does not affect the regulation of single-family units on residential land use designations, which is governed by Chapter 25 of the Land Use Element.

B) Non-Owner-Occupied Short-Term Rentals: The amendment refines Chapter 25 policies and regulations related to short-term rentals, defined as rentals for 30 days or less, in residential land use designations by eliminating Type II rentals (non-owner-occupied rentals with approvals that run with the land) throughout Mono County. Approvals of short-term rentals specific to the owner, whether owner-occupied (Type I) or non-owner occupied (Type III), may be permitted subject to Area Plan policies and permit approvals. Area plan policies in the GPA specify the types of rentals that may be conducted in specific planning areas.

In accordance with State law, an addendum to the existing 2015 General Plan EIR is being utilized for this project pursuant to the California Environmental Quality Act.

1. The project Will Not have a significant effect on the environment.
2. Mitigation measures Were Not made a condition of the approval of the project.
3. A mitigation reporting or monitoring plan Was Not adopted for this project.
4. A statement of Overriding Considerations Was Not adopted for this project.
5. Findings Were Not made pursuant to the provisions of CEQA.

Governor's Office of Planning & Research  
FEB 25 2019  
STATE CLEARINGHOUSE

This is to certify that the Environmental Analysis, comments and record of project approval are available to the general public at:

Mono County Offices, 437 Old Mammoth Road, Suite P, Mammoth Lakes, CA 93546

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Wendy Sugimura  
Mono County Community Dev. Director