

2019120512

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Mono County Community Development
437 Old Mammoth Rd., Ste 220, PO Box 347
Mammoth Lakes, CA 93546

County Clerk
County of: Mono
74 School St. PO Box 237
Bridgeport, CA 93517

(Address)

Project Title: Heaton Use Permit - Transient Rental

Project Applicant: Terry Heaton

Project Location - Specific:
24 W Granite Avenue

Project Location - City: June Lake Project Location - County: Mono

Description of Nature, Purpose and Beneficiaries of Project:

The proposal is for use of a single-family residence as a transient rental on 24 W. Granite Ave. in June Lake (APN 015-103-005). The parcel is designated Multi-Family Residential - High (MFR-H), which allows for transient rentals, subject to use permit. The 1,110-square foot residence is a 2-story, 2-bedroom unit with a maximum occupancy of six overnight guests. The unit that will be rented on a transient basis will be used in a manner that is not substantially different from how it would be used if it was occupied by full-time residents or long-term renters.

Name of Public Agency Approving Project: Mono County

Name of Person or Agency Carrying Out Project: Terry Heaton

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));
[X] Categorical Exemption. State type and section number: 15301
Statutory Exemptions. State code number:

Reasons why project is exempt:

The unit that will be rented on a transient basis will still be used in a manner that is not substantially different from how it would be used if it was occupied by full-time residents or long-term renters. In addition, transient rentals are subject to compliance with regulations governing the management of these units stipulated in Chapter 26, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, transient rental of the structure is not an expansion of use, and is no more intensive or impactful than, for example, conversion of a single-family residence to office use.

Lead Agency
Contact Person: Bentley Regehr Area Code/Telephone/Extension: 760-924-4602

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: [Signature] Date: 12/19/19 Title: Planning Analyst

Signed by Lead Agency Signed by Applicant

Governor's Office of Planning & Research

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: DEC 19 2019

STATE CLEARINGHOUSE