



2019120574

NOTICE OF EXEMPTION

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

County Clerk / County of Mono
PO Box 237
Bridgeport, CA 93517

FROM: Mono County Community Development
PO Box 8
Bridgeport, CA 93517

Project Title: Ordinance Amending Chapter 15.40 of the Mono County Code to Extend the Temporary Suspension of All Housing Mitigation Requirements and Enact Updated Housing Mitigation Requirements and the Corresponding Fee Schedule

Project Applicant: Mono County

Project Location – Specific: Countywide

Project Location - City: Countywide

Project Location - County: Mono

Description of Nature, Purpose, and Beneficiaries of Project:

The Housing Mitigation Ordinance (HMO) requires developers of land to mitigate the impact of development projects on the availability of workforce and affordable housing and address the housing shortage, either directly or through the payment of fees, due to the resulting decrease of land available for workforce housing and for persons with low and moderate levels of income, a demonstrative increase in the price of housing, and an increase in the need for workers within the county. Under the adopted ordinance, current housing mitigation requirements are suspended for 60 days until Feb. 9, 2020. The new HMO, which goes into effect Feb. 9, 2020, levies fees on the following types of projects: single-family residential, multi-family residential, storage and warehouses, commercial, industrial/service commercial, and visitor accommodations. The HMO also contains numerous exemptions intended to prevent the fees from being applied to projects that help meet affordable housing needs. The fees are adopted separately by resolution.

The fee resolution sets fees at the following levels: 5% inclusionary requirement for single-family residential developments, 3.33% inclusionary requirement for multi-family residential developments, \$0.50/square foot (sf) for storage and warehouses, \$1/sf for commercial, \$0.50/sf for industrial/service commercial, \$4/sf for visitor accommodations including short-term rentals. A separate fee is charged for a change from a residential land use to short-term rentals because the change of land use results in separate and different impacts to affordable housing needs based on the nexus study. The Resolution also includes the policy that underlies the fee structure, provides for an adjustment of fees based on the Construction Price Index on March 1 of every year, and provides for the Board to periodically revisit the fee structure as needed.

Name of Public Agency Approving Project: Mono County

Exempt Status: (check one)

- Not a Project & No Effects (Sec. 15378(b)(4); 15061(b)(3))
- 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: Article 19, Class 1, 15301 Existing Facilities
- Statutory Exemptions. State code number:
- Project Consistent with a Community Plan, General Plan, or Zoning (15183)

Reasons why project is exempt:

The Ordinances have been found to be exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, because the Board of Supervisors hereby finds with certainty that there is no possibility the passage of this Ordinance amending the Housing Mitigation Ordinance will have a significant effect on the environment. Furthermore, the County will not expend any associated fees collected pursuant to its Housing Mitigation Ordinance (Chapter 15.40 of the Mono County Code) or the fee resolution on a development prior to the completion of any required environmental review for such specific development, thus the adoption of this resolution is not a

Posted thru January 13, 2020

project under the California Environmental Quality Act guidelines found in Title 14 of the California Code of Regulations at Section 15378(b)(4). The nexus study is available at the Mono County Community Development Department office by calling (760) 924-1800.

Lead Agency Contact Person: *Wendy Sugimura*

Area Code/Telephone/Extension: (760) 924-1814

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: *Wendy Sugimura* Date: 12/10/19 Title: Director

- Signed by Lead Agency
- Signed by Applicant

Governor's Office of Planning & Research

DEC 23 2019

STATE CLEARINGHOUSE
