

Notice of Exemption**Appendix E**

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

County Clerk

County of: Mono

74 School St. PO Box 237

Bridgeport, CA 93517

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

(Address)

Project Title: Campbell Expanded Home Occupation- Welding fabrication and storage

Project Applicant: Justin and Sarah Campbell

Project Location - Specific:

646 Valley Rd.

Project Location - City: Chalfant

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: Justin and Sarah Campbell

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: 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: Jake Suppa

Area Code/Telephone/Extension: 7609325424

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: Jake Suppa Date: 1/16/2020 Title: Code Analyst

☒ Signed by Lead Agency ☐ Signed by Applicant

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: _____

Governor's Office of Planning & Research

JAN 27 2020

STATE CLEARINGHOUSE

Revised 2011

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

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: Expanded Home Occupation 19-001 Campbell
State Clearinghouse #: N/A

Contact Person: Bentley Regehr Phone: (760) 932-5424
Project Location - Community: Chalfant Valley
Project Location - County: Mono County

Description of Project:

Expanded Home Occupation 19-001 Campbell is a proposal for welding fabrication on a 0.77 acre parcel located at 646 Valley Rd. in the Tri-Valley planning area (APN 026-291-002). The property is designated Rural Mobile-Home (RMH), which allows for an expanded home occupation subject to a discretionary hearing and public notice.

The proposal is for welding fabrication of equestrian panels and supplies with a 1600-square foot storage area.

The existing accessory building proposed for fabrication will not have structural modifications; CEQA Guidelines §15301.

Signature: _____

Date: _____

Title: _____

[Handwritten Signature]
CDD Code Analyst

[Handwritten Date]
1/16/20

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