



2019058232

RECEIVED

NOTICE OF EXEMPTION

MAY - 7 2019

MC 19-012
OFFICE OF THE CLERK

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: Short-Term Rental (STR) Activity Permit 19-002/ Thompson Owner-Occupied Short-Term Rental

Project Applicant: Thompson

Project Location - Specific: APN 002-130-047

Project Location - City: Coleville

Project Location - County: Mono

Description of Nature, Purpose, and Beneficiaries of Project:

Short-Term Rental (STR) Activity Permit 19-002/ Thompson Owner-Occupied Short-Term Rental would allow for an owner-occupied short-term rental use involving one bedroom in an existing Single-Family Residential (SFR) house with a total of three bedrooms at 1613 Eastside Lane in Coleville with a maximum occupancy of 2 persons and 2 vehicles.

Name of Public Agency Approving Project: Mono County

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: 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:

Class 1 (15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences, and conversion of a single-family residence to office use.

Single-family homes that are rented on a short-term basis (as an owner-occupied rental) will still be used as single-family homes and in a manner that is not substantially different from how they would be used if they were occupied by full-time residents or long-term renters. In addition, short-term rentals are subject to compliance with regulations governing the management of these units stipulated in Mono County Code 5.65, which addresses aesthetics, noise, parking, utilities, and other similar issues. As a result, rental of a single-family residence 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: Hailey Lang

Area Code/Telephone/Extension: (760) 932-5415

If filed by applicant:

Posted thru June 10, 2019

2019058232

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: *[Handwritten Signature]* Date: 5-7-19 Title: Planning Analyst

- Signed by Lead Agency
- Signed by Applicant

Governor's Office of Planning & Research
MAY 13 2019
STATE CLEARINGHOUSE