

2020050537

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
PO 237
Bridgeport, CA 93517

From: (Public Agency): Mono County Community Development
PO Box 347
Mammoth Lakes, CA 93546
(Address)

Project Title: Use Permit 20-001/Barter: Owner-Occupied Short-Term Rental

Project Applicant: Brandon Barter

Project Location - Specific:
320 Mountain View Drive

Project Location - City: Swall Meadows Project Location - County: Mono

Description of Nature, Purpose and Beneficiaries of Project:

An owner-occupied short-term rental located at 320 Mountain View Drive (APN 064-150-004) in Swall Meadows. The parcel is designated Estate Residential (ER). Occupancy is limited to and shall not exceed a total of six persons (two long-term residents and up to four short-term renters) and a total of four vehicles (two vehicles for the owner and two for renters).

Name of Public Agency Approving Project: Mono County

Name of Person or Agency Carrying Out Project: Brandon Barter

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:

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: Kelly Karl Area Code/Telephone/Extension: 760-924-1809

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: 05/26/20 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

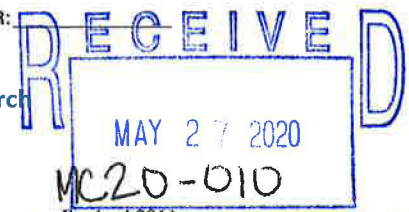
Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Governor's Office of Planning & Research

MAY 27 2020

STATE CLEARINGHOUSE OFFICE OF THE CLERK



Posted 5/27/20 thru 6/27/20