Print Form

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
P.O. Box 237
Bridgeport, CA 93517

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

Project Title: STRAP 26-003 Rubaum Short Term Rental

Project Applicant: Heather Oster

Project Location - Specific:
112 Knoll Ave, Unit 11 June Lake, CA 93529

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

Description of Nature, Purpose and Beneficiaries of Project:
New short-term rental in existing condominium complex

Name of Public Agency Approving Project: Mono County Community Development Department

Name of Person or Agency Carrying Out Project: Heather Oster

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 Existing Facilities
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
The shift from long-term to short-term use of the residence does not change or expand the residential activities of the property, which includes sleeping and eating. Thus, the continued residential use on a short-term basis is not more intensive than the conversion of a single-family residence to office use. Additionally, because the project does not propose any new structures or amenities that would alter current residential activities, it is unlikely that the project will result in significant impacts to the neighborhood.

Lead Agency Contact Person: Jackson Cipriano Area Code/Telephone/Extension: 760-932-5430

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: Jackson Cipriano Date: 10/27/2026 Title: Planning 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: