

NOTICE OF DETERMINATION

TO:	Office of Planning and Research <i>US Mail:</i> P.O. Box 3044 Sacramento, CA 95812 <i>Street Address:</i> 1400 Tenth Street Sacramento, CA 95814	FROM:	Lead Agency Town of Mammoth Lakes 437 Old Mammoth Road, Suite 230 Mammoth Lakes, CA 93546 Contact: Sandra Moberly, AICP Phone: 760.965.3630 ext. 3633
	County Clerk Mono County 74 School Street P.O. Box 237 Bridgeport, CA 93517		

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number:	2003042155; 2015052072
Project Title:	Use Permit (UPA) 20-003 and Design Review (DR) 20-005 for Phase 1 of The Parcel (the "Project")
Project Applicant:	Town of Mammoth Lakes
Project Location:	1699 Tavern Rd and 33 Center St Town of Mammoth Lakes Mono County, CA
Project Description:	<p>A Use Permit is required pursuant to MC Section 17.138.030.D because the applicant is requesting a 100% density bonus through the Town's Density Bonus Program to allow for a maximum of 580 units to be constructed across the site where 300 units is the maximum currently allowed by the RMF-1 zoning district standards. Approval of the Use Permit is necessary for implementation of the Master Plan, and would require that all housing units within the development, with the exception of property manager's units, be deed-restricted affordable units for individuals and households working in the region.</p> <p>The Design Review application is for the first phase of the project, known as Development Area 1, which is approximately 2.7 acres and includes 81 rental units (80 deed-restricted affordable multi-family units up to 80% AMI and 1 caretaker unit) with an average income throughout the site of 60% AMI. The project includes 18 1-bedroom units as well as 21 units each of studios, 2-bedroom units and 3-bedroom units. Building B-1, which includes 15 units, is 52'7" in</p>

RECEIVED

FEB 04 2021

OFFICE OF THE CLERK

TM 21-003

Notice of Determination

1

Posted thru 3/5/2021

	<p>height and is oriented north-south fronting Center Street. Building A-1, which includes 66 units, is 52'3" in height and is oriented to the south of building B-1 with a shared drive aisle off Center Street. Building A-1 will also provide space for a daycare facility and community center. Additional public amenities include a roughly 0.5-acre public park, two new transit stops and new street, sidewalk and multi-use path (MUP) connections through the site from Center St. to Tavern Rd. The project provides a total of 93 off-street parking spaces split between 70 podium spaces and 23 surface spaces, with an additional 22-25 on-street parking spaces proposed on Center Street and Tavern Street.</p> <p>The environmental impacts of the Project were previously analyzed in (1) the certified <i>Final Program Environmental Impact Report for the Town of Mammoth Lakes 2005 General Plan Update</i> (State Clearinghouse No. 2003042155, dated May 2007); and (2) the <i>Town of Mammoth Lakes General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update Draft Environmental Impact Report</i> (State Clearinghouse No. 2015052072, dated June 2016) (collectively, the "Previously Certified EIRs"). Pursuant to State CEQA Guidelines section 15183.3, the Town subsequently prepared an Infill Environmental Checklist in December 2020 that analyzed the Project's potential impacts and the extent to which these impacts were already analyzed in the Previously Certified EIRs; the Infill Environmental Checklist concluded, based on substantial evidence, that the Project qualifies as an infill project and that no additional environmental review is necessary for the Project under State CEQA Guidelines section 15183.3 because the Project would not cause any new specific effects or effects more significant than those analyzed in the Previously Certified EIRs, and that uniformly applicable development policies or standards would substantially mitigate any potential Project effects.</p>
Person or entity undertaking the project	Town of Mammoth Lakes is directly undertaking the Project as Lead Agency


This is to advise that the Town of Mammoth Lakes, as the Lead Agency for the Project, approved the Project on January 20, 2021, and it has made the following determinations regarding the Project:

1. <input checked="" type="checkbox"/>	The Project will not cause any new specific effects or more significant effects on the environment beyond those identified in the Previously Certified EIRs and/or uniformly applicable development policies or standards described in the Infill Environmental Checklist prepared for the Project would substantially mitigate any such effects. (State CEQA Guidelines, § 15183.3.)
2. <input checked="" type="checkbox"/>	An Environmental Impact Report (EIR) was previously prepared and certified for the Project pursuant to the provisions of CEQA.

3. <input checked="" type="checkbox"/>	Applicable mitigation measures or uniformly applicable development policies or standards as described in the Infill Environmental Checklist were made a condition of the approval of the Project.
4. <input checked="" type="checkbox"/>	A mitigation monitoring or reporting plan was previously adopted for the project in connection with the Previously Certified EIRs.
5. <input checked="" type="checkbox"/>	A Statement of Overriding Considerations was previously adopted for this project as part of the Previously Certified EIRs.
6. <input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.

This is to certify that the Previously Certified EIRs, the Infill Environmental Checklist, and the comments and responses and the record of project approval, are available to the General Public at the following locations:

<https://www.townofmammothlakes.ca.gov/882/The-Parcel>

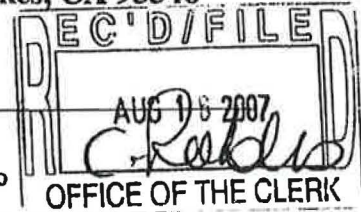
Date: February 4, 2021	
	Signature Name: Sandra Moberly, AICP Title: Community & Economic Development Director, Town of Mammoth Lakes

Date Received for Filing: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.



Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546



Notice of Determination

To: ☒ Office Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

☒ County Clerk
County of Mono
P.O. Box 237
Bridgeport, CA 93517

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Town of Mammoth Lakes 2005 General Plan Update (2007 General Plan)

State Clearinghouse Number: 2003042155
(If submitted to Clearinghouse)

Lead Agency

Contact Person: Jen Daugherty

Area Code/Phone/Extension: (760) 934-8989 x260

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Description: Comprehensive update of the Town's 1987 General Plan (General Plan Amendment 2003-01 and 2003-01B).

This is to advise that the Town of Mammoth Lakes has approved the above described project on

☒ Lead Agency ☐ Responsible Agency

August 15, 2007 and has made the following determinations regarding the above described project:
(Date)

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: The Town of Mammoth Lakes offices at 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA 93546 and on the Town's website at <http://www.ci.mammoth-lakes.ca.us/>

Jennifer Daugherty
Signature (Public Agency)

August 16, 2007
Date

Assistant Planner
Title

Date received for filing at OPR: _____

RECEIVED

FEB 04 2021

OFFICE OF THE CLERK

TM 21-002
3/5/2021

Posted thru



STATE OF CALIFORNIA-THE RESOURCES AGENCY

DEPARTMENT OF FISH AND GAME

ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 753.5a (8-81)

Lead Agency: Town of Mammoth Lakes Date: Aug. 16, 2007
County/State Agency of Filing: Mono County Document No.: 2003042155
Project Title: Town of Mammoth Lakes 2005 General Plan Update
Project Applicant Name: Town of Mammoth Lakes Phone Number: (760) 934-8989
Project Applicant Address: P.O. Box 1609 Mammoth Lakes, CA 93546
Project Applicant (check appropriate box): Local Public Agency ☒ School District ☐ Other Special District ☐
State Agency ☐ Private Entity ☐

CHECK APPLICABLE FEES:

(✓) Environmental Impact Report	\$ 2500.	\$ 2,500.00
() Negative Declaration	\$ 1800.	\$
() Application Fee Water Diversion (State Water Resources Control Board Only)		\$
() Projects Subject to Certified Regulatory Programs		\$
(✓) County Administrative Fee	\$ 50.	\$ 50.00
() Project that is exempt from fees		

TOTAL RECEIVED \$ 2,550.00

Signature and title of person receiving payment: _____

RECEIVED

Notice of Determination

DEC 27 2016

TM 16-022

To:

☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Mono

Address: P.O. Box 237, Bridgeport, CA 93517

From:

Public Agency: Town of Mammoth Lakes

Address: 437 Old Mammoth Road, Suite R

Mammoth Lakes, CA 93546

Contact: Sandra Moberly, CED Manager

Phone: 760 965-3630 x3633

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2015052072

Project Title: Land Use Element/Zoning Code Amendments and Mobility Element Update

Project Applicant: Town of Mammoth Lakes

Project Location (include county): Town of Mammoth Lakes, Mono County

Project Description:

The Project includes Land Use Element/Zoning Code amendments focused on revisions to commercial district development standards. Amendments also include revisions to boundaries of commercially designated properties to match current zoning. Additionally, amendments include changing policy and text associated with regulating growth from a People At One Time (PAOT) to an impacts based approach and a change in buildout methodology. The Project includes deleting Community Benefits Incentive Zoning (CBIZ) and modifying Transfer Development Rights (TDRs) policies. The Project includes a Mobility Element Update to achieve a multimodal transportation system.

This is to advise that the Town of Mammoth Lakes has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on December 21, 2016 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency):

Sandra Moberly

Title:

CED Manager

Date:

12.22.16

Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

posted thru
01/30/17



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

Print

StartOver

Finalize&Email

RECEIPT NUMBER:

26 — 12/27/2016 — 035

STATE CLEARINGHOUSE NUMBER (If applicable)

2015052072

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Town of Mammoth Lakes Planning

LEAD AGENCY EMAIL

DATE

12/27/2016

COUNTY/STATE AGENCY OF FILING

Mono

DOCUMENT NUMBER

TM 16-022

PROJECT TITLE

Land use element/zoning code amendments and mobility element update

PROJECT APPLICANT NAME

Sandra Moberly

PROJECT APPLICANT EMAIL

PHONE NUMBER

(760) 965-3630 x 3633

PROJECT APPLICANT ADDRESS

P.O. Box 1609

CITY

mammoth Lakes

STATE

CA

ZIP CODE

93546

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	0.00

☒ Exempt from fee☐ Notice of Exemption (attach)☒ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	0.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 3,070.00

SIGNATURE

Debra
X VandeBrakeDigitally signed by Debra
VandeBrake
Date: 2016.12.30 10:35:35
-08'00'

AGENCY OF FILING PRINTED NAME AND TITLE

Debra VandeBrake Deputy Clerk-Recorder