



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

Phone (760) 965-3630 | Fax (760) 934-7493

<http://www.townofmammothlakes.ca.gov/>

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: Design Review 22-003 for Phase 2 of the Parcel Affordable Housing Project

State Clearinghouse Number: 2003042155; 2015052072

Lead Agency

Contact Person: Gina Montecallo

Area Code/Phone/Extension: (760) 965-3641

Project Location – Specific: 1699 Tavern Road and 33 Center Street (APN 035-290-001-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Applicant: Pacific West Companies, Inc. / Town of Mammoth Lakes

Project Description: Design Review 22-003 for the Parcel Affordable Housing Project (Project) consists of Phase 2 which includes infrastructure improvements and construction of four 3-story, and one 4-story residential building for a total of 148 rental units (146-147 deed restricted affordable housing units and 1-2 manager's units). The project is proposed to be constructed and financed in two phases, Phase 2.1, 72 units and Phase 2.2 including the four 3-story buildings with 76 units. Parking for the development is provided within an understructure parking garage that accommodates 72 vehicles, as well as 44 tuck-under carport stalls and 105 surface parking spaces. The proposed project is applicable to the 4.8-acre northeast portion of the overall Parcel site.

The environmental impacts of the Project were previously analyzed in (1) the certified Final Program Environmental Impact Report for the Town of Mammoth Lakes 2005 General Plan Update (State Clearinghouse No. 2003042155, dated May 2007); and (2) the Town of Mammoth Lakes General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update Draft Environmental Impact Report (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.

The property is located within the Parcel Master Plan zone at 1699 Tavern Road and 33 Center Street.

This is to advise that the Town of Mammoth Lakes Planning and Economic Development Commission has approved the Lead Agency Responsible Agency the above-described project on June 13, 2022, and has made the following determinations regarding the above described project:

1. The project [will 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, Section 15183.3.)
2. An Environmental Impact Report was previously prepared which analyzed the potential environmental impacts of this project pursuant to the provisions of CEQA.
 A Negative Declaration was previously prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures [were were not] previously made a condition of the approval of the project.
4. A statement of Overriding Considerations [was was not] previously adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Previously Certified EIRs, the Infill Environmental Checklist, and the record of project approval are available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.



Signature (Public Agency)

June 13, 2021
Date

Assistant Planner
Title

Date received for filing at OPR: _____