

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:	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>The Parcel is a project that will result in the construction of a variety of affordable workforce housing types with associated streets, community space/amenities, new bus stops, open spaces/parks, parking, and necessary utility infrastructure. Development of the Project would include 400 to 580 residential units, which equate to 16 to 23 dwelling units per acre (gross). All units would be restricted to individuals and households working in the region for the purpose of workforce housing. In addition to residential units, the project also proposes to construct at least one community-serving facility to support the neighborhood.</p> <p>The Project includes several approvals, including approvals of District Zoning Amendment (DZA) 20-001, adoption of the 2021 Parcel Master Plan, Zoning Code Amendment (ZCA) 20-005, UPA 20-003 (granting a density bonus for The Parcel site), and DR 20-005 for development of Phase 1 of The Parcel affordable housing development. The Town Council approved the Project on January 20, 2021, with the approval of DZA 20-001 and ZCA 20-005.</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: January 20, 2021

Sandra Moberly

Signature

Name: Sandra Moberly, AICP

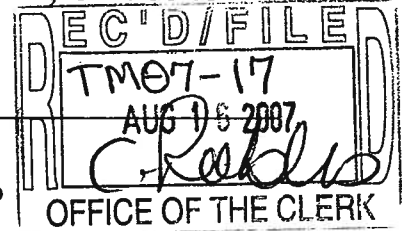
Title: Community & Economic Development
Director, Town of Mammoth Lakes

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

[X] 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 August 15, 2007 and has made the following determinations regarding the above described project:
[X] Lead Agency [] Responsible Agency

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

- 1. The project [X] will [] will not have a significant effect on the environment.
2. [X] 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 [X] were [] were not made a condition of the approval of the project.
4. A statement of Overriding Considerations [X] was [] was not adopted for this project.
5. Findings [X] 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/

Jen Daugherty
Signature (Public Agency)

August 16, 2007
Date

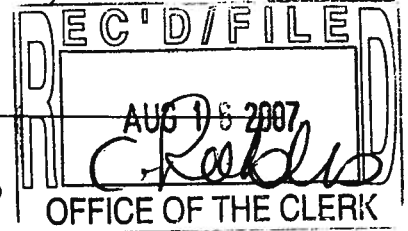
Assistant Planner
Title

Date received for filing at OPR: _____

Posted thru 10/16, 2007
Mono County Clerk-Recorder



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
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Subject:

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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/>

Signature (Public Agency)

August 16, 2007
Date

Assistant Planner
Title

Date received for filing at OPR: _____



STATE OF CALIFORNIA-THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (8-91)

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:

<input checked="" type="checkbox"/> Environmental Impact Report	\$ 2500.	\$ 2,500.00
<input type="checkbox"/> Negative Declaration	\$ 1800.	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)		\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs		\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$ 50.	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		\$ _____
TOTAL RECEIVED		\$ 2,550.00

Signature and title of person receiving payment: _____

RECEIVED

DEC 27 2016
TM 16-022

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
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

OFFICE OF THE CLERK

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 (input checked) Lead Agency or (input unchecked) Responsible Agency

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

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

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	\$	<u>3,070.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input checked="" type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee		\$	<u>0.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,070.00

SIGNATURE Debra Vandebrake	Digitally 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
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