

Notice of Determination

Appendix D

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

From:
Public Agency: Mono County
Address: PO Box 347
Mammoth Lakes, CA 93546
Contact: Wendy Sugimura
Phone: 760-924-1814

[] County Clerk
County of: Mono
Address: PO Box 237
Bridgeport, CA 93517

Lead Agency (if different from above):
Town of Mammoth Lakes
Address: 437 Old Mammoth Road, STE 230
Mammoth Lakes, CA 93546
Contact: Sandra Moberly
Phone: 760-934-3630 ext. 3633

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): 2003042155, 2015052072

Project Title: The Parcel

Project Applicant: Town of Mammoth Lakes

Project Location (include county): 1699 Tavern Road and 33 Center Street, Mammoth Lakes, Mono County

Project Description:
Adopt a resolution approving a \$1.8 million loan and associated regulatory and subordination agreements for permanent supportive housing, authorizing the County Administrative Officer to execute the loan, agreements and the State of California No Place Like Home (NPLH) standard agreement and related documents, to provide an additional \$500,000 in NPLH funds to the project, and finding that the project qualifies for the streamlining procedures under California Environmental Quality Act ("CEQA") Guidelines section 15183.3 and that no further environmental review is required. Th County considered the findings that were adopted by the Town of Mammoth Lakes for the CEQA

This is to advise that the County of Mono has approved the above ([] Lead Agency or [X] Responsible Agency)

described project on 4/19/2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [] will [X] 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 mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. 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, or the negative Declaration, is available to the General Public at:
https://www.townofmammothlakes.ca.gov/163/2007-General-Plan-Environmental-Document

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 4/19/2022 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:
 26 — 01/21/2021 —
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Town of Mammoth Lakes	LEAD AGENCY EMAIL smoberly@townofmammothlakes.ca.gov	DATE 01/21/2021
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER TM 21-001	

PROJECT TITLE

The Parcel Project

PROJECT APPLICANT NAME Town of Mammoth Lakes	PROJECT APPLICANT EMAIL smoberly@townofmammothlakes.ca.gov	PHONE NUMBER (760) 965-3630
PROJECT APPLICANT ADDRESS 437 Old Mammoth Road, Suite 230	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 type="checkbox"/> Environmental Impact Report (EIR) | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 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 | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 0.00

SIGNATURE

X

[Handwritten Signature]

AGENCY OF FILING PRINTED NAME AND TITLE

DANIELE ESPINDA - DEPUTY CLERK RECORDER



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 111.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 P.O. Box 944209
 Sacramento, California 94244-2090

RECEIVED

NOTICE OF DETERMINATION

JAN 23 2021

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 OFFICE OF THE CLERK Town of Mammoth Lakes TM-21-001 437 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>

Notice of Determination

Posted thru 2/22/2021

	<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>

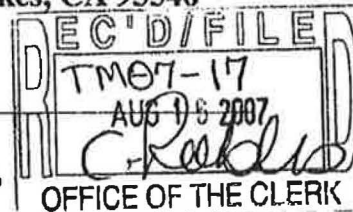
Date: January 20, 2021	<p style="text-align: center;"><i>Sandra Moberly</i> <u>Sandra Moberly</u></p> Signature Name: Sandra Moberly, AICP Title: Community & Economic Development Director, Town of Mammoth Lakes
-------------------------------	---

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/>

Signature (Public Agency)

August 16, 2007
Date

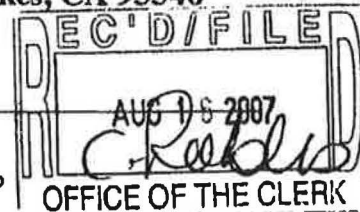
Assistant Planner
Title

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
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/>

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 (8-01)

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

Notice of Determination

DEC 27 2016
Appendix D

TM 16-022

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

From: Public Agency: Town of Mammoth Lakes
Address: 437 Old Mammoth Road, Suite 100
Mammoth Lakes, CA 93546
Contact: Sandra Moberly, CED Manager
Phone: 760 965-3630 x3633

OFFICE OF THE CLERK

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

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: 12.27.16 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 X 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
--	---	--