

TOWN OF MAMMOTH LAKES CEQA NOTICES filled 2024

NUMBER	TYPE of Notice	TITLE and DESCRIPTION	DATE POSTED
TM 24-001	NOE	Administrative Design Review (ADR) 23-002 approves the proposed design and construction of a new 4,667 square foot single-family residence and 1,198 square foot accessory dwelling unit at 145 Le Verne Street on a 0.47-acre lot. The property is located in the Rural Residential (RR) zoning district in The Bluffs subdivision.	01/19/2024
TM 24-002	NOE	Use Permit 23-002 allows the construction of an 80-foot tall “stealth monopine” cell tower at Mammoth Lakes Fire Protection District Station #2. The application was filed by Eukon Group on behalf of AT&T, in accordance with Chapters 17.32 (Special Purpose Zoning Districts) and 17.68 (Use Permits) and Section 17.52.280 (Telecommunication Facilities) of the Town of Mammoth Lakes Municipal Code for a property located within the Resort (R) zoning district at 1574 Old Mammoth Road. The proposed project meets all the requirements of the Town of Mammoth Lakes Municipal Code and General Plan.	02/15/2024
TM 24-003	NOE	Variance 23-001 allows a 40% reduction of the front setback to allow for a 15-foot front setback where a 25-foot setback would otherwise be required for a proposed new single-family residence and attached garage at 13 Davison Road. The application was filed by Matthew Smith on behalf of the property owners, the Mascher Trust in accordance with Chapters 17.72 (Variances) of the Town of Mammoth Lakes Municipal Code, for a property located within the Residential Multi-Family 2 (RMF-2) zoning district at 13 Davison Road. The proposed project meets all the requirements of the Town of Mammoth Lakes Municipal Code and General Plan.	02/15/2024
TM 24-004	NOE	Trucked Recycled Water Program Use Area Expansion The project expands the trucked recycled water program of the current boundary to an expanded area. The intent of the project is to allow water haulers to transport disinfected secondary 2.2 recycled water or tertiary recycled water within economical hauling distances from the District’s wastewater treatment plant for the following uses: backfill consolidation around non-potable piping, soil compaction, mixing of concrete, dust control on roads and streets, cleaning roads, sidewalks, and outdoor work areas, and restricted access freeway landscape irrigation. The project will lessen the impact on small water systems in the region who have been supplying potable water for this need. The District has an approved Title 22 Engineering Report, satisfying State requirements for a trucked recycled water program.	03/28/2024
TM 24-005	ND	Town of Mammoth Lakes Childcare Center 6-960 sq. ft. modular units with combined size of 6670 sq. ft. as an addendum to TM 19-009	04/04/2024
TM 24-006	NOE	APL 24-001 – Appeal of the February 14, 2024 Planning and Economic Development Commission Decision to approve Use Permit Application 23-002 for the construction of an 80-foot tall “stealth monopine” cell tower located at 1574 Old Mammoth Road.	04/05/2024

TM 24-007	NOE	Design Review (DR 23-0005) consists of a complete renovation of the existing 2-story Mammoth Mall structure to improve the existing commercial building consisting of restaurant, retail and office uses as well as the addition of a new feature restaurant, ground floor patio and two second floor outdoor decks. Mammoth Mall Remodel (DR 23-005) (AP – 23-004)	04/12/2024
TM 24-008	NOE	Master Sign Program (MSP) 23-001, proposes Master Sign Program to be implemented for the Outbound Hotel project, in accordance with Chapters 17.48.050 (Master Sign Program) of the Town of Mammoth Lakes Municipal Code, for property located within the Clearwater Specific Plan (CSP) zoning district at 164 Old Mammoth Road; The beneficiaries of the project are the property owners, WH SN Mammoth, LLC.	04/12/2024
TM 24-009	NOE	Rockspring- Resort Condominium Development Project Tentative Tract Map 24-002. Use Permit 24-001, and Design Review 24-001) Located at 6040, 6042, and 6060 Minaret Rd	04/12/2024
TM 24-010	NOE	The Town of Mammoth Lakes Civic Center Project consists of a 2-story, 19,337 square foot municipal office building for the Town of Mammoth Lakes and associated site improvements (parking, walkways, landscaping). The project site is 2.1 acres in size and is a part of the larger 11-acre Civic Center plaza property.	04/12/2024
TM 24-011	NOE	Adjustment 24-002 permits a 20% reduction to the 20'-0" rear yard setback to allow for an increase in the building footprint size of approximately 400 square feet (2-story, 724 square foot increase in habitable space) for an addition to the eastern side of the existing single-family residence located at 445 East Bear Lake Drive. The Adjustment was filed by Mike Britton of Britton Architecture on behalf of the owners, Craig and Stacy Bloom. The project meets the applicable Mammoth Lakes Municipal Code standards and requirements.	04/23/2024
TM 24-012	NOE	2024 Water and Wastewater System Improvements Replacing and/or rehabilitating existing water and sewer infrastructure owned and operated by District. Water system work will include replacing existing galvanized water laterals with polyethylene pipe and/or replacing old water meter assemblies with newer assemblies. Some water meters will be moved to more accessible locations, along the existing lateral, in previously disturbed locations. Sewer projects will include repairing or rehabilitating existing wastewater collection system infrastructure- manholes, main lines and laterals.	05/20/2024
TM 24-013	NOE	Tank T-2, Tank T-7, & LMTP Backwash Tank Coating System Rehab. The Purpose of the project is to re-coat and rehabilitate existing potable water tanks. The tanks are owned and maintained by MCWD. The tank capacities are 1 million gallons, 0.5 million gallons and 50,000 gallons.	05/20/2024
TM 24-014	NOE	Campus Pavement and Drainage The Purpose of the project is to repave existing facilities owned and maintained by the District. The project is limited in scope to the existing facilities. The existing pavement is 30+ years old, and due to settling of the ground over time, additional improvements to the stormwater drainage is required.	05/20/2024
TM 24-015	NOE	2024 Laurel Pond Monitoring Well Installation. Treated wastewater effluent from the Mammoth Community Water District is disposed of at Laurel Pond, an effluent dominated pond located east of the Town of Mammoth Lakes. Effluent disposal to Laurel Pond is permitted by the Lahontan Regional Water Quality Board and they have determined that the existing monitoring wells are not screened in the correct location to comply with their monitoring requirements. This projects scope	05/20/2024

		is to install three (but up to four) new monitoring wells adjacent to the four existing monitoring wells that were installed in the summer of 2021. These monitoring wells will be sampled for compliance as well as to provide data for on-going studies.	
TM 24-016	NOE	Valentine Reserve Prescribed Pile Burn. To reduce fuels in Valentine Reserve from a 25-acre fuel reduction project by prescribed pile burn of slash piles. There are approximately 150 piles dispersed over 9 acres. To reduce the risk of catastrophic fire by improving fire resiliency through vegetation treatments. Focus is on removing brush, vegetation and ground litter, reducing the amount of hazardous fuels in the reserve, which will help prepare for, and avoid the impact of an out of control catastrophic wildfire.	05/20/2024
TM 24-017	NOE	Administrative Design Review 24-002 permits construction of a 2332 SqFt single-family residence with an 877 sqft detached accessory dwelling unit located at 2428 Fir St. in the Bluffs subdivision.	05/21/2024
TM 24-018	NOE	Administrative Design Review 24-001 permits construction of a 1,928 square foot single-family residence with a 1,230 square foot attached garage for property located at 485 Le Verne Street in The Bluffs subdivision. The Administrative Design Review was filed by the owners, Jay and Deborah Kawamoto. The project meets applicable Mammoth Lakes Municipal Code standards and requirements.	06/11/2024
TM 24-019	NOE	Joaquin fuels project Defensible space, hazardous fuels reduction project. The project is for wildfire hazard fuels reduction on a single undeveloped parcel. The project area is 0.68 acre & consists of removing smaller immature trees in area of high density, dead ground fuels and limbing up remaining mature trees. Cut material will be chipped and spread throughout the project area, ground litter and green waste will be hauled away.	06/13/2024
TM 24-020	NOE	Lakes Basin Hazardous Fuels Reduction. This project involves the removal of dead, dying, diseased, insect infested and suppressed trees near structures, roadways and pathways for public health and safety purposes, and contains a secondary benefit of reducing forest fuels for forestry and fire hazard reduction purposes.	06/14/2024
TM 24-021	NOE	Design Review (DR) 23-004 for a major design change to Building D of the approved 540 mixed-use project located at 540 Old Mammoth Road. This project is a major design review that requests approval of a major design change to building D (lot 13). The proposed major change results in a reduced building footprint, building height and overall size of Building D.	06/14/2024
TM 24-022	NOE	Capybara Empanadas-Mobile Vendor Permit (Administrative Permit 24-001). Capybara empanadas has requested to operate as a mobile vendor within the town of mammoth lakes, which requires the approval of an administrative permit. The proposed project was found to have met all the requirements of the Mammoth Lakes Municipal Code for mobile business and the administrative permit was subsequently approved.	06/24/2024

TM 24-023	NOE		06/20/2024
TM 24-024	NOE	Administrative Design Review 24-003 and Adjustment 24-003 permit construction of a 3,554 square foot single-family residence and a 1,030 square foot attached accessory dwelling unit with a 5% increase in lot coverage for property located at 280 Le Verne Street in The Bluffs subdivision. The project meets applicable Mammoth Lakes Municipal Code standards and requirements.	06/20/2024
TM 24-025	NOE	Lot Line Adjustment 24-002 Lot Line Adjustment (LLA) 24-002 approves the merger of the three parcels located at 445, 465, 485 Fir Street into two parcels consisting of one 74,603 square foot parcel and one 78,642 square foot parcel in the Rural Residential Zoning District. The project applicants and property owners are Ryan Meyers, Catherine Meyers, and Joseph Valdez.	
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			08/28/2024