

1/11 22-009



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: [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

FILED

MAY 13 2022

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

MONO COUNTY CLERK

Project Title: Tentative Tract Map 22-001 for 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: The Tentative Tract Map for the Parcel Affordable Housing Project (Project) consists of the creation of 14 lots for future affordable housing uses, 3 lots for open space and parks, and public street dedications to complete the westerly extension of Tavern Road, the creation of Inyo Street connecting Center Street and Tavern Road and the northerly extension of Chaparral Road. The requested tentative tract map is for subdivision purposes only; no development is proposed.

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

[X] Lead Agency [] Responsible Agency

the above-described project on May 11, 2022, and has made the following determinations regarding the above described project:

- 1. The project [] will [X] 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. [X] 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 [X] were [] were not previously made a condition of the approval of the project.
4. A statement of Overriding Considerations [X] was [] was not previously adopted for this project.

Posted 5/13 - 6/13/2022

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)

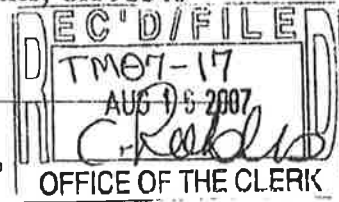
May 12, 2021
Date

Assistant Planner
Title

Date received for filing at OPR: _____



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: Jan 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

RECEIVED

Notice of Determination

DEC 27 2016

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

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, State 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 (X) 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 (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 () were (X) 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:

Signature (Public Agency): Sandra Moberly Title: CED Manager

Date: 12/21/16 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](#) [Start Over](#) [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) 965-3830 x 3633
PROJECT APPLICANT ADDRESS P.O. Box 1609		CITY mammoth Lakes	STATE CA	ZIP CODE 93546
PROJECT APPLICANT (Check appropriate box)				
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> 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
<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)			
<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 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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State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 26 — 05/13/2022 —
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2003042155,201505072

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Gina Montecallo	LEAD AGENCY EMAIL gmontecallo@townofmammothlakes.ca.gov	DATE 05/13/2022
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER TM-009	

PROJECT TITLE

Tenative tract map 22-001 for parcel affordable housing project

PROJECT APPLICANT NAME Pacific West Companies/ Town of Mammoth Lakes	PROJECT APPLICANT EMAIL gmontecallo@townofmammothlakes.ca.gov	PHONE NUMBER (760) 9653641
PROJECT APPLICANT ADDRESS Po 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 type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |

- 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 | \$ | <u>0.00</u> |
| <input type="checkbox"/> County documentary handling fee | | \$ | <u> </u> |
| <input checked="" type="checkbox"/> Other County Processing Fee | | \$ | <u>50.00</u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Mono County Deputy Clerk/Recorder
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