

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
	County Clerk Mono County 74 School Street P.O. Box 237 Bridgeport, CA 93517		Contact: Sandra Moberly, AICP Phone: 760.965.3630 ext. 3633

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:	Use Permit (UPA) 20-003 and Design Review (DR) 20-005 for Phase 1 of 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:	A Use Permit is required pursuant to MC Section 17.138.030.D because the applicant is requesting a 100% density bonus through the Town's Density Bonus Program to allow for a maximum of 580 units to be constructed across the site where 300 units is the maximum currently allowed by the RMF-1 zoning district standards. Approval of the Use Permit is necessary for implementation of the Master Plan, and would require that all housing units within the development, with the exception of property manager's units, be deed-restricted affordable units for individuals and households working in the region. The Design Review application is for the first phase of the project, known as Development Area 1, which is approximately 2.7 acres and includes 81 rental units (80 deed-restricted affordable multi-family units up to 80% AMI and 1 caretaker unit) with an average income throughout the site of 60% AMI. The project includes 18 1-bedroom units as well as 21 units each of studios, 2-bedroom units and 3-bedroom units. Building B-1, which includes 15 units, is 52'7" in

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Notice of Determination

Posted thru 3/5/2021

	<p>height and is oriented north-south fronting Center Street. Building A-1, which includes 66 units, is 52'3" in height and is oriented to the south of building B-1 with a shared drive aisle off Center Street. Building A-1 will also provide space for a daycare facility and community center. Additional public amenities include a roughly 0.5-acre public park, two new transit stops and new street, sidewalk and multi-use path (MUP) connections through the site from Center St. to Tavern Rd. The project provides a total of 93 off-street parking spaces split between 70 podium spaces and 23 surface spaces, with an additional 22-25 on-street parking spaces proposed on Center Street and Tavern Street.</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>

<p>Date: February 4, 2021</p>	<p style="text-align: center;"></p> <p>Signature</p> <p>Name: Sandra Moberly, AICP Title: Community & Economic Development Director, Town of Mammoth Lakes</p>
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Date Received for Filing: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.