

RECEIVED

DEC 27 2016
TM 16-022

Notice of Determination

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

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

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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