

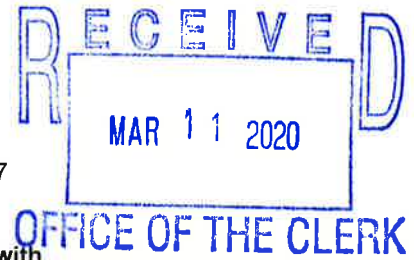


**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**P.O. Box 1609, Mammoth Lakes, CA 93546**  
**Phone (760) 965-3630 | Fax (760) 934-7493**  
<http://www.townofmammothlakes.ca.gov/>

**Notice of Determination**

To:  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.**

Tm 20-003

**Project Title:** Town Density Bonus Program Update (General Plan Amendment 19-002; Town Density Bonus Program Policy)

**State Clearinghouse Number:** 2015052072

**Lead Agency**

**Contact Person:** Nolan Bobroff

**Area Code/Phone/Extension:** (760) 965-3631

**Project Location – City:** Mammoth Lakes

**Project Location – County:** Mono

**Project Description:** The Project updates the Town Density Bonus Program with the goal of increasing the supply and diversity of workforce housing choices within the Town. The Project incentivizes developers who deed restrict a percentage of units with additional density (i.e., up to twice the permitted density) and allows for greater flexibility in utilization of the program by allowing smaller multi-family residential projects (i.e., projects that have a base density of less than 5 units) to qualify for the program. The Project amends the Town's General Plan Land Use Element (Policy L.2.D) and Housing Element (Policy H.1.C) and adopts a Town Council policy to implement the program update. An Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update Program Environmental Impact Report ("2016 Program Environmental Impact Report") was prepared for this Project in compliance with CEQA.

This is to advise that the Town of Mammoth Lakes Town Council has approved the

Lead Agency  Responsible Agency

above described project on March 4, 2020 and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a new significant effect on the environment or trigger a subsequent/supplemental environmental document under CEQA Guidelines Section 15162. No additional environmental document is required.
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] previously adopted for this project.
5. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final 2016 Program Environmental Impact Report with comments and responses, the Addendum to the 2016 Program Environmental Impact Report, and record of project approval is available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.

*Nolan Bobroff*  
 Signature (Public Agency)

March 10, 2020  
 Date

Associate Planner  
 Title

Date received for filing at OPR: \_\_\_\_\_

Posted through April 11, 2020



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Signature (Public Agency)

March 10, 2020  
Date

Associate Planner  
Title

**Governor’s Office of Planning & Research**

Date received for filing at OPR: \_\_\_\_\_

**MAR 10 2020**

**STATE CLEARINGHOUSE**