



SOLICITATION FOR PUBLIC COMMENT

SIERRA MANOR AFFORDABLE HOUSING PROJECT DRAFT NEPA ENVIRONMENTAL ASSESSMENT *-WITH ANTICIPATED-* FINDING OF NO SIGNIFICANT IMPACT

REGULATORY REQUIREMENTS: The Town of Mammoth Lakes (TOML), as responsible entity under the National Environmental Policy Act (NEPA), is soliciting comments on the Environmental Assessment (EA) with an anticipated Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27] on the Sierra Manor Affordable Housing Project. This notice is based on the EA which has been independently evaluated by TOML and is soliciting public comment on the adequacy and accuracy of the disclosed need, environmental issues, impacts of the proposed project, and appropriate mitigation measures [CEQ NEPA Regulations, 40 C.F.R. § 1501.4(e)(2)]. The EA is anticipated to provide sufficient evidence/analysis for determining that an Environmental Impact Statement is not required.

PROJECT APPLICANT: Town of Mammoth Lakes

TITLE: Sierra Manor Affordable Housing Project

PROJECT LOCATION: 238 Sierra Manor Rd., Mammoth Lakes, CA

REVIEW PERIOD: The public comment period begins on September 3rd, 2020 and ends on September 21st, 2020. Allowance will be made for late comments due to COVID.

DOCUMENT AVAILABILITY: <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/10944>

HOW TO COMMENT: Contact Nolan Bobroff, Town of Mammoth Lakes Housing Coordinator at:

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PROJECT DESCRIPTION: The Sierra Manor Affordable Housing project is an 100% affordable housing development, to serve low-income households earning below 80% of the Area Median Income, by providing an 11-one-bedroom apartment development. The project is located on a 0.4-acre, fully developed and paved commercial parcel that houses two (2) existing two-story office buildings with six (6) covered garages built in 1989, located at 238 Sierra Manor Road, Mammoth Lakes, California (Figure 1, below). The project proposes to rehabilitate two existing commercial buildings, to accommodate 11-one-bedroom residential apartments ranging between 720-740 sq ft, with five (5) covered garages within the existing footprint and Area of Potential Effect (APE, 36 CFR Part 800.16(d)). The property is within the Old Mammoth Road (OMR) commercial zone, which allows for both commercial and residential development. To accommodate the new housing units, the rehabilitation will retrofit a new roof and roofline on each of the buildings. Building B's rear walls, above the existing garages, will extend to match the front (eastern) elevations. To reinforce the structure, metal piles will be driven directly into the existing concrete foundation footings, not to exceed the current depth of the existing concrete footings. The rehabilitation will also retrofit new interior walls, plumbing, electrical system, mechanical fire suppression system, laundry room, secured bike storage, and exterior tenant community area. Outdoor spaces will include parking, water conscious landscaping, patio and sitting areas. The proposed landscaping will provide drought tolerant native and horticulturally appropriate trees, shrubs and groundcover. Water, sewer, and electricity will continue to be provided by Mammoth Community Water District, and Southern California Edison, respectively. All conversion activities will stay within the existing foundational footprint.

