



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 934-8989 | Fax (760) 934-8608
www.townofmammothlakes.ca.gov

**NOTICE OF AVAILABILITY/NOTICE OF PUBLIC COMMENT PERIOD AND
NOTICE OF PUBLIC MEETING**

Date: June 24, 2016

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability of the Draft Environmental Impact Report for the Land Use Element/Zoning Code Amendments and Mobility Element Update

Project Applicant: Town of Mammoth Lakes (Town)

Draft EIR Review Period: June 24, 2016 to August 8, 2016

Pursuant to State of California Public Resources Code (PRC) § 21091(a) and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), as amended to date, as Lead Agency, the Town of Mammoth Lakes is circulating for public review a Draft EIR for the proposed Project.

Project Title: Town of Mammoth Lakes Land Use Element/Zoning Code Amendments and Mobility Element Update (File Nos. GPA 15-002 and ZCA 15-002)

Project Description and Location: The Project includes the following General Plan Land Use Element Amendments focused on revisions to the development standards for the commercial areas:

1. Changing the allowable intensity of development within commercially designated and zoned areas to require a minimum of 0.75 FAR and allow up to 2.0 FAR and removal of units and rooms per acre;
2. Revisions to the boundaries of commercially designated land in the Land Use Element to match current commercial zoning;
3. Changing Land Use Element policy and text associated with regulating population growth from a People At One Time (PAOT) approach to an impact assessment based approach as well as a change in the buildout methodology; and,
4. Deleting Land Use Element Community Benefits Incentive Zoning (CBIZ) and modifying Transfer of Development Rights (TDR) policies.

The Town is also proposing Zoning Code Amendments associated with Item 1., above, regarding commercial development standards so that the Zoning Code is consistent with the General Plan. In

addition, consistent with assumptions in the buildout projections, the Town proposes a Zoning Code Amendment to allow 75% of the ground floor to be used for units or rooms (and other non-active uses) retaining the commercial uses along Primary and Secondary Active Frontages.

In addition, the Town is proposing to adopt and implement a Mobility Element Update. The Mobility Element Update addresses the two key concepts that are a focus of the 2007 General Plan: the triple-bottom line, which is the community's social, economic, and natural capital, and "feet-first" transportation, which emphasizes and prioritizes non-motorized travel first, public transportation second, and vehicle last. The Mobility Element Update identifies a Complete Streets network, which includes physical improvements to the local and regional transportation systems. For example, proposed changes along Main Street (i.e., vacation of the frontage road), extensions of roadways (i.e., Tavern Road, Sierra Nevada Road, Callahan Way) and connections of streets (i.e., Thompsons Way, Shady Rest site, 7B Road, and USFS property). In addition, the Mobility Element Update identifies opportunities for new signals and roundabouts throughout Town.

The Project Area for the General Plan Land Use Element/Zoning Code Amendments relative to the FAR includes approximately 122 acres of commercially designated lands within the Town. Other components of the Project, the shift from a People At One Time (PAOT) to an Impacts Assessment approach, CBIZ and TDR, have Townwide implications and the Project Area is the land within the Urban Growth Boundary (UGB). The Planning Area for the Mobility Element Update is the Town's Municipal Boundary.

Potentially Significant Environmental Effects: Based on the analyses contained in the Draft EIR, the Project would result in significant and unavoidable impacts in the following issue areas: Air Quality, Recreation, and Traffic. Other issues addressed in the Draft EIR, in which impacts were determined to be less than significant, include aesthetics; forestry resources; air quality (toxic air contaminants); biological resources; cultural resources; greenhouse gas emissions; land use and planning; noise and vibration; population and housing; public services (fire protection, law enforcement, schools, and libraries); transportation and circulation (consistency with plans); and utilities (water supply, wastewater, stormwater, and solid waste). With implementation of mitigation measures, no other significant and unavoidable impacts are expected to occur as a result of the Project.

CEQA requires that this notice disclose whether any listed toxic sites are present at the project location. The Draft EIR is a program level EIR and as such there is not a specific site location. Such analysis would be included at the time of a development application.

Document Availability: Copies of the Draft EIR are available during the 45-day public review period at the following locations:

1. Town of Mammoth Lakes, Community and Economic Development Department, 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA 93546;
2. Town of Mammoth Lakes website: <http://www.townofmammothlakes.ca.gov/>; and
3. Mono County Library, 400 Sierra Park Road, Mammoth Lakes, CA 93546.

Comment Period: A 45-day public review period for the Draft EIR begins **Friday, June 24, 2016** and ends **Monday, August 8, 2016**. Town staff will respond to all comments received on the Draft EIR. Comments may be submitted by facsimile, letter, or electronic mail.

All comments and responses to this notice should be submitted in writing to: Sandra Moberly, Manager, Town of Mammoth Lakes, Community and Economic Development Department, P.O. Box 1609, 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA, 93546, 760.934.8989, ext. 251, or via email at smoberly@townofmammothlakes.ca.gov.

Public Meeting: In addition to the opportunity to provide written comments in response to this Notice of Availability, the Town will conduct a public meeting during the regularly scheduled Planning & Economic Development Commission Meeting on **Wednesday, July 13, 2016** at **2:00 PM** to receive oral and written comments from agencies, organizations and interested parties regarding the Draft EIR. The meeting will be held at the **Town Council Chambers** at Minaret Village Shopping Center, 437 Old Mammoth Road, Suite Z, Mammoth Lakes, CA 93546.

Signature: Sandra Moberly

Date: 6.21.16