



COMMUNITY DEVELOPMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
(760) 934-8989 ext. 225, fax (760) 934-8608

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Intent to Adopt/Notice of Availability for the Terry Plum Vesting Tentative Parcel Map and Use Permit 10-001 Initial Study/Mitigated Negative Declaration

This serves as the Town of Mammoth Lakes (Town) Notice of Intent to adopt an Initial Study/ Mitigated Negative Declaration for the Terry Plum Vesting Tentative Parcel Map and Use Permit 10-001 Project, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and local implementation procedures.

PROJECT TITLE: Terry Plum Vesting Tentative Parcel Map and Use Permit 10-001 Project

PROJECT LOCATION: The Project site lies between the south end of Tamarack Street and east end of Le Verne Street (500 Le Verne Street) in Mammoth Lakes, California (Assessor Parcel Number 022-400-025).

PROJECT DESCRIPTION: The Project proposes to subdivide a 4.39 acre parcel (APN 022-400-025) into four lots for the future development of single-family homes. Three of the new lots will take access via a private driveway that will connect to an extension of the public roadway at the south end of Tamarack Street (Gibbs Cemetery Road). The fourth lot will take access from Le Verne Street in the Bluffs subdivision. The Project proposes to dedicate approximately 0.25 acres of land to the Town of Mammoth Lakes, part of which would be for the development of a public parking area with a maximum of six paved parking spaces (including one ADA space). The remaining dedicated land would continue to be used as snow storage for Town winter maintenance operations.

Also proposed is a 10-foot wide non-motorized public access easement across the eastern boundary of the property to connect the proposed public parking area and the United States Forest Service (USFS) lands south of the Project. The public parking area and the non-motorized access easement are intended to serve existing demand by recreational users who wish to access the nearby USFS lands.

The Project also proposes measures to improve emergency access along Tamarack Street, which is considered substandard by the Town of Mammoth Lakes based on its adopted street standards and by the Mammoth Lakes Fire Protection District (MLFPD). To address this, the project includes widening the pavement in three areas to create turn-out locations. The Project also includes the addition of one new fire hydrant on Tamarack Street.

NOTICE IS HEREBY GIVEN THAT the Town of Mammoth Lakes proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the Town of Mammoth Lakes. Copies of the Initial Study/Mitigated Negative Declaration and supporting materials are available for review at the Town of Mammoth Lakes Community Development Department, 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA, and on-line at <http://www.ci.mammoth-lakes.ca.us>. For questions regarding the Mitigated Negative Declaration please contact:

Ms. Jessica Morriss, Transportation Planner
Town of Mammoth Lakes
Community Development
P.O. Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, California 93546

Fax: 760-934-8608
Ph: 760-934-8989 x225

Or via E-mail to: jmorriss@ci.mammoth-lakes.ca.us



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To conserve resources, the Town has not distributed hard copies of the Initial Study/Mitigated Negative Declaration to all agencies, organizations, and interested parties. If you would like a hard copy, please contact Jessica Morriss (please see contact information above).

PUBLIC REVIEW PERIOD: In accordance with the State CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Negative Declaration must be submitted in writing and received by the Town of Mammoth Lakes no later than 5:00 p.m. on December 28, 2010, in order to be considered prior to the Town's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please mail, fax, or email your written comments to Ms. Jessica Morriss, Transportation Planner, Town of Mammoth Lakes, P.O. Box 1609, Mammoth Lakes, CA 93546; Fax: 760-934-8608; or E-mail: jmorriss@ci.mammoth-lakes.ca.us.

Starting Date: November 29, 2010 **Ending Date:** December 28, 2010

PUBLIC HEARING: Adoption of the Mitigated Negative Declaration is preliminarily scheduled to take place on:

Date: January 26, 2011

Time: 2:00 P.M.

Location: Town Council Chambers/Suite Z
Minaret Village Shopping Center
437 Old Mammoth Road
Mammoth Lakes, California 93546

If you require additional information please contact Ms. Jessica Morriss at 760-934-8989 x225

Date: November 29, 2010

Signature:

Jessica Morriss

Title: **Transportation Planner**

Telephone: **760-934-8989 x225**