



2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

PROJECT LOCATION

The Project site is located within the town of Mammoth Lakes, which is in Mono County on the eastern side of the Sierra Nevada Range, approximately 40 miles north of Bishop, California, and 150 miles south of Reno, Nevada. US Highway 395 and State Route 203 provide the major access to the Town; refer to Exhibit 2-1, Regional Vicinity.

The 4.39-acre Project site (Assessor Parcel Number 022-400-025) is located in the Bluffs subdivision, which sits atop and below Mammoth Bluff in the southwest part of the town of Mammoth Lakes. The site lies between the south end of Tamarack Street and east end of Le Verne Street; refer to Exhibit 2-2, Local Vicinity. Access to the Project site would occur from both Tamarack Street and Le Verne Street.

Surrounding land uses consist of developed low-density residential areas to the west and north, a golf course to the east, and undeveloped public land administered by the United States Forest Service (USFS) to the south. Two undeveloped single-family residential parcels that are directly north of the Project site are also owned by the applicant.

EXISTING CONDITIONS

The site is roughly L-shaped and sits atop the bluff on the west end, stretching eastward down the bluff's steep slope to a nearly level area at the base. Elevation ranges from approximately 8,310 feet above mean sea level (MSL) at the top, western end of the property to approximately 7,945 feet above MSL at the southeastern corner.

The site is currently undeveloped and generally undisturbed. The disturbed areas of the site include a dirt path and user-created trails across the lower, eastern part of the property and fences along the eastern border. The Town of Mammoth Lakes (Town) currently uses a small area directly north of the Project site, at the end of Tamarack Street, to deposit snow cleared from the street.

Vegetation in the undisturbed areas of the site is dominated by basin sagebrush, bitterbrush, Manzanita, and other miscellaneous native plants. Several red fir and lodgepole pine are located in the area below the bluff, including a giant red fir at the near northern edge of the applicant's property, but not located within the Project site.

The land use designation is "Low Density Residential 1 (LDR-1)" as identified in the Town of Mammoth Lakes General Plan. The zoning for the site is Rural Residential (RR). A



portion of the eastern portion of the site also falls within the Snow Deposition Design (SDD) overlay zone as established in the Town's Municipal Code.

2.2 PROJECT BACKGROUND AND HISTORY

BLUFFS SUBDIVISION

As stated, the Project site lies within the existing Bluffs subdivision in the southwestern portion of Mammoth Lakes. The original subdivision, which was known as Tract 36-169 or "Valhalla," was approved by Mono County circa 1925 and included approximately 90 lots.

In 1995, an Environmental Impact Report (EIR) was prepared for the Bluffs Subdivision to assess potential environmental impacts related to the development of infrastructure for the subdivision, including roadway, sewer, and water improvements. The EIR analyzed impacts based on the original 90-lot subdivision, but also a proposed revised subdivision that included 79 lots.

While the Bluffs Subdivision includes lots that are both atop and below Mammoth Bluff, the study area for many of the impact analyses contained in the Bluffs EIR was confined to the area on top of the bluff and not below it (with the exception of the avalanche impact analysis) because the infrastructure improvements to be analyzed were only proposed to serve future single-family homes on top of the bluff. Therefore, while the Project site is part of the Bluffs Subdivision and is subject to the mitigation measures established in the EIR, the Town of Mammoth Lakes, as the lead agency, determined that additional, Project-specific environmental analysis should take place for the proposed Project.

LOT LINE ADJUSTMENT 08-001 (LLA 08-001)

Over the years, a number of lot line adjustments and lot subdivisions have occurred within the Bluffs Subdivision, including a subdivision that created two of the three lots that are currently owned by the Project applicant.

In February 2010, a lot line adjustment (LLA 08-001) to adjust two lot lines between the three parcels owned by the applicant was approved by the Town of Mammoth Lakes Community Development Department; refer to Exhibit 2-3, *Lot Line Adjustment 08-001*. The lot line adjustment reduced the size of the two most northerly parcels and increased the size of the southerly parcel, which is now the site of the proposed Project for which a vesting tentative parcel map and use permit are being sought.

2.3 PROJECT CHARACTERISTICS

The application for the proposed Project was submitted to the Town of Mammoth Lakes on March 31, 2010 and was deemed complete on May 25, 2010. 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.

Although not required, 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 non-motorized public access easement is consistent with the 1991 Town of Mammoth Lakes Trail System Plan. 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; refer to Exhibit 2-4, Proposed Project Site Plan.

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 in accordance with Town Public Works Standards. The Project also includes the addition of one new fire hydrant on Tamarack Street, as well as two new hydrants along the private drive to serve the future homesites and nearby homes; refer to Exhibit 2-5, Proposed Tamarack Street Improvements.



**Terry Plum Vesting Tentative Parcel Map
 and Use Permit 10-001
 Initial Study/
 Mitigated Negative Declaration
 Exhibit 2-1
 Regional Vicinity**

NOT TO SCALE
 Town of Mammoth Lakes



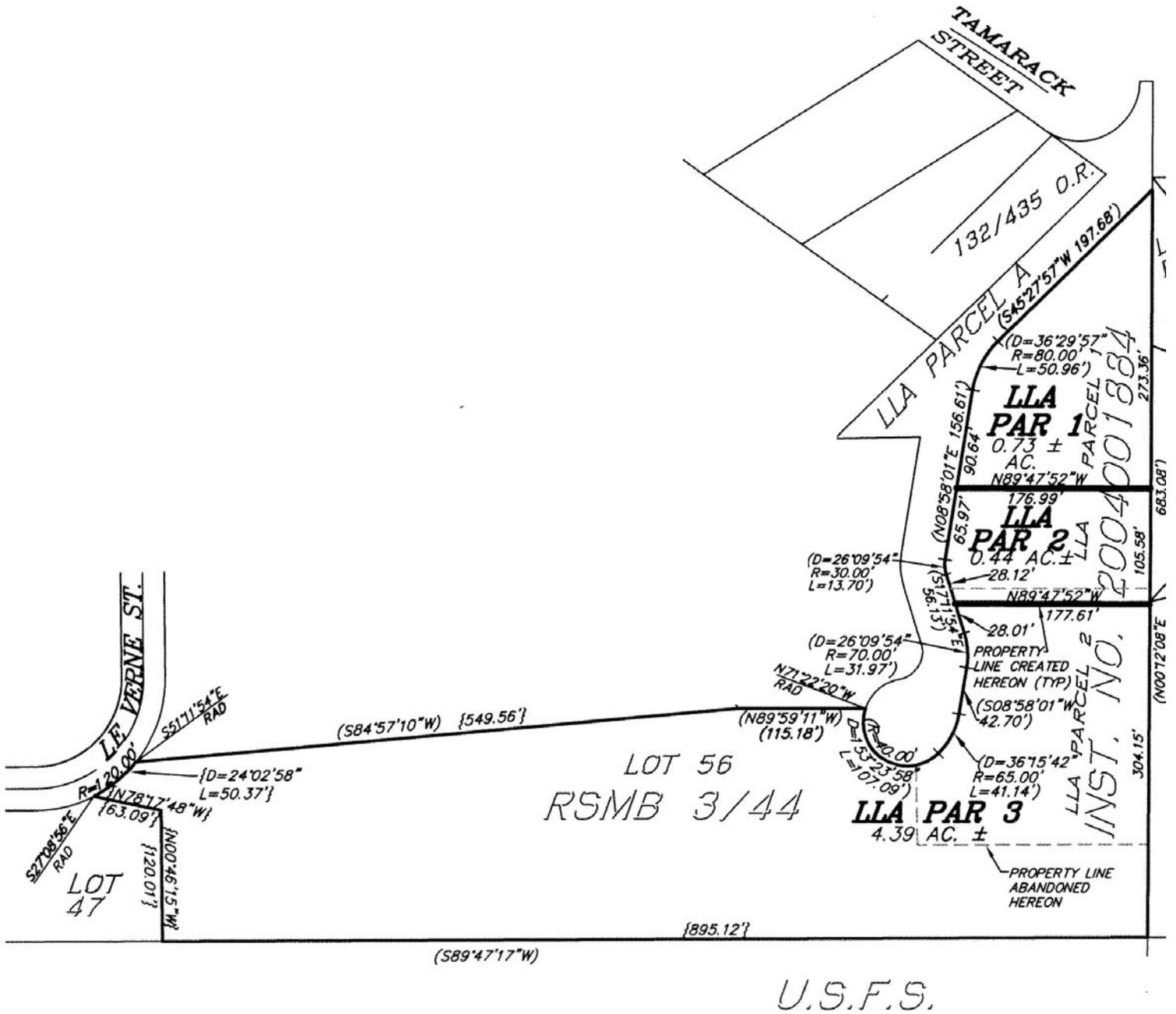


Terry Plum Vesting Tentative Parcel Map
 and Use Permit 10-001
 Initial Study/
 Mitigated Negative Declaration
 Exhibit 2-2
 Local Vicinity

-  Parcels
-  Project Site

NOT TO SCALE
 Town of Mammoth Lakes





Terry Plum Vesting Tentative Parcel Map
 and Use Permit 10-001
 Initial Study/
 Mitigated Negative Declaration
 Exhibit 2-3
 Lot Line Adjustment 08-001

NOT TO SCALE
 Town of Mammoth Lakes



TENTATIVE PARCEL MAP

INDEX TO SHEETS

- SHEET 1 TENTATIVE PARCEL MAP
- SHEET 2 CONCEPTUAL SITE PLAN
- SHEET 3 CONCEPTUAL SITE DRAINAGE AND UTILITIES
- SHEET 4 OFFSITE IMPROVEMENTS

RECORD OWNER/SUBDIVIDER:
 PLUM MAMMOTH LAKES FAMILY LIMITED PARTNERSHIP
 P.O. BOX 8208
 MAMMOTH LAKES, CA 93546
 (760) 924-5603

PREPARED BY:
 TRIAD / HOLMES ASSOCIATES
 P.O. BOX 1570
 MAMMOTH LAKES, CA 93546
 (760)934-7588 PHONE
 (760)934-5619 FAX

LEGAL DESCRIPTION(S):
 LLA PARCEL 3 OF LOT LINE ADJUSTMENT 08-001, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA AS PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 201000638 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUN

EASEMENT NOTES:
 EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE COMPANY, NO. 131221, DATED 03/2/2010.

RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 3, 1900 IN BOOK "N" PAGE 458 OF OFFICIAL RECORDS AS FOLLOWS: "SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USE IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES."

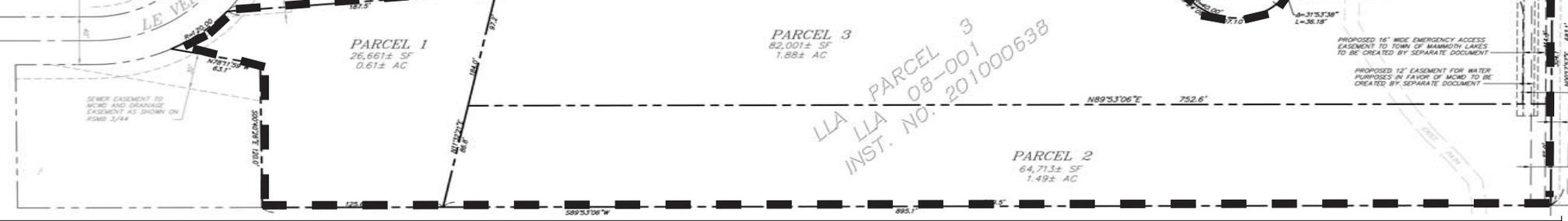
DESIGN NOTES:
 ASSessor'S PARCEL NUMBERS: 022-400-025
 GROSS SITE AREA: 4.39± ACRES; 191,253± sq.ft.
 RR - RURAL RESIDENTIAL
 EXISTING ZONING: LDR1 - LOW DENSITY RESIDENTIAL 1
 WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
 SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 TELEVISION: VERISON
 CABLE TELEVISION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
 FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
 SOLID WASTE: MAMMOTH DISPOSAL
 DRAINAGE: ON-SITE RETENTION PER LAHONTAN RHOOD REQUIREMENTS
 EXISTING PARCELS: 1
 PROPOSED PARCELS: 4

DEVELOPMENT SUMMARY/SITE DATA:
 EXISTING LLA PARCEL 1:
 LLA 08-001 4.39± acres; 191,203± sq.ft.
 PROPOSED PARCEL 1: 0.61± acres; 26,661± sq.ft.
 PROPOSED PARCEL 2: 1.49± acres; 64,713± sq.ft.
 PROPOSED PARCEL 3: 1.88± acres; 82,001± sq.ft.
 PROPOSED PARCEL 4: 0.41± acres; 17,828± sq.ft.

UTILITY EASEMENT GRANTED TO S.C.E. PER 759/785 O.R., 759/787 O.R., 759/788 O.R., 759/789 O.R., 759/790 O.R., 759/791 O.R., 759/792 O.R., AND 759/793 O.R.
 EASEMENT FOR SNOW STORAGE DRAINAGE, SLOPES & UTILITIES PER 748/571 O.R., SHOWN ON R538 3/44
 EASEMENT FOR ROAD AND UTILITY PURPOSES OFFERED FOR DEEDATION PER 748/558 O.R.

SEWER EASEMENT TO MAMMOTH LAKES FIRE PROTECTION DISTRICT AS SHOWN ON R538 3/44

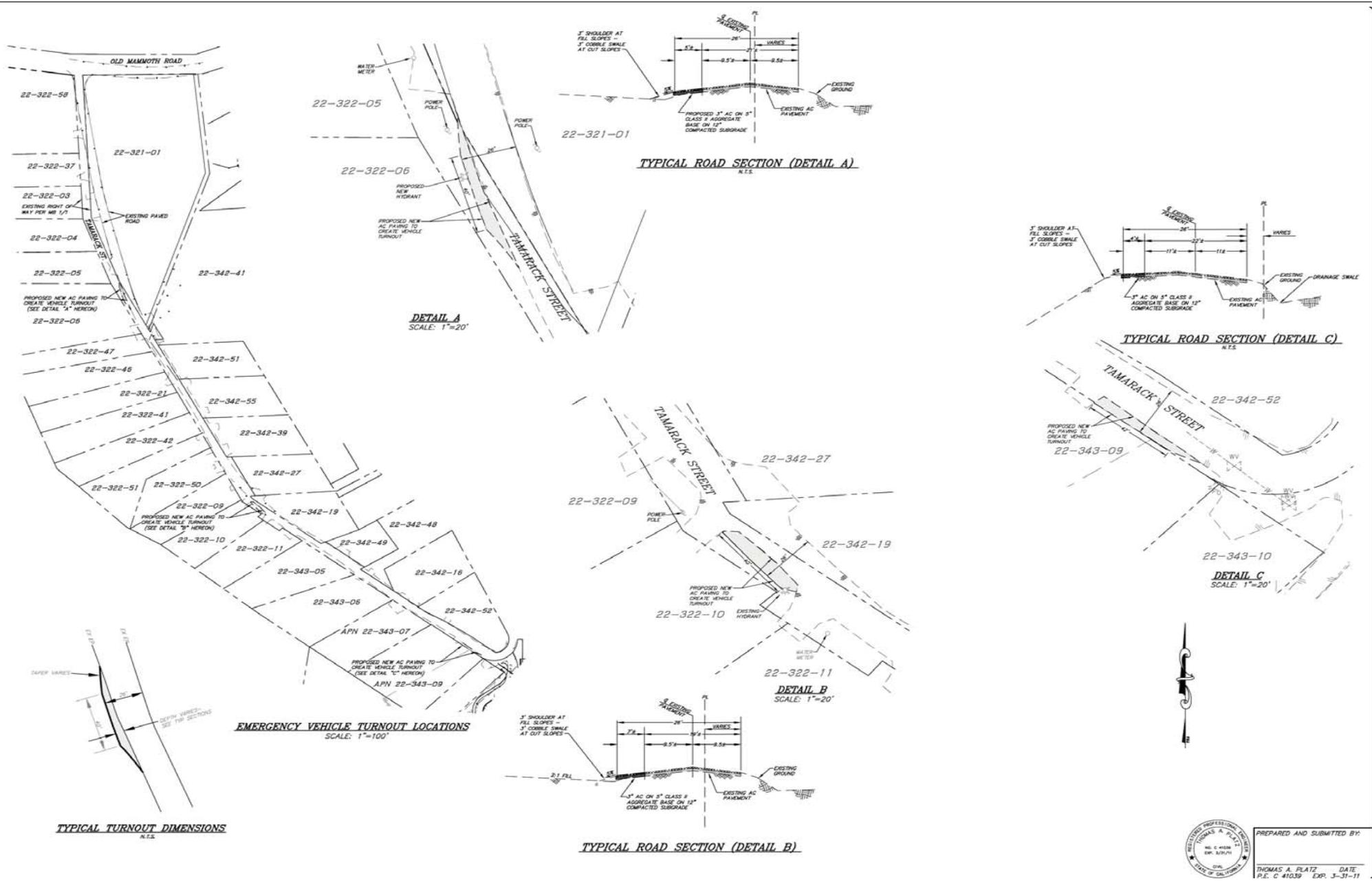
EASEMENT FOR SNOW STORAGE DRAINAGE, SLOPES & UTILITIES PER 748/571 O.R., SHOWN ON R538 3/44
 3" EASEMENT FOR ROAD & UTILITY PURPOSES PER 759/206 O.R.



Terry Plum Vesting Tentative Parcel Map and Use Permit 10-001 Initial Study/ Mitigated Negative Declaration Exhibit 2-4 Proposed Project Site Plan

■ ■ ■ Project Site

NOT TO SCALE
 Town of Mammoth Lakes



Terry Plum Vesting Tentative Parcel Map
and Use Permit 10-001
Initial Study/
Mitigated Negative Declaration
Exhibit 2-5
Proposed Tamarack Street Improvements

NOT TO SCALE
Town of Mammoth Lakes



PREPARED AND SUBMITTED BY:
THOMAS A. PLATZ DATE
P.E. C 41039 EXP. 3-31-11



3.0 ENVIRONMENTAL CHECKLIST

1. **Project Title:** Terry Plum Vesting Tentative Parcel Map and Use Permit 10-001
2. **Lead Agency Name and Address:** Town of Mammoth Lakes
P.O. Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546
3. **Contact Person and Phone Number:** Jessica Morriss
Transportation Planner
(760) 934 8989 ext. 225
4. **Project Location and Setting:** The proposed Project site is located between the south end of Tamarack Street and east end of Le Verne Street, in the southwest part of the Town of Mammoth Lakes. Mammoth Lakes is located in Mono County, approximately 40 miles north of Bishop, California, and 150 miles south of Reno, Nevada. US Highway 395 and State Route 203 provide the major access to the Town.
5. **Project Sponsor:** Plum Mammoth Lakes Family Limited Partnership
P.O. Box 1570
Mammoth Lakes, CA 93546
6. **Description of Project** The proposed Project is a Vesting Tentative Parcel Map and Use Permit (VTPM/UPA 10-001) 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 roadway extension at the south end of Tamarack Street (Gibbs Cemetery Road) and the fourth lot will take access from Le Verne Street in the Bluffs subdivision. (Also see Chapter 2: Project Description)
7. **General Plan Designation:** Low Density Residential 1 (LDR-1)
The zone district is Rural Residential (RR). The western portion of the Project area is also part of the Snow Deposition Design zone overlay.
8. **Zoning** Surrounding land uses consist of developed low-density residential areas to the west and north, a golf course to the east, and undeveloped public land administered by the United States Forest Service (USFS) to the south
9. **Surrounding Land Uses and Setting (briefly describe the project's surroundings)**
10. **Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):** Approval is required by the Town of Mammoth Lakes, which will certify this Initial Study.



3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

None of the environmental factors listed below would be potentially affected by this project, based upon the analysis provided in this study (affected factors would be designated with a check (✓)).

✓	Aesthetics	✓	Greenhouse Gas Emissions	✓	Population/Housing
	Agricultural and Forestry Resources	✓	Hazards and Hazardous Materials	✓	Public Services and Parks and Recreation
✓	Air Quality	✓	Hydrology/Water Quality	✓	Transportation/Traffic
✓	Biological Resources		Land Use/Planning	✓	Utilities/Service Systems
✓	Cultural Resources		Mineral Resources	✓	Mandatory Findings of Significance
✓	Geology/Soils	✓	Noise		

3.2 LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	✓
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Jessica Morriss

 Signature

11-29-2010

 Date

Jessica Morriss

 Printed Name

Town of Mammoth Lakes

 For



3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures “Earlier Analysis,” as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated



or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The analysis of each issue should identify:
 - (a) the significance criteria or threshold, if any, used to evaluate each question; and
 - (b) the mitigation measure identified, if any, to reduce the impact to less than significance.