

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: 474 Joaquin Road Project

Lead Agency: Town of Mammoth Lakes

Contact Name: Michael Peterka

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Phone Number: 760-965-3669

Project Location: Town of Mammoth Lakes, Mono COunty

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes development of a multi-family residential neighborhood that includes 38 residential units in a mix of 2 triplexes and 16 duplexes (total 84,946 square feet), 76 enclosed parking spaces and 18 exterior guest spaces, 5,700 square feet of open space, and 23,460 square feet of snow storage, as well as the realignment of the multi-use path along the north, east, and south sides of the Project Site. Finally, the Project includes two storm drain systems: one to collect runoff from the existing drainage around and along the south and east sides of the Project Site, and a second storm drain system with storage piping for retention to capture runoff from on-site improvements and the off-site surface runoff from the west.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Air Quality:** (1) The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; (2) Expose sensitive receptors to substantial pollutant concentrations. Mitigation Measures include best management practices during project construction.

**Biological Resources:** (1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; (2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; (3) Have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means? Mitigation Measures include conducting special-status plant species surveys; implementing avoidance measures to protect special status plant species; implementing project related BMPs to protect special status species; mitigation impacts to migratory birds and raptors; obtain regulatory permits for impacts to aquatic resources.

**Noise:** (1) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Mitigation Measures include best management practices during project construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy, including issues raised by agencies and/or public have been identified.

Provide a list of the responsible or trustee agencies for the project.

The Town of Mammoth Lakes is the Lead Agency under CEQA and has discretionary authority over the proposed project. The project would be subject to various Town permits and approvals, including, but not limited to:

- Certification of CEQA Environmental Clearance Document;
- Approval of Tentative Tract Map (TTM) 25-001 for the subdivision of the property;
- Approval of Major Design Review (DR) 25-002 for the proposed development;
- Issuance of applicable grading, building, and encroachment permits.

In addition, the following permits/approvals may be required of other agencies:

- NPDES Construction General Permit – Lahontan Regional Water Quality Control Board;
- Construction Permit – Great Basin Unified Air Pollution Control District;
- Connection Permit – Mammoth Community Water District; and
- Fire Protection District Plan Review– Mammoth Lakes Fire Protection District.