

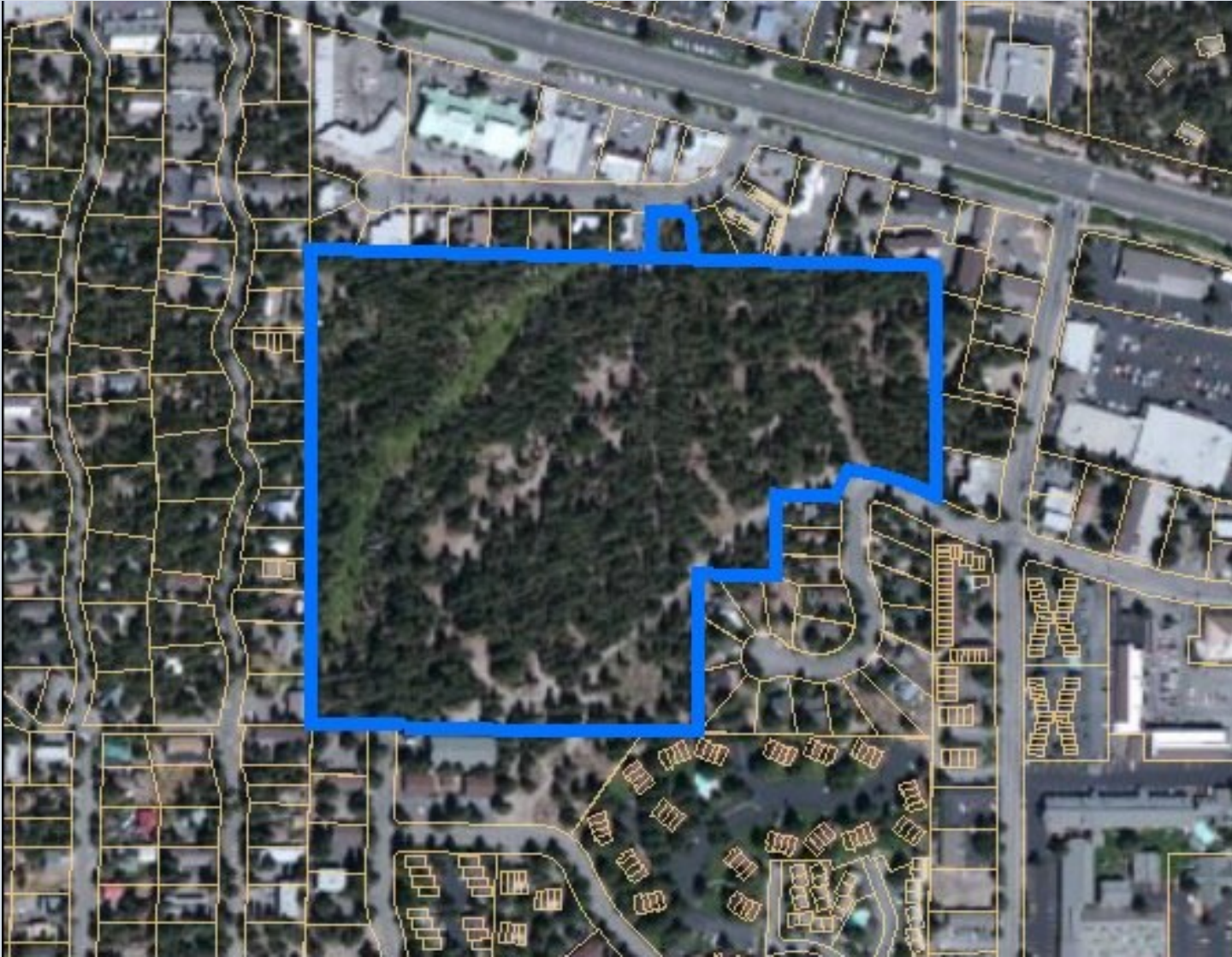
Tentative Tract Map (TTM) 22-001

The Parcel: 1699 Tavern Road & 33 Center Street

TOWN OF MAMMOTH LAKES

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

MAY 11, 2022



PROJECT SITE

- Parcel Master Plan zoning
- Approximately 22.69 acres
- CEQA has been previously prepared

PROJECT BACKGROUND



OBJECTIVES OF THE SUBDIVISION

1. To allow for a phased development approach to building out the full site according to the Parcel Master Plan.
2. To allow for flexibility for individual lots within the Parcel to be developed when funding is secured.
3. To meet the Parcel Master Plan requirements.

TENTATIVE TRACT MAP

- 14 affordable housing lots (Lots 1-14): range in size from 17,191 sq ft to 111,846 sq ft
- 3 open space and parks lot (Lots A, B and C): range in size from 24,287 sq ft to 44,689 sq ft
- Public street dedications: amount to 174,746 sq ft

STATE SUBDIVISION MAP ACT

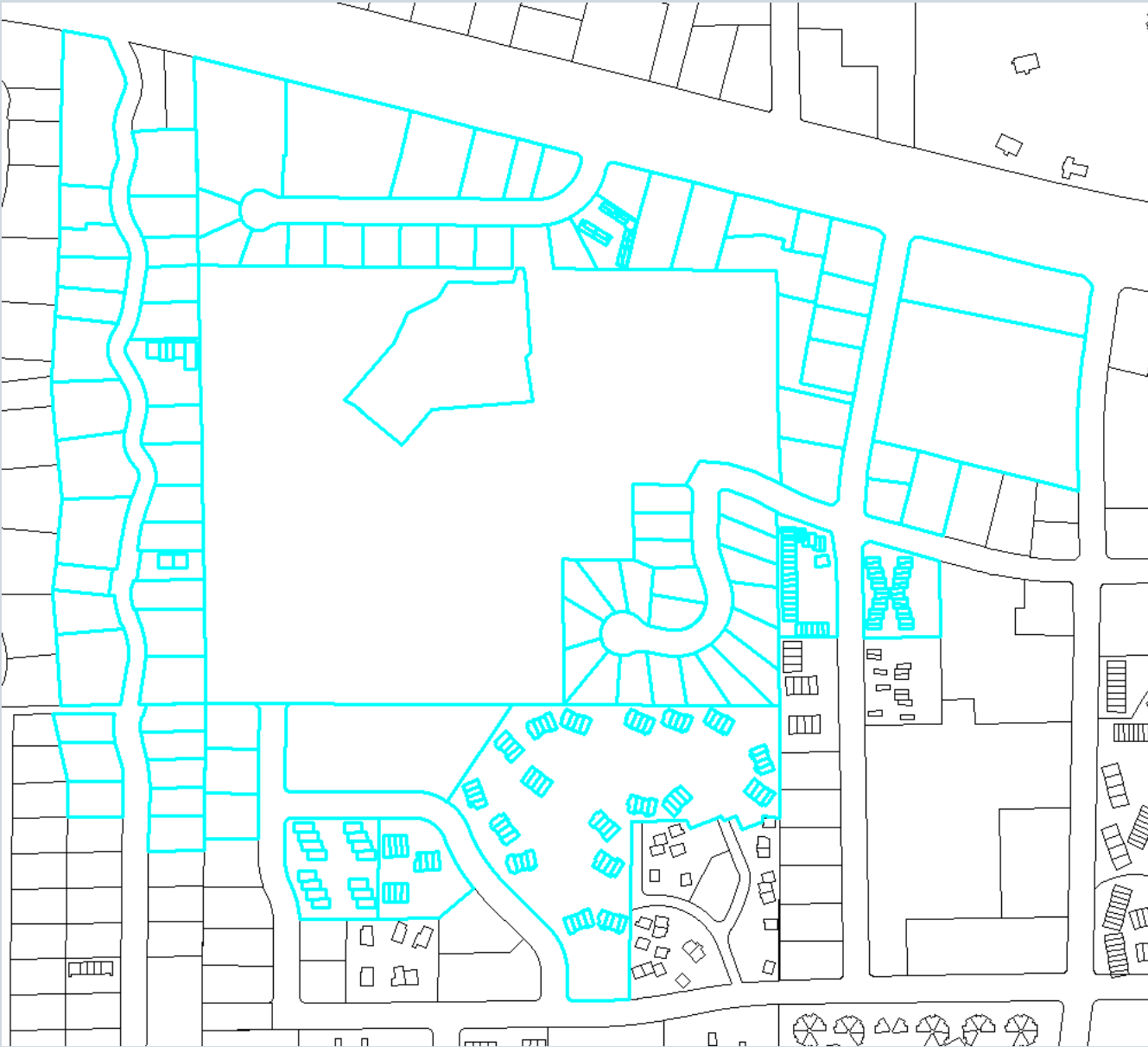
KEY ISSUE #1: Is the proposed project consistent State Subdivision Map Act?

1. The proposed map is consistent with applicable general and specific plans.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision and types of improvements is not likely to cause serious health problems.
7. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

CEQA FINDINGS

KEY ISSUE #2: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was approved. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed. No further CEQA analysis is required for this project.



Public Notice/ Comments

A public notice for this project was published in The Sheet on Saturday, April 30th

Notices were mailed on Wednesday, April 26th to a total of 246 property owners within a 300-foot radius of the project site.

No public comments were received.

STAFF FINDINGS & RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required Subdivision Map Act and Municipal Code findings, and approving Tentative Tract Map #TTM 22-001 with conditions as recommended by staff or with modifications.