

TM 22-008



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
P.O. Box 1609, Mammoth Lakes, CA 93546  
Phone (760) 965-3630 | Fax (760) 934-7493  
<http://www.townofmammothlakes.ca.gov/>

FILED

Notice of Determination

To:  Office Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

County Clerk  
County of Mono  
P.O. Box 237  
Bridgeport, CA 93517

MAY 13 2022

MONO COUNTY CLERK

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Villas III Subdivision (Tentative Tract Map 21-001, Use Permit 22-002, Use Permit 21-001, and Design Review 21-001, and Adjustment 21-006)

State Clearinghouse Number: 1991105212 (Addendum #6 to the Lodestar at Mammoth Environmental Impact Report)

Lead Agency

Contact Person: Michael Peterka

Area Code/Phone/Extension: (760) 965-3669

Project Location - Specific: 100 Callahan Way (APN. 033-330-087-000)

Project Location - City: Mammoth Lakes

Project Location - County: Mono

Project Applicant: Mammoth Spring Resorts, LLC

Project Description: The Villas III Subdivision is a 33 unit planned unit development (PUD) consisting of three single-family residential structures and 15 duplex residential structures. The project also consists of a new private road, limited access gate, relocation of the existing multi-use path, and public storm drain infrastructure. The project, as proposed, is consistent with all applicable development standards of the Lodestar at Mammoth Master Plan and no amendments to the Lodestar at Mammoth Master Plan have been requested.

The property is 4.07 acres and currently vacant, undeveloped land with the exception of the Town multi-use path on the east side of the site. The property is within Development Area 2 of the Lodestar at Mammoth Master Plan area.

This is to advise that the Town of Mammoth Lakes Planning and Economic Development Commission has approved the  Lead Agency  Responsible Agency above-described project on May 11, 2022, and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a new significant effect on the environment or trigger a subsequent/supplemental environmental document under CEQA Guidelines Section 15162. No additional environmental document is required.
2.  An Environmental Impact Report was previously prepared which analyzed the potential environmental impacts of this project pursuant to the provisions of CEQA.  
 A Negative Declaration was previously prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] previously made a condition of the approval of the project.
4. A statement of Overriding Considerations [ was  was not] previously adopted for this project.
5. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report with comments and responses, Addendum #6 to the Environmental Impact Report, and record of project approval are available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.

Michael Peterka  
Signature (Public Agency)

May 12, 2022  
Date

Assistant Planner  
Title

Date received for filing at OPR: \_\_\_\_\_

Posted 5/13 - 6/13/2022



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:  
 26 — 05/13/2022 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 1991105212

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>Michael peterka</b>	LEAD AGENCY EMAIL mpeterka@townofmammothlakes.ca.gov	DATE <b>05/13/2022</b>
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER TM-008	

PROJECT TITLE

**Villas III Subdivision**

PROJECT APPLICANT NAME <b>Mammoth Springs Resorts</b>	PROJECT APPLICANT EMAIL mpeterka@townofmammothlakes.ca.gov	PHONE NUMBER <b>(760) 9653669</b>
PROJECT APPLICANT ADDRESS <b>Po Box 1609</b>	CITY <b>Mammoth Lakes</b>	STATE <b>CA</b>
		ZIP CODE <b>93546</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |                                                                                                     |            |    |      |
|-----------------------------------------------------------------------------------------------------|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                          | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |                                                                                                             |          |    |       |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input type="checkbox"/> County documentary handling fee                                                    |          | \$ |       |
| <input checked="" type="checkbox"/> Other County Processing Fee                                             |          | \$ | 50.00 |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X [Signature]</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Mono County Deputy Clerk/Recorder</b>
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