

**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

APR 12 2024
TM 24-009
Mono County

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

Project Title: "Rockspring" - Resort Condominium Development Project (Tentative Tract Map 24-002, Use Permit 24-001, and Design Review 24-001) located at 6040, 6042, and 6060 Minaret Road in the Town of Mammoth Lakes.

State Clearinghouse Number: 1999092082

Lead Agency:

Contact Person: Kimberly Cooke

Area Code/Phone/Extension: (760) 965-3638

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Description: The "Rockspring" project consists of a five-story, resort condominium development comprised of 118 resort condominium units with a total of 198 bedrooms. The project features one level of understructure parking for 127 vehicles and an exterior parking area for fourteen vehicles. The site amenities are oriented to condominium owners and guests including approximately 2,200 sq. ft. of restaurant and reception area, accessory retail, fitness center, sauna, flex space, ski valet and lockers, and outdoor pool, spas and courtyard seating. The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP are requested. The project site is located within the Resort General (RG) zone of the North Village Specific Plan (NVSP) area.

The Rockspring resort condominium development project was found to be in conformance with the existing 1999 SPEIR because the proposed project is consistent with all applicable development standards of the NVSP and is within the scope and intensity of the development that was intended for the site and analyzed in the 1999 SPEIR.

This is to advise that the Town of Mammoth Lakes Planning and Economic Development Commission (☒ Lead Agency ☐ Responsible Agency) approved the above-described project on April 10, 2024, 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 1999 Supplemental Program Environmental Impact Report (SPEIR) with comments and responses and record of project approval is available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.



Signature (Public Agency)

April 11, 2024
Date

Senior Planner
Title

Date received for filing at OPR: _____





COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

P.O. Box 1609, Mammoth Lakes, CA 93546

Phone (760) 965-3630 | Fax (760) 934-7493

www.townofmammothlakes.ca.gov

RECEIVED

Notice of Determination

JUN 26 2017

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

OFFICE OF THE CLERK

TM 17-010

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

Project Title: General Plan Amendment 16-001 and District Zoning Amendment 16-002 (Mammoth Hillside Project
Density and Lot Coverage Increase)

State Clearinghouse Number: 99-092082 (Addendum to the North Village Specific Plan Environmental Impact Report)

Lead Agency

Contact Person: Sandra Moberly

Area Code/Phone/Extension: (760) 965-3633

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Description: The proposed North Village Specific Plan (NVSP) Amendment (Project) consists of two components: 1) 87 room density increase to the NVSP, and 2) 14,881.9 square foot lot coverage increase in the Plaza Resort (PR) Zone of the NVSP. These requests would result in a 2.6 percent increase in overall density in the NVSP and a 2.3 percent lot coverage increase in the PR Zone of the NVSP. The Project restores the density and lot coverage allowed on the Mammoth Hillside site under the current NVSP zoning, but which was reduced after a density and lot coverage transfer to the South Hotel site in 2004.

This is to advise that the Mammoth Lakes Town Council has approved the

☒ Lead Agency ☐ Responsible Agency
above described project on June 21, 2017 and has made the following determinations regarding the above described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not 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 and Addendum with comments and responses and record of project approval is available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA 93546.

Sandra Moberly
Signature (Public Agency)

June 26, 2017
Date

CED Manager
Title

Date received for filing at OPR: _____

posted thru July 28, 1



State of California - Department of Fish and Wildlife

2017 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

26 — 06/26/17 — 29

STATE CLEARINGHOUSE NUMBER (If applicable)

99-092082

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Mammoth Lakes Planning & District Zoning Amendment 16-002

LEAD AGENCY EMAIL

DATE

06/26/17

COUNTY/STATE AGENCY OF FILING

Mono

DOCUMENT NUMBER

TM17-010

PROJECT TITLE

General Plan Amendment 16-001

PROJECT APPLICANT NAME

Sandra Moberly

PROJECT APPLICANT EMAIL

PHONE NUMBER

(760) 965-3633

PROJECT APPLICANT ADDRESS

P.O. Box 1609

CITY

Mammoth Lakes

STATE

CA

ZIP CODE

93546

PROJECT APPLICANT (Check appropriate box)

Local Public Agency



School District



Other Special District



State Agency



Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR)

\$3,078.25

\$

3,078.25



Mitigated/Negative Declaration (MND)(ND)

\$2,216.25

\$

0.00



Certified Regulatory Program document (CRP)

\$1,046.50

\$

0.00



Exempt from fee



Notice of Exemption (attach)



CDFW No Effect Determination (attach)



Fee previously paid (attach previously issued cash receipt copy)



Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00



County documentary handling fee

\$

50.00



Other

\$

PAYMENT METHOD:

Cash



Credit



Check



Other

TOTAL RECEIVED

\$

3,128.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Debra VandeBrake Deputy Clerk/Recorder



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

26 — 04/12/2024 —

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Town of Mammoth Lakes

LEAD AGENCY EMAIL

kcooke@townofmammothlakes.ca.gov

DATE

04/12/2024

COUNTY/STATE AGENCY OF FILING

Mono

DOCUMENT NUMBER

TM 24-009

PROJECT TITLE

Rockspring- Resort Condominium Development Project Tentative Tract Map 24-002. Use Permit 24-001, and Design Review 24-001) Located at 6040, 6042, and 6060 Minaret Rd

PROJECT APPLICANT NAME

Town of Mammoth Lakes

PROJECT APPLICANT EMAIL

gmonecallo@townofmammothlakes.ca.gov

PHONE NUMBER

(760) 965-3641

PROJECT APPLICANT ADDRESS

Po Box 1609

CITY

Mammoth Lakes

STATE

CA

ZIP CODE

93546

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☒ County documentary handling fee \$ 50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Stephanie Frank Deputy Clerk Recorder