



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/>

Notice of Determination

To: ☒ Office of Land Use & Climate Innovation
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

Filed in County Clerk's Office
County of Mono County
Queenie Barnard
Clerk-Recorder-Registrar

CQ-2025-0010

03/26/2025 01:19 PM

CEQA

Pages: 2

Fee: \$50.00

zamarripa

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

Project Title: "Outbound Hotel Villas project" - District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) to modify the permitted uses for the Amended Phase One project by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Use Permit and Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually.

State Clearinghouse Number: 2006062154

Lead Agency: Town of Mammoth Lakes

Contact Person: Kim Cooke

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

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Description: District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road to modify the permitted uses for the Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually.

The Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section §15162, no subsequent environmental review is required because there is no substantial evidence that the proposed Outbound Hotel "Villas" Project would result in any new significant effects or a substantial increase in the severity of previously identified significant effects. The Outbound Hotel "Villas" project is consistent with the scope of development analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR (SCH# 2006062154) which concluded that no new or increased significant environmental impacts would result from the project.

This is to advise that the Town of Mammoth Lakes Town Council (☒ Lead Agency ☐ Responsible Agency) approved the above-described project on March 19, 2025, 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 2021 Addendum to the Clearwater Specific Plan EIR, the Certified Final Environmental Impact Report, and the 2016 Addendum is available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.





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Kimberly Cooke
Signature (Public Agency)

March 25, 2025
Date

Senior Planner
Title

Date received for filing at LUCI: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

CQ-2025-0010

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.	DATE 03/26/2025
COUNTY/STATE AGENCY OF FILING MONO	DOCUMENT NUMBER 45	

PROJECT TITLE

OUTBOUND HOTEL VILLAS PROJECT

PROJECT APPLICANT NAME KIM COOKE	PROJECT APPLICANT EMAIL kcooke@townofmammothlakes.ca.	PHONE NUMBER (760)965-3638
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)	\$4,123.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

☒ 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	\$ _____
☐ County documentary handling fee		\$ _____
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ _____ **\$50.00**

SIGNATURE

X *Anahy Z.*

AGENCY OF FILING PRINTED NAME AND TITLE

Anahy Zamarripa, Deputy County Clerk-Recorder



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

26 — 11/18/2021 —

STATE CLEARINGHOUSE NUMBER (if applicable)

2006062154-Addendum

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Town of Mammoth Lakes

LEAD AGENCY EMAIL

townofmammothlakes.ca.gov

DATE

11/18/2021

COUNTY/STATE AGENCY OF FILING

Mono

DOCUMENT NUMBER

TM 21-032

PROJECT TITLE

Sierra Nevada Resort Amendment

PROJECT APPLICANT NAME

Mathew Mering, WH SN Mammoth, LLC

PROJECT APPLICANT EMAIL

townofmammothlakes.ca.gov

PHONE NUMBER

(760) 965-3637

PROJECT APPLICANT ADDRESS

437 Old Mammoth Rd

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)

\$3,445.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,480.25

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,171.25

\$

0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

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

\$850.00

\$

0.00

☐ County documentary handling fee

\$

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

0.00

SIGNATURE

Danielle Patrick

AGENCY OF FILING PRINTED NAME AND TITLE

Danielle Patrick - Deputy Clerk Recorder