



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

Subject: Filing of Notice of Determination in compliance with CEQA Guidelines § 15162.

Project Title: "Outbound Hotel Villas project" – District Zoning Amendment 24-001 – Second Reading.

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 (DZA) 24-001, for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road. The project would 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 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 second reading of Ordinance Number 25-03, for the above-described project on April 16, 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.

Kimberly Cooke
Signature (Public Agency)

April 22, 2025
Date

Senior Planner
Title

Date received for filing at LUCI: _____

Filed in County Clerk's Office
County of Mono County

Queenie Barnard
Clerk-Recorder-Registrar

CQ-2025-0020

04/22/2025 04:09 PM

CEQA

Pages: 1

Fee: \$50.00

azamarripa

POSTED

22 APR 2025

FOR 30 DAYS



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-2025-0020
STATE CLEARINGHOUSE NUMBER (If applicable) 2006062154

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TOWN OF MAMMOTH LAKES	LEAD AGENCY EMAIL kcooke@townofmammothlakes.ca.	DATE 04/22/2025
COUNTY/STATE AGENCY OF FILING MONO	DOCUMENT NUMBER 55	
PROJECT TITLE		

OUTBOUND HOTEL VILLAS PROJECT-DISTRICT ZONING AMENDMENT 24-001-SECOND READING

PROJECT APPLICANT NAME TOWN OF MAMMOTH LAKES	PROJECT APPLICANT EMAIL kcooke@townofmammothlakes.ca.	PHONE NUMBER (760)965-3630
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
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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
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Anahy Zamarripa, Deputy County Clerk-Recorder
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