



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 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

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

Project Title: Residence Inn boutique hotel by Marriott (Tentative Tract Map 21-003, Use Permit 21-004, and Design Review 21-004) located at 94 and 150 Berner Street 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 "Residence Inn boutique hotel by Marriott" development project consists of a four-story, 101 guestroom, condominium hotel with two levels of understructure parking for 109 vehicles, and amenities oriented to guests of the hotel. Guest amenities include a bar/lounge and dining area, outdoor patio with seating, an indoor pool, jacuzzi, fitness center, and a fourth-floor covered balcony with seating.

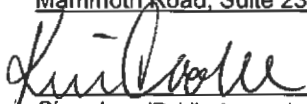
The site is currently developed with four commercial/industrial style buildings as well as one unoccupied single-family residence which will be demolished to accommodate the proposed development. The overall size of the hotel structure is 139,308 sq.ft., which includes 88,838 sq.ft. of hotel area and 50,470 sq.ft. of structured parking area. The overall building height is 55 feet from finished grade to the tallest roof ridgeline. The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP have been requested.

The property is located within the Specialty Lodging (SL) zone of the North Village Specific Plan (NVSP) area at 150 and 94 Berner Street; and

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 April 13, 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 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 14, 2021
Date

Senior Planner
Title

Date received for filing at OPR: _____