



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

P.O. Box 1609, Mammoth Lakes, CA 93546 Filed in County Clerk's Office
County of Mono County
Phone (760) 965-3630 | Fax (760) 934-7493 Queenie Barnard
Clerk-Recorder-Registrar
<http://www.townofmammothlakes.ca.gov/> **CQ-2025-0016**

04/18/2025 09:01 AM
CEQA
Pages: 2
Fee: \$50.00

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 azamarripa
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: Amended and Restated Snowcreek Development Agreement (DA 23-001)

State Clearinghouse Number: 2006112015 (Snowcreek VIII Environmental Impact Report) and 2006022011 (Snowcreek VII Mitigated Negative Declaration)

Lead Agency: Town of Mammoth Lakes

Contact Person: Nolan Bobroff

Area Code/Phone/Extension: (760) 965-3631

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Description: The project is an amendment to the 2010 Snowcreek Development Agreement (SDA) to extend the term of the SDA for 20 years and make other substantive changes to the SDA. The SDA covers an approximately 260-acre area consisting of the Snowcreek VII and VIII project sites. The 2010 SDA will expire on July 23, 2025, and the Amended and Restated SDA will extend the term for an additional 20 years to July 23, 2045. Other changes included in the Amended and Restated SDA include: (1) the removal of the language that shortens the term of the DA if the golf course and hotel are not constructed during a specified term; (2) a commitment to operate the existing 9-hole golf course for the life of the extended SDA; (3) the permanent protection of the existing 9-hole golf course area for open space and recreation purposes; (4) the potential for interim recreation uses on the golf course expansion area; (5) a commitment to work with the Fire District on the construction of fire breaks through the Snowcreek VIII site; (6) the provision of all of the 'greater community benefits' identified in the SDA to remain in place; (7) clarification of what is required under the SDA with regards to affordable housing and fees; and (8) minor revisions throughout the SDA to improve the clarity of the agreement.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA), the Snowcreek VIII project was analyzed in the previously certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) ("Snowcreek EIR") certified by the Town Council on July 8, 2009 by Resolution 09-45 and the Snowcreek VII project was analyzed in the Snowcreek VII Mitigated Negative Declaration (the "MND") adopted on May 24, 2006 (SCH #2006022011). The MND found that the Snowcreek VII project would not have a significant effect on the environment with the implementation of the mitigation measures outlined in the MND. The Snowcreek EIR analyzed the impacts of the proposed Snowcreek VIII project and specified that subsequent discretionary actions that were included in the environmental analysis, such as the SDA, are not subject to additional environmental review. The Snowcreek EIR determined that the Snowcreek VIII project could result in significant and unavoidable impacts in the areas of Aesthetics, Air Quality, and Utilities and Service Systems, and a Statement of Overriding Considerations was adopted.

The Amended and Restated SDA will further implement, in part, the Snowcreek Master Plan Update (SMPU) and Snowcreek VIII project; however, no new development is directly associated with the SDA and no modifications to the SMPU will result from the proposed changes to the SDA since the proposed changes do not change what could be built on the site.

Pursuant to CEQA Guidelines §15162, no new environmental document is necessary since all potentially significant effects have been adequately analyzed in the certified Snowcreek EIR and adopted MND. The Amended and Restated SDA will not have any significant direct, indirect, or cumulative environmental impacts apart from those already analyzed, addressed, and mitigated as stated in the environmental documentation prepared and adopted/approved for the SMPU, Snowcreek VIII, and Snowcreek VII (TTM 36-236). All potentially significant impacts have been avoided or mitigated pursuant to the certified Snowcreek EIR and adopted MND and none of the conditions in Public Resources Code §21166 or CEQA Guidelines §15162, 15163, and 15164 calling for preparation of a subsequent or supplemental EIR have occurred because of the following: (i) the Project does not propose any substantial changes to the Snowcreek Projects that would require major revisions to the certified EIR or adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (ii) no substantial changes have occurred with respect to the circumstances under which the Snowcreek Projects are being undertaken which would require major revisions to the certified EIR

POSTED
18 APR 2025
FOR 30 DAYS

or adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (iii) there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Snowcreek EIR was certified as complete and the MND was adopted, that shows any of the following: (a) one or more significant effects not discussed in the certified Snowcreek EIR and adopted MND, (b) significant effects previously examined will be substantially more severe than shown in the certified Snowcreek EIR, (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Snowcreek Projects, but the Project proponents decline to adopt the mitigation measure or alternative, or (d) mitigation measures or alternatives which are considerably different from those analyzed in the certified Snowcreek EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

On April 2, 2025, the Town Council introduced for first reading the Ordinance, which once effective, will adopt the proposed Amended and Restated SDA. On April 16, 2025, the Town Council conducted a second reading of the Ordinance adopting the Amended and Restated SDA, thereby fully approving the project.

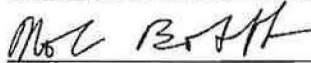
This is to advise that the Town of Mammoth Lakes Town Council (Lead Agency Responsible Agency) has approved the above-described project on April 16, 2025, and has made the following determinations regarding the above-described project:

1. Pursuant to the Environmental Impact Report (EIR) prepared and certified for Snowcreek VIII, the Snowcreek VIII project will will not] have a significant effect on the environment.

Pursuant to the Mitigated Negative Declaration (MND) prepared and adopted for Snowcreek VII, the Snowcreek VII project will will not] have a significant effect on the environment.

2. An Environmental Impact Report was previously prepared and certified for Snowcreek VIII which analyzed the potential environmental impacts of the Snowcreek VIII project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was previously prepared and adopted for Snowcreek VII pursuant to the provisions of CEQA.
3. Mitigation measures were were not] previously made conditions of the previously approved Snowcreek VIII and VII project.
4. A statement of Overriding Considerations was was not] previously adopted for Snowcreek VIII.
A statement of Overriding Considerations was was not] adopted for Snowcreek VII.
5. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Snowcreek EIR (SCH #2006112015) and Snowcreek VII MND (SCH #2006022011) with comments and responses and record of project approvals are 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 17, 2025
Date

Community & Economic Development Director
Title



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-2025-0016
STATE CLEARINGHOUSE NUMBER (If applicable) 2006112015 & 2006022011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TOWN OF MAMMOTH LAKES	LEAD AGENCY EMAIL nbobroff@townofmammothlakes.ca.	DATE 04/18/2025
COUNTY/STATE AGENCY OF FILING MONO	DOCUMENT NUMBER 51	

PROJECT TITLE
 AMENDED AND RESTATED SNOWCREEK DEVELOPMENT AGREEMENT (DA 23-001)

PROJECT APPLICANT NAME TOWN OF MAMMOTH LAKES	PROJECT APPLICANT EMAIL nbobroff@townofmammothlakes.	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

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	AGENCY OF FILING PRINTED NAME AND TITLE Anahy Zamarripa, Deputy County Clerk-Recorder
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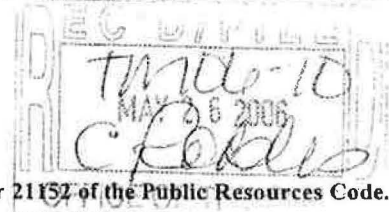


Appendix D
NOTICE OF DETERMINATION

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) Town of Mammoth Lakes
P. O. Box 1609
Mammoth Lakes, CA 93546

[x] 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

Snowcreek VII/Hilltop

State Clearinghouse Number
(IF submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

2006022011

Sonja Porter or
Jen Daugherty

760-934-8989 x286
x260

Project Location: North of Old Mammoth Road, approximately 1.5 miles west of the intersection of Old Mammoth Road and State Route 20

Project Description: Multi-family residential project, consisting of 118 condominium units within 36 buildings, on a lot of approximately 22.8 acres.

This is to advise that the Town of Mammoth Lakes has approved the above described (Lead Agency or Responsible Agency)

project on May 24, 2006 and has made the following determinations regarding the above described project: (Date)

- 1. The project [] will [x] 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.
[x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A statement of Overriding Considerations [] was [x] was not adopted for this project.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Date received for filing and posting at OPR:

Jennifer Daugherty
Signature (Public Agency)

Planning Division Intern
Title

Revised March 1986
POSTED 5/26 - 7/26



STATE OF CALIFORNIA-THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (8-91)

49504

Lead Agency: Town of Mammoth Lakes Date: May 24, 2006

County/State Agency of Filing: Mono County Document No.: 2006022011

Project Title: Snowcreek VII / Hilltop

Project Applicant Name: Snowcreek Hilltop Development Corp L.P. Phone Number: (310) 314-2590

Project Applicant Address: 2716 Ocean Park Blvd, Suite 1064 Santa Monica, CA 90405

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

() Environmental Impact Report	\$850.00	\$ _____
(x) Negative Declaration	\$1,250.00	\$ _____
() Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
() Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
() County Administrative Fee	\$25.00	\$ _____
() Project that is exempt from fees		

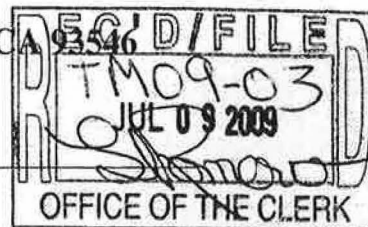
TOTAL RECEIVED \$ _____

Signature and title of person receiving payment: _____

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FASB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING



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



Notice of Determination

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

[X] 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: Snowcreek VIII, Snowcreek Master Plan Update - 2007

State Clearinghouse Number: 2006112015
(If submitted to Clearinghouse)

Lead Agency

Contact Person: Jen Daugherty

Area Code/Phone/Extension: (760) 934-8989 x260

Project Location - City: Mammoth Lakes

Project Location - County: Mono

Project Description: The Snowcreek Master Plan Update would update the existing 1981 Snowcreek Master Plan to include land uses, density, and development standards for build out of the Snowcreek VIII site. The project would allow the following uses on the Snowcreek VIII site: a hotel of up to 400 rooms/suites, expansion of a nine-hole golf course to a championship eighteen-hole golf course, winter use of the golf course for cross-country skiing, snowshoeing and snow play, a Great Lawn, a small commercial/retail facility, a mini-park, a natural resources interpretive area, and up to 790 residential units including workforce housing units. The project includes a Minor General Plan Amendment to modify the Town's Urban Growth Boundary, and a Zone Code Amendment for increased height of the hotel.

This is to advise that the Mammoth Lakes Town Council has approved the above described project on

[X] Lead Agency [] Responsible Agency

July 8, 2009 and has made the following determinations regarding the above described project:
(Date)

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] 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 [X] were [] were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [X] was [] was not] adopted for this project.
5. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR 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.

Handwritten signature of Jen Daugherty

Signature (Public Agency)

7/8/09
Date

Associate Planner
Title

Date received for filing at OPR: _____

Posted 7/19/09 - 8/17/09



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME

2009 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#	389977
STATE CLEARING HOUSE # (if applicable)	2006112015

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	Office Planning & Research Sacramento, CA	DATE	7-9-09
COUNTY/STATE AGENCY OF FILING	Mariposa / California / Clerk-Recorder	DOCUMENT NUMBER	TM09-03
PROJECT TITLE	Snowcreek VIII, Snowcreek Master Plan Update - 2007		
PROJECT APPLICANT NAME	Town of Mammoth Lakes	PHONE NUMBER	760 937 8989
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:

- | | | |
|---|------------|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | \$2,768.25 | \$ 2768.25 |
| <input type="checkbox"/> Negative Declaration | \$1,993.00 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs | \$941.25 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ 50.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No. Effect Determination (Form Attached) | | |
| <input type="checkbox"/> Other _____ | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check #1595
 Other _____

TOTAL RECEIVED \$ 2818.25

SIGNATURE	X <i>Quinda Romero</i>	TITLE	<i>County Clerk</i>
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WHITE - PROJECT APPLICANT

YELLOW - DFG/ASE

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

FG 753 5a (Rev 7/08)