



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: "Snowcreek VIII Phase I" Condominium Development Project (Tentative Tract Map 23-002 and Use Permit 23-003)

State Clearinghouse Number: 2006112015

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 "Snowcreek VIII Phase I" condominium subdivision project proposes to subdivide Lots 1, 2, and 3 of TM 09-002 to allow for the creation of 172 "airspace" condominium units. The open space lots (i.e., Lots 17 and 18) are included in the subdivision to allow for the installation of the stormwater retention and recycled water infrastructure that will support the entire Snowcreek VIII project. The subdivision will allow for the completion of the Phase I subdivision improvements consisting of mass grading, installation of utilities, drainage infrastructure, stormwater management, roads, and multi-use paths. No physical development of the residential structures is authorized as a part of this subdivision. The project, as proposed, is consistent with all applicable development standards of the Snowcreek Master Plan Update - 2007 and no amendments to the master plan are requested.

The Snowcreek VIII Phase I condominium development project was found to have been adequately analyzed in the previously certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report.

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 September 11, 2024, 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 previously prepared which analyzed the potential environmental impacts of this project pursuant to the provisions of CEQA. The project does not meet any of the criteria specified in CEQA Guidelines Section 15162 for when a subsequent/supplemental environmental document would be required.
 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 Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report 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)

September 12, 2024
Date

CED Director
Title

Date received for filing at OPR: _____