



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 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.



Mammoth Lakes
CALIFORNIA

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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
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print **StartOver** **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:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> 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)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ | |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Danielle Patrick - Deputy Clerk Recorder
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