



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

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<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: Villas III Subdivision (Tentative Tract Map 21-001, Use Permit 22-002, Use Permit 21-001, and Design Review 21-001, and Adjustment 21-006)

State Clearinghouse Number: 1991105212 (Addendum #6 to the Lodestar at Mammoth Environmental Impact Report)

Lead Agency

Contact Person: Michael Peterka

Area Code/Phone/Extension: (760) 965-3669

Project Location – Specific: 100 Callahan Way (APN: 033-330-087-000)

Project Location – City: Mammoth Lakes

Project Location – County: Mono

Project Applicant: Mammoth Spring Resorts, LLC

Project Description: The Villas III Subdivision is a 33 unit planned unit development (PUD) consisting of three single-family residential structures and 15 duplex residential structures. The project also consists of a new private road, limited access gate, relocation of the existing multi-use path, and public storm drain infrastructure. The project, as proposed, is consistent with all applicable development standards of the Lodestar at Mammoth Master Plan and no amendments to the Lodestar at Mammoth Master Plan have been requested.

The property is 4.07 acres and currently vacant, undeveloped land with the exception of the Town multi-use path on the east side of the site. The property is within Development Area 2 of the Lodestar at Mammoth Master Plan area.

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 May 11, 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 Environmental Impact Report with comments and responses, Addendum #6 to the Environmental Impact Report, and record of project approval are available to the General Public at: the Mammoth Lakes Town Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, CA 93546.

Michael Peterka
Signature (Public Agency)

May 12, 2022
Date

Assistant Planner
Title

Date received for filing at OPR: _____