



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/

FILED

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

APR 19 2022
TM 22-003
MONO COUNTY CLERK

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
[X] 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 [X] 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. [X] 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 [X] were [] were not] previously made a condition of the approval of the project.
4. A statement of Overriding Considerations [] was [X] was not] previously adopted for this project.
5. Findings [X] 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: _____

Posted 4/19 - 5/19/2022



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 26 — 04/19/2022 —
 STATE CLEARINGHOUSE NUMBER (If applicable)
 1999092082

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Town of Mammoth Lakes	LEAD AGENCY EMAIL kcooke@townofmammothlakes.ca.gov	DATE 04/19/2022
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER TM 22-003	

PROJECT TITLE

Residence Inn Boutique Hotel by Marriott (Tentative tract Map 21-003, use permit 21-004, and design review 21-004) 94 and 150 Berner Street, Mammoth Lakes

PROJECT APPLICANT NAME Town of Mammoth Lakes	PROJECT APPLICANT EMAIL kcooke@townofmammothlakes.ca.gov	PHONE NUMBER (760) 965-3638
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 type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 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 | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
TOTAL RECEIVED
 \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Mono County Deputy Clerk/Recorder
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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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Phone (760) 965-3630 | Fax (760) 934-7493

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RECEIVED

Notice of Determination

JUN 26 2017

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

OFFICE OF THE CLERK
TM 17-010

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

Project Title: General Plan Amendment 16-001 and District Zoning Amendment 16-002 (Mammoth Hillside Project Density and Lot Coverage Increase)

State Clearinghouse Number: 99-092082 (Addendum to the North Village Specific Plan Environmental Impact Report)

Lead Agency

Contact Person: Sandra Moberly

Area Code/Phone/Extension: (760) 965-3633

Project Location - City: Mammoth Lakes

Project Location - County: Mono

Project Description: The proposed North Village Specific Plan (NVSP) Amendment (Project) consists of two components: 1) 87 room density increase to the NVSP, and 2) 14,881.9 square foot lot coverage increase in the Plaza Resort (PR) Zone of the NVSP. These requests would result in a 2.6 percent increase in overall density in the NVSP and a 2.3 percent lot coverage increase in the PR Zone of the NVSP. The Project restores the density and lot coverage allowed on the Mammoth Hillside site under the current NVSP zoning, but which was reduced after a density and lot coverage transfer to the South Hotel site in 2004.

This is to advise that the Mammoth Lakes Town Council has approved the

[X] Lead Agency [] Responsible Agency

above described project on June 21, 2017 and has made the following determinations regarding the above described project:

- 1. The project [] will [X] 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 [] was [X] 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 Environmental Impact Report and Addendum 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.

Sandra Moberly
Signature (Public Agency)

June 26, 2017
Date

CED Manager
Title

Date received for filing at OPR: _____

posted thru July 28, 17



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 26 — 06/26/17 — 29
 STATE CLEARINGHOUSE NUMBER (If applicable)
 99-092082

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Mammoth Lakes Planning & District Zoning Amendment 16-002	LEAD AGENCY EMAIL	DATE 06/26/17
COUNTY/STATE AGENCY OF FILING Mono	DOCUMENT NUMBER TM17-010	

PROJECT TITLE
General Plan Amendment 16-001

PROJECT APPLICANT NAME Sandra Moberly	PROJECT APPLICANT EMAIL	PHONE NUMBER (760) 965-3633
PROJECT APPLICANT ADDRESS P.O. 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 (EIR)	\$3,078.25	\$	3,078.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,128.25

SIGNATURE X <i>Debra VandeBrake</i>	AGENCY OF FILING PRINTED NAME AND TITLE Debra VandeBrake Deputy Clerk/Recorder
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