



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 of Land Use and 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: Design Review (DR) 24-001-A. Amendment to the "Rockspring" resort condominium development project approved Design Review permit #DR 24-001, to allow for revised building and site design elements and reduce the number of resort condominium units from 118 to 110.

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 "Rockspring" project consists of a five-story, resort condominium development comprised of 110 resort condominium units with a total of 198 bedrooms. The project features one level of understructure parking for 127 vehicles and an exterior parking area for fourteen vehicles. The site amenities are oriented to condominium owners and guests including approximately 2,200 sq. ft. of restaurant and reception area, accessory retail, fitness center, sauna, flex space, ski valet and lockers, and outdoor pool, spas and courtyard seating. The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP are requested. The project site is located within the Resort General (RG) zone of the North Village Specific Plan (NVSP) area.

The Rockspring resort condominium development project was found to be in conformance with the existing 1999 SPEIR because the proposed project is consistent with all applicable development standards of the NVSP and is within the scope and intensity of the development that was intended for the site and analyzed in the 1999 SPEIR.

This is to advise that the Town of Mammoth Lakes Planning and Economic Development Commission (☒ Lead Agency ☐ Responsible Agency) approved the above-described amendment to the approved project on May 14, 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 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.

Kimberly Cooke
Signature (Public Agency)

May 14, 2025
Date

Senior Planner
Title

Date received for filing at LUCI: _____