



**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

**RECEIVED**

**MAY 16 2019**

**TM 19-011  
OFFICE OF THE CLERK**

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

**Project Title:** Yotelpad Project (Vesting Tentative Tract Map 18-003, Use Permit 18-005, Design Review 18-006)

**State Clearinghouse Number:** 1999092082

**Lead Agency**

**Contact Person:** Nolan Bobroff

**Area Code/Phone/Extension:** (760) 965-3631

**Project Location – City:** Mammoth Lakes

**Project Location – County:** Mono

**Project Description:** The Yotelpad project proposal is for a new mixed-use condominium-hotel project with a density of 198 bedrooms within 177 units located in the North Village Specific Plan area. The project encompasses three parcels (6040, 6042, and 6060 Minaret Road) in the NVSP with a combined size of 2.6 acres and is located at the northeast corner of Main Street and Minaret Road. The proposed project consists of a five-story main building with 156 units (studio and 1-br units), 21 three-story townhome units (2-br units), 4,100 sq. ft. of restaurant space, and associated owner/guest related amenities such as a fitness center, pool and hot tub, game room, and lounge areas. A minimum of 187 understructure parking spaces and nine exterior oversize vehicle parking spaces are required. Access to the site will be provided from Minaret Road via a single driveway at the northwest corner of the site and the project will be 100% valet parked. The project will encourage pedestrian access by providing a new sidewalk along Minaret Road along the western property boundary, as well as a paved walkway connecting the sidewalk to the project site. The proposed project is consistent with all applicable development standards of the North Village Specific Plan and no amendments to the Specific Plan were requested.

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 15, 2019 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 EIR 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.

Moe Barth  
Signature (Public Agency)

May 15, 2019  
Date

Associate Planner  
Title

Date received for filing at OPR: \_\_\_\_\_

*Posted thru June 17, 2019*



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Signature (Public Agency)

May 15, 2019  
Date

Associate Planner  
Title

Date received for filing at OPR: \_\_\_\_\_ Governor's Office of Planning & Research

**MAY 15 2019**

**STATE CLEARINGHOUSE**