

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **May 11, 2022**, beginning at 2:00 p.m. and continuing until finished, at the **Town Council Chambers, Suite Z, within the Minaret Village Shopping Center, 437 Old Mammoth Road, or by teleconference due to the COVID-19 Pandemic**, the **Mammoth Lakes Planning & Economic Development Commission** will hear an application request for the following:

Application Request: Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Design Review (DR) 22-001 for the Limelight Hotel development project located at the northwest corner of Canyon Boulevard and Lake Mary Road (Mammoth Hillside site) in the North Village Specific Plan (NVSP). The project consists of the construction of a six-story, 185,754 square foot condominium hotel with 151 hotel rooms and 15 for-sale residential units. The hotel structure is located above an understructure parking garage and hotel amenities include a hotel lobby and bar, town hall dining, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor terrace seating.

The applicant has conducted a feasibility study for drilling and utilization of a renewable direct use geothermal energy system. This system requires drilling and operating two geothermal wells, one producer well to bring hot fluid to the surface and one injector well to replenish the geothermal water source. The wells would be drilled and operated under the geothermal permitting authority of the California Department of Conservation Geologic Energy Management Division (CalGEM), which is the responsible agency for ensuring the lawful and safe drilling and operation of the wells. This renewable energy system could be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight Hotel property.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the 1999 SPEIR was prepared for the project. The Town of Mammoth Lakes determined that the Limelight Hotel buildout assumptions and project features are consistent with that considered as part of the Mammoth Hillside Addendum, with the exception of the proposed geothermal well system, which is the subject of the CEQA addendum.

Location: 5, 15, 17 and 49 Canyon Blvd. 106 Lake Mary Road and 107 Lakeview Blvd. (APNs: 033-390-007-000, 033-390-006-000, 033-390-005-000, 033-390-004-000, 033-390-003-000, 033-390-002-000 and 031-110-027-000)

Zoning: North Village Specific Plan (NVSP) – Plaza Resort (PR) and Specialty Lodging (SL)

Proponent: Limelight Mammoth LLC (Applicant) / (Property Owner)

Project Information Webpage: <https://www.townofmammothlakes.ca.gov/1095>

All persons having an interest in the proposed application request may appear before the Planning & Economic Development Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or

in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing. For additional information, or to obtain a copy of the staff report which will be published no later than May 5, 2022, contact Kim Cooke, Senior Planner, at (760) 965-3638. Facsimiles may be sent to (760) 934-7493 or email at: kcooke@townofmammothlakes.ca.gov

ZOOM WEBINAR INFORMATION: As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast:

Join from a PC, Mac, iPad, iPhone or Android device:

Please visit this URL to join. <https://monocounty.zoom.us/j/94467884456>

*Webinar ID: 944 6788 4456, Or join by phone: (669) 900-6833 Callers - To Raise your hand press *9, To Unmute/Mute press *6*

Mammoth Lakes Planning & Economic Development Commission
P.O. Box 1609, Mammoth Lakes, CA 93546

