

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **June 15, 2022**, beginning at 4:00 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 Town Council** will conduct a public hearing for the following:

Appeal of the May 11, 2022, Planning and Economic Development Commission Decision to Approve the Limelight Hotel Project (Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Design Review (DR) 22-001):

The Limelight Hotel development project is 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, 15 for-sale residential units, and understructure parking. The hotel development includes drilling and utilization of a renewable direct use geothermal energy system. The geothermal system involves drilling and operating two geothermal wells, one producer well to bring hot fluid to the surface and one injector well to replenish the geothermal source. The wells would be drilled and operated under the geothermal permitting authority of the California Department of Conservation Geologic Energy Management Division (CalGEM). The geothermal energy system would be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight 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.

Appeal Summary: Three separate appeals were received.

- 1.) Appeal from Ms. Jo Bacon: Alleges that the decision of the Planning and Economic Development Commission to approve the Limelight Hotel project with the proposed geothermal wells was not adequately analyzed for environmental impacts. The appeal also contends that insufficient information was provided regarding the California Geologic Energy Management Division (CalGEM) permitting process.
- 2.) Appeal from Mammoth Community Water District (MCWD): The appeal states that MCWD is appealing the approval of the geothermal component of the project as an illegal action in violation of CEQA. MCWD does not object to or appeal any other portion of the approvals made by the PEDC.
- 3.) Appeal from the Monache Condominium Owners Association, Inc.: The appeal is regarding the Limelight Hotel approved roof design and mechanical equipment screening. The appeal argues that the NVSP page 48. (11.a – *Roof Design*) provides that in order to approve a flat roof, findings must be made that the flat roof is required for snow management, upper-level exterior uses, or architectural character. The appeal also contends that NVSP pg. 49 (13.d –

Roof Appurtenances) requires mechanical equipment to be integrated into the roof design to avoid visual impact on other properties.

Project Information Webpage:

<https://www.townofmammothlakes.ca.gov/1095>

All persons having an interest in the matter being appealed may appear before the Town Council either in person or represented by counsel and present testimony or may, prior to the hearing, file with the Town Clerk 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 June 10, 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:

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

Please visit this URL to join. <https://monocounty.zoom.us/j/92958002088>

Webinar ID: 929 5800 2088

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

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