



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
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**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC SCOPING MEETING**

Date: May 29, 2015

To: Responsible Agencies, Trustee Agencies, Involved Federal Agencies, Affected Property Owners, and Agencies/People Requesting Notice

From: Town of Mammoth Lakes
Community & Economic Development Department
P.O. Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, California 93546
Contact: Sandra Moberly, Planning Manager
Phone: (760) 934-8989 ext 251
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Project Title: Town of Mammoth Lakes General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update (File Nos. GPA 15-002 and ZCA 15-002)

Lead Agency: The Town of Mammoth Lakes (Town) as Lead Agency under the California Environmental Quality Act (CEQA) will prepare a Draft Environmental Impact Report (EIR) for the Town's General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update Project (referred to herein as the "Project"). This Notice of Preparation (NOP) is being circulated to agencies, organizations and other interested parties to solicit input regarding the proposed scope of the EIR analysis.

Agencies: The Town requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Any public agencies that respond to this NOP are requested, at a minimum, to:

1. State whether they are a responsible or trustee for the Project, explain why and note the Project elements subject to their regulatory authority.
2. Describe significant environmental issues, alternatives and mitigation measures which they would like to have addressed in the EIR.
3. Provide the name, address and phone number of the person serving as their point of contact for this environmental review process.

Organizations and Interested Parties: The Town requests your comments regarding the significant environmental issues, alternatives and mitigation measures you would like to see addressed in the EIR.

Project Description and Location: The Project includes the following General Plan Land Use Element Amendments focused on revisions to the development standards for the commercial areas:

1. Changing the allowable intensity of development within commercially designated and zoned areas to require a minimum of 0.75 FAR and allow up to 2.0 FAR and removal of units and rooms per acre, which would result in an increase of up to approximately 336 residential units, 467 rooms, and 152,533 square feet of commercial development compared with allowable development under the current regulations.
2. Revisions to the boundaries of commercially designated land in the Land Use Element to match current commercial zoning;
3. Changing Land Use Element policy and text associated with regulating population growth from a People At One Time (PAOT) approach to an impact assessment based approach; and,
4. Deleting Land Use Element Community Benefits Incentive Zoning (CBIZ) and modifying Transfer of Development Rights (TDR) policies.

The Town is also proposing Zoning Code Amendments associated with Item 1., above, regarding commercial development standards so that the Zoning Code is consistent with the General Plan.

In addition, the Town is proposing to adopt and implement a Mobility Element Update. The Mobility Element Update addresses the two key concepts that are a focus of the 2007 General Plan: the triple-bottom line, which is the community's social, economic, and natural capital, and "feet-first" transportation, which emphasizes and prioritizes non-motorized travel first, public transportation second, and vehicle last. The Mobility Element Update identifies a Complete Streets network, which includes physical improvements to the local and regional transportation systems. For example, proposed changes along Main Street (i.e., vacation of the frontage road), extensions of roadways (i.e., Tavern Road, Sierra Nevada Road, Callahan Way) and connections of streets (i.e., Thompsons Way, Shady Rest site, 7B Road, and USFS property). In addition, the Mobility Element Update identifies opportunities for new signals and roundabouts throughout Town.

As shown on Figure 1, the Project Area for the General Plan Land Use Element/Zoning Code Amendments relative to the FAR includes approximately 122 acres of commercially designated lands within the Town. Other components of the Project, the shift from a People At One Time (PAOT) to an Impacts Assessment approach, CBIZ and TDR, have Townwide implications and the Project Area is the land within the Urban Growth Boundary (UGB). The Planning Area for the Mobility Element Update is the Town's Municipal Boundary.

Environmental Impact Report: Given the conceptual and long-term nature of the Project, the EIR will be prepared as a Program EIR pursuant to Section 15168 of the CEQA Guidelines. Program EIRs contain less detail than typical project-level EIRs because the level of detail in the environmental analysis is reflective of the level of detail in the program description itself. As a Program EIR, certain impacts identified and mitigation measures recommended will be inherently limited in specificity due to the conceptual nature of projected development and the broad applicability of proposed policy changes. As such, subsequent more focused environmental review may take place as individual projects are proposed.

When subsequent environmental review is required, the Program EIR may be used to focus project-level review on only those significant impacts not adequately considered in the Program EIR, and, to incorporate relevant information and analysis by reference.

Potential Environmental Effects: The Town has prepared an Initial Study in accordance with Section 15063 of the CEQA Guidelines to determine if the Project would have significant effects on the environment, and to focus the analyses in the Draft EIR on those issues determined to have the potential for significant effects. As identified in the Initial Study, the environmental issues listed below will be addressed in the EIR. Based on the Initial Study, the EIR will include the following environmental issue areas:

- Aesthetics
- Air Quality
- Forestry Resources
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Population/Housing
- Public Services (fire, police, school, parks, and libraries)
- Recreation
- Transportation/Traffic
- Utilities and Service Systems (wastewater, water, stormwater, and solid waste)

Document Availability: The Notice of Preparation, Project Description, and Initial Study are available for review at the following locations:

Town of Mammoth Lakes
Community & Economic Development Department
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546

Mammoth Lakes Library
400 Sierra Park Rd
Mammoth Lakes, CA 93546

The documents are also available online on the Town's website at:
<http://www.townofmammothlakes.ca.gov/>

Responses and Comments: If you would like to submit written comments on the NOP, please send them to Sandra Moberly, Planning Manager, with the Town of Mammoth Lakes Community & Economic Development Department at the P.O. Box 1609 or by fax at (760) 934-8608. Please be specific in your statements describing your environmental concerns. As mandated by state law, the public review period for the NOP is to occur for at least 30 days. The public review period will occur from May 29, 2015 to June 29, 2015. Please submit your response at the earliest possible date, but *not later than 5:00 p.m. on June 29, 2015.*

Public Scoping Meeting: In addition to the opportunity to provide written comments in response to this NOP, the Town will conduct a scoping meeting on **June 10, 2015** to solicit oral and written comments from agencies, organizations and interested parties regarding the scope and content of the EIR. At the meeting information regarding the EIR process, the Project, and future opportunities for public participation, will be presented.

Time and Location of Scoping Meeting:

The Scoping Meeting will be held during the regularly scheduled Planning & and Economic Development Commission Meeting:

Wednesday, June 10, 2015, starting at 2:00 p.m.

Town Council Chambers
Minaret Village Shopping Center
437 Old Mammoth Road, Suite Z
Mammoth Lakes, CA 93546

For additional information, please contact Sandra Moberly, Planning Manager at: (760) 934-8989 ext. 251.

Signature: Sandra Moberly

Date: 5.27.15