

TOWN COUNCIL STAFF REPORT

Title: Receive the monthly Mammoth Main Base Redevelopment Project Update (“Evolving Main”) (Mammoth Mountain Main Lodge Area).

Meeting Date: December 20, 2023

Prepared by: Jen Murillo, Contact Planner

RECOMMENDATION:

No recommendation or action is needed on this item.

SUMMARY: [changes from 11/15/23 update are highlighted]

The Mammoth Main Base Redevelopment Project is a major private development application being processed by the Town. Below is a high-level update on this application:

- **Environmental Review (CEQA/NEPA)** – The Town is the lead agency for CEQA and the US Forest Service is the federal lead agency for NEPA. Scopes of work for technical studies (e.g., biological, cultural, traffic, etc.) are being refined based on scoping comments received in late 2022 and fieldwork completed in late 2023. After technical studies are completed, the Draft Environmental Impact Report/Environment Impact Statement (EIR/EIS) will be prepared.
- **Outreach** – On November 29, 2023, a Town Council workshop was held to discuss key project considerations ahead of the draft specific plan being prepared. Based on workshop feedback, future public meetings are anticipated to be topic focused as discussions with the project’s “Working Group” (i.e., Town staff, the applicant, and various stakeholders (e.g., Mammoth Lakes Fire Protection District, Mammoth Lakes Police Department, etc.) proceed. A workshop with the Planning and Economic Development Commission (PEDC) is anticipated for January 10, 2024. Regular updates will continue to be provided to the Council and PEDC.
- **State Route (SR) 203 Potential Relinquishment Analysis** – The first step in analysis of a potential relinquishment of any portion of SR 203 is Caltrans’ preparation of a Relinquishment Assessment Report (RAR). On December 6, 2023, the Council approved a letter requesting Caltrans evaluate the entirety of SR 203 within the Town’s boundary in logical segments. The Town and Caltrans will continue to coordinate as work on the RAR begins.
- **Target Schedule**

Ongoing	Additional outreach meetings/events
Late 2024	Draft EIR/EIS available for review
Late 2025	Town Council decision on project

Relevant project links:

- Town’s project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment
- USFS project webpage - www.fs.usda.gov/project/?project=62406
- Applicant’s project webpage - www.evolvingmain.com/