



Mammoth Main Base Redevelopment Project (Evolving Main) (GPA 22-001, DZA 22-001)

Town Council Workshop – Summary Notes

Wednesday, November 29, 2023 | 3:00 p.m. (Video online [here](#))

Introduction

On November 29, 2023, the Town of Mammoth Lakes (Town) Council held a workshop to receive a presentation on the Mammoth Main Base Redevelopment Project and provide feedback.

Town Council attendees: Mayor John Wentworth, Mayor Pro Tem Bill Sauser, and Councilmembers Chris Bubser, Sara Rea, and Amanda Rice

Planning & Economic Development Commission attendees: Commissioners Paul Chang and Greg Eckert

Jen Murillo, Town Contract Planner, provided the presentation. After the presentation, Tyler Lee, Inyo National Forest Mountain Resort Specialist, provided an introduction, and Ron Cohen, President/CEO Mammoth Mountain Ski Area, provided additional project context and remarks. Then the Councilmembers and Commissioners asked questions and provided comments.

Comments and Discussion

Comments and discussion from the workshop are summarized below.

Question/Comment	Discussion/Response
State Route (SR) 203	
Why does the applicant want the Town to take responsibility for SR 203? If SR 203 needs to be built to Caltrans standards, there doesn't seem to be a good reason for it not to be maintained by Caltrans.	Applicant described that their proposal moves SR 203 from public land to their private land. Due to concern with this road being privately owned (public access) and the proposed design (more like a local road than state highway), the applicant proposes that SR 203 be owned by the Town. The Town is not obligated to accept any portion of SR 203.
What would SR 203 maintenance and circulation responsibilities like? Concern about SR 203 cost to the Town over time if the Town accepted any portion of the road.	Applicant described that the development agreement to be negotiated as part of the project would (may) include maintenance agreements for SR 203, and that maintenance costs are expected to be paid through an assessment district.

Question/Comment

Discussion/Response

	Town staff described that the upcoming Relinquishment Assessment Report (RAR) will evaluate potential impacts of SR 203 relinquishment under State requirements. The RAR will be prepared and paid for by Caltrans.
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For potential SR 203 relinquishment, the entirety of SR 203 should be studied, and it should be studied in logical segments.	Town staff noted that the request for Caltrans to prepare the RAR for SR 203 will be considered by Council on 12/6/23.
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Outreach/Engagement

Future presentations should be more topic-focused and digestible. The categories of the EIR might be a good way to organize focus sections.	Applicant and Town staff agreed that future topic-focused conversations make sense. Topic level discussions, potentially in line with EIR/EIS areas (but not limited to only those areas), could set a framework for future conversations.
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The Council and Commission should be more engaged in this project. Bring issues back to Council and Commission after Working Group discussions.	Town staff agreed that future topic-focused conversations will be brought back after Working Group discussions.
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Add Mammoth Lakes Police Department to Working Group stakeholders list.	This change will be made to the Draft Outreach Plan.
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What opportunities does the applicant see for community collaboration?	Applicant identified future public discussions when the Draft EIR/EIS is available as that will provide information on potential impacts and opportunity to discuss alternatives.
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Is the EIR and EIS one document? When is the estimated delivery of this document?	Town staff identified that the Draft EIR/EIS will be one document. Estimated public release of the Draft EIR/EIS is Fall/late 2024.
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Development Program

Is the version of the project presented a year ago (9/21/22 Council Workshop) the same as the one analyzed today?	Applicant confirmed that while the project will continue to get refined, the overall proposal is the same.
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“Resort residential” is confusing. These are intended for nightly rentals, not residential.	Applicant responded that “Resort residential” is intentionally used to reflect transient nature of proposed units. All units are proposed to be short-term rentals (condo-hotel, etc.).
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Are there single-family homes proposed on Parcel B? Why? Why not a denser housing type?	Applicant described that there are no single-family homes proposed. “Resort residential” units on Parcel B will be aimed at transient rentals and will likely be duplexes or triplexes.
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Question/Comment**Discussion/Response****Parking**

The Big Bend parking lot is aimed more for workers on the mountain (far walk to Main Lodge). Will this really result in enough parking for visitors?

Noted for future discussions on parking.

Concern on sufficiency of the number of parking spaces. Adding 90 spaces might not be enough.

Noted for future discussions on parking.

Trails

Ensure underpass proposed for snowmobile trail between Parcels A and B is sufficiently sized for a groomer.

Noted for future discussions on trails.

Address public snowmobile trail grooming between Main Base and Woolly's.

Noted for future discussions on trails.

Show existing trails on maps in addition to proposed.

Noted for future discussions on trails.

How do the proposed trails get integrated into the trail system, given the Trails System MOU between the Town and USFS?

Noted for future discussions on trails.

Other

Adequate housing must be provided for new employees, and it should be housing that allows workers to become permanent community members.

Applicant responded that they are working to find a solution that is sustainable for workers and for the Town.

What are the evacuation plans like for these 1,200 additional guests?

Noted for future discussions on emergency planning.

Why are propane tanks being proposed when they will be phased out in the future (all electric)? Be forward thinking about alternative energy and grants/subsidies that may be available.

Noted for future discussions on energy and sustainability.

The Town should be able to demonstrate to the County Board of Supervisors that this project is beneficial to garner support for an EIFD.

Applicant responded that the project will be a significant addition to the tax base. The applicant is ready to engage in this discussion now.

Involve the Council early in the development agreement discussions and analysis that Keyser Marston will support the Town on.

Town staff described that Keyser Marston is a consultant hired by the Town to help assess the project's fiscal impacts and other factors to inform development agreement negotiations.