

Mammoth Lakes Town Council Agenda Action Sheet

Title: Mammoth Main Base Redevelopment Project Update (Mammoth Mountain Main Lodge Area).

Meeting Date: March 20, 2024

Prepared by: Jen Murillo, Contract Planner

RECOMMENDATION:

This is an informational item only. No recommendation or action is needed.

SUMMARY:

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:

[changes from 2/21/24 update are highlighted]

- **Environmental Review (CEQA/NEPA)** – Environmental analysis (i.e., preparation of the Draft Environmental Impact Report/Environment Impact Statement (EIR/EIS)) has not started and is pending additional project information. USFS, Town, and applicant discussions regarding potential CEQA/NEPA alternatives are underway.
- **Outreach** – Meetings with the project’s “Working Group” are underway to discuss key project topics and issues. The Working Group consists of Town staff, the applicant, and various stakeholders (e.g., Mammoth Lakes Fire Protection District, Mammoth Lakes Police Department, etc.). Future public meetings are anticipated to be topic focused as discussions with the Working Group proceed.
- **State Route (SR) 203 Potential Relinquishment Analysis** – Caltrans is preparing a Relinquishment Assessment Report (RAR) to study the relinquishment of SR 203. Town staff is communicating with the applicant on information the Town needs to evaluate relinquishment. The Town and Caltrans will continue to coordinate as appropriate.
- **Target Schedule**

Ongoing	Working Group meetings
Spring/Mid-2024	Additional outreach meetings/events (TBD)
Late 2024	Draft EIR/EIS available for review
Late 2025	Town Council decision on project

Attachments:

- Project Update Presentation (March 2024)

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/



Mammoth Main Base Redevelopment Project (*Evolving Main*)

Town Council Update

March 20, 2024

Project Context

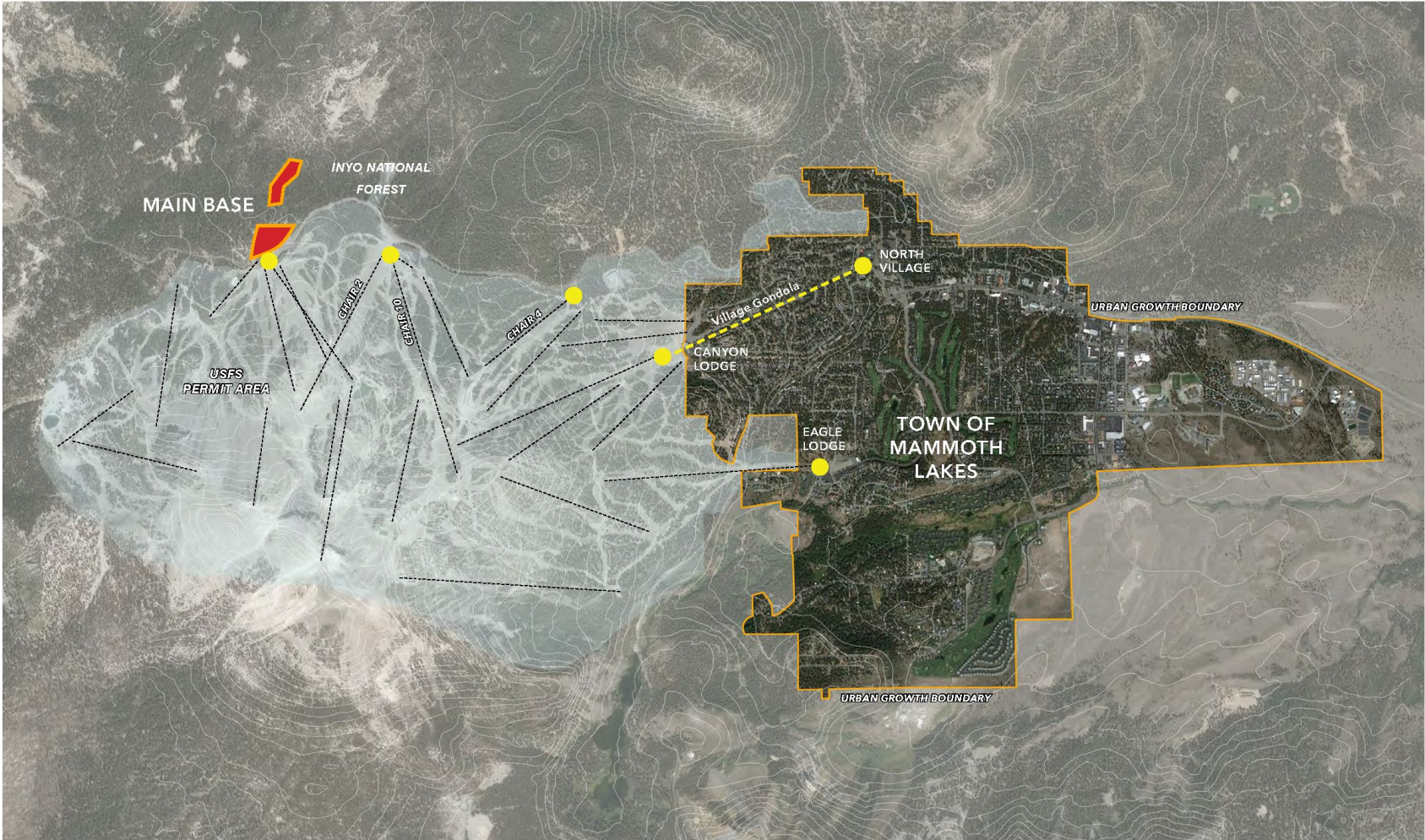


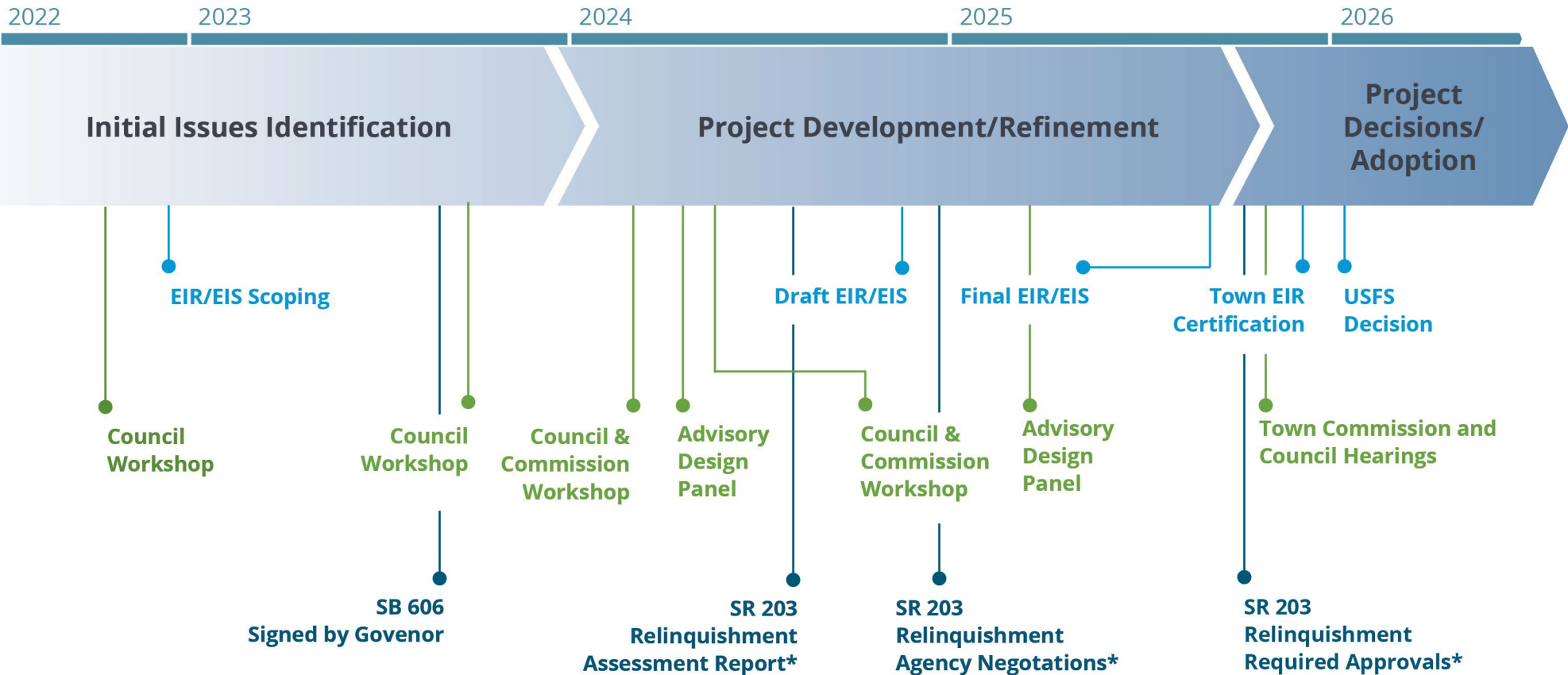
Figure 2 - Town Context

Mammoth Main Base October 17, 2022

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Illustrative Timeline



* Timing unknown and will be updated after further discussions with CalTrans.

Outreach



Department Updates – Council & Commission (*public, monthly*)



Working Group (*not public*)



Workshops (*public, dates TBD*)



Advisory Design Panel Meetings (*public, dates TBD*)



Public Hearings (*public, dates TBD*)

*Project information
sheet available
(to be updated
when needed)*

What's Happening Now? (1 of 2)

- **State Route 203**

- Applicant working through design relative to Caltrans standards
- Caltrans working on Relinquishment Assessment Report (RAR)
- Town communicating with applicant on information needs for Town's analysis

- **Housing**

- Working Group meetings held 1/12, 2/16, & 3/8
- Applicant to submit a proposed housing plan

- **Emergency Access/Egress**

- Town and MLFPD discussions ongoing
- 2nd Working Group meeting on this topic with MLFPD and MLPD 3/15

What's Happening Now? (2 of 2)

- **Public Access and Recreation**

- Working Group meeting held 1/19 (included USFS and Mammoth Lakes Recreation)
- Applicant correcting/revising trail network map

- **Specific Plan**

- More information on previous topics to be provided/developed
- Applicant to prepare/submit draft Specific Plan

- **CEQA/NEPA**

- More information on previous topics to be provided/developed
- NEPA/CEQA alternatives being discussed

- **Mono County Board of Supervisors (BOS)**

- Presentation to BOS on project expected on April 9th

Thank You

Town's project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment

USFS project webpage - www.fs.usda.gov/project/?project=62406 *[email sign up here]*

Applicant's project webpage - www.evolvingmain.com/