

Mammoth Lakes Planning and Economic Development Commission Agenda Action Sheet

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

PEDC Meeting Date: 4/10/2024

Prepared by: Jen Murillo, Contract Planner

Recommended Motion: 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:

- ***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 ongoing 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. An informational presentation to the Mono County Board of Supervisors is scheduled for April 9, 2024, and a basic project information sheet is attached.
- ***State Route (SR) 203 Potential Relinquishment Analysis*** – Caltrans is preparing a Relinquishment Assessment Report (RAR) to study the relinquishment of SR 203. Town staff has identified information that will be needed for the Town 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 (April 2024)
- Project Information Sheet (February 2024)

Relevant project links:

- Town’s project webpage - [www.townofmammothlakes.ca.gov/1155/Mammoth- Main-Base-Redevelopment](http://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*)

Planning & Economic Development Commission Update

April 10, 2024

Project Context

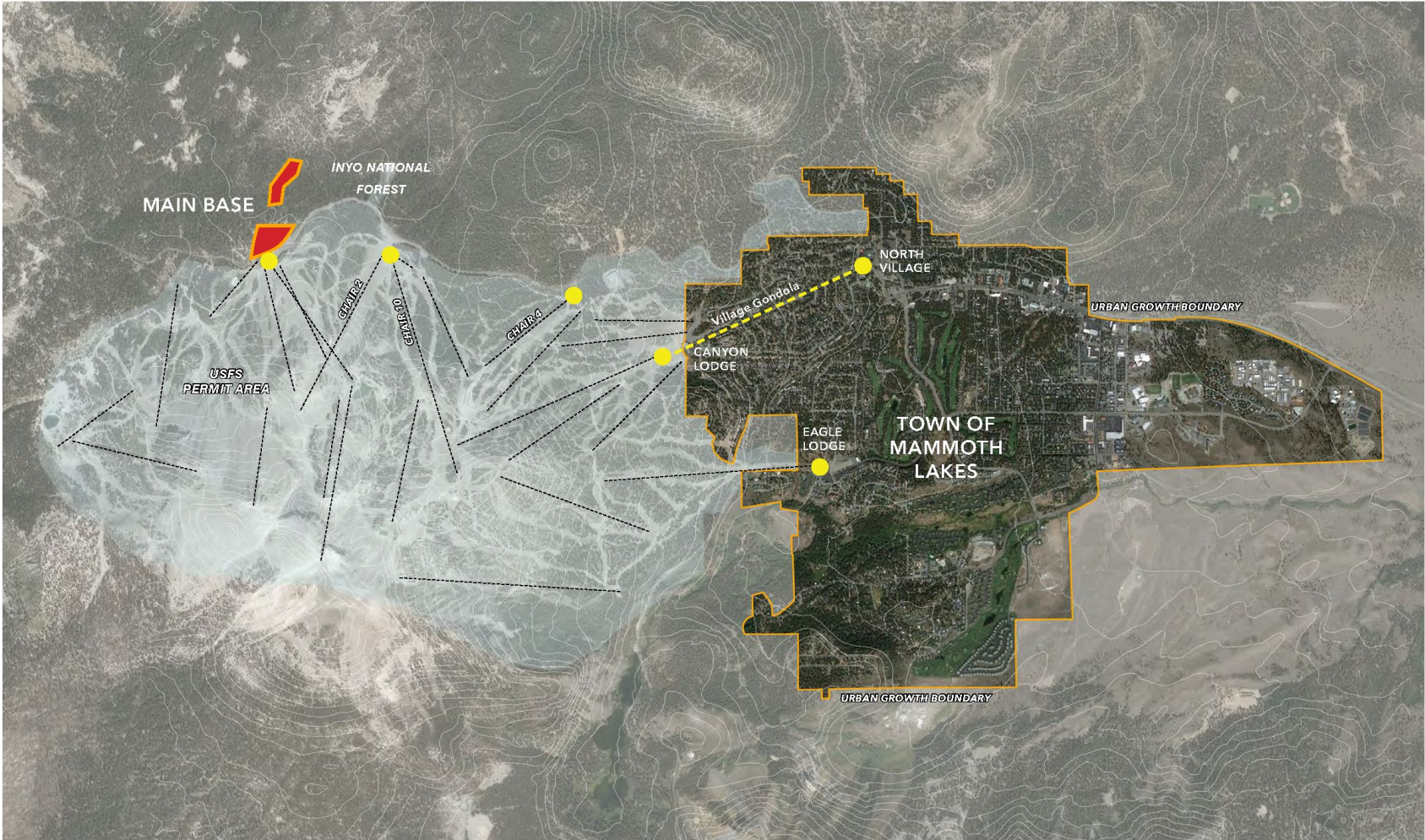


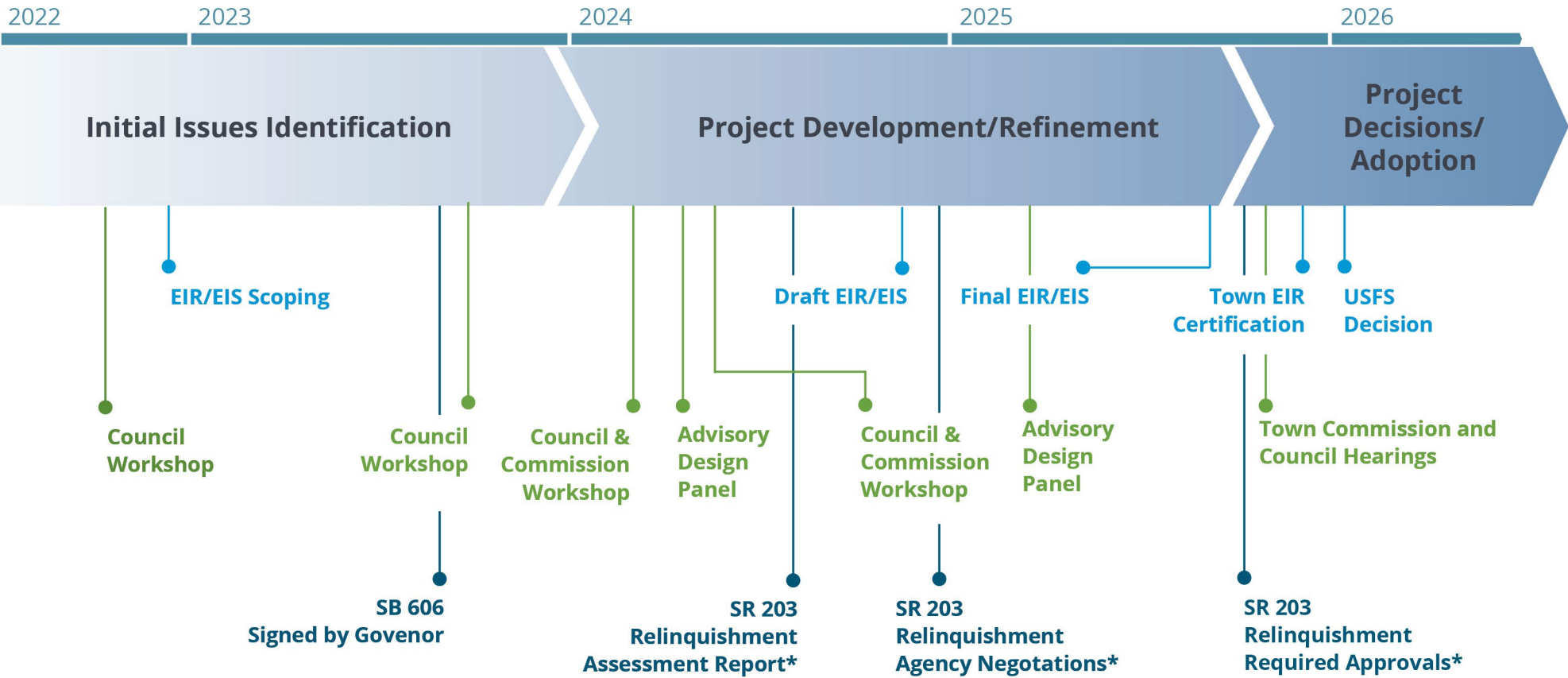
Figure 2 - Town Context

Mammoth Main Base October 17, 2022

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HART HOWERTON

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 and revised housing demand analysis

- **Emergency Access/Egress**

- Working Group meetings with MLFPD and MLPD held 12/8 & 3/15
- Working Group discussions are ongoing

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 4/9

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]*

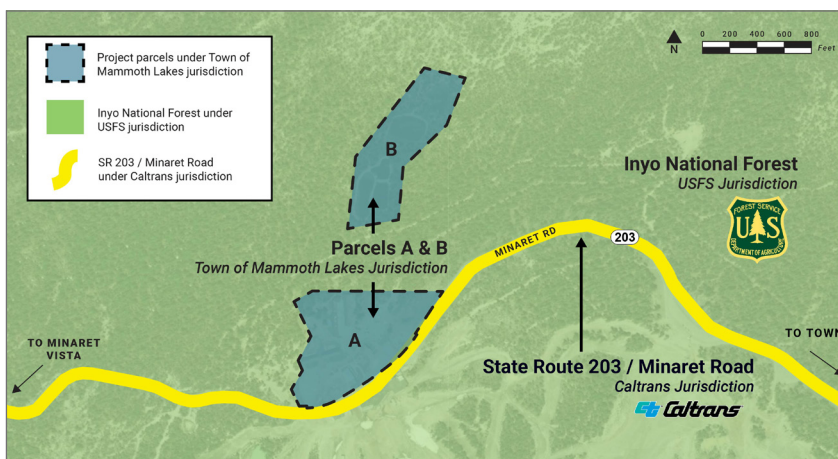
Applicant's project webpage - www.evolvingmain.com/

Mammoth Main Base Redevelopment Project

“Evolving Main” Information Sheet

LAND EXCHANGE

In 2020, a land exchange transferred approximately 35 acres at the base of Mammoth Mountain Ski Area (MMSA) Main Lodge from federal (U.S. Forest Service) to private ownership. The 35 acres are comprised of two parcels (Parcel A and Parcel B). These two parcels are now owned by Mammoth Main Lodge Redevelopment LLC (MMLR). MMLR is under the commercial real estate subsidiary of Alterra Mountain Company (Alterra). MMSA is under the resorts subsidiary of Alterra. The goal of this land exchange is for redevelopment of the 35 acres to *enhance the economic and community needs within Mammoth Lakes and Mono County*.



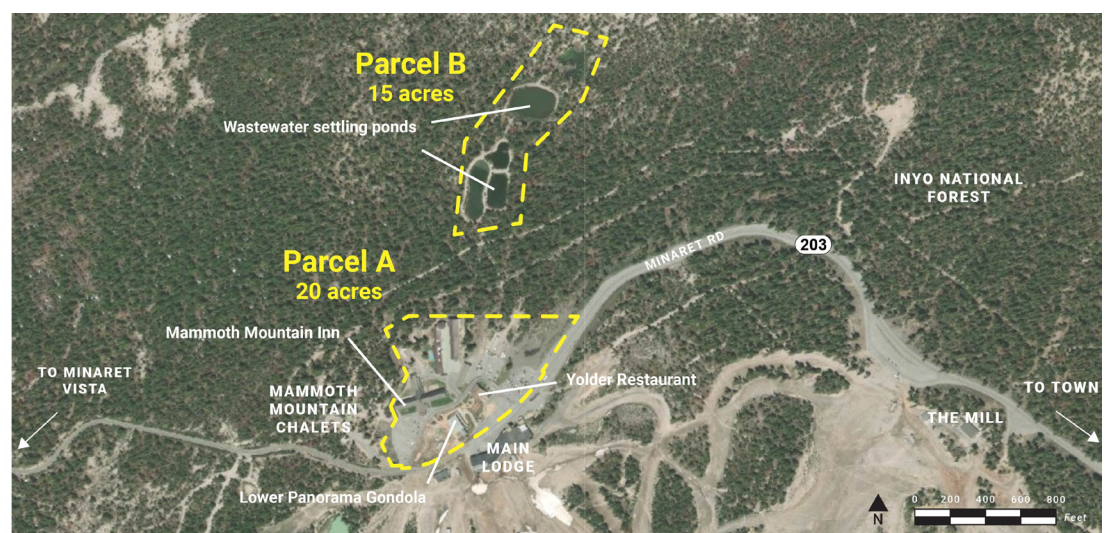
LAND JURISDICTION

The Town of Mammoth Lakes has jurisdiction over the redevelopment of Parcels A and B. However, redevelopment will also include improvements on Mammoth Mountain Ski Area, outside of Parcels A and B, that will require U.S. Forest Service approval. In addition, any changes to State Route 203/Minaret Road will require approval from the California Department

of Transportation (Caltrans). Due to the complexity, uniqueness, and scale of this potential private redevelopment project, many agencies are involved in the review and ultimate decisions on this project.

PARCEL A & B

Parcel A currently contains Mammoth Mountain Inn, the Yolder Restaurant, lower Panorama Gondola building, lower terminal of Discovery Chair (Chair 11), surface parking, and other uses. Parcel B contains wastewater settling ponds and is accessed by an unimproved service road. Parcel A is about 4 miles up State Route 203 (Minaret Road) from The Village at Mammoth.



PROPOSED PARCEL A & B REDEVELOPMENT PROGRAM

The current draft proposed development program for Parcels A and B is shown in the illustrative concept plan below.



- 250 hotel rooms
- 209 resort residential units
- 95,000 square feet of commercial space
- Pedestrian plaza
- Wastewater treatment facility

This project will be a substantial private investment in the region. The potential tax revenue generation from this project is being estimated and will be provided to the public when available.

ILLUSTRATIVE TIMELINE

Below is an estimated high-level timeline for review and decisions on this project. Please check the websites below for updates as project review proceeds.



Project updates are provided at regularly scheduled Mammoth Lakes Town Council and Planning and Economic Development Commission meetings. Visit the Town website below for meeting information.

RELEVANT PROJECT LINKS

- Town project website: www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment-Evolving
- USFS project website with sign-up for emails: www.fs.usda.gov/project/?project=62406
- Applicant's project website: www.evolvingmain.com