

Planning and Economic Development Commission

Agenda Action Sheet

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

Commission Meeting Date: 10/9/2024

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 (MLFPD), 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*** – The Town, applicant, and Caltrans continue to coordinate on the proposed realignment and design for the realignment of SR 203. Discussions related to relinquish are on hold as progress continues with Caltrans on review of the proposed realignment design.
- ***Housing*** – The Applicant is working on their housing plan proposal. Once it is submitted, it will be reviewed and discussed by the Working Group before being scheduled for a joint Council and Planning and Economic Development Commission workshop.

- ***Target Schedule***

Ongoing	Working Group meetings
Winter 2024	Additional outreach meetings/events (TBD)
Fall 2025	Draft EIR/EIS available for review
Fall 2026	Town Council decision on project

Attachments:

- Project Update Presentation (October 9, 2024)
- Project Information Sheet (June 2024)

Relevant project links:

- Town’s project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth-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

October 9, 2024

Project Context: Location

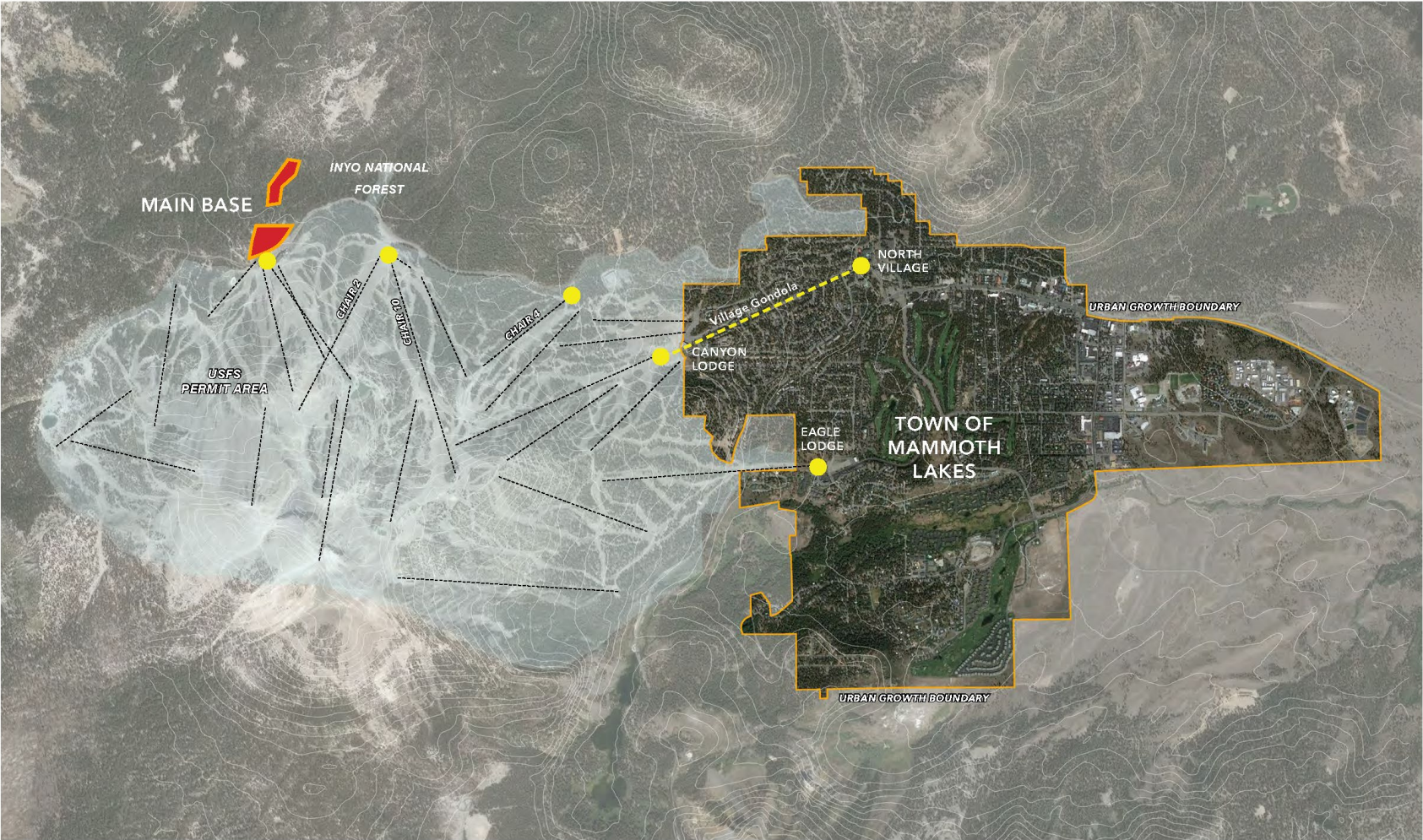


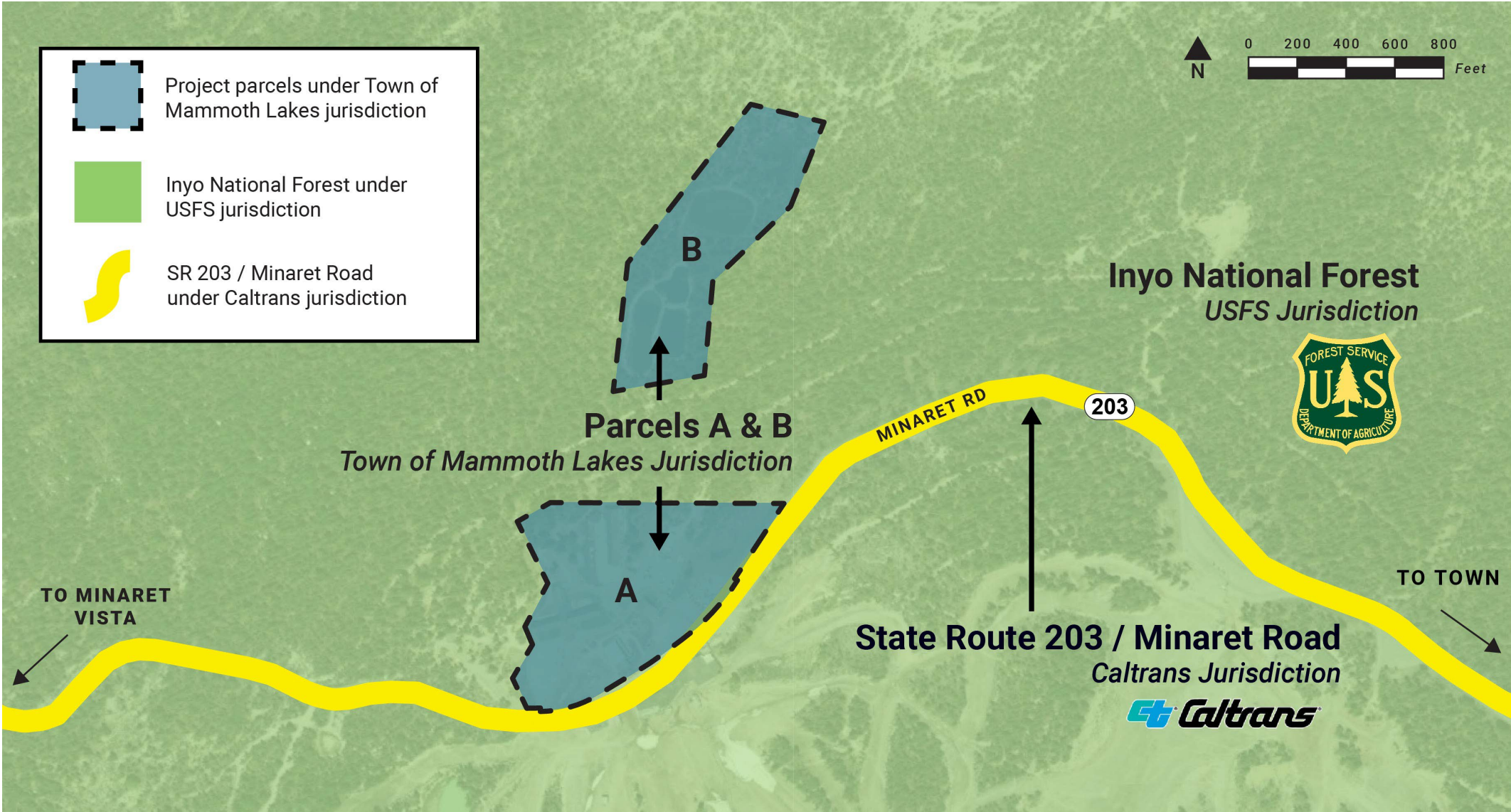
Figure 2 - Town Context

Mammoth Main Base October 17, 2022

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Project Context: Jurisdiction



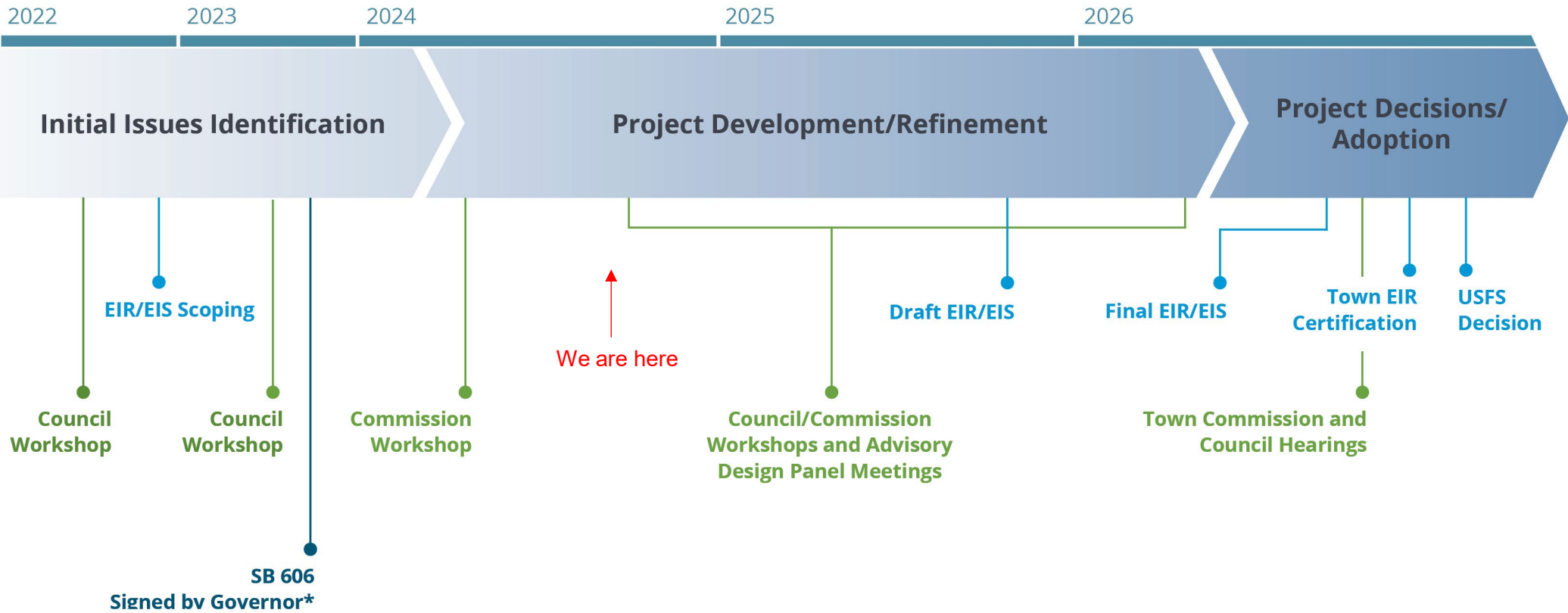
Project Context: Existing Conditions



Figure 4 - Existing Conditions

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Illustrative Timeline



** Timing related to SR 203 relinquishment request and analysis unknown and will be updated after further discussions with Caltrans.*

Outreach



Department Updates – Council & Commission (*public*)



Working Group (*not public*)



Workshops (*public, dates TBD*)



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



Public Hearings (*public, dates TBD*)

*Project information
sheet available*

Illustrative Concept Plan

Legend	
■■■■	Main Base Parcel Boundary
A	Main Base
B	Resort Residential
C	Reclaimed Water Storage Pond
D	Wastewater Treatment & Facilities
USFS Permit Area	
1	New Road Connection
2	Ski Beach
3	Gus' Pasture Training Terrain
4	Proposed Ski Run
5	Existing Chalets
6	Transit & Arrival Plaza
7	Mountain Operations
8	Employee Parking
—	Existing Chair
—	Proposed Gondola or Chair



Figure 7 - Illustrative Concept Plan

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Proposed Land Use

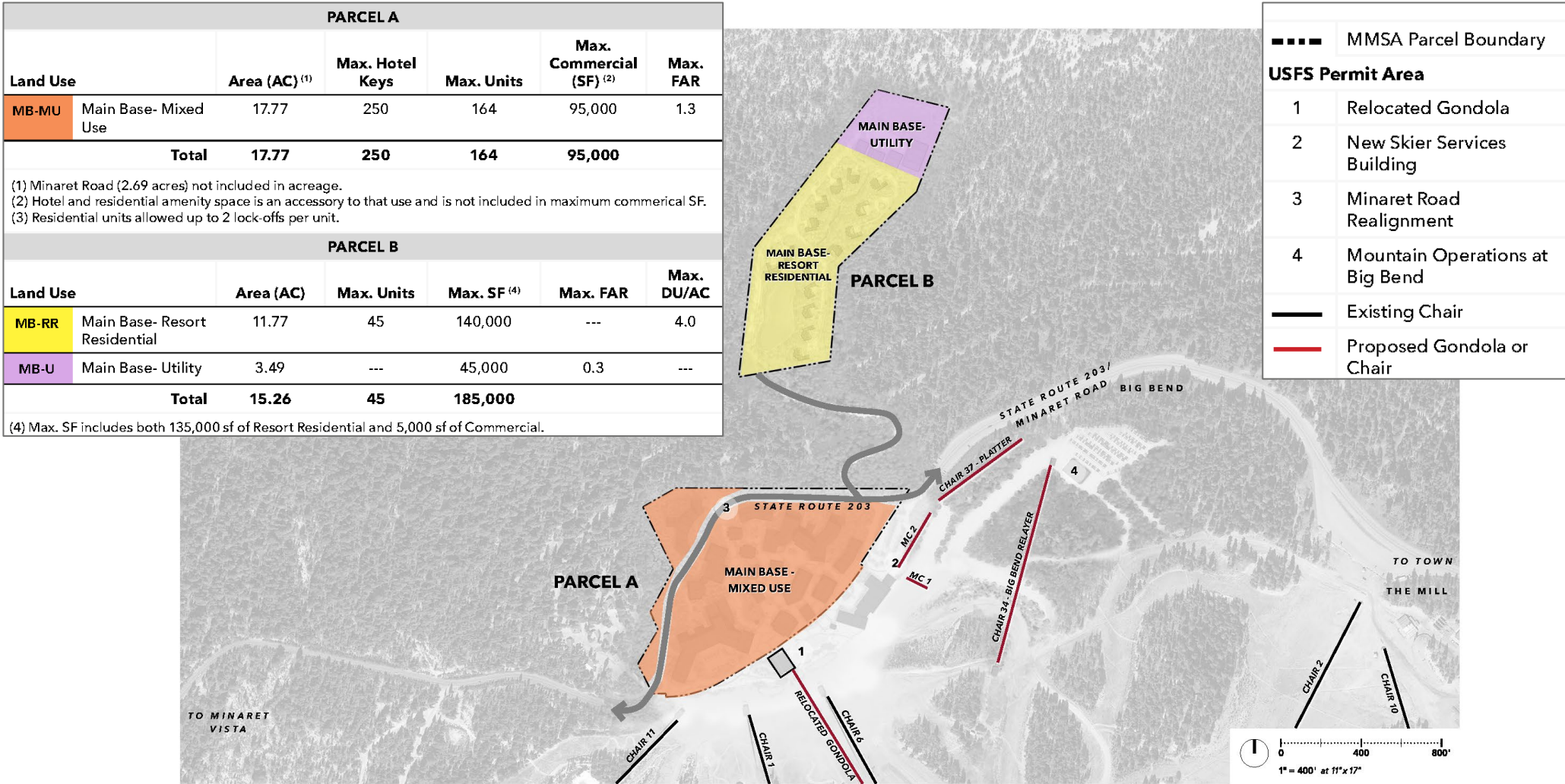


Figure 8 - Proposed Land Use

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Illustrative Concept Plan: Parcel A

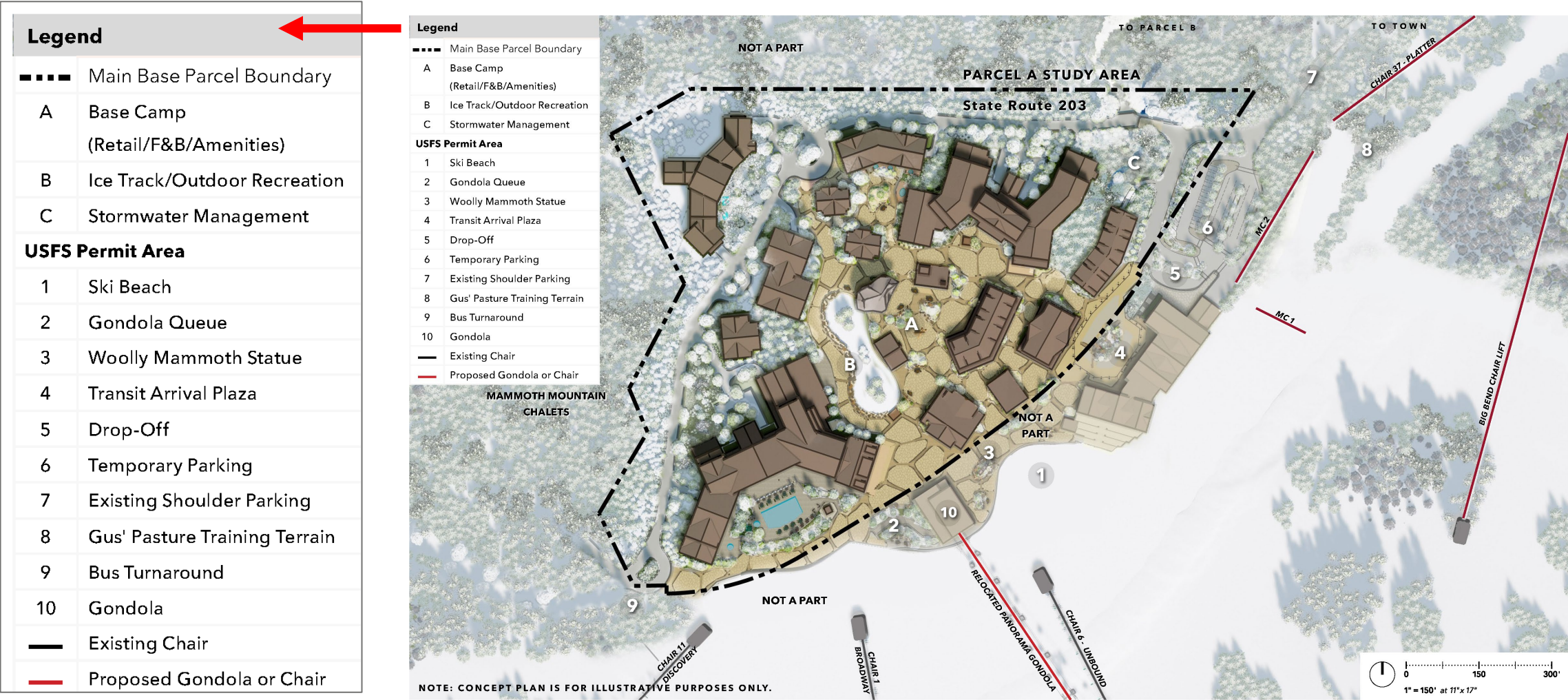


Figure 10 - Parcel A Illustrative Concept Plan

Illustrative Concept Plan: Parcel B

Legend	
■■■■■	MMSA Parcel Boundary
A	Resort Residential
B	Wastewater Treatment & Facilities
C	Reclaimed Water Storage Ponds



Figure 15 - Parcel B Illustrative Concept Plan

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Key Topics

- **State Route 203**
- **Housing**
- **Access/Egress**
- **Trails and Public Access**
- **Parking**
- **Snow Storage**
- **Building Height/Massing**
- **Others**



Figure 14 - Parcel A Conceptual Massing Plan

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What's Happening Now?

- **State Route 203**

- Applicant working through design relative to Caltrans standards

- **Housing**

- Applicant to submit a revised housing demand analysis
- Applicant to submit a proposed housing plan

- **Emergency Access/Egress and Emergency Preparedness**

- Coordination with Mammoth Lakes Fire Protection District, County, and team

- **Environmental Review (CEQA/NEPA)**

- EIR/EIS Study Plan
- Alternatives

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]*

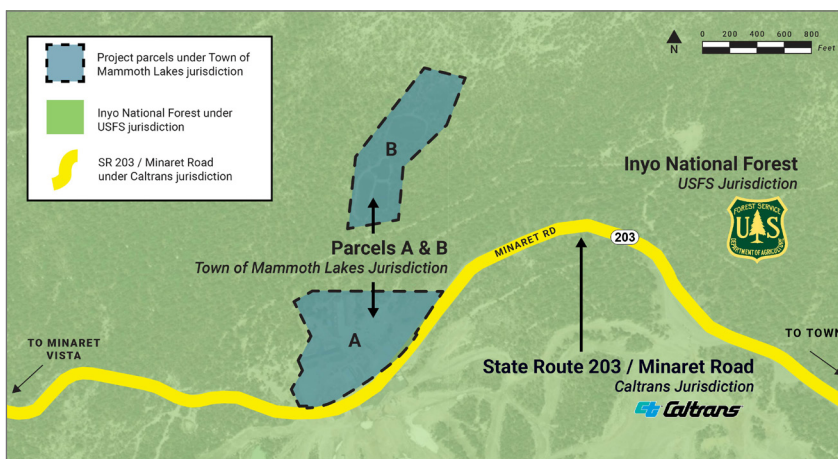
Applicant's project webpage - www.evolvingmain.com/

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*.



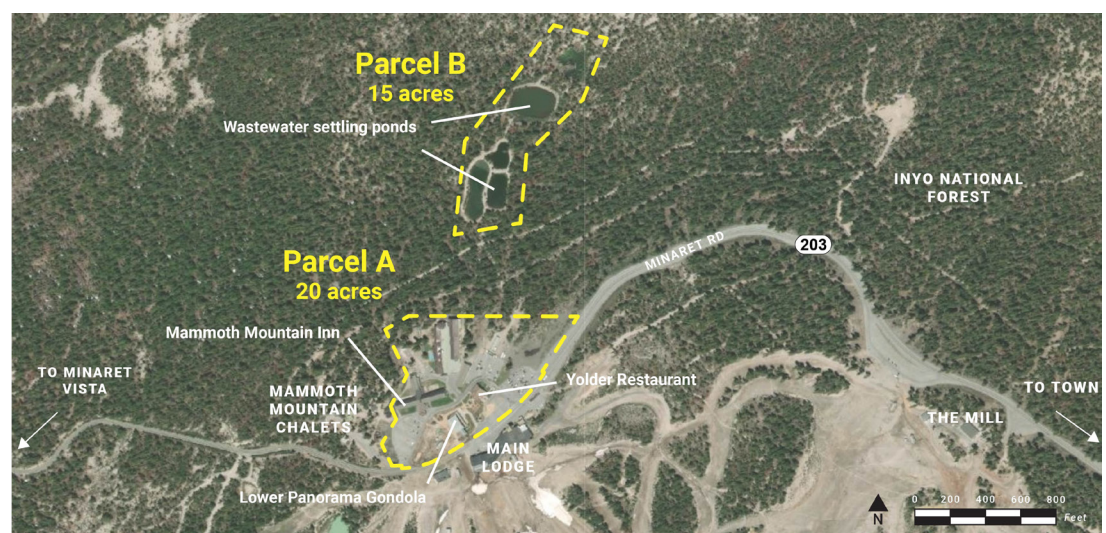
LAND JURISDICTION

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