



Mammoth View Project
Mitigated Negative Declaration
Notice of Availability and Public Comment Period
Town of Mammoth Lakes
Community Development Department
437 Old Mammoth Road, Ste. R
Mammoth Lakes, CA 93546 (760) 934-8989

Notice of Availability is hereby given that a Mitigated Negative Declaration has been prepared for the Mammoth View Project and is available for public review pursuant to State of California Environmental Quality Act (CEQA) Guideline Section 21091(b).

Project Title: Mammoth View Project

Applicant: Alpine Circle, LLC; Mammoth View, LLC; Mammoth View Two, LLC
621 Capitol Mall, Suite 1900
Sacramento, CA 95814

Project Location: The Project site is located in the Town of Mammoth Lakes (the "Town"), just north of State Highway 203 ("Main Street"). The 5.51-acre Project site comprises nine assessor's parcels: (APN) 33-082-06 through 33-082-14, inclusive. The Project site is generally bound by Main Street to the south; Mountain Boulevard to the east; Alpine Circle to the north and northeast; single-family residential land uses to the north and northwest; and the Viewpoint Condominiums to the west. Addresses of the Project site are 3730, 3752, 3776, and 3814 Viewpoint Road; 41 and 11 Alpine Circle; 3704 Main Street, Mammoth Lakes, CA 93546.

Project Description: The Project includes removal of the existing three motel buildings from the Project site and development of the site with a 54-room hotel (with restaurant/bar), 24 townhouse condominium units in two buildings, and 28 freestanding condominium cabin units, along with a spa building adjacent to the hotel and two small housekeeping buildings on the Summit portion of the site. The Project would require a Use Permit (including Design Review), and a Tentative Tract Map. Proposed development would involve multiple buildings ranging in height from one to approximately three stories.

The MND will be available for public review at the following locations, starting on May 27, 2011:

- Town of Mammoth Lakes, Community Development Department (see address above)
- Mammoth Lakes Branch, Mono County Library: 400 Sierra Park Road, Mammoth Lakes

The MND may also be viewed on the Town website: www.ci.mammoth-lakes.ca.us

The Mammoth View Project MND was prepared to analyze the potential environmental impacts from the Project. With adoption of the identified required mitigation measures presented in the MND, the Project would not have a significant effect on the environment.

A **30-day** public review period for the MND begins **Friday, May 27, 2011** and ends **Monday, June 27, 2011**. Community Development Department staff will respond to all comments received on the MND. Comments may be submitted by facsimile, letter, or electronic mail.

Comments should be submitted to:

Town of Mammoth Lakes, Community Development Department
ATTN: Pam Kobylarz-Heays
PO Box 1609
Mammoth Lakes, CA 93546
Fax: (760) 934-8608
E-mail: pkobylarz@ci.mammoth-lakes.ca.us

For additional information, please contact Pam Kobylarz by telephoning (760) 934-8989

Cc: Mammoth Times
Mono County Clerk