



# COMMUNITY & ECONOMIC DEVELOPMENT

P.O. Box 1609, Mammoth Lakes, CA 93546

(760) 934-8989, fax (760) 934-8608

## NOTICE OF PREPARATION

<b>TO:</b>	State Clearing House, Office of Planning and Research, Mono County Clerk, Responsible and Trustee Agencies, and Interested Parties	<b>FROM:</b>	Jen Daugherty, Senior Planner Town of Mammoth Lakes, Community and Economic Development Department 437 Old Mammoth Road, Suite R Mammoth Lakes, CA 93546 jdaugherty@townofmammothlakes.ca.gov
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**SUBJECT:** Notice of Preparation of a Draft Subsequent Environmental Impact Report.

The Town of Mammoth Lakes will be the Lead Agency and will prepare a subsequent environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Subsequent EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials.

	A copy of the Initial Study IS attached.
X	A copy of the Initial Study IS NOT attached, but is available for viewing on the lead agency's website at <a href="http://www.townofmammothlakes.ca.gov/index.aspx?nid=542">http://www.townofmammothlakes.ca.gov/index.aspx?nid=542</a>
	The proposed project IS considered a project of statewide, regional or areawide significance.
X	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
X	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
X	A scoping meeting WILL be held by the lead agency.
	A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: April 9, 2014	Time: 2:00 p.m.	Location: Town Council Chambers/Suite Z Minaret Village Shopping Center, 437 Old Mammoth Road, Mammoth Lakes, CA 93546
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**Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The public review period will start on March 26, 2014 and will end on April 24, 2014. Comments on the scope of the EIR must be received by 5:00 p.m. on April 24, 2014 to be considered in the Draft Subsequent EIR.**

Please send your response to Jen Daugherty, Senior Planner, at the address shown above. We will need the name of a contact person in your agency.



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Project Title:	Inn at the Village
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name):	The project site is specifically located at 50 Canyon Boulevard, Mammoth Lakes, to the west of Minaret Road, north of Main Street/Lake Mary Road, and east of Canyon Boulevard.
Project Description:	<p>The project proposes a seven-story hotel that includes hotel rooms, restaurant, spa, outdoor pool/jacuzzis, and landscaping elements. The hotel, totaling 64,750 gross square feet of buildable floor area, would consist of a maximum lodging room count of up to 67 rooms. The project would be built on top of the existing parking structure.</p> <p>The project proposes to amend the approved 8050 project to address the current performance deficiencies in the existing 8050 project and the North Village area. The project would necessitate three amendments to the North Village Specific Plan (NVSP): (1) an increase in the allowable development density for the project site; (2) an increase in the allowable building height; and (3) a reduction in the required front yard setbacks along Minaret Road. The current application is to amend the approved 8050 project and seek entitlement/permitting for a proposed hotel (with the requisite market requirement to retain flexibility with respect to ownership structures [e.g., traditional hotel, condominium-hotel, etc.]).</p>
Project Applicant (if any):	Mr. Dana Severy, President Severy Realty Group 127 El Paseo Santa Barbara, CA 93101
California Environmental Protection Agency Hazardous Waste List (if applicable):	Not Applicable

Date: March 26, 2014	Signature:	
	Name/Title:	Jen Daugherty, Senior Planner
	Telephone:	(760) 934-8989 x260

Consulting firm retained to prepare draft EIR (if applicable):

Name:	RBF Consulting
Address:	14725 Alton Parkway
City/State/Zip:	Irvine, California, 92618
Contact Person:	Kristen Bogue, Project Manager