



Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting

DATE: November 2, 2007

TO: Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

FROM: Town of Mammoth Lakes
Community Development Department
Sandra Moberly, Senior Planner
P.O. Box 1609
Mammoth Lakes, CA 93546

RE: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Scoping Meeting for the Mammoth Crossing Project (Project)**

NOP: The Mammoth Crossing Project (Project) includes construction of up to approximately 1,020 residential rooms, consisting of a combination of hotel rooms/suites and affordable housing rooms, and some commercial uses, on three sites, totaling approximately 9.3 acres, at the northwest, southwest, and southeast corners of the intersection of Main Street, Lake Mary Road, and Minaret Road. The Project's fourth site, approximately 1.3 acres, proposes no new development. The fourth site, formerly part of the Lodestar project, is proposed to be incorporated into the North Village Specific Plan (NVSP) area. The Project would require a General Plan Amendment, and amendment of the NVSP, which would be prepared concurrently with the preparation of the Draft EIR for the Project. Additionally the Project would require rezoning to the "Mammoth Crossing" (MC) zoning. Each of these components are further described below.

The Project is designed to meet the overall intent of the NVSP, which is to facilitate the development of the area as a concentrated, pedestrian-oriented activity center with limited vehicular access. The NVSP area is adjacent to the base of the Mammoth Mountain Ski Area, a major winter and summer recreational destination. Development in the Specific Plan area is intended to be oriented toward year-round activity, and the strengthening of winter visitor activity. Architectural and landscaping guidelines are included in the NVSP and, as such, will be an integral part of the Project.

The Project seeks to create an intensely developed “Town Visitor Core” area and primary visitor oriented hub, with mixed uses proposed on the eastside locations. Major public places and commercial uses would be located on the ground level with visual access from streets and pedestrian linkage corridors. Accommodations would be located on upper floors. The southeast corner uses would be for accommodation and ancillary uses, such as a restaurant. Parking would be primarily underground for all sites, and would total approximately 750 spaces.

The following sections describe the principal uses and project components for each of the four sites comprising the Mammoth Crossing Project.

Site 1 (Whiskey Creek Restaurant) is located on the northwest corner of the Lake Mary Road-Main Street/Minaret Road intersection and consists of Assessor Parcel Numbers (APN) 33-044-07 and 33-044-10. Site 1 is a total of approximately 1.8 acres of which approximately .05 acres is a vacated right-of-way. A proposed pedestrian corridor would link the Project to the existing North Village and Gondola building. The existing Whiskey Creek Restaurant building may remain as an existing site feature familiar to long-time visitors. Proposed uses on Site 1 would include a hotel with up to 198 rooms, a public plaza, and various commercial businesses, with underground parking available. The hotel is proposed to be up to 103 feet above the average natural grade (8,035 elevation) which exceeds the existing 50 foot maximum height requirement. The proposed density for Site 1 would be approximately 110 rooms per acre (RPA), which exceeds the maximum allowed density of 55 RPA, and average aggregate density of 48 RPA, for the Resort General zoning within the North Village Specific Plan. Modifications to existing setback requirements as currently allowed under the NVSP are also proposed. The proposed “Mammoth Crossing” District zoning on Site 1 would provide approximately 11,250 sf of affordable housing (approximately 23 rooms) for up to 45 Full-time employee equivalents (FTEE). The required affordable housing may also be provided off-site. The proposed amenity and common areas would be approximately 14,390 square feet (sf); with commercial areas of approximately 22,000 sf; for a total of gross construction areas of approximately 174,350 sf.

Site 2 (Church Site) is located on the southwest corner of the Lake Mary Road-Main Street/Minaret Road intersection and consists of APN’s 33-010-02 through -07, and 33-010-31, through -32. Site 2 is a total of approximately 4.5 acres of which approximately one acre is a vacated right-of-way. Proposed uses include a five star hotel with up to 364 rooms, and limited residential and commercial retail fronting Lake Mary Road. The hotel is proposed to be up to 130 feet above the average natural grade (8,040 elevation) which exceeds the existing 50 foot maximum height requirement. Modifications to existing setback requirements as currently allowed under the NVSP are also proposed. The proposed “Mammoth Crossing” District zoning on Site 2 would provide approximately 20,500 sf of affordable housing (approximately 41 rooms) for up to 82 FTEEs. The amenity and common areas would comprise approximately 24,700 sf; with commercial areas of approximately 18,000 sf. The proposed density for Site 2 would amount to 81 RPA, which exceeds the maximum allowed density of 48 RPA the Specialty

Lodging zoning within the North Village Specific Plan. Total of gross construction area would amount to approximately 283,400 sf.

Site 3 (Ullr Lodge/Whitestag Lodge) is located on the southeast corner and consists of APN's 33-100-14 though -18; for a total of approximately 3 acres. This site provides pedestrian and bicycle access from the Sierra Star Golf Course to the west, as well as the Main Street corridor and central Mammoth Lakes' area. Proposed uses include a moderate price, family-oriented motel and residential uses (301 rooms). The motel is proposed to be up to 98 feet above the average natural grade (8,000 elevation) which exceeds the existing 50 foot maximum height requirement. Underground parking is proposed. The proposed "Mammoth Crossing" District zoning on Site 3 would provide approximately 17,000 sf of affordable housing (approximately 34 rooms) for up to 68 FTEEs. The proposed density for Site 3 would amount to 102 RPA, which exceeds the maximum allowed density of 48 RPA for the Specialty Lodging zoning within the North Village Specific Plan. Modifications to existing setback requirements as currently allowed under the NVSP are also proposed. The amenity and common areas would total approximately 46,000 sf. Although no commercial uses are currently proposed, it is possible that the motel would include a restaurant, as well as meeting space. The total of gross building area as currently proposed would amount to approximately 274,250 sf.

Site 4 (Lodestar Parcel) is located on Minaret Road adjacent to Site 3 southeast of the Lake Mary Road-Main Street/Minaret Road intersection. The site is on APN 33-330-47 and consists of approximately 1.3 acres. There is no new development proposed on this site, and no changes to existing allowed land uses or density are proposed. The applicant is requesting a boundary change to the NVSP to incorporate the Site 4 parcel.

Project design would be in accordance with the North Village Specific Plan, as well as the Town of Mammoth Lakes Design Guidelines, and new design or development standards adopted as part of the proposed Specific Plan Amendment, applicable to the Mammoth Crossing District. Development at three of the four sites will involve multiple buildings ranging in height from one to approximately seven stories. On each site, the buildings would be oriented around a courtyard. The architecture and design of all three properties that comprise the Project site would be required to complement one another. The largest of the four sites, at the southwest corner of the intersection, would feature a large courtyard fronting Lake Mary Road and Canyon Boulevard. Landscaping, open space, and pedestrian access would be emphasized throughout the Project.

The Town of Mammoth Lakes is the Lead Agency for purposes of complying with CEQA and is the primary public agency responsible for approving projects on these properties. Several discretionary actions would be necessary for the Project, including, but not limited to: an amendment to the General Plan, North Village Specific Plan, Use Permit (including design review) and Tentative Tract Map. Additionally the Project will require rezoning. Under the current Town of Mammoth Lakes zoning regulations, project parcels within the North Village area were designated for Specialty Lodging (SL) and Resort General (RG). Under the proposed

North Village Specific Plan 2004, the proposed Mammoth Crossing development would be designated as the "Mammoth Crossing" (MC) zoning district, providing for a range of short-stay accommodation choices, affordable housing, retail and service uses of the types described above. Other approvals will be identified in accordance with applicable laws and regulations.

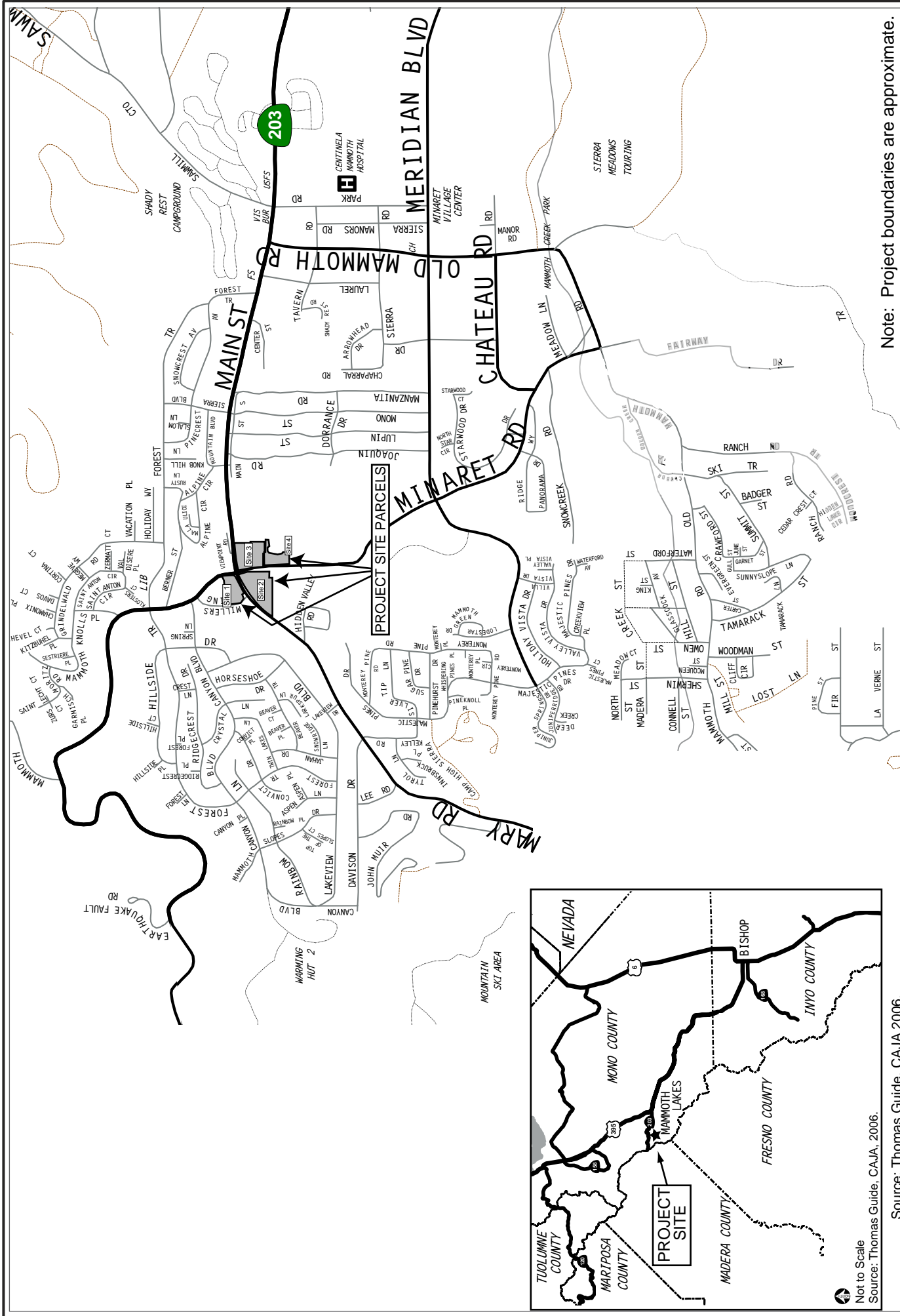
Based on the project description and the Lead Agency's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazard & Hazardous Materials
- Hydrology & Water Quality
- Land Use
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities and Service Systems

The Lead Agency solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Please send your written/typed comments (including a contact name) to the following:

Town of Mammoth Lakes
Community Development Department ATTN: Sandra Moberly
P.O. Box 1609
Mammoth Lakes, CA 93546
Phone: (760)934-8989 x251
Fax: (760) 934-8608
E-mail: smoberly@ci.mammoth-lakes.ca.us

Due to the time limits mandated by California law, written comments must be sent at the earliest possible date, but no later than 30 days from receipt of this notice.



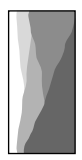
Note: Project boundaries are approximate.

Figure 1
Regional & Vicinity Map



Not to Scale

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research



Source: Thomas Guide, CAJA 2006.

Not to Scale
Source: Thomas Guide, CAJA, 2006.

