

## TOWN COUNCIL STAFF REPORT

Title: Mammoth Main Lodge Redevelopment Project Presentation and Update.

Meeting Date: September 21, 2022

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### **RECOMMENDATION:**

Staff recommends that the Town Council and Planning and Economic Development Commission receive applicant presentation and update on the Mammoth Main Lodge redevelopment project and provide initial questions and comments.

### **BACKGROUND:**

Below lists key past milestones related to the project:

<b>2019</b>	Land exchange completed
<b>2021</b>	
January	Concept plan submitted to Town
June	Joint PEDC and Town Council Workshop
August	MOU between the Town, USFS, and applicant for preparation of a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) executed
<b>2022</b>	
March	USFS acceptance of the Mammoth Mountain Ski Area Master Development Plan (MDP)
August	USFS acceptance of the Project Proposal Letter (PPL)
September	Specific Plan application submitted to the Town

### **ANALYSIS:**

Analysis of this project will be forthcoming through the Specific Plan application review and EIR/EIS. The Town is working jointly with the USFS on the EIR/EIS analysis and associated public review process.

Future opportunities for public input include the EIR/EIS scoping period (targeted for October-November 2022) and EIR/EIS public review period (timing to be determined). Additional outreach and community engagement will occur throughout the Town's review of the Specific Plan application. The Town and USFS continue to engage with various agencies, such as Caltrans, at this early stage of review.

### **ENVIRONMENTAL CONSIDERATIONS:**

An EIR/EIS is being prepared for this project to comply with CEQA/NEPA. The Town and USFS are working together on preparation of this joint EIR/EIS pursuant to the MOU.

### **LEGAL CONSIDERATIONS:**

The Town Attorney will participate in this project as it progresses. The Town has also engaged Alisha Winterswyk, a CEQA/NEPA expert, to assist the Town in the CEQA/NEPA process. A development agreement application is also expected, which will require extensive consultation with the Town Attorney throughout the negotiation process to ensure that the development agreement furthers the Town's interests and that the Town is legally protected.

While the project includes proposed improvements on USFS lands, those actions are under the authority of the USFS and will not be part of the Town's action on the Specific Plan application (i.e., the Specific Plan will only apply to private land within the Town's jurisdiction).

### **ATTACHMENTS:**

Attachment 1:           Main Lodge Redevelopment Plan Set