

COMMUNITY DEVELOPMENT DEPARTMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
(760) 934-8989, ext. 240 FAX (760) 934-8608



**NOTICE OF AVAILABILITY FOR A JOINT ENVIRONMENTAL
ASSESSMENT/DRAFT ENVIRONMENTAL IMPACT REPORT**

**Eagle Lodge Base Development Project
State Clearinghouse No. 2006012041**

The Town of Mammoth Lakes and U.S. Department of Agriculture Forest Service prepared a Joint Environmental Assessment/Draft Environmental Impact Report (EA/Draft EIR) for the above project, which is available for review. A Joint EA/Draft EIR is a detailed informational document that analyzes a proposed project's potentially significant environmental effects. An EIR also identifies ways to reduce environmental effects and reasonable alternatives to avoid or minimize significant environmental effects.

Project Title: Eagle Lodge Base Development Project
Project Location: 3256 Meridian Boulevard, Town of Mammoth Lakes, Mono County, California
Applicant: Mammoth Mountain Ski Area (MMSA)

Project Description: The approximately 8.67 acre project site is located at the intersection of Meridian Boulevard and Majestic Pines Road. The area is locally referred to as the Juniper Springs area, or more recently the Eagle Base Area. The site is located at the base of the Eagle Express Chairlift (Chair 15), which is located on lands administered by the Inyo National Forest. A portion of the site, approximately 4.1 acres, is located within the Inyo National Forest.

MMSA proposes to develop the Eagle Lodge Base Area, which would provide a permanent lodge facility on the site. The facility is a mixed-use development with a condominium/hotel and a mix of recreational-related uses, including food service, rental/demo/repair shop, retail, ski school and day care, ticketing/lobby, administrative space, and restrooms. In addition, the lodge would include a convenience market, restaurant, day spa and locker club. Development is anticipated to occur in one phase over a two-year timeframe beginning in Spring 2007 and ending in Spring 2009.

The project site is subject to the existing Juniper Ridge Master Plan. The project would require amendments to the Master Plan in the areas of parking, height, density, setbacks, and land use. In addition, the project would require a General Plan amendment to redesignate Lot 87 from Low-Density Residential to Resort. Development of the project would be subject to further discretionary reviews that would include Use Permit, Tentative Tract Map, and Design Review Approvals. In addition, the project site is located in the boundaries of the Mammoth Mountain Ski Area Master Development Plan (the MMSA Development Plan), and the Inyo National Forest Land and Resource Management Plan "The Inyo Forest Plan."

Anticipated Significant Environmental Effects: Based on the analyses contained in the EA/Draft EIR, with the incorporation of mitigation measures, the project would have a significant and unavoidable view impact from Key Observation Point #2. In addition, the project would contribute to a significant and unavoidable cumulative roadway noise and water supply impact at Town buildout. These impacts would occur based on the analysis completed in accordance with the California Environmental Quality Act (CEQA). No anticipated effects would occur based on the analysis completed in accordance with the National Environmental Policy Act (NEPA).

MMSA intends to seek approval of Alternative 3 – Alternate Design Alternative: The Proposed Action and Alternative 3 provide alternate approaches to achieve the project objectives. While these two approaches contain the same intensity of development, the Proposed Action and Alternative 3 demonstrate different building massing and heights. It is recommended that reviewers focus their attention on these two scenarios.

Public Meeting: The Town of Mammoth Lakes Planning Commission will hold a public meeting to take public comments on the Draft EIR on a date to be determined at the Town Council Chambers, Suite Z, 437 Old Mammoth Rd, Mammoth Lakes. Notice of the public meeting date and time will be provided a minimum of ten days in advance of the meeting in the same manner as this notice and to all parties requesting such notice. The Town of Mammoth Lakes Planning Commission and Town Council will hold subsequent noticed public hearings on the project to take the appropriate actions on the Final EIR and the project.

Public Review Period: A 45-day public review and comment period is hereby established in accordance with California Environmental Quality Act (CEQA) Guideline Section 21091(a). The Town will respond to all comments received on the EA/Draft EIR. The 45-day comment and review period begins on September 21, 2006 and will close at 5:00 p.m. on November 6, 2006.

Copies of the EA/Draft EIR are available for review at:

Town of Mammoth Lakes Community
Development Department
437 Old Mammoth Road
Mammoth Lakes, CA 93546

Mammoth Lakes Ranger Station
2500 Main Street
Mammoth Lakes, CA 93546

Mono County Library
960 Forest Trail
Mammoth Lakes, CA 93546

Inyo National Forest Supervisor's Office
351 Pacu Lane, Suite 200
Bishop, CA

All written comments on the EA/Draft EIR should be submitted to:

Sonja Porter, Town of Mammoth Lakes Community Development Department located at 437 Old Mammoth Road, Mammoth Lakes, CA 93546. Comments may also be mailed to Sonja Porter, Town of Mammoth Lakes Community Development Department, P.O. Box 1609; Mammoth Lakes, CA 93546-1609. All comments must be received by 5:00 P.M. on Monday, November 6, 2006.

For Further Information Contact:

Sonja Porter, Senior Planner with the Town of Mammoth Lakes at (760) 934-8989 **OR** Mike Schlafmann, Winter Sports Specialist with the U.S. Forest Service at (760) 924-5503

If you challenge the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Town at or before the public hearing on the Final EIR.

Names and addresses of those who comment on the EA will be considered part of the public record on this proposed action and will be available for public inspection. Comments submitted anonymously will be accepted and considered; however, those who only submit anonymous comments will not have standing to appeal the subsequent decision under 36 CFR 215. Only those who submit comments or otherwise express an interest to this project will have standing to appeal the subsequent decision under 36 CFR 215.

Date: September 15, 2006

Signature
Title

William T. Taylor
Deputy Director of Community
Development