



COMMUNITY DEVELOPMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
(760) 934-8989 ext. 253, fax (760) 934-8608

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for The Clearwater Specific Plan (SCH # 2006062154)

The Town of Mammoth Lakes is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the project identified below. We request the view of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the Town when considering any permits that your agency must issue or for any other approval for the project.

AGENCIES: The Town requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: The Town requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT TITLE: The Clearwater Specific Plan

PROJECT LOCATION: The 6.09 acre project site is adjacent to Old Mammoth Road and is surrounded on the remaining three sides by Sierra Nevada Road, Laurel Mountain Road, and the Mammoth Mall and Krystal Villa East condominiums.

PROJECT DESCRIPTION: The proposed project involves a two-phased condominium/hotel development consisting of 339 units, with 480 sleeping rooms and approximately 28,200 square feet of commercial/retail uses. In addition, 43 three-bedroom workforce-housing units are proposed. The parking configuration would result in 705 subterranean and 35 surface parking spaces for a total of 740 spaces.

PUBLIC REVIEW PERIOD: The Town has made this Draft Environmental Impact Report available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but **not later than 45 days after receipt of this notice**. All comments must be submitted in writing to the address below. The comment period during which the Town will receive comments on the Notice of Preparation is:

Starting Date: December 14, 2006

Ending Date: January 29, 2007

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to:

Pam Kobylarz
Assistant Planner
Town of Mammoth Lakes
Community Development
Post Office Box 1609
Mammoth Lakes, California 93546
Fax: 760-934-8608

Or via E-mail to: pkobylarz@ci.mammoth-lakes.ca.us



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SCOPING MEETING: A special study session for the proposed project will be conducted at the Planning Commission Meeting on:

Date: January 24, 2007

Time: 9:00 am

Location: Town Council Chambers/Suite Z
Minaret Village Shopping Center
437 Old Mammoth Road
Mammoth Lakes, California 93546

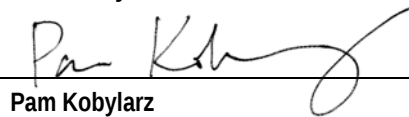
DOCUMENT AVAILABILITY: The Draft Environmental Impact Report is available for public review at the locations listed below during regular business hours:

- Town of Mammoth Lakes Community Development Department, 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA
- Mono County Library, 960 Forest Trail, Mammoth Lakes, CA

If you require additional information please contact Pam Kobylarz at 760-934-8989 ext. 253

Date: December 14, 2006

Signature: _____



Pam Kobylarz

Title: **Assistant Planner**

Telephone: **760-934-8989 ext. 253**