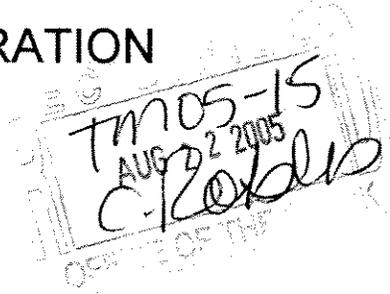


APPENDIX A

REVISED DRAFT PEIR NOTICE OF PREPARATION

NOTICE OF PREPARATION

From: Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546



Subject: **Notice of Preparation of a Revised Draft Environmental Impact Report**
(State Clearinghouse No. 2003042155)

The Town of Mammoth Lakes will be the Lead Agency and will prepare a revised environmental impact report (EIR) for the project identified below. A draft EIR was previously prepared and circulated from February 2005 to May 17, 2005. A revised draft is being prepared in response to agency and community comments on the previously circulated draft EIR and because there has been a modification in the project and additional and clarifying information will be added to the draft EIR. 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 EIR prepared by our agency when considering your permit or other approval for the project.

The project description and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is not attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than thirty (30) days after receipt of this notice.

Please send your response to Ms. Sonja Porter, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Mammoth Lakes General Plan Update

Date: August 15, 2005

Signature: _____

Title: Senior Planner

Telephone: (760) 934-8989 ext. 286

POSTED 8/22-10/22

**Notice of Preparation
Mammoth Lakes General Plan Update
Revised Draft Environmental Impact Report
(State Clearinghouse No. 2003042155)**

Project Description

The proposed project is a comprehensive update of the Town of Mammoth Lakes' General Plan. A draft EIR was originally prepared for the project and circulated for review and comment from the end of February 2005 through May 17, 2005. A revised draft EIR is being prepared for the project in response to comments on the previously circulated draft EIR and because there have been some modifications in the project additional and clarifying information will be added to the revised draft EIR.

The General Plan is the primary policy document for the Town and is the basis for all decisions regarding the physical development within the Town. It expresses the community's vision for its future and is the guide for both long-term and day-to-day decisions and actions of the Town. The Town's current General Plan was adopted in 1987. Since that time, independent amendments have been made to several of the elements that comprise the Plan; however, the General Plan has not been comprehensively reviewed since it was adopted in 1987. The Town of Mammoth Lakes will also be updating its Parks and Recreation Element in the near future as a separate project.

The updated General Plan (project) evaluated in the previously circulated draft EIR, which was referred to as the Project Action Alternative, would have increased the permitted density in certain areas above that allowed by the current General Plan and would have allowed an increase in the Town's population at build-out over the total population from 61,375 to 71,200. In particular, it would have increased the density permitted in the Old Mammoth area from the two (2) units per gross acre permitted by the current General Plan to four (4) units per gross acre; would have increased the density in the Canyon Lodge area from twelve (12) units per gross acre permitted by the current General Plan to forty-eight (48) units per units per gross acre; it would have allowed for residential development in the Institutional Public Designation at four (4) units per gross acre; expanded the industrial designation; and increased density of the Specific Plan Designation from 3,020 rooms and 135,000 square feet of commercial permitted under the current General Plan to 3,720 rooms and 185,000 square feet of commercial.

The modified updated General Plan that will be addressed in the revised draft EIR would retain the low density residential land use for the Old Mammoth area at two (2) units per gross acre that is allowed by the current General Plan; it

would the remove the High Density Residential 3 land use designation proposed by the Plan addressed in the previously circulated draft EIR; it would reduce density in the High Density Residential 1 and 2 land use designation from 12 to 10 units per acre; maintain the existing density in the Commercial 1 and 2 land use designations; and restrict housing development in the Institutional/Public land use designation to a greater degree than in the Plan addressed in the previously circulated draft EIR. In addition, revisions to the density transfer policy are under consideration.

Overall, the revised project would allow for a lesser number of dwelling units than the previously proposed project. The anticipated population at build-out under the current General Plan is 61,375. The anticipated population at build-out from the version of the General Plan that was analyzed in the previously circulated draft EIR is 71,200. The anticipated population at build-out from the revised draft General Plan is now 60,700, which is approximately the same as the current General Plan. The changes from the previously circulated version of the EIR and the impacts on overall population are summarized in the chart below:

| Population Projections | |
|---|--------|
| Existing Population (Estimated as of 2003) | 34,269 |
| Existing General Plan | 61,375 |
| Version of General Plan that was the Project and labeled as the "Project Action Alternative" in the Previously Circulated EIR | 71,200 |
| Newly Revised and Current Proposed General Plan (the Project) | 60,700 |

Project Location

Town of Mammoth Lakes, Mono County, California

Potential Environmental Effects

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Economics/Jobs, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, Growth Inducing, and Cumulative Impacts.