

# Mono County Local Agency Formation Commission

---

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
[commdev@mono.ca.gov](mailto:commdev@mono.ca.gov)

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
<https://monocounty.ca.gov/lafco>

Tyler Lee  
U.S. Forest Service, Inyo National Forest  
351 Pacu Lane, Suite 200  
Bishop, CA 93514

**Subject: Mammoth Main Base Redevelopment Project Environmental Impact Report (EIR)/  
Environmental Impact Statement (EIS)**

Dear Tyler Lee:

Thank you for the opportunity to comment on the proposed Mammoth Main Base Redevelopment Project EIR/EIS. As identified in the Notice of Preparation (NOP) and Notice of Intent (NOI), the Mono Local Agency Formation Commission (LAFCO) may be required to consider local agency annexation to serve the project and thus qualify as a responsible agency under CEQA. As such, it is requested that the joint EIR/EIS thoroughly address the public services and utilities to be provided to the project by local governments, including the Town of Mammoth Lakes, Mammoth Community Water District (MCWD), Mammoth Lakes Fire Protection District, Southern Mono Hospital District, Mammoth Lakes Mosquito Abatement District (MLMAD) and Mono County. The project is situated within the boundaries of the Town of Mammoth Lakes, Mono County, Mammoth Lakes Fire Protection District, and Southern Mono Hospital District, and within the Sphere of Influence of the Mammoth Community Water District and the Mammoth Lakes Mosquito Abatement District.

The NOP commitment to preparation of a water assessment is appreciated. As the MCWD is the recognized water service provider within the Town of Mammoth Lakes, coordination with the MCWD in the assessment of water and wastewater treatment for the project is requested. The project's private property (Parcels A and B) and most if not all improvements for the area proposed under special use permit are within the Sphere of Influence of the MCWD. Please note that for service efficiency and economies of scale, Mono LAFCO policy promotes service by existing entities such as the MCWD rather than establishment of new service entities. As hinted in the NOP, annexation of the project into the MCWD via Mono LAFCO may be required.

The need for mosquito abatement service and potential annexation into the MLMAD should also be addressed.

Mono LAFCO relies heavily on the consistency of a project with the local general plan and relevant specific plans when considering changes in organizations and updates to municipal service reviews. The inclusion of the project's private property within the Town Urban Growth Boundary is noted, and the inclusion of a specific plan and associated general plan amendment for project approval is appreciated.

Thank you for consideration of these comments. Please give me a call if you have questions or need additional information.

## **LAFCO COMMISSIONERS**

Tom Cage, Paul McFarland, Sarah Rea, Lynda Salcido, Jennifer Kreitz, Rhonda Duggan, Bruce Woodworth

Sincerely,

*Wendy Sugimura*

Wendy Sugimura  
Executive Officer