

Data Submitted (UTC 11): 12/8/2022 4:06:14 AM

First name: Jeanne

Last name: Oakeshott

Organization:

Title:

Comments: Re: Mammoth Main Lodge Redevelopment Project

The following are the issues/concerns I would like to see addressed during the scoping process.

Aesthetics: Most visitors come from places that are severely impacted by light pollution and seek out our environment to experience the night sky. I would like to see this development incorporate the goals of the IDA Dark Sky Community and excel in their efforts to promote responsible lighting and dark sky stewardship, and set good examples for surrounding communities. I also believe that no night skiing should be allowed.

Energy/Greenhouse Gases and Climate Change: Renewable energy generation should be a mandatory component of this project and not just an add-on at a later date. Given the effects of climate change on our area, this is critical.

Hydrology/Water Quality: Will this project use TOML water or rely on to-be-developed groundwater sources? Given the loss of trees due to bark beetle infestation related to the drought, how much more water will be needed and what effect will this pumping have on our troubled forest?

Noise: It appears that snowmobile use will be increased with this project. The noise from these machines is incompatible with almost every other use of the mountain environment. The conflict with nordic skiing and snowmobiling in the Shady Rest Area has negatively impacted the skiing there and these impacts need to be addressed.

Population, Employment, Housing: MMSA has not demonstrated that it can adequately provide for its current employees let alone the many new ones this project has identified. There is mention of "working with the TOML" but I am disappointed in the progress from this entity as well. The increase in visitors will mean the Town's businesses will be impacted and need more employees as well. Some current estimates are that 1/3 of local workers are living out of their cars in the winter. Shouldn't the housing problem need to be solved before we EXPAND?

Public Services: Given the road conditions on 203 due to weather and crowds in their cars, I think this development should be required to build another fire station nearby. I have been told that with increased visitors during peak times that internet service in the TOML is severely affected. Please address this impact in the EIR.

There is no mention of the impacts that Mammoth Hospital, Mammoth Unified School District, and Cerro Coso College would experience because of this project. Attracting and retaining qualified professionals these days is already very challenging. Will these services be negatively impacted if this project is approved and if so, how? And then what affect will that have on the locals relying on them?

Transportation: Again, given the realities of climate change, electric buses should be required. There should also be many Level 2 and 3 Electric Vehicle Charging stations available.

Wildfire: What specific wildfire mitigation measures will be taken given the increased risk of: 1.) wildland fire impact on property and lives, and 2.) increased chances of human-caused wildfires and that potential impact on the greater forest and community at large? What will the "defensible space" identified on the maps look like? What is the current fuel load of the surrounding forest lands? How was the size of this area calculated given the immediate associated risk? The wildfire risk of the resort and surrounding land is extreme. This will only be

amplified during the demolition and construction phases. I feel strongly that MMSA should mitigate this fire risk BEFORE any construction begins and that they pay for it.

Socioeconomic and Environmental Justice: MMSA has increased the services and amenities that it is offering its wealthier guests. I would like to see an analysis of the ethicality and legality of offering exclusive parking and ski lift line privileges, for example, on federal property to those who have more money than most visitors. I find it discriminatory and want this addressed.

Thank you,