

Attachment I

Planning Commission
Staff Report dated
January 10, 2007



COMMUNITY DEVELOPMENT

P.O. Box 1609 Mammoth Lakes, CA 93546

Public Hearing #1

MEETING DATE: January 10, 2007

SUBJECT: Final Environmental Impact Report, District Zoning Amendment 2005-03, General Plan Amendment 2005-01

FROM: Sonja Porter, Contract Planner
Sandra Moberly, Senior Planner
Bill Taylor, Deputy Community Development Director

APPLICANT: Mammoth Mountain Ski Area (MMSA)

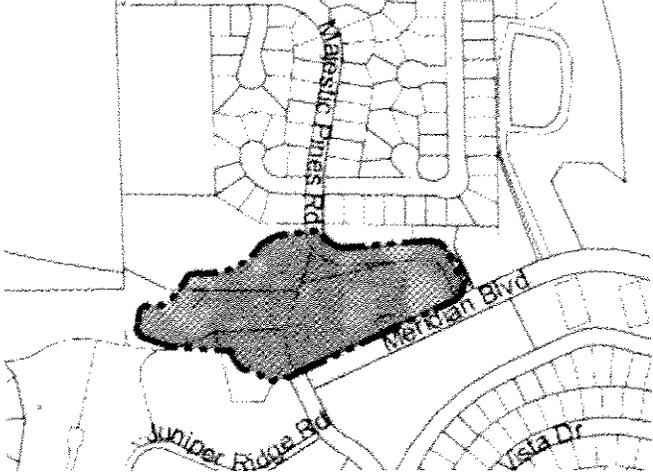
LOCATION: 3256 Meridian Blvd APN #'s (32-040-12 & 32-040-08)

ZONING/GENERAL PLAN: APN 32-040-12 is zoned Resort (R) and designated Resort (R) under the Town General Plan. This portion of the project is part of the Juniper Ridge Master Plan. APN 32-040-08 is zoned Residential Single Family (RSF) and has a Low Density Residential land use designation and is not currently a part of the Juniper Ridge Master Plan.

PROJECT DESCRIPTION: District Zoning Amendment 2005-03 proposes amendments to the existing Juniper Ridge Master Plan, the Mammoth Mountain Ski Area Master Development Plan, and the Inyo National Forest Land and Resource Management Plan in the areas of parking, height, density, setbacks, visual quality, and land use. General Plan Amendment 2005-01 proposes to re-designate Lot 87, Mammoth Vista II (APN 32-040-08) from Residential Single Family to Resort. The Master Plan Amendment creates development standards for the development of a permanent lodge facility on the 8.67 acre site, 4.1 acres of which is located on lands administered by the Inyo National Forest. The future facility is proposed to be a mixed-use development with a condominium/hotel and 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 facilities and a locker club.

STAFF RECOMMENDATION: Recommend Certification of the Environmental Impact Report and recommendation of approval for GPA 2005-01 and DZA 2005-03, pending findings of Community Benefit and General Plan Update consistency.

Project Location Map:



BACKGROUND AND PROJECT HISTORY

Development of a permanent lodge facility, at the base of the Eagle Chair lift is included in the Mammoth Mountain Ski Area Development Plan, 1987 Town of Mammoth Lakes General Plan, and Town Vision Statement.

In the past, MMSA considered development of a similar facility entirely on U.S. Forest Service Land. This development was the focus of a 1997 Environmental Assessment. This project was revised to provide additional commercial services, resort accommodations, enhanced skier services, increase ski school teaching terrain and skier circulation, and to preserve forest lands adjacent to Camp High Sierra.

MMSA has been refining the proposed project over the last three years. On April 24, 2004, MMSA hosted the first of a series of public workshops to initiate public input on the development of a permanent lodge facility at this location. At this workshop three alternative site plans were proposed for a base lodge only, all sited on USFS lands immediately surrounding the chair lift. This was not well received as most people had expectations of a village type development with expanded commercial services. A second workshop was held on December 18, 2004, and at this workshop MMSA presented their new master plan alternatives that focused on a mixed use development located largely on the parking lot parcel with expanded commercial services. This alternative became the basis for the plan currently being presented today.

An additional workshop was held on January 31, 2006. This was a formal workshop to receive public input on the project as part of the DEIR/EA public scoping period. In February 2006 further modifications to the project were made by MMSA reorienting the main entrance of the lodge to Majestic Pines Road rather than Meridian Boulevard. In response, the Town published a Revised NOP/NOI.

EXISTING SITE CONDITIONS

The site is approximately four acres in size. The majority of the site, approximately 3.8 acres, is located on private property within the Urban Growth Boundary of the Town of Mammoth Lakes. The 3.8 acres is known as Lot 5 of the Juniper Ridge Subdivision. The portion of the site within the UGB is within the Juniper Ridge Master Plan Area. The remainder of the project would encompass approximately 0.2 acres of land that is located within Inyo National Forest land and is administered by the U.S. Forest Service. This portion of the project covers 3 parcels, Lot 7, Lot 6 and Lot 1.

Existing uses on the site include a surface parking lot for skiers utilizing Eagle Express and the temporary Little Eagle Base Lodge. The surface parking lot, which is bounded by Meridian Boulevard and Majestic Pines Road, can accommodate approximately 225 vehicles. Access to the surface parking lot is provided from Meridian Boulevard.

In the path between the parking lot to the temporary ski facilities is a statue of an eagle in flight. The temporary ski facilities consist of two temporary, white framed membrane structure with attached trailers which provide support services. Little Eagle and associated trailers provide approximately 12,000 square feet of interior space. In addition, an approximately 3,000 square foot exterior barbeque and dining deck are also located on the site. Existing services at Little Eagle include: ticketing; food and beverage service comprised of an 80 seat interior restaurant, an interior bar/coffee bar area plus the exterior barbeque and dining deck for service of up to 200

seats; limited retail and rental of approximately 600 square feet; public restrooms; and back-of-house administrative space. The existing lift facilities include a six seat ("six-pack") detachable chair lift with a maximum uphill capacity of 2,800 skiers per hour. In addition, a single "magic carpet" conveyor belt is used for very limited ski school operations. No formal ski school facilities exist at Little Eagle. Currently, all guests seeking ski school services must travel to Canyon Lodge or Main Lodge to enroll.

The Mammoth Community Water District (MCWD) owns a well site parcel that is located adjacent to Meridian Boulevard within the southern portion of Lot 5. The parcel contains the vault housing for MCWD Well 16.

DEVELOPMENT PROPOSAL

The proposed action is a General Plan Amendment and District Zoning Amendment to establish development standards for the project site. It is not an approval of a specific development application. The Project Applicant, Mammoth Mountain Ski Area (MMSA), proposes to redesignate and rezone Lot 87, Mammoth Vista II and amend the Juniper Ridge Master Plan to accommodate the development of a permanent base lodge facility on the 8.67 acre site of which, approximately 4.1 acres is located within the Inyo National Forest.

The project has been analyzed in order to disclose the maximum development impacts of the proposed Zone Code and General Plan Amendments. Future project approvals, including use permit(s) and subdivision(s) will be subject to the development standards and mitigation measures contained in the revised Master Plan.

The Future Project:

The subject application does not include a development project. The applicant has proposed changes to the Juniper Ridge Master Plan and General Plan in anticipation of submitting a Use Permit and Tentative Tract Map for a future project. The future project will require Advisory Design Panel review and Planning Commission review and approval. During the review process there will be ample opportunities for public input. Staff has included a summary of the future project as Attachment I.

Master Plan Amendments:

To accommodate the anticipated development, the applicant is requesting an amendment to the Juniper Ridge Master Plan to modify the permitted land use, density, access, setbacks, building height and parking requirements. Proposed amendments are summarized below.

- **Height:** The proposed amendments would change the maximum permitted height from 35 feet to allow a stepped building that would range from 12 feet in height to 102 feet at the peak.
- **Setbacks:** The future project crosses onto Forest Service Lands on the western side of the project site. Therefore, the following amendment to the setback provisions of the currently adopted Juniper Ridge Master Plan will be required. "There shall be no setback required from the western property line."
- **Density:** The Master Plan currently permits a total of 289 dwelling unit equivalents (D.U.E.)¹. If the project area was subject to the adopted Master Plan, the current zoning

¹ Studios, 1 bdrms and hotels rooms are equivalent to ½ dwelling unit.

would permit a maximum of 467 D.U.E within the entire Master Plan area². The project proposes to amend the master plan to allow an increase in density of 106 dwelling units for a total of 395 D.U.E., which is still less than the maximum permitted density under the Municipal Code and General Plan.

- **Land Use:** The proposed amendments would re-locate the ski area base facility and associated support structures to a site partially located on Area 4 (parking lot), permit up to 106 dwelling unit equivalents of resort lodging, and permit associated commercial services.
- **Parking:** The current Master Plan requires that off-street parking be provided for all uses in accordance with the requirements and design standards of Title 17, of the Mammoth Lakes Municipal Code. The planned project requires an amendment to this language to allow for parking reductions to be made for internal pedestrian and bicycle trips and shared parking. The future project design is not fully developed and; therefore, the amount of parking reduction is not known at this time. Actual parking requirements will be determined as a part of the Use Permit submittal and the parking reduction will be included as a part of the request.
- **Vehicular Access:** The Master Plan indicates that vehicular access for Area 4 should be from Meridian Boulevard. The project requires an amendment to allow the primary vehicular access for the hospitality portion of the lodge and service vehicles accessing the Loading Dock to be from Majestic Pines Drive.

The proposed Juniper Ridge Master Plan is included as Attachment A.

GENERAL PLAN AMENDMENTS

The project area also includes Lot 87, Mammoth Vista II, and (APN 32-040-08) which currently has a General Plan land use designation of Low Density Residential (LDR). The proposed land use on the southerly fragment of this lot is not permitted within the LDR land use designation; therefore, the applicant is proposing to change the General Plan land use designation of the parcel to Resort. The majority of Lot 87 is proposed to be maintained as open space and roadway. The existing trail alignment will preserve a buffer between the lower intensity single family subdivision to the north and the proposed development.

SUBJECT PROPERTY AND SURROUNDING LAND USES

The Eagle Base Lodge site is located on public and private lands at the base of the Eagle Express Chairlift. The property to the north is zoned Residential Single Family and developed with single family residences. To the northwest is Camp High Sierra, a summer camp run by the City of Los Angeles. The Summit Condominiums, a commercial lodging facility, is located to the south of the site across Meridian Boulevard on property zoned Residential Multi-family 2. Southwest of the site is the Juniper Springs Lodge, a commercial lodging facility, within the Resort zone. Immediately to the east of the site across Majestic Pines Drive is the Mammoth Community Water District Ground Water Treatment Plant No. 2 which is also located within the Resort zone. The Mammoth Loop Trail is located to the north of the Treatment Plant and runs to the west ending at Majestic Pines Drive directly across from the site. Property to the west consists of the Eagle Express lift and associated ski runs of Mammoth Mountain Ski Area.

CONFORMANCE WITH GENERAL PLAN, VISION, & ZONING

² The Master Plan Area is 58.42 acres. Permitted density within the Resort Zone is 8 units per acre.

Staff has conducted a thorough and comprehensive review of the plans and documentation submitted by the applicant to determine conformance to the objectives of the General Plan and Vision Statement, the Juniper Ridge Master Plan and zoning designations, and the Town's adopted Design Guidelines. Staff has determined that, upon approval of the subject request, the project will be in conformance with the General Plan, Vision Statement, and the Town's adopted Design Guidelines. Each conformance finding is discussed in detail in the Issues Analysis section of the staff report which follows. The proposed project includes an amendment to the Juniper Ridge Master Plan which is the zoning for the property. The proposed development also requires re-designation of one lot.

ISSUES ANALYSIS

Zoning Conformance:

The purpose of the Resort Zone as detailed in Section 17.28.220 is to provide a zone classification encompassing various types of land uses such as: single-family residential developments, multiple housing projects, professional and administrative office use, hotels including attendant support commercial activities, recreational facilities, public or quasi-public uses, or combinations of such uses through the adoption of a development plan.

The project complies with the requirements of the Municipal Code, Juniper Master Plan, and Design Guidelines in the areas of:

- *Lot coverage*
 - The Municipal Code allows fifty percent lot coverage per Master Plan area within the Resort Zone. An analysis of the existing developed portions of the Juniper Ridge Master Plan was conducted utilizing Geographic Information System technology (Attachment D). Based on this analysis it was determined that less than thirty percent of the entire Juniper Ridge Master Plan area was covered with impervious surfaces. Since the majority of the base lodge facility site is covered with a parking lot and is already counted as impervious, the addition of the proposed base lodge facility would not increase impervious surfaces to more than fifty percent, therefore lot coverage is in conformance with Code Requirements.
- *Building separation/relationship*
 - The Juniper Ridge Master Plan currently requires the following setbacks: For buildings oriented side to side
 - 10 feet between buildings up to 35 feet in height;
 - 20 feet between buildings up to 45 feet in height; and,
 - 25 feet between buildings in excess of 45 feet in height.

Based upon an analysis of the Project prepared by Gensler Architects (Attachment C), the minimum proposed building separations within the pedestrian corridor are 21' 9" between a 35' tall building and a 45' tall building and 40' between a 45' tall building and 45' tall building. The only exception is the proposed setbacks to MCWD's well vault at well 16 to the east of the future project. Staff proposes that additional language be added to the Master Plan which exempts utility structures from these setback requirements since, setbacks to such structures would still have to meet all minimum building code requirements, these structures

are not habitable, not located within the pedestrian corridor and located on the periphery of the development.

- *Transit services/infrastructure*

- Section 3.12.030 of the Town of Mammoth Lakes Municipal Code requires that all Transient Lodging facilities provide adequate parking space(s) for tour bus(es). The Base Lodge Facility analyzed within the EIR/EA provided adequate parking to meet this code requirement. The project is proposing 4 bus pull-outs off of Meridian Blvd. As per the Traffic Impact Analysis prepared by LSC, only two spaces are required to adequately accommodate transit services, leaving the other two spaces available for tour bus parking when required.
- As an original condition of approval of the Juniper Ridge Master Plan, the Eagle Base Development Facility is required to establish a bus service system to provide alternate means of local transportation for guests of this facility. A plan for this bus service indicating the number/type of buses to be used, the routes to be followed and the hours of operation shall be presented for review and approval by the Planning Commission during the Use Permit Application process.

- *Lighting*

- Approval of the proposed District Zoning and General Plan Amendments would allow for the future development of a permanent base lodge facility on this site. This would introduce increased light and glare within the project site compared to existing conditions due to an increase in intensity of development. The impact of this change was analyzed in the EIR/EA. The future facility would be required to be in conformance with Chapter 17.34.060 of the Municipal Code. Additional mitigation measures will also be required to mitigate the impact of a permanent facility. These mitigations include:
 - Additional landscaping along the northern side of Majestic Pines Drive or enhancement the existing berm along the northern side of Majestic Pines Drive to minimize light intrusion to the adjacent residences.
 - An outdoor lighting plan that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors.

These mitigation measures are included in the EIR/EA and are also a part of the Mitigation Monitoring Program (Exhibit 4 of Attachment B) and the second measure has been included as a requirement in the revised Juniper Ridge Master Plan.

- *Common/Recreation areas for multi-unit projects*

- Section 17.16.100 of the Municipal Code requires that multi-family projects of more than twenty units shall provide one hundred fifty square feet of on-site common /recreation area per unit. The project is providing 48,000 sq. feet of pedestrian plaza. Under the maximum development scenario of 213 hotel rooms the project would be required to provide a minimum of 31,950 sq. feet of on-site common/ recreation area. Although this requirement would be a condition of the Use Permit and Tentative Tract Map approval, the project proposes more than the minimum required to meet code.

- *Trails and sidewalk plans*
 - In recognition of the provisions of the Parks and Recreation Element of the General Plan and the Master Trail System Plan the following condition of the existing Juniper Ridge Master Plan will be maintained: “An easement, 14 feet in width in non-steep areas and 12 feet in steep areas, shall be provided across the subject property for a recreational trail. The location, design and configuration of this trail easement shall be determined and shall be made a condition of approval of the Use Permits for Juniper Springs Lodge and the Eagle Base Development Project.”

- *Public improvements*
 - Mitigation measures TR-3, TR-4, and AES-5 (Exhibit 4 of Attachment B) of the EIR/EA mitigate the impacts on streets through payment towards facilities improvements and enhanced snow management.

Vision Conformance:

The Town of Mammoth Lakes Vision Statement identifies Juniper Ridge area as having one of the most spectacular settings in Town, due its prominent viewshed. Development of a large resort lodge and small supporting shops is envisioned as the mainstay of this resort location. Juniper Ridge resort is also identified as one of the Town’s major skier destinations due to the base lodge facilities, ski-in/ski-out accommodations and public transit system. Development of a permanent mixed-use base lodge facility 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, restrooms, convenience market, restaurant, day spa facilities and a locker club, is consistent with and supportive of the Town of Mammoth Lakes Vision Statement.

As noted in the draft Vision Statement of the General Plan Update, “Mammoth Lakes is a year-round destination resort community based on diverse outdoor recreation and tourism.” The applicant suggests that the proposed amendment to the Juniper Ridge Master Plan and future project will address the Town’s vision of being a year-round destination resort by realization of the following Project Objectives:

- Create a world-class base area facility that supports numerous forms of outdoor recreation through the provision of lodging and conference facilities that encourages year-round tourist visitation.
- Provide a variety of uses to encourage family-oriented recreational opportunities.
- Provide amenities for the surrounding neighborhood so that commercial goods and services are within close proximity to reduce trips to other parts of Town.
- Contribute to the Town’s trail network through the completion of the Mammoth Loop Trail on the site.
- Create an architectural landmark that blends in with the alpine setting and character of the Mammoth area.
- Respect the natural environment of the area through the use of landscape elements such as large boulders, indigenous species of trees, shrubs and wildflowers that echo the distinct geography of the site.

- Promote environmental sustainability by following the Leadership in Energy & Environmental Design (LEED) guidelines in the design and construction implementation processes.
- Further the Town's stated objectives to encourage the pedestrian orientation of the overall resort community by locating increased transient lodging density immediately adjacent to the ski area base lifts.
- Develop high occupancy transient bed base within the resort community, especially developments within 500 feet of a base area chair lifts, to ensure the long term economic sustainability of Town revenue sources.
- Develop a skier day lodge facility of adequate capacity and variety of associated uses to accommodate maximum skier entries at one time as identified in the MMSA Master Development Plan for the Chair 15 Base Area.
- Improve the economic stability of the Town of Mammoth Lakes by developing year-round destination resort amenities with uses including convenience retail, skier services and non-ski season uses such as conference space with associated public parking, food and beverage support, and indoor and outdoor assembly areas that can support community cultural events and group meetings during the non-ski season consistent with the Town's policies in the General Plan Land Use Element.

These objectives are consistent with the adopted Vision Statement for the Town.

General Plan Conformance:

The General Plan identifies expansion of the Mammoth Mountain Ski Area facilities and infrastructure as integral to providing the recreation capacity required to accommodate population growth within the Town of Mammoth Lakes. Juniper Ridge (base 7) is identified as one of Mammoth Mountain Ski Area's programmed facilities for expansion. As detailed within the General Plan, the Juniper Ridge area is intended to be developed with a multi-use facility consisting of condominium units and hotel/motel units in a resort/convention hotel. District Zoning Amendment 2005-03 and General Plan Amendment 2005-01 will allow for realization of this programmed expansion.

The proposed density is less than the maximum density permitted under the existing zoning and General Plan, it is greater than the density being evaluated under the 2005 Draft General Plan Update and EIR by 106 D.U.E.s. Within the 2005 Draft General Plan, Area 5 of the Juniper Ridge Master Plan, which is currently dedicated Open Space and part of the Valentine Reserve, was given the Land Use Designation of Open Space and no density was assigned to that area.

Resort Land Use Designation:

The General Plan proposes several recreation activity nodes in which resort activities are to be concentrated. These nodes were intended to be developed with activities appropriate for the area such as hotel and motel room development, with recreational amenities, appropriate tourist commercial space, transit facilities, and interconnections to the community's trail system. One identified node is the Juniper Ridge Master Plan area. Housing densities within this node range from six units to eight units per acre with one condominium unit being considered equivalent to two hotel/motel units. The proposed District Zoning Amendment is consistent with the intent and development standards of the Resort Land Use Designation for it will allow for the future development of a facility which concentrates transient lodging units, recreation amenities such as

skiing and ice skating and tourist oriented commercial facilities including a spa, convenience market, and restaurant within a designated recreation activity node.

General Plan Goals & Policy Conformance:

Approval of the proposed District Zoning Amendment would facilitate the development of a facility which was supportive of the following goals and policies of the Resort Land Use Designation, outlined in the Town of Mammoth Lakes General Plan.

Goal

1. To encourage recreation related development to locate near designated recreation activity nodes.

Polices

2. The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to provide resort activities such as tennis courts, athletic clubs, skating rinks, golf courses, riding and hiking trails, etc.
3. The Town shall encourage resort and resort-related development such as recreation facilities, hotel/motel facilities, and recreation-related commercial projects at designated recreational activity nodes through incentives in the Town's Development Code.
4. Each recreation activity node and related development shall have an architectural theme, and well integrated design plan which encourages visitors to stay in the designated resort nodes.

The proposed District Zoning and General Plan Amendments will allow Mammoth Mountain Ski Area to apply for the development of a permanent base lodge facility at the base of Eagle Express. The permanent facility will accomplish the General Plan goals and policies above through the concentration of transient lodging oriented services at this base lodge location. This facility is proposed to be 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, ice rink, restaurant, day spa facilities and a locker club. The base lodge has its own distinct identity and tourist oriented attractions such as the ice skating rink, and ski school features. The Mammoth Mountain Ski Area has intended more family oriented features at this facility such as the ice rink, day care, ski school, etc., which will provide for a different resort atmosphere than is currently provided for in the Village. Furthermore, development of concentrated commercial services, recreation activities and lodging will encourage people to park there vehicles and stay in the designated resort node, addressing the objectives listed above.

DESIGN REVIEW

Pursuant to Chapter 9.0 of the Town of Mammoth Lakes Design Guidelines the Design Guidelines review process is to be conducted by the Community Development Department (CDD) and the Planning Commission. As part of the Design Guidelines Review Process, the CDD and/or an Advisory Design Panel (ADP) reviews project materials such as drawings, site development plans, landscape plans, building elevations, cross-sections, sample materials/color palettes, and visual simulations to provide advice to staff on compliance with the Design Guidelines.

Although project specific Design Review will occur concurrent with the Use Permit Application, the Advisory Design Panel (ADP) has conducted two preliminary reviews of the project, the first of which was in June 2006, the second of which was in December 2006 where the ADP reviewed Alternative #3 and the impacts of the proposed DZA and GPA. The December ADP meeting was focused on reviewing the mass and form of the building and the ADP did not focus on design details because the building design is not part of the project approvals. The ADP's main comments were focused on the massing of the project and the character of the place. The comments are summarized below.

- Eagle Lodge is a unique site.
- The architecture should be iconic.
- The building should contain features and appurtenances that make it iconic.
- The architecture should incorporate layered and detailed building forms.
- The building massing should be stepped down at the north and south elevations to improve the pedestrian scale.
- The building should be articulated and be set back as the height increases, particularly at the pedestrian/commercial levels of the building, thereby enhancing the pedestrian scale of the development.
- The building should incorporate some asymmetry while still remaining balanced.
- The view driving up Meridian Boulevard should create a real sense of arrival at Eagle Lodge.
- The building's architecture should create a series of eye points down a dynamic façade.

Final design details addressing these points will be evaluated through the Tentative Tract Map and Use Permit reviews.

CEQA AND NEPA COMPLIANCE

Based upon initial environmental review conducted through the preparation of the Initial Study it was determined that an Environmental Impact Report would be required to analyze the environmental effects of the general plan amendment, district zoning amendments, and the proposed base lodge facility. The Forest Service also determined that an Environmental Assessment would be required to analyze the effects of the proposed lodge and ancillary facilities on National Forest System Lands. To satisfy the requirements of both the Town and the Forest Service a Joint Environmental Impact Report/Environmental Assessment was prepared. The document was circulated for review and comment from September 21, 2006 until November 6, 2006. A public meeting was also held on November 1, 2006 by the Planning Commission to receive public comment. The comments received during the comment period were incorporated and addressed in the Final EIR. The Town received written comment letters on the Draft EIR from the following agencies, organizations and individuals:

Agencies

State of California, Office of Planning and Research
California Regional Water Quality Control Board, Lahontan Region
Caltrans
Mammoth Community Water District
Mammoth Lakes Fire Protection District

Organizations

Advocates for Mammoth

Individuals

Jo Bacon

Nancy Peterson Walter

Jim Mace

Gregory Applegate

Comments and responses can be found in the FEIR/FEA (Attachment F) from page 57 to 100.

The EIR/EA analyzed the impacts of the proposed District Zoning Amendments and the General Plan Amendment as well as the future base lodge facility. As detailed in the EIR/EA approval of these amendments will allow MMSA to submit an application for a facility which could result in impacts in the following issue areas:

Transportation: temporary impacts with regard to construction parking and traffic; operational impacts at two intersections: Meridian Boulevard/Minaret Road and Majestic Pine Drive East/Meridian Boulevard; on-site parking shortfall of 311 spaces; and vehicular safety hazards within the site's internal circulation system. With the incorporation of mitigation measures all impacts related to transportation would be reduced to a less than significant level.

Noise: temporary impacts with regard to construction noise; cumulative roadway noise impacts due to cumulative traffic volumes. With the incorporation of mitigation measures construction noise impacts would be reduced to a less than significant level. The project's contribution to the Town's buildout traffic noise would be significant and unavoidable.

Biological Resources: adjacent drainage to northwestern boundary of site; nesting birds. With the incorporation of mitigation measures construction impacts to biological resources would be reduced to a less than significant level.

Cultural Resources: With the incorporation of mitigation measures impacts to cultural resources would be reduced to a less than significant level.

Employment, Population, and Housing: potential impact to housing from construction workers. With the incorporation of a mitigation measure impacts on housing during construction would be reduced to a less than significant level.

Aesthetics: View from Key Observation Point #2 representing areas to the immediate north of the project. Significant and unavoidable based on CEQA threshold.

Hydrology and Water Quality: groundwater supply and recharge and water quality during operation. With the incorporation of mitigation measures impacts to hydrology and water quality would be reduced to a less than significant level.

Water Supply: periodic maintenance and repair of MCWD's Well 16; fire flow; and cumulative impact relative to water supply at Town buildout in 2025. With the incorporation of mitigation measures project impacts to water supply would be reduced to a less than significant

level. The project's contribution to the 2025 Town buildout water supply impact would be significant and unavoidable.

Wastewater: With incorporation of a mitigation measure impacts to existing wastewater treatment facilities and wastewater systems would be reduced to a less than significant level.

Alternatives

NEPA and CEQA both require the consideration of a range of reasonable alternatives to the Proposed Action. Alternatives must be feasible and must meet the purpose and need of the Proposed Action. Under CEQA, alternatives must attain most of the basic project objectives that are described in Chapter 1 of the EIR/EA. Alternatives must also lessen one or more of the potentially significant effects of the project. The four alternatives analyzed in the document are described below. Analysis of alternative impacts are included in the EIR/EA.

Alternative 1 – Development in Accordance with Existing Regulations:

This Alternative analyzed what would be reasonably expected to occur in the foreseeable future if the project as proposed were not approved. Development would be consistent with the existing Juniper Ridge Master Plan.

Alternative 2 – Reduced Intensity:

The Reduced Intensity Alternative would provide accommodations for transient visitors as well as commercial uses. The Reduced Intensity would result in a three story structure in order to preserve views to Sherwin Mountain range including Mammoth Rock, Crystal Crag, and Mammoth Crest. Alternative 2 would result in an approximately 35 percent reduction compared with the Proposed Action.

Alternative 3 – Alternate Design:

The Alternate Design Alternative would contain the same program as the Proposed Action. Under the Alternate Design Alternative, the facility would be constructed on multiple levels and the structure would range from two to seven stories in height. The northern portion of the building would be 82 feet above the Majestic Pines Road street grade. The highest peak, which would occur in the central portion of the building, would be 102 feet. The Skier Services Building would have a building peak of 71 feet above the grade of Meridian Boulevard.

Alternative 4 – No Action:

The No Action Alternative could occur if the Proposed Action, or the development of the permanent lodge facility, were not approved. Under the No Action Alternative no modifications would be made to the operation of the ski facility. However, the temporary tent that is currently located on Forest Service land would be removed. The existing surface parking lot would remain. No transient lodging or associated commercial activities would be developed on the site.

STATEMENTS OF OVERRIDING CONSIDERATION

The analyses contained in the EA/EIR conclude that after the incorporation of mitigation measures the project would result in a significant and unavoidable impact in the following areas:

- Aesthetic impact to visual resources from areas to the north (Key Observation Point (KOP) #2);

In addition, the cumulative analyses contained in this document conclude that the project and Alternative #3 would contribute to a cumulative impact in the following areas:

- Cumulative roadway noise impacts due to cumulative traffic volumes; and
- Cumulative impacts relative to water supply at Town buildout in 2025.

Modification of the project to reduce the project impacts to less than significant or adoption of findings and a Statement of Overriding consideration are necessary for approval of the District Zoning Amendment.

GENERAL PLAN UPDATE AND COMMUNITY BENEFIT ASSESSMENT

Concern has been raised recently before both the Planning Commission and Town Council that incremental approvals of modifications to zoning regulations will undermine the on-going General Plan Update (GPU) process. In response to this, both bodies advised that all projects involving modifications to standards be evaluated in light of the GPU and be approved only when the resulting projects result in substantial community benefits.

General Plan Update:

- *Density*
 - As outlined above the proposed density is greater than the density being evaluated under the 2005 Draft General Plan Update and EIR by 106 D.U.E.s. However, the General Plan Update process has included discussions and draft language that requires placing density at portals, which is what the project proposes.
- *Building height*
 - The General Plan Update establishes a maximum building height of 55 feet for all designations other than single-family areas and the North Village Specific Plan. However, the Draft General Plan also provided for increased heights based upon project specific visual analyses. In the summer of 2006, the Planning Commission held a workshop on special places and recommended that all areas deemed "special places" have articulated building forms rather than monotonous buildings with static heights. At this workshop the Planning Commission acknowledged that Eagle Lodge is a special place within the town and should have articulated building forms.
 - Approval of Alternative #3, MMSA's preferred design would permit a building with the following maximum average building heights. Approximately 54% of Alternative #3 would be above the permitted maximum building height of 55 feet.

% of Footprint	Average Maximum Height
31%	12'
10%	27'
5%	37'
8%	62'
11%	79'
4%	68'
11%	71'
14%	83'
6%	102'

No other specific provisions of the GPU are impacted by the proposal.

Community Benefit:

To date, the Town has created only a few specific policies that establish a relationship between zoning standards and community benefits. These include height increases for understructure parking, density bonuses and zoning concessions for affordable housing, differential densities for hotels, and limited zoning adjustments for public benefits such as significant tree preservation. Generally, there is a connection between the benefit provided and the zoning flexibility offered by the Town.

In response to the direction of the Commission and Council, staff has reviewed adopted plans and General Plan Update Materials to identify existing community benefit policies. Items identified as community benefits include:

1. Additional affordable housing
2. Hotel development
3. Increased tree retention
4. Protection of open space
5. Reductions in vehicle trips
6. Enhanced pedestrian facilities
7. Increased community recreational facilities/opportunities
8. Public meeting/conference facilities
9. Other

As submitted, approval of the DZA and GPA would allow for the future development of a commercial visitor lodging which would function as a hotel development. The location of the project at the base of the Eagle Chair lift would also place more people within walking distance of a ski lift. This meets objectives of the 1987 General Plan and Visions Statement by placing people, commercial service, tourist-oriented amenities near recreation portals. The Project is also proposing additional community recreational facilities such as the skating rink and a public meeting conference facility. The proposed convenience market will provide a benefit to neighboring residents and reduce the need for vehicle trips to Old Mammoth Road for minor grocery shopping from the project and adjoining neighborhoods.

MMSA also prepared a Purpose, Need and Justification Statement which has been included as Attachment E.

OPTIONS ANALYSIS

Option 1:

Recommend that the Town Council certify the Joint Environmental Assessment and Environmental Impact Report, make California Environmental Quality Act (CEQA) Findings of Fact, approve Statements of Overriding Consideration, adopt the Mitigation Monitoring Plan, and recommend to Town Council approval of General Plan Amendment 2005-01 and District Zoning Amendment 2005-03 based upon the applicant's alternative 3.

Option 2:

Recommend that the Town Council certify the Joint Environmental Assessment and Environmental Impact Report, make California Environmental Quality Act (CEQA) Findings of Fact, approve Statements of Overriding Consideration, adopt the Mitigation Monitoring Plan, and recommend to Town Council approval of General Plan Amendment 2005-01 and a modified District Zoning Amendment 2005-03, adopting an alternative that mitigates the significant environmental impacts to one or more impact areas.

Option 3:

Recommend that the Town Council deny DZA 2005-03 and GPA 2005-01.

Option 1 would permit the proponent to apply for a tentative tract map and use permit for development of the project. It would result in significant environmental impacts in the areas of visual effects, cumulative noise, and cumulative water supply.

Option 2 would permit the proponent to apply for a tentative tract map and use permit for development of a revised project. It would result in lesser, though still potentially significant environmental, impacts in the areas of visual effects, cumulative noise, and cumulative water supply. Adoption of Alternative 2 (reduced intensity) would reduce visual impacts to less than significant, but would not reduce cumulative traffic or water impacts significantly. Alternative 4 (no action) would leave the site in its current configuration. It would reduce visual impacts to less than significant and would eliminate this project's contribution to long-term significant cumulative effects to noise and water supply. Those significant cumulative effects would still occur at build out of the community under the existing or draft General Plans.

Option 3 is the implementation of Alternative 1 (existing regulations) of the EIR. This would reduce visual impacts from the development to less than significant and reduce the project's contribution to the cumulative water impact. This option may not reduce the contribution to cumulative noise impacts because it does not include the trip diversion components of the project.

RECOMMENDATION

Staff recommends that the Planning Commission review the information provided above and any public testimony for the purposes of determining community benefit. Should the Commission determine, based upon the record, public testimony, and Commission deliberation, that a substantial community benefit accrues from the project, that such benefit justifies the requested amendments to development standards, that overriding considerations support project approval

constraint to the General Plan Update Process will be imposed by the project approval, staff recommends that the Planning Commission choose Option 1:

Recommend that the Town Council certify the Joint Environmental Assessment and Program Environmental Impact Report, make California Environmental Quality Act (CEQA) Findings, approve Statements of Overriding Consideration, adopt the Mitigation Monitoring Plan, and recommend to Town Council approval of General Plan Amendment 2005-01 and District Zoning Amendment 2005-03 based upon the applicant's alternative 3.

ATTACHMENTS:

- Attachment A: Revised Juniper Ridge Master Plan
- Attachment B: Planning Commission Resolution recommending approval of DZA 2005-03 and GPA 2005-01
 - Exhibit 1: Certification of the Eagle Lodge Base Development Project FEIR
 - Exhibit 2: FEIR Findings Pursuant to CEQA Guidelines 15091
 - Exhibit 3: Statement of Overriding Consideration
 - Exhibit 4: Mitigation Monitoring Plan
 - Exhibit 5: Findings for District Zoning Amendment 2005-03
- Attachment C: Building Separation
- Attachment D: Lot Coverage Analysis
- Attachment E: Applicant's Purpose and Need Justification
- Attachment F: Final Environmental Impact Report
- Attachment G: Application (DZA & GPA) and Environmental Information Form
- Attachment H: Public Comments
- Attachment I: Summary of Future Project

**ATTACHMENT A
REVISED JUNIPER RIDGE MASTER PLAN**

JUNIPER RIDGE MASTER PLAN

District Zoning Amendment 2005-04
Amending the Boundaries and Conditions of Approval
of the Juniper Ridge Master Plan
Adopted by Town of Mammoth Lakes Ordinance 07-
January 10, 2007



TOWN OF MAMMOTH LAKES, CALIFORNIA

ORDINANCE NO. 07-
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ADOPTING DISTRICT ZONING AMENDMENT 05-04, AMENDING CONDITIONS OF APPROVAL OF THE JUNIPER RIDGE MASTER PLAN

THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1: ADOPTION OF DZA 05-04, AMENDING THE CONDITIONS OF APPROVAL OF THE JUNIPER RIDGE MASTER PLAN.

District Zoning Amendment 05-04, Juniper Ridge Master Plan, is hereby revised and adopted as set forth on Exhibit "A" attached hereto and incorporated herein.

Section 2: EFFECTIVE DATE OF ORDINANCE

This ordinance shall become effective and enforceable thirty (30) days from and after the date of its adoption.

Section 3: POSTING

The Town Clerk shall, within fifteen (15) days after the passage of this Ordinance, cause it to be posted at the duly designated posting places established by resolution of the Town Council, published once in a newspaper of general circulation, and entered in the Book of Ordinances of the Town.

Section 4: SEVERABILITY

If any provision of this Ordinance of the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Ordinance are declared to be severable.

The foregoing Ordinance was introduced on __th day of _____ 2007 and PASSED, APPROVED AND ADOPTED on the __rd day of _____, 2007

NAME OF MAYOR, Mayor

ATTEST:

NAME OF CLERK, Town Clerk

EXHIBIT 1

ATTACHMENT 'A' DZA 05-04

On _____, 2007, the Mammoth Lakes Town Council did revise and approve the Master Plan for Juniper Ridge as presented below:

The district zoning amendment amends and restates the Juniper Ridge Master Plan (DZA 89-1), adopted March 7, 1990, amended October 15, 1997, and amended January 20, 1999, as follows:

1. Land Uses - Uses of the subject property shall be limited to those identified below.
 - 1.1. Area 1- Juniper Ridge Subdivision: A maximum of 40 single family lots having minimum areas of 10,000 square feet.
 - 1.2. Area 2 - Sunstone Condominiums and Eagle Run Town homes: A maximum of 113 condominium units (101 dwelling unit equivalents).
 - 1.3. Area 3 - Juniper Springs Lodge: A maximum of 175 units (125 dwelling unit equivalents) with understructure parking of 184 spaces and a maximum of 5500 square feet of commercial area. The units will be individually owned, sold fully furnished with standardized furniture, fixtures and equipment, and designed to be easily rented on a short-term basis. On-site facilities will include space for a rental management operation, a reception area with front desk and telephone switchboard, a daily housekeeping and linen service area, ski and luggage storage, meeting rooms and a laundry.
 - 1.4. Area 4 Eagle Lodge: A maximum of 106 dwelling unit equivalents with understructure parking and a maximum of 80,000 sq. feet of commercial area. Parking shall be determined at the time of Use Permit submittal, based upon the parking requirements as set forth in the Municipal Code. When there is no parking generation rate available for a proposed use the ITE Parking Generation Manual shall be utilized. Parking reductions may be made for internal and pedestrian/bicycle trips and shared parking. The facility shall be mixed use including ski-related uses. In addition the facility shall include a convenience market, restaurant and spa facilities. Residential units will be individually owned, sold fully furnished with standardized furniture, fixtures and equipment, and designed to be easily rented on a short-term basis. On-site facilities will include space for a rental management operation, a reception area with front desk and telephone switchboard, a daily housekeeping and linen facilities, ski and luggage storage, meeting rooms and a laundry.

2. Administration

2.1. Permitted Uses

Development of Single Family Houses within the Juniper Ridge Subdivision is a permitted use subject to design review by the Town of Mammoth Lakes. Plan submittal and processing is described in the

Municipal and Building Codes.

2.2. Use Permit

The Use Permit process as described in Title 17 of the Municipal Code shall be followed for all uses except for Single Family development within the Juniper Ridge Subdivision, and all development shall be in conformance with the Town of Mammoth Lakes Design Guidelines.

2.3. Non Conformance

Individual projects that do not conform to approved standards or permitted uses established by the Juniper Ridge Master Plan cannot be approved without an amendment to the Master Plan and other documents as appropriate including the Town General Plan and zoning regulations. Any project proposed which is not in conformance with the Master Plan may also be subject to environmental review procedures under CEQA (California Environmental Quality Act).

3. Building Heights and Setbacks

The following building height and setback restrictions shall apply to the development of Juniper Ridge:

3.1. Area 1 - Juniper Ridge Subdivision

For lots 17 through 25, the maximum building height shall be 18 feet above the grade of the adjacent street as measured at the midpoint of the lot frontage and centerline of the street. For Lot 26, the maximum building height shall be 30 feet above natural grade. Dwellings constructed on Lots 12 through 26 may have front setbacks of 5 feet.

3.2. Area 2 - Sunstone Condominiums and Eagle Run Town homes

The maximum building heights shall be 35 feet above the under structure parking areas for residential condominiums and 43 feet above understructure parking for the resort condominium lodge. The cupola may be constructed with a maximum height of 56 feet above the parking structure. No site disturbance and no buildings shall be permitted on slopes of 30% or more adjacent to the southerly lot line. A minimum building setback of 25 feet shall be maintained from the single family lots to the west of the condominium area.

3.3. Area 3 - Juniper Springs Lodge

A minimum setback of 20 feet shall be maintained from Majestic Pines Drive. Within the first 50 feet setback from the westerly side of Majestic Pines Drive, the maximum building height shall be 2 stories or 25 feet; from 50 feet to 100 feet, the maximum building height shall be 3 stories or 35 feet; for more than 100 feet of setback, the maximum building height shall be 4 stories or 55 feet. Not superseding the above, setbacks from the access road shown as Street "A" on '1"1" M 36-181 which begins west of the terminus of Meridian Blvd. and from the property line bisecting Street "A", may be reduced from the standards set forth in the Municipal Code, in order to provide an entry canopy or porte cochere for the Resort

Condominium Lodge, subject to design review approval.

3.4. Area 4 - Eagle Base Lodge Development

Setback

A minimum setback of 20 feet shall be maintained from the north, east and west property lines. There shall be no setback required from the western property line.

Permitted Setback Encroachments

Permitted encroachments within the setback area include landscaping; circulation improvements and parking. Additionally, roof eaves may project into any required yard a maximum of three feet.

The street façade shall be architecturally modulated by bays that are not more than 30 feet in width. Bays within the street wall shall be defined by changes in the rhythmic pattern of window openings, bay windows, awnings and canopies, entrances, balconies, arcades, columns, pilasters, plane of the façade, materials and color, and other architectural features.

Height

The building heights shall vary to achieve architectural interest. The maximum height shall be as follows:

102 feet as measured from the adjacent grade to the building roof.

The height shall vary to achieve a mix of heights with the maximum heights to be:

% of Footprint	Average Maximum Height
31%	12'
10%	27'
5%	37'
8%	62'
11%	79'
4%	68'
11%	71'
14%	83'
6%	102'

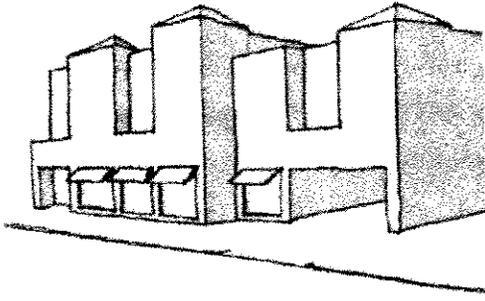
The maximum permitted heights shall be located as shown in Exhibit 1.

Roof Form

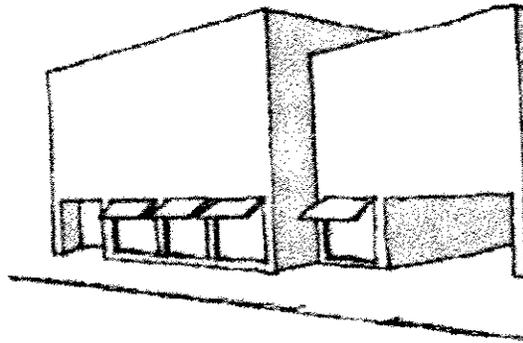
To encourage a modulated roof form, the roof form shall vary and shall include (but not be limited to) flat, hip, and gable roof forms. In addition to varying forms, the pitch of the roof forms should vary as

- well. The total building should be comprised of approximately:
- 1/3 flat roof form
 - 1/3 pitched roof with a pitch not to exceed 4:12
 - 1/3 pitched roof with a pitch exceeding 4:12

THIS:



NOT THIS:



4. Setbacks between Buildings - Minimum setbacks between buildings and structures shall be as follows:

- 4.1. For buildings oriented side to side - 10 feet between buildings up to 35 feet in height; 20 feet between buildings up to 45 feet in height; and, 25 feet between buildings in excess of 45 feet in height. Where two buildings are of differing heights the setback requirements of the highest building will be required. Public utility installations are exempt from these requirements.
- 4.2. For all other-building orientations - 25 feet.

5. Off-street Parking: Upon build-out of all Master Plan areas no parking shall be permitted on Meridian Boulevard, subject to review and approval of the Town Council pursuant to the requirements of Section 10.12.040 and 10.12.100 of the Municipal Code. Any signing required due to the changes in the parking regulations shall be paid for by the applicant/developer.

- 5.1. Area 1 - Juniper Ridge Subdivision
Parking shall be provided in accordance with the requirements and design standards of Title 17 of the Municipal Code.
- 5.2. Area 2 - Sunstone Condominium and Eagle Run Town homes
Parking shall be provided in accordance with the requirements and design standards of Title 17 of the Municipal Code or the approved Conditional Use Permit.
- 5.3. Area 3 - Juniper Springs Lodge
112 parking spaces shall be provided for Juniper Springs Lodge with the ability to adjust that number as provided in the Use Permit for that

project.

- 5.4. Area 4 - Eagle Base Lodge Development
Parking shall be determined as outlined above in Section 1.4. Any reduction in parking shall be mitigated through the commensurate provision of additional transit services above and beyond existing levels of service for each weekend day and holiday from Christmas week to the end of March. Transit data shall be subject to review and approval by the Town.
6. Signs - A master sign plan shall be required for all uses except the single family subdivision and all signs shall conform to the provisions of Title 17 of the Municipal Code or as may be specified by a Use Permit.
7. Vegetation Preservation
 - 7.1 No site disturbance shall be permitted on those south-facing portions of the property having slopes of 30% or more. A development setback line generally corresponding to the 30% slope line shall be designated on the Final map of Tract No. 36-168 adjacent to Lots 17 through 26.
 - 7.2. A re-vegetation plan which provides for the replacement of trees in excess of 8 inches in diameter shall be submitted for review and approval by the Community Development Director.
 - 7.3. Easements shall be designated on the Final Map of Tract 36-168 which provide for the preservation of the Juniper trees located on or adjacent to the south facing slope of the property.
 - 7.4. Landscape plans shall be required as a condition of approval of any use subject to a Use Permit.
 - 7.5 The applicant for the Eagle Base Lodge Development shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060, Outdoor Lighting Plans) to the Community Development Director that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The sensitive receptor locations shall be determined in consultation with the Community Development Director.
8. Transit - As a condition of approval of the Juniper Springs Lodge and the Eagle Base Development Facility, a bus service system shall be established to provide alternate means of local transportation for guests of these facilities. A plan for this bus service indicating the number/type of buses to be used, the routes to be followed and the hours of operation shall be presented for review and approval by the Planning Commission and the Town Council.
9. Park and Recreational Facilities - The project proponents shall attempt to acquire Assessor's Parcel No. 32-040-02 for donation to the Town for Park and Recreational Uses. If the proponents are unable to acquire this parcel, an agreement shall be entered between the

proponents and the Town whereby the Town shall acquire the property and the proponents shall reimburse the Town for all costs of acquisition, including costs of purchase, appraisal, title report, etc. This acquisition or agreement shall be consummated prior to the issuance of any construction permit for development of the hotel, condominiums, Commercial or parking structure uses. If acquisition of this site cannot be negotiated in a satisfactory manner, the project proponents may offer an alternate site acceptable to the Town for development as a park or recreation facility, or an in-lieu fee may be imposed subject to Town Council discretion. This condition has been satisfied pursuant to the approval of the amendment to the Four Party Agreement dated April 6, 1996.

10. Agreements - All existing agreements--the Four-Party agreement, the Aspen Creek agreement, the Fire District agreement, and the Valentine agreement--shall be modified as necessary to reflect the different parties involved and the different development pattern proposed for Juniper Ridge.
11. Permits - The Town shall obtain all necessary permits from the U.S. Forest Service for the road connection between the single family subdivision and Lake Mary Road. This condition has been satisfied.
12. Dedication - The 14.5 acre open space parcel (Lot 10 of Tract Map No. 36146) shall be donated to the Regents of the University of California as part of the Valentine Reserve. This condition has been satisfied.
13. Fence Construction - Prior to any construction, a fence shall be established along the southerly lot lines of Lots 16 through 26 of Tentative Map No. 36-168 and along the southerly perimeter of the Remainder Parcel as identified on Tentative Map No. 36-168. Such fence shall be designed to the specifications of the Planning Director and shall be donated to the Valentine Reserve for upkeep and maintenance. This condition has been satisfied.
14. Mitigation Measures - All discretionary approvals of Tentative Subdivision Maps and Use Permits shall be subject to the applicable mitigation measures and monitoring programs contained in the Final EIR for Juniper Ridge and the Final Environmental Assessment and Environmental Impact Report for the Eagle Lodge Base Development Project. Further mitigation measures may be incorporated into subsequent approvals as more definitive impacts are identified upon the submission of precise development plans for uses subject to the issuance of those approvals.
15. Maintenance Districts - A property maintenance district, or a comparable local organization, such as the homeowners' association for Juniper Springs Lodge and the Eagle Base Development Project, shall be established to ensure operation and maintenance of all common facilities such as streets, snow storage areas, access and open space easements, street lights, etc.

16. Trail Easement - In recognition of the provisions of the Parks and Recreation Element of the General Plan and the Master Trail System Plan, an easement, 14 feet in width in non-steep areas and 12 feet in steep areas, shall be provided across the subject property for a recreational trail. The location, design and configuration of this trail easement shall be determined and shall be made a condition of approval of the Use Permits for Juniper Springs Lodge and the Eagle Base Development Project.
17. Affordable Housing - All development within the Juniper Ridge Master Plan shall provide affordable housing in accordance with Chapter 17.36 of the Town of Mammoth Lakes Municipal Code.
18. Requirements of the Town Zoning Ordinance not specifically amended by this Revised Master Plan shall apply to all future development of Juniper Ridge.
19. There shall be no exterior illumination (i.e., floodlights on porches) on the south sides of structures on Lots 16 through 26 and along the northwest side of Lots 4 through 11.
20. In order to ensure either no net gain of particulate emissions or a reduction in same, no solid fuel appliances shall be allowed for the project except as may be approved by the State Implementation Plan and no solid fuel appliances shall be permitted in developments on Area 4.
21. All phases of development subject to future discretionary approvals shall pay the development impact fees that are in effect at the time of issuance of building permits.
22. The roads within Areas 1 and 2 may have a reduced pavement section subject to findings relating traffic safety to traffic volumes and roadway design, reviewed in conjunction with a Use Permit Application or tract map, and as approved by the Planning Commission.

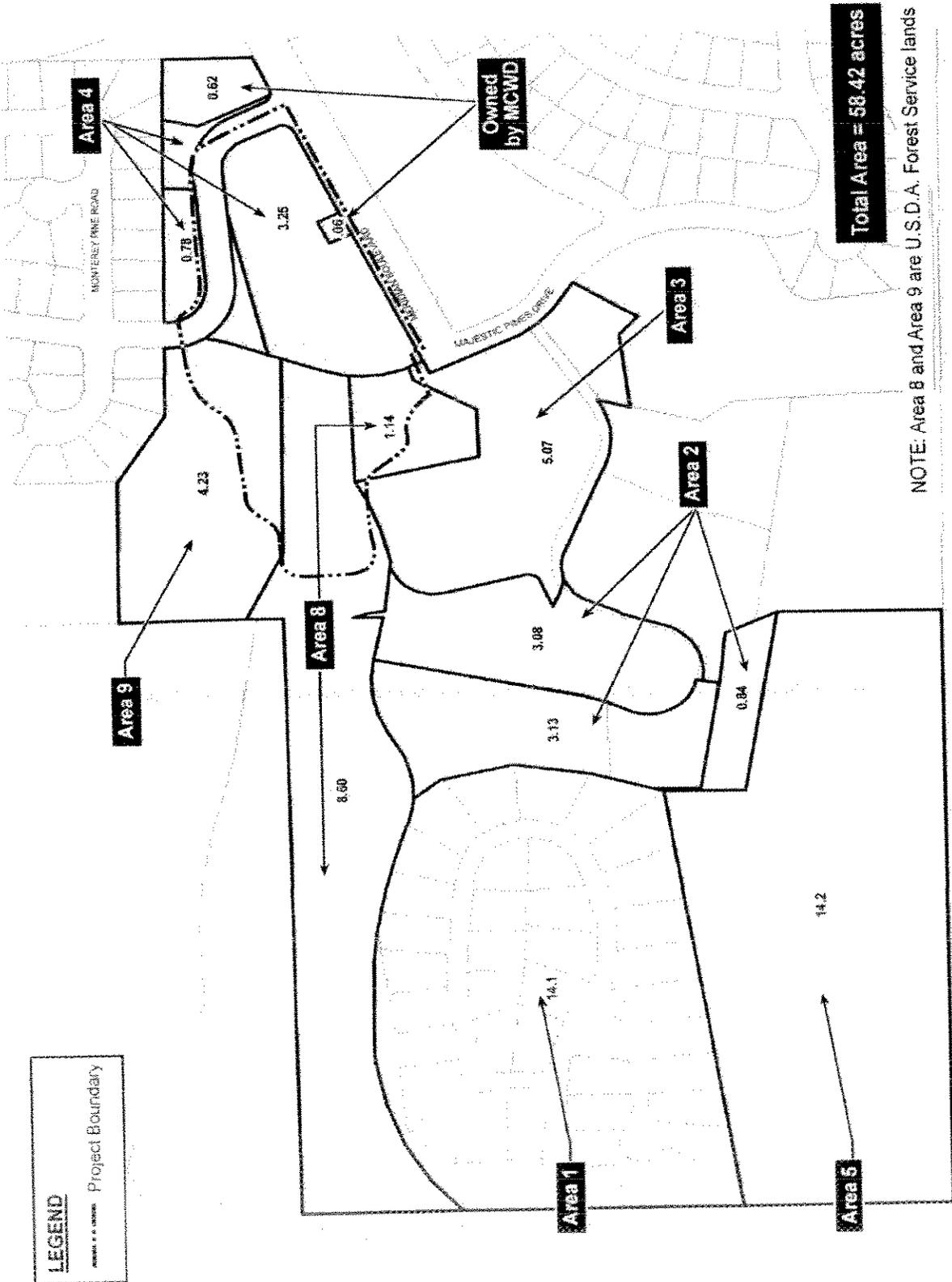
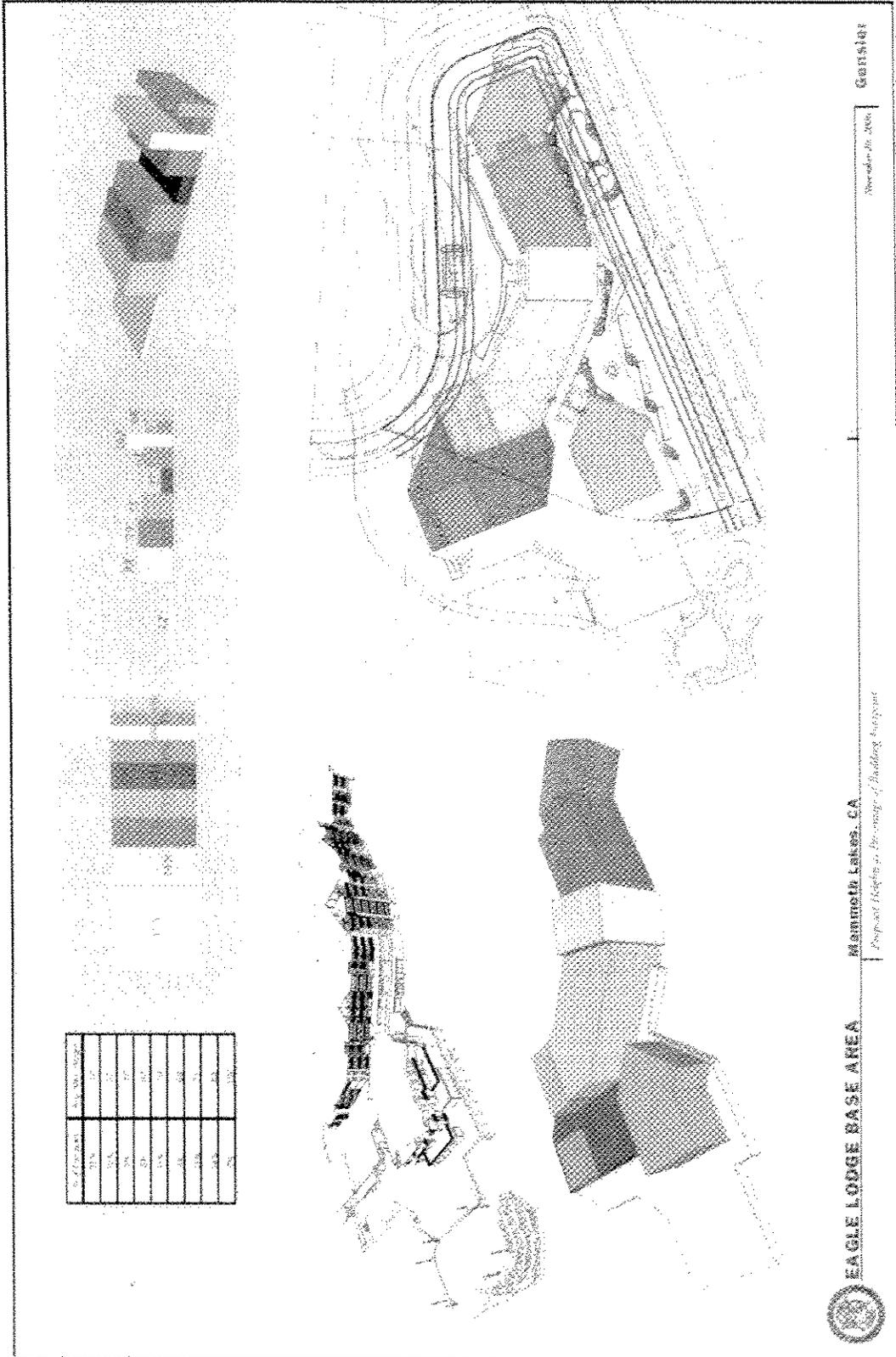


EXHIBIT 1



ATTACHMENT "B"

RESOLUTION NO. PC-2007-

A RESOLUTION OF THE MAMMOTH LAKES PLANNING COMMISSION

- 1) **RECOMMENDING THAT THE TOWN COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT,**
- 2) **MAKING CEQA FINDINGS,**
- 3) **ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS,**
- 4) **ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM,**
- 5) **APPROVING GENERAL PLAN AMENDMENT 2005-01 AND DISTRICT ZONING AMENDMENT 2005-03 AND AMENDING THE JUNIPER RIDGE MASTER PLAN TO CHANGE THE PERMITTED USE OF AREA 4, INCREASE DENSITY AND HEIGHT, AND AMENDING TPARKING, SETBACK, AND ACCESS REQUIREMENTS**

WHEREAS, a request for consideration of a District Zoning Amendment and General Plan Amendment was filed by Mammoth Mountain Ski Area to:

1. Amend the permitted uses of Area 4 to allow for development of the mixed use base lodge facility.
2. Allow for the primary access for the lodge to be from Majestic Pines Road.
3. Allow for a maximum height of 102 feet with the building stepping down at either end.
4. Allow for parking reductions to be made for internal pedestrian and bicycle trips and shared parking.
5. Reduce the minimum setback for the western boundary to zero, except as required by building or fire codes
6. Increase the permitted density of the Juniper Ridge Master Plan to no more than 395 dwelling unit equivalents.

WHEREAS, the Planning Commission conducted a Noticed Public Hearing on the application request on January 10, 2007, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning Commission considered, without limitation:

1. The application for General Plan Amendment and Zoning Code Amendment
2. The Agenda Report to the Planning Commission with exhibits;
3. The Juniper Ridge Master Plan, General Plan, Draft General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
4. Oral evidence submitted at the hearing;
5. Written evidence submitted at the hearing;
6. The Final Environmental Assessment and Environmental Impact Report;

BE IT RESOLVED that the Planning Commission has:

1. In its independent judgment, has reviewed the Environmental Impact Report prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines and recommends certification of the Joint Environmental Assessment and Program Environmental Impact Report (Exhibit 1),
2. Made California Environmental Quality Act (CEQA) Findings(Exhibit 2),
3. Approved Statements of Overriding Consideration (Exhibit 3),
4. Adopted the Mitigation Monitoring Plan (Exhibit 4),
5. Made approval findings as required by Municipal Code Chapter 17.52 (Exhibit 5),
6. Recommends to Town Council approval of General Plan Amendment 2005-01, re-designating lot 87 Mammoth Vista 2 to Resort, and
7. Recommends to the Town Council approval of District Zoning Amendment 2005-03.

PASSED AND ADOPTED this 10th day of January 2007, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Mark Wardlaw
Community Development Director

Roy Saari, Chair of the
Mammoth Lakes Planning Commission

NOTE: This action is subject to Chapter 17.68 of the Municipal Code, which specifies time limits for legal challenges.

EXHIBIT 1 to Attachment B

CERTIFICATION OF THE EAGLE LODGE BASE DEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT REPORT

WHEREAS, The Environmental Impact Report (EIR) for the Eagle Lodge Base Development Project was prepared to address the environmental effects, mitigation measures, and project alternatives associated with the Eagle Lodge Base Development Project and actions related thereto; and,

WHEREAS, The EIR for the Eagle Base Lodge Development Project (State Clearinghouse # 20066012041) was prepared pursuant to the California Environmental Quality Act and the State CEQA Guidelines; and,

NOW, THEREFORE, BE IT RESOLVED, that upon consideration of the information contained in the Final Environmental Impact Report prepared for the Eagle Lodge Base Development Project, the Planning Commission recommends to Town Council to certify the Final Environmental Impact Report based upon the following findings:

1. Preparation of an Environmental Impact Report.

A Final EIR (FEIR) has been prepared to address the environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the consideration of the Eagle Base Lodge Development and related General Plan and District Zoning Code Amendments, pursuant to the requirements of the California Environmental Quality Act; and,

2. Review and Consideration by the Planning Commission of the Town of Mammoth Lakes.

Prior to certification of the FEIR, the Planning Commission of the Town of Mammoth Lakes has reviewed and considered the above mentioned FEIR. The Planning Commission hereby certifies the FEIR for the Eagle Base Lodge Development Project is complete and adequate in that the FEIR addresses all environmental impacts of the proposed project and fully complies with the requirements of CEQA and the state CEQA Guidelines. For the purposes of CEQA, the record of the proceedings for the certification is comprised of the following:

- a) The Draft EIR for the Eagle Base Lodge Development Project;
- b) The Final EIR for the Eagle Base Lodge Development Project;
- c) The proceedings before the Town of Mammoth Lakes Planning Commission relating to the subject project consideration and related actions, including testimony and documentary evidence introduced at the meetings; and,
- d) All attachments, documents incorporated and references made in the documents specified in items (A) through (C) above, including the Draft Mitigation Monitoring Program for the Eagle Base Lodge Development.

EXHIBIT 2 to Attachment B

FINDINGS PURSUANT TO CEQA GUIDELINES 15091

SECTION 1: INTRODUCTION

Findings for the Final Environmental Impact Report, State Clearinghouse Number 2006012041, are being made pursuant to State CEQA Guidelines §15091.

1.1 Statutory Requirements for Findings

The Final EIR consisting of the Draft and Final EIR is consistent with State CEQA Guidelines Section 15132 relative to the contents of the EIR, including but not limited to a table of contents, summary, the project description, environmental setting, a discussion of the affected environment and environmental consequences, mitigation measures, unavoidable adverse impacts, impacts found not to be significant, cumulative impacts, project alternatives and Draft Mitigation and Monitoring plan. Project files may be reviewed at 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA 93546.

Consistent with the requirements of CEQA and the Guidelines, the Final EIR for the Eagle Base Lodge Development Project identifies environmental effects in proportion to their severity and probability of occurrence. The Final EIR identifies certain potentially significant adverse environmental effects of the project. The Final EIR also identifies mitigation measures, which will reduce or eliminate these potentially significant effects. The analysis contained in this Final EIR also concludes that after the incorporation of mitigation measures the project would result in a significant and unavoidable direct impact in the following area:

- Aesthetic impact to visual resources from Key Observation Point (KOP) #2;

In addition, the cumulative analyses contained in this document conclude that the project would contribute to a significant cumulative impact in the following areas:

- Cumulative roadway noise impacts due to cumulative traffic volumes; and
- Cumulative impacts relative to water supply at Town buildout in 2025.

CEQA Guidelines Section 15091 requires specific findings in conjunction with approval of a projects that will create one or more significant environmental effects. Specifically:

15091. Findings

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

For the significant direct and cumulative effects identified in the FEIR, the findings are:

Aesthetic Impact: The Proposed Action would adversely impact views of valued visual resources across the project from Key Observation Point (KOP) #2, which is representative of views for persons utilizing the Mammoth Loop Trail and residences to the north of Majestic Pines Road. The project design features would incorporate architectural details that would enhance the visual quality of the site, including increased roof variation in Alternative 3 and compliance with the Town of Mammoth Lakes Design Guidelines. These measures lessen the visual impact, but do not offset alteration of views or loss of views to a less than significant level. No additional mitigation measures would substantially lessen the visual effect and alternatives that would lessen the impact would eliminate some or all project components and objectives.

Noise Impact: Each of the related projects that have been identified within the general project vicinity would generate stationary-source and mobile-source noise due to ongoing day-to-day operations. All related projects are of a residential, retail, commercial, or institutional nature, and these uses are not typically associated with excessive exterior noise; however, each project would produce traffic volumes that are capable of generating a roadway noise impact.

The maximum near-term cumulative noise increase occurs along Kelly Road, South of Lake Mary Road, and would be from 47.6 dBA to 52.7 dBA, a 5.1 dBA overall increase. The proposed project contributes approximately 0.1 dBA to this cumulative impact. Roadway segments along Main Street, Lake Mary Road, Old Mammoth Road, Meridian Boulevard, and Majestic Pines Drive modeled for cumulative without project, and cumulative with project traffic volumes would result in projected vehicular generated noise levels above the 60 dBA Ldn recommended noise level established by the Town of Mammoth Lakes in the Noise Element. The analyzed roadway segments would exceed the cumulative 5 dBA significance threshold, where existing noise levels are less than 60 dB Ldn and the cumulative 3 dBA significance threshold, where existing noise levels are greater than 60 dB Ldn. The maximum 2024 cumulative noise increase from 47.6 dBA to 57.4 dBA or 9.8 dBA occurs along Kelly Road, South of Lake Mary Road, of which the project contributes approximately 0.1 dBA. Therefore, the proposed project would contribute to roadway noise impacts due to cumulative traffic volumes and the impact would be significant and unavoidable.

Mitigation includes project services that eliminate the need for some vehicle trips and enhanced transit service. Additional mitigation is infeasible because the significant long-term effects occur under all alternatives, including the No Action Alternative (4).

Water Supply Impact: With regard to the significant cumulative impact in the single dry year, MCWD is seeking additional water sources that could supplement the existing supply in addition to conservation, recycled water use, and loss reduction measures. MCWD has begun the review of an alternative water source located in the Dry Creek drainage basin that would be used for groundwater extraction. This potential water source would augment the existing the groundwater system in the Mammoth Basin and would also serve as an additional source during drought years. Other potential sources of potable water considered by MCWD include drilling new wells within Mammoth Basin, as well as modifying existing wells to increase capacity. However, due to the uncertainty of the viability of these potential water sources, these sources have not been included as part of the long-term cumulative analysis of water supply at Town buildout in 2025. Therefore, the project could contribute to a cumulative impact at Town buildout in a single dry year.

Mitigation includes landscaping requirements of the Town of Mammoth Lakes Municipal Code and California Codes. Alternatives 2 and 4 would lessen the contribution to the cumulative effect, but would not eliminate that effect. These Alternatives are not considered feasible as they would eliminate some or all project components and objectives.

In making these findings, not all of the rationale and data contained in the Final EIR have been repeated. The Final EIR and other source documents referenced therein are incorporated herein by reference as if set forth in full in this document. Except to the extent they conflict with the findings and determination set forth in this document, the analysis and conclusions of the Final EIR, including responses to comments and any supplemental responses provided by Town of Mammoth Lakes staff and consultants in connection with the proposed project, are hereby adopted as finding by the Planning Commission of the Town of Mammoth Lakes.

EXHIBIT 3 to Attachment B

STATEMENT OF OVERRIDING CONSIDERATION

Finding: The Eagle Lodge Base Development Project FEIR has determined that, even with the application of identified mitigation measures, certain environmental impacts, and cumulative environmental impacts, may remain significant and unavoidable. The Planning Commission finds, pursuant to CEQA Guidelines Section 15093, the specific economic, legal, social, technological and other benefits of the Project outweigh the Project's unavoidable adverse environmental impacts, and the Town Council finds that the significant and unavoidable adverse environmental impacts are acceptable in light of the Project's benefits.

The Town Council further finds that, in the event it is determined that the mitigation measures identified in the FEIR do not reduce the significant environmental impacts identified and analyzed in the FEIR to less than significant levels, the benefits described below outweigh any and all potential unavoidable adverse impacts of the Project. The Planning Commission further finds that each of the benefits described below is a separate and independent ground for its findings that the benefits of the Project outweigh any and all potential significant and unavoidable adverse environmental impacts of the Project.

The specific benefits of the Project are:

- a) Provision of amenities for the surrounding neighborhood so that commercial goods and services are within close proximity, and even walking distance, so as to reduce total vehicle miles traveled to other parts of the Town.
- b) Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council, demonstrating to other private developers and community interests that sustainable development is achievable in Mammoth Lakes.
- c) Furthering of the Town's goal of encouraging a pedestrian orientation by virtue of providing higher density lodging on site with associated commercial services thus placing guests within walking distance of the resort amenities and minimizing or even eliminating the need for private vehicle use for those lodging on site or nearby.
- d) Utilization of a previously disturbed area, the day skier surface parking lot, for development, thus preserving adjacent National Forest lands for open space and public recreational uses.
- e) Creation of an architectural landmark that compliments and elevates the alpine setting and character at one of Mammoth's gateway locations.
- f) Development of a major western transit system hub with provisions for public transportation bus unloading, loading and queuing areas. It is a critical component of the overall transit plan for the community.
- g) Development of a performing arts venue for the community by virtue of extensive underground public parking, food and beverage facilities, and publicly available restrooms. Outdoor and indoor assembly spaces will be available for a multitude of event types, both in winter and summer.
- h) Provision of an on-site remote office and detention space for the Mammoth Lakes Police Dept to enhance their ability to respond to calls and maintain a presence on property when it is appropriate, thereby enhancing overall public safety for the entire neighborhood.

- i) The overall development of Eagle Lodge is fully consistent with the Town's Vision Statement since it will play a major role in facilitating Mammoth Lakes in becoming a "high-quality, destination resort community with year-round recreation opportunities" by providing services and amenities that guests desire at a major resort node in Town.
- j) Enhancement of recreational opportunities for guests and residents through the development of in-town ski school facilities, and a ice rink.

Supporting Evidence for Statement of Overriding Considerations:

The project will allow for development of a permanent lodge facility, at the base of the Eagle Chair lift which is identified in the Mammoth Mountain Ski Area Development Plan, 1987 Town of Mammoth Lakes General Plan and Vision Statement.

The General Plan identifies expansion of Mammoth Mountain Ski Area facilities and infrastructure as integral to providing the recreation capacity required to accommodate population growth within the Town of Mammoth Lakes. The General Plan also proposes several recreation activity nodes in which resort activities are to be concentrated. These nodes are intended to be developed with activities appropriate for the area such as hotel and motel room development, with recreational amenities, appropriate tourist commercial space, transit facilities, and interconnections to the community's trail system. One identified node is the Juniper Ridge Master Plan area. The Project will concentrate transient lodging units, recreation amenities such as skiing and ice skating and tourist oriented commercial facilities including a spa, convenience market, and restaurant within this designated recreation activity node.

In the past MMSA considered development of a similar facility entirely on U.S. Forest Service Land. This development was the focus of the 1997 EA. This project was revised to provide additional commercial services and lodging, to provide increased usable open area for skiing and other opens space uses, and to maintain views across the National Forest land at the Eagle Base.

The project will develop additional transient units that will increase the Town of Mammoth Lakes tax base through the generation of increased transient occupancy tax and sales tax.

EXHIBIT 4 to Attachment B
MITIGATION MONITORING PLAN

Table 1: Eagle Lodge Base Development Project Mitigation, Monitoring and Reporting Plan

This table provides a summary of the potential project impacts and their associated mitigation measures as identified in the Eagle Lodge Base Development Project Environmental Assessment/Environmental Impact Report. The purpose of this Mitigation Monitoring and Reporting Plan (MMRP) is to ensure that the mitigation measures required as conditions of project approval for potential impacts identified in the Eagle Lodge Base Development Project EA/EIR are implemented appropriately and in a timely manner pursuant to the requirements of CEQA Guidelines Section 15097.

The MMRP table is divided into six columns. The first column provides the potential impact identified in the Eagle Lodge Base Development Project EA/EIR by environmental category. The second column provides the associated mitigation measure(s) identified for that impact. The third through fifth columns provide the specific steps required for implementation and monitoring of the mitigation measures identified for the impact, and are broken into three stages: Design Approval (third column), Inspection (fourth column), and Further Monitoring (fifth column). The parenthetical expressions within the third through fifth columns provide a means to track the completion of actions by responsible entities. The final column provides the effectiveness criteria or completion standard to determine the success of mitigation measure implementation.

Mitigation measures have been included for one of three reasons. These reasons are coded by number (see "Mitigation Type") in the table and are identified as follows:

1. The measure is required to mitigate a potentially significant impact to less than significant.
2. The impact is less than significant before mitigation. The measure is designed to further reduce a less than significant effect.
3. The impact is still significant after mitigation. The measure is designed to mitigate the impact to the extent feasible.

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
SECTION 1: Eagle Lodge					
1. Transportation					
1.1. Construction Parking Project construction could result in short-term parking impacts to adjacent residential streets.	The project applicant shall prepare a construction parking plan for construction personnel to be reviewed and approved by the Town of Mammoth Lakes. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L. _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L. _____)
1.2. Construction Traffic Construction traffic could result in delays along Meridian Boulevard.	Construction truck traffic shall not be permitted to queue along Meridian Boulevard where it could interfere with traffic movements or to block access to adjacent residences or businesses. As necessary, flag persons shall be used to assist with truck movements into and out of the site, to ensure that potential disruptions to other traffic and access are accommodated in the safest and most efficient manner. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L. _____) 2. Incorporation into Project: Meridian Boulevard shall be inspected during construction to ensure that this mitigation measure is appropriately implemented.	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L. _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L. _____)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), DRWQCB (California Water Quality Control Board - Lahontan Region), GBUAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form to mark the appropriate dates and attach approval documents or other evidence of completion if possible.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
<p>1.3 Operational Traffic - Majestic Pines Drive/Meridian Boulevard and Meridian Boulevard/Minaret Road intersections.</p> <p>Operational traffic could result in unacceptable levels of service (LOS) at the Majestic Pines Drive/Meridian Boulevard and Meridian Boulevard/Minaret Road intersections.</p>	<p>To address 2024 with project impact, the project applicant shall pay development impact fees, which include the costs associated with improvements identified in the Mammoth Lakes Capital Improvement Program to the Majestic Pines Drive/Meridian Boulevard and Meridian Boulevard/Minaret Road intersections. The Town of Mammoth Lakes shall implement the intersection improvements.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____)</p>	<p>2. Field Monitoring: None required since development impact fee paid at Building Permit issuance.</p>	<p>3. Monitoring: None required since assured at Building Permit issuance.</p>	<p>4. The Town Finance Department shall track and monitor payment of the development impact fees. (T.M.L. _____)</p>
<p>1.4 Operational Traffic - Majestic Pines Drive/Meridian Boulevard intersection.</p> <p>Operational traffic could result in unacceptable levels of service at the Majestic Pines Drive/Meridian Boulevard intersection.</p>	<p>To further address 2024 with project impact, the applicant shall pay a fair share contribution fee to the cost of constructing a southbound left-turn lane at the Majestic Pines Drive/Meridian Boulevard intersection. This fee shall be utilized by the Town to construct a single-lane roundabout with a 100-foot inscribed diameter at the Majestic Pines Drive/Meridian Boulevard intersection. The roundabout shall be constructed prior to the intersection reaching a LOS E. The Town of Mammoth Lakes shall implement the intersection improvements.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____)</p>	<p>2. Field Monitoring: None required since fair share contribution paid at Building Permit issuance.</p>	<p>3. Monitoring: None required since assured at Building Permit issuance.</p>	<p>4. The Town Finance Department shall track and monitor payment of the development impact fees. (T.M.L. _____)</p>
<p>1.5 Operational Parking</p> <p>Project operations could result in parking shortfalls.</p>	<p>To meet the parking space requirements, in addition to the parking included as a part of the project, the applicant shall implement a program to reduce parking demand. The program shall follow one of the following three options, or some combination thereof, and shall be approved by the Town:</p>	<p>1. Design: This mitigation measure shall be assured by the Town Community Development Department prior to issuance of Certificate of Occupancy. (T.M.L. _____)</p>	<p>3. Field Monitoring: Community Development Department. (T.M.L. _____)</p>	<p>4. Monitoring: Conducted by applicant, submitted for review and approval to the Community Development Department. (T.M.L. _____)</p>	<p>5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)</p>

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard																					
	<p>Mitigation Option 1: The project applicant shall provide 544 non-drop-off parking spaces and shall be responsible for purchasing and operating four public transit buses with a capacity of at least 60 passengers to provide 16 additional bus round trips to the site during each weekend day and holiday from Christmas week to the end of March, unless data provided by the applicant indicates that three or fewer buses are adequate to accommodate the transit demand for a particular weekend(s) or holiday based on the maximum number of skiers per day, as shown in the table below. The transit data shall be subject to review and approval by the Town. Under the 83 multi-family unit option, the project would be required to provide 14 additional bus round trips per day, which would require three new buses.</p> <table border="1" data-bbox="894 1472 1349 1766"> <thead> <tr> <th>Additional Bus Requirements Beyond Existing (214 Hotel Dwelling Units)</th> <th>Maximum Number of Skiers per Day</th> <th>Maximum Number of Buses per Day (83 Dwelling Units)</th> </tr> </thead> <tbody> <tr> <td>No additional buses</td> <td>5,930</td> <td>5,200</td> </tr> <tr> <td>One additional bus</td> <td>5,350</td> <td>5,500</td> </tr> <tr> <td>Two additional buses</td> <td>5,050</td> <td>5,800</td> </tr> <tr> <td>Three additional buses</td> <td>5,950</td> <td>5,800</td> </tr> <tr> <td>Four additional buses</td> <td>5,950</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> <td>Applicable</td> </tr> </tbody> </table>	Additional Bus Requirements Beyond Existing (214 Hotel Dwelling Units)	Maximum Number of Skiers per Day	Maximum Number of Buses per Day (83 Dwelling Units)	No additional buses	5,930	5,200	One additional bus	5,350	5,500	Two additional buses	5,050	5,800	Three additional buses	5,950	5,800	Four additional buses	5,950	N/A			Applicable				
Additional Bus Requirements Beyond Existing (214 Hotel Dwelling Units)	Maximum Number of Skiers per Day	Maximum Number of Buses per Day (83 Dwelling Units)																								
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Four additional buses	5,950	N/A																								
		Applicable																								
	<p>In addition, the project applicant shall provide a monitoring report to the Town of Mammoth Lakes for the first year of operation for the period from the Saturday before Christmas through the end of March. This report shall provide monitoring data regarding on-street parking conducted at a minimum two</p>																									

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDEG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board, Lahontan Region), CBLUAPCD (Great Basin Unified Air Pollution Control District, MC (Mono County).
The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	<p>times per day on all weekends and holidays between 9:00 A.M. and 3:00 P.M. If the report identifies illegal parking is occurring at nearby residential/touring sites within 1,000 feet of the portal, the project applicant shall be responsible for any incremental cost necessary for enforcement. Beyond the initial monitoring period, if future complaints indicate that a parking problem is occurring generated by Eagle Lodge or ski area activities, the project applicant shall be responsible for conducting additional monitoring as identified by the Town of Mammoth Lakes and be responsible for funding the necessary measures to address any identified impact.</p> <p>Mitigation Option 2: The project applicant shall provide 544 non-drop-off parking spaces on the project site and 76 off-site parking spaces for employees. If the off-site employee parking is not provided within a reasonable 1,000-foot walking distance, a parking shuttle to provide access between the project site and the parking lot(s) shall be provided. The project applicant shall be responsible for purchasing and operating three public transit buses with a capacity of at least 60 passengers to provide 13 additional bus round trips to the site during each weekend day and holiday from Christmas week to the end of March, unless data provided by the applicant indicates that two or fewer buses are adequate to accommodate the transit demand for a particular weekend(s) or holiday based on the maximum number of skiers</p>				

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Standard Completion												
	<p>per day, as shown in the table below. The transit data shall be subject to review and approval by the Town. Under the 83 multi-family unit option, the project would be required to provide 10 additional bus round trips per day, which would require two new buses.</p> <table border="1" data-bbox="422 546 568 2013"> <thead> <tr> <th>Additional Bus Requirements Beyond Existing Conditions</th> <th>Maximum Number of Skiers per Day (83 Day Hotel Dwelling Units)</th> </tr> </thead> <tbody> <tr> <td>Two additional buses</td> <td>5,400</td> </tr> <tr> <td>One additional bus</td> <td>5,700</td> </tr> <tr> <td>Two additional buses</td> <td>5,850</td> </tr> <tr> <td>Three additional buses</td> <td>5,830</td> </tr> <tr> <td>Not applicable</td> <td>Not applicable</td> </tr> </tbody> </table> <p>In addition, the project applicant shall provide a monitoring report to the Town of Mammoth Lakes for the first year of operation for the period from the Saturday before Christmas through the end of March, as described under Option 1.</p> <p>Mitigation Option 3: The project applicant shall provide 344 non-drop-off parking spaces on the project site. The project shall request a zone code amendment from the Town to develop and in lieu of parking fee program. The fees shall be used for the construction of off-site parking lots. The fee owed by the project shall be calculated based upon the additional number of spaces that are required. If the parking lots are not provided within a reasonable 1,600-foot walking distance, a parking shuttle to provide access between the project site and the parking lots shall be provided.</p>	Additional Bus Requirements Beyond Existing Conditions	Maximum Number of Skiers per Day (83 Day Hotel Dwelling Units)	Two additional buses	5,400	One additional bus	5,700	Two additional buses	5,850	Three additional buses	5,830	Not applicable	Not applicable				
Additional Bus Requirements Beyond Existing Conditions	Maximum Number of Skiers per Day (83 Day Hotel Dwelling Units)																
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Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), L&WQCB (California Water Quality Control Board - Laboratory Region), GBUAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).
 The Mitigation, Monitoring and Reporting Coordinator designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Standard
1.6 Traffic Hazards Operational traffic could result in hazards along Meridian Boulevard.	A sign with an arrow shall be posted along the north side of Meridian Boulevard to direct skiers to the Skier Drop-Off. Bus Only signage shall be posted at the entrance to the bus drop zone to discourage autos from entering the bus drop zone. No Parking signs shall be posted along Meridian Boulevard adjacent to the auto drop zone, and Do Not Enter signs shall be posted at the west end of the auto and bus drop zones. The signs shall be installed prior to building occupancy. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected to ensure that this mitigation measure is incorporated into development of the site prior to issuance of Certificate of Occupancy. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L. _____)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)
1.7 Traffic Hazards Operational traffic could result in hazards at the intersection of the drop zone and the main parking garage.	The curbs at the west end of the auto drop zone shall be modified to move the intersection of the drop zone and the main parking garage access further north, as determined appropriate by the Town. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L. _____)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)
1.8 Traffic Hazards Operational traffic could result in hazards within the ski drop off zone.	To decrease the potential for vehicular conflict in the ski school drop zone the circulating area shall be striped for one lane of traffic and one-way operation. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L. _____)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GR/ARCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

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Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
1.9 Traffic Hazards The proposed sawtooth bus bays may not provide adequate maneuvering space for buses exiting the bays resulting in traffic hazards.	The distance between sawtooth bus bays shall be increased to 15 feet to provide adequate maneuvering space for buses exiting the bays. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L. _____)	3. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)
1.10 Traffic Hazards Operational traffic could result in traffic hazards at the hotel exit and access approaches.	A "No Left Turn" sign shall be placed at the hotel exit. In addition, "Do Not Enter," "No Left Turn," and "No Right Turn" signs shall be located at the appropriate hotel access approaches. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L. _____)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)
2. Noise 2.1 Construction Noise Construction could result in excessive noise levels to adjacent sensitive.	Prior to issuance of any grading, excavation, or building permits, the applicant shall provide and secure the approval	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities

Agency Key: USES (United States Forest Service) TML (Town of Mammoth Lakes), CDEG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GRU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

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Table 1. Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Standard
receptors, including residences north of the site.	of the authorized noise control officer for a program designed to adequately comply with Town of Mammoth Lakes Noise Ordinance and respond to possible noise complaints. At a minimum, the program shall include the following requirements: <ol style="list-style-type: none"> Noise-generating equipment operated at the project site shall be equipped with effective noise control devices, i.e. mufflers, intake silencers, lagging, and/or engine enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Effective temporary sound barriers shall be used and relocated, as needed, whenever possible, to block the line-of-sight between the construction equipment and the noise-sensitive receptors, i.e., residential uses located to the north and south of the project site. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site. A construction relations officer shall be designated to serve as liaison with residents, and a contact telephone number shall be provided to residents. <p>Mitigation Type: 1</p>	(T.M.L.) <ol style="list-style-type: none"> Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. <p>(T.M.L.)</p>		Contractor is made aware of these requirements. <p>(T.M.L.)</p>	(T.M.L.)
2.2 Construction Vibration Construction could result in excessive vibration	The applicant shall develop a Blasting Plan that details the measures necessary to ensure potential vibration impacts would comply with Federal and Agency Key USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review.	3. Field Monitoring: Building and Engineering Inspections. <p>(T.M.L.)</p>	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities.

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Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
<p>levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.</p>	<p>State recommended construction vibration limitations. The plan shall include at a minimum the following:</p> <ul style="list-style-type: none"> • A testing or pilot program shall be conducted to assure that off-site vibration levels do not exceed the 2.0 inches per second PPT significance threshold from blasting activities initiated on the site. Under the pilot program the applicant shall install vibration monitors at the following locations: (1) along the fence line of the closest offsite residential uses, (2) along the fence line of the MC-WFD Ground Water Treatment Plant No. 2 located immediately to the east of the site across Adagestic Pines Road, and (3) the vault housing for MC-WFD Well 16 located adjacent to Meridian Boulevard. • Once the monitors are in place, a blasting test would commence. The testing procedures would consist of detonation of increasing sized charges with concurrent checking of monitored levels so as to assure that off-site vibration levels do not exceed the 2.0 inches per second PPT significance threshold. Based on this testing program, an optimal set of blasting parameters (e.g., frequency responses and soil damping characteristics for different sized charges) shall be established. • The off-site vibration monitors shall remain in place throughout blasting activities, thereby providing ongoing protection for off-site uses and/or facilities throughout this 	<p>(T.M.L.)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented.</p> <p>(T.M.L.)</p>		<p>Contractor is made aware of these requirements.</p> <p>(T.M.L.)</p>	<p>(T.M.L.)</p>

Agency Key: USES (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), L.R.W.Q.C.B. (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for completing tracking using this form.

Table 1: Eagle Lodge base Development Project MMIRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
2.3 Construction Vibration Construction could result in excessive vibration levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.	Phase of the Project's construction process. Mitigation Type: 1 All drilling and blasting operations shall be conducted by a State-licensed blasting contractor with adequate blasting insurance. Mitigation Type: 1	1. Design. This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L. _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained during drilling and blasting. (T.M.L. _____)
2.4 Construction Vibration Construction could result in excessive vibration levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.	All drilling and blasting will be performed during hours designated by local, State, or federal ordinances. Mitigation Type: 1	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L. _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained during drilling and blasting. (T.M.L. _____)
2.5 Construction Vibration Construction could result in excessive vibration levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.	Written notice shall be provided to MCWD and residents within a quarter-mile radius of the blast site 24 prior to the initiation of blasting. Mitigation Type: 1	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L. _____) 2. Incorporation into Project: Copy of letter shall be provided to Town indicating date for blasting. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L. _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented during execution. (T.M.L. _____)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LKRWQCB (California Water Quality Control Board - Lahontan Region), GRU/ARCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1. Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
3. Biological Resources					
3.1 Nesting Birds Construction activities could disturb nesting birds during the nesting season.	The project applicant shall schedule construction, grading, and vegetation removal activities outside the nesting season (typically February 15 - August 31) to the extent feasible to avoid the taking of migratory bird species. If initial vegetation removal occurs during the nesting season, all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of vegetation clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor or until construction, grading, and vegetation removal activities are completed (whichever comes first). The results of the monitoring shall be provided in writing by the biological monitor to the CDFG subsequent to the monitoring activities. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measures is appropriately implemented. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is implemented. (T.M.L.: _____)
3.2 Jurisdictional Features Construction activities could disturb one off site drainage feature considered under jurisdiction of the ACOE, RWQCB and/or USFS.	A qualified biological monitor shall oversee the installation of exclusionary fencing adjacent to the drainage located in close proximity to the northwestern boundary of the project site within USFS-owned land. The exclusionary fencing shall be installed prior to the commencement of construction in that area, shall remain in place during construction and shall be removed once construction disturbance has concluded. The exclusionary	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measures is appropriately implemented.	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L.: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is implemented and maintained for the duration of construction activities. (T.M.L.: _____)

Agency Key: USFS (United States Forest Service), T.M.L. (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Labovian Region), GRWAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	<p>fencing shall be set back a minimum of 50-feet from the drainage and shall include 2-foot high pre-assembled silt fencing for erosion control as well as 4-foot high mesh orange construction fencing for visibility. The qualified monitor shall inspect the fencing once a month while construction activities are occurring within the vicinity of the drainage and report any damage to the fencing. The construction contractor shall correct any damage to the exclusionary fencing immediately.</p> <p>Mitigation Type: 1</p>	(T.M.L.)			
<p>4. Cultural Resources</p>					
<p>4.1 Archaeological and Native American Resources</p> <p>Ground disturbing construction activities could affect unknown archaeological and/or Native American resources in the project area.</p>	<p>A qualified archaeological monitor shall be present during the ground-disturbing construction activities affecting the alluvial deposits and upper three feet of the glacial deposits in the project area. Due to the potential for subsurface cultural deposits, a culturally affiliated Native American monitor with experience in cultural resources also shall monitor these ground-disturbing activities. In the event that the lead agency determines that it will not include a Native American monitor in the archaeological monitoring process, this decision shall be sent in writing to an updated list of all Native American individuals and organizations identified by the N.A.H.C. as having affiliation with the project area. These individuals and organizations shall be provided with a comment period of not less than four weeks on this decision. If this course of action is taken, affiliated Native American</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Engineering Division at Grading Permit review. (T.M.L.)</p> <p>2. Incorporation into Project: The project shall be inspected during ground disturbing activities to assure that this mitigation measures is appropriately implemented. (T.M.L.)</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.)</p>	<p>4. Monitoring: The Building and Engineering inspections shall insure that this mitigation measure is appropriately implemented. (T.M.L.)</p>	<p>5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented during ground disturbing activities. (T.M.L.)</p>

Agency Key: USFS (United States Forest Service), T.M.L. (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LARQCB (California Water Quality Control Board - Lahontan Region), GBUAFCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1: Eagle Lodge base Development Project MMMP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
4.2 Human Remains Ground disturbing construction activities could affect unknown human remains in the project area	<p>groups shall also be notified if sensitive deposits or cultural materials are encountered. No monitor is required for construction-related activities in the lower glacial deposits.</p> <p>If cultural resources are identified, the archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the Town's goals of preservation where practicable and public interpretation of historic and archaeological resources. The archaeologist shall prepare a final report about the monitoring to be filed with the Project Applicant, Mono County, and the CHRS-HHC, as required by the State Historic Preservation Officer (SHPO). The report shall include documentation and interpretation of resources recovered, if any.</p> <p>Interpretation will include evaluation of eligibility of the resources with respect to the National Register and California Register. The report shall also include all specialists' reports as appendices. The lead agency shall designate representatives in the event that significant resources are recovered.</p> <p>Mitigation Type: 1</p>	1. Design: This mitigation measure shall be assured and monitored by the Town Engineering Division at Grading Permit review. (TML: _____)	3. Field Monitoring: Building and Engineering inspections. (TML: _____)	4. Monitoring: The Building and Engineering inspections shall insure that this mitigation measure appropriately implemented and the General Contractor is made aware of these requirements. (TML: _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented during excavation. (TML: _____)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWOCD (California Water Quality Control Board - Lahontan Region), GBO/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

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Table 1. Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are not clearly of recent origin, the coroner shall consult appropriate research materials or specialists as part of the investigation to determine if the remains are of Native American origin. If the remains are determined to be of Native American descent, the coroner has 74 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendant of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Mitigation Type: 1	2. Incorporation into Project: The project shall be inspected during excavation to assure that this mitigation measure is appropriately implemented. (TML: _____)		(TML: _____)	
5. Employment, Population, and Housing					
5.1 Short-Term Housing Construction activities could result in short-term housing impacts if construction workers are drawn from outside of Mono and Inyo Counties.	If the developer of the project enters into a construction contract for the project with any contractor or subcontractor (1) whose principal place of business is outside Mono and Inyo Counties, (2) whose employees will reside in the Town of Mammoth Lakes in association with project construction in excess of 90 consecutive days, and (3) who provides housing for its employees, then the developer shall provide housing units for such employees. The housing provided by the developer for the construction employees shall not be located within the RMF-1 zone within the boundaries of the Town of Mammoth Lakes. However, existing MMNSA-owned seasonal employee housing may be utilized in non-ski season months only.	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (TML: _____)	2. Field Monitoring: None required since assured at Grading Permit issuance.	3. Monitoring: None required since assured at Grading Permit issuance.	4. Short-term housing shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented and maintained for the duration of construction activities. (TML: _____)

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Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	Mitigation Type: 1				
6. Aesthetics					
6.1 Visual Quality and Character - Construction Temporary construction barriers and pedestrian walkways are subject to unmonitored posting.	The applicant shall ensure through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or barriers and walkways are maintained in a visually attractive manner throughout the construction period. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measures is appropriately implemented. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.: _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented and maintained for the duration of construction activities. (T.M.L.: _____)
6.2 Visual Quality and Character - Construction Construction vehicle trips could affect sensitive uses in the project vicinity.	The applicant shall prepare and submit a construction hauling plan to be reviewed and approved by the Community Development Department prior to issuance of grading permit. The plan shall ensure that construction haul routes do not affect sensitive uses in the project vicinity, including residential uses along Majestic Pines Road. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.: _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L.: _____)
6.3 Light Intrusion Northbound traffic along Majestic Pines Road could create light impacts to residences to the north of this roadway.	The applicant shall plant landscaping or enhance the existing berm along the northern side of Majestic Pines Road to minimize light intrusion to the adjacent residences. The improvement shall be installed prior to issuance of a certificate of occupancy for the lodge.	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspection. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.: _____)

Agency Key: USFS (United States Forest Service), FMI (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1. Eagle Lodge base Development Project MMRP

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6.4 Nighttime Lighting Project lighting could result in light intrusion to adjacent residences.	Mitigation Type: 1 The applicant shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060). Outdoor Lighting Plans, of the Municipal Code) to the Community Development Director that includes a footprint map illustrating the amount of light from the project site at adjacent light sensitive receptors. The sensitive receptor locations shall be determined in consultation with the Community Development Director.	2. Incorporation into Project. The project shall be inspected to ensure that this mitigation measure is incorporated into development of the site prior to issuance of Certificate of Occupancy. (TML: _____)	3. Field Monitoring: Building and Engineering inspections. (TML: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (TML: _____)	5. Site shall be monitored by the Town Building and Engineering Divisions to assure that this mitigation measure is maintained for the duration of the development. (TML: _____)
6.5 Shade-Shadow Development of the project would result in shading that could create hazardous roadway conditions (i.e., black ice) along Majestic Pines Road to the north of the project site.	Mitigation Type: 1 The project applicant shall implement a proactive snow plowing and clearing plan during the two or three worst-case shadow months of the year at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week. The Town of Mammoth Lakes shall review the methods and effectiveness of the plan during its implementation. If determined by the Town that the plan does not adequately reduce hazards resulting from shadows (i.e. black ice), the Town shall require the applicant to install heat treated pavement at any	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (TML: _____) 2. Incorporation into Project. The project shall be inspected to ensure that this mitigation measure is appropriately implemented prior to issuance of Certificate of Occupancy. (TML: _____)	3. Field Monitoring: Building and Engineering inspections. (TML: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the operation of the site. (TML: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is effective and is maintained for the duration of the project. (TML: _____)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1: Eagle Lodge base Development Project MMRP

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	<p>portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week.</p> <p>Mitigation Type: 1</p>				
7. Hydrology and Water Quality					
<p>7.1 Groundwater Supply and Recharge</p> <p>Dewatering activities could affect groundwater flows in the project area.</p>	<p>The applicant in cooperation with the Mammoth Community Water District shall monitor water levels within existing on-site wells on a monthly basis especially during the snowmelt run-off periods to assess maximum seasonal groundwater underflow rates</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.)</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.)</p>	<p>4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure appropriately implemented. (T.M.L.)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)</p>
<p>7.2 Groundwater Supply and Recharge</p> <p>Dewatering activities could affect groundwater flows in the project area.</p>	<p>The applicant shall fund the installation of at least two monitoring wells adjacent to or up gradient of the proposed construction area to aid in the recording of groundwater depths and flow rates. The wells shall be installed prior to the issuance of building permits for the project.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site prior to issuance of building permits. (T.M.L.)</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.)</p>	<p>4. Monitoring: The building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the development. (T.M.L.)</p>

Agency Key: USFS (United States Forest Service), T.M.L. (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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7.3 Groundwater Supply and Recharge Dewatering activities could affect groundwater flows in the project area.	The applicant shall monitor the volumes of water pumped from the site as a result of dewatering activities during construction. The applicant shall provide the data, along with the date of withdrawals, and the water level information from the on site monitoring wells to the MCHD.	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L.: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained during construction. (T.M.L.: _____)
7.4 Water Quality Operation Operation of the subterranean parking lot could result in long-term water quality impacts.	The applicant shall install a sump pump system that lifts stormwater to the surface within the underground parking garage, which conveys water through a device that removes oil and silt, prior to reintroduction into the storm water system. The sump pump system shall be installed prior to use of the parking structure. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.: _____)
7.5 Water Quality Operation Operation of the project could result in stormwater flows that violate water quality standards.	The applicant shall design on-site detention facilities to capture approximately 22,442 cubic feet of stormwater, which represents the average runoff volume necessary to accommodate the first inch of rainfall during a storm event of 20-year intensity pursuant to Lahontan RWQCB design parameters. The final design of the detention facilities shall be determined during the design	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is	3. Field Monitoring: Building and Engineering inspections (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.: _____)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Table 1: Eagle Lodge base Development Project (MMR)

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	process and shall be subject to review and approval by the Town and/or Lahontan RHQCB. Mitigation Type: 1	incorporated into development of the site. (T.M.L. _____)			
8. Water Supply					
8.1 Water Infrastructure Project development could impair access to MCWD Well No. 16.	The Applicant shall ensure the provision of 40 square feet of work area adjacent to Well 16 on the project site that shall be used by MCWD as needed during periodic maintenance of Well 16. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit Review. (T.M.L. _____) 2. Incorporation into Project. The project shall be inspected to ensure that this mitigation measure is incorporated into development of the site. (T.M.L. _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L. _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L. _____)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)
8.2 Fire Flows	The project applicant shall install a standpipe along the northwest side of the site, near the ice rink and plaza, as approved by MLFD to ensure that adequate fire flows are available at this location. The standpipe shall be operational prior to occupancy of the facility. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Mammoth Lakes Fire Department at Building Permit review. (T.M.L. _____) 2. Incorporation into Project. The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L. _____)	3. Field Monitoring: Fire Department inspections. (T.M.L. _____)	4. Monitoring: The Fire Department inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L. _____)	5. Site shall be monitored by the Mammoth Lakes Fire Department to assure that this mitigation measure is maintained for the duration of the project. (T.M.L. _____)
9. Wastewater					
9.1 Wastewater Treatment	Prior to the issuance of a Certificate of Occupancy for the commercial and residential	1. This mitigation measure shall be assured and monitored by the Town Community Development	2. Field Monitoring: MCWD.	3. Monitoring: MCWD and Building and Engineering.	4. The Town Building and Engineering shall coordinate with MCWD to ensure the filter backwash system upgrade is

Agency Key: USES (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWCQB (California Water Quality Control Board - Lahontan Region), CBUAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge basic Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I (Design Approval)	Implementation / Monitoring Action II (Inspection)	Implementation / Monitoring Action III (Further Monitoring)	Effectiveness Criteria/ Completion Standard
Wastewater generated by the project site could result in insufficient capacity at MCWD treatment facilities.	components of the project MCWD shall install and have operational the filter backwash system upgrade at Groundwater Treatment Plant #2. Mitigation Type: 1	Department prior to issuance of a Certificate of Occupancy. (T.M.L.: _____)			complete at Groundwater Treatment Plant #2. (T.M.L.: _____)
SECTION 2: Interim Off-Site Parking During Construction					
10.L. If parking is provided off-site during construction, the proposed off-site parking could impact the surrounding neighborhood.	The project applicant shall prepare a construction parking plan for construction personnel to be reviewed and approved by the Town of Mammoth Lakes. The project applicant shall prepare a written plan for the use of off site parking which shall be reviewed and approved by the Town of Mammoth Lakes. Implementation of the plan shall be funded by the applicant. The plan shall incorporate, at a minimum, the following elements: <ul style="list-style-type: none"> Provide for monitoring and enforcement in the nearby residential areas to ensure that illegal parking does not occur; The shuttle bus system shall be monitored and augmented, as necessary, to ensure adequate capacity and headways are maintained; Signage shall be provided to direct vehicles to the temporary parking areas; Parallel parking within proximity of intersections shall only be allowed provided adequate sight distance can be maintained. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.: _____) 2. Incorporation into Project. The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.: _____)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.: _____)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.: _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L.: _____)

Table 1: Eagle Lodge base Development Project MMRP

Note: The purpose of this table is to provide a useful tracking tool for the Mitigation Monitoring and Reporting Coordinator for the project. It should be referred to and updated continuously throughout the project. The success of the MMRP can be determined by the degree of compliance with the effectiveness criteria/completion standards. In addition, spaces used to track agency performance in this table should be completed as the project progresses. By project completion, every space to track agency performance should be completed.

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBQAQCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Coordinator designated by the Town of Mammoth Lakes is responsible for compliance tracking using this form.

EXHIBIT 5 to Attachment B

FINDINGS FOR DISTRICT ZONING AMENDMENT 2005-03

(Municipal Code Section 17.72)

FINDINGS FOR DISTRICT ZONING AMENDMENT

The Planning Commission finds that the proposed changes to the Juniper Ridge Master Plan are consistent with the Resort Designation of the General Plan and do not adversely constrain the General Plan Update process as described in the staff report and that the amendments will permit the future development of a permanent base lodge facility which provides the following community benefits that justify the modifications to the height, parking, land use, density, access and setback standards of the Juniper Ridge Master Plan:

1. Consistent with the evidence contained within the Agenda Report; Final Environmental Impact Report/Environmental Assessment, and provided at the public hearing, the Planning Commission finds that the proposed amendments are consistent with the General Plan because:
 - a) The General Plan identifies development of a permanent base lodge facility at Juniper Ridge as integral to providing the recreation capacity required to accommodate population growth within the Town of Mammoth Lakes.
 - b) The proposed District Zoning and General Plan Amendments will allow Mammoth Mountain Ski Area to apply for the development of a permanent base lodge facility 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, restrooms, a convenience market, ice rink, restaurant, day spa facilities and a locker club, at the base of Eagle Express. The permanent facility will accomplish the following General Plan goals and policies through the concentration of transient-oriented services at this resort node.
 - i) To encourage recreation related development to locate near designated recreation activity nodes (Resort Land Use Designation, Goal 4).
 - ii) Encourage resort and resort-related development such as recreation facilities, hotel/motel facilities, and recreation-related commercial projects at designated recreational activity nodes (Resort Land Use Designation, Policy 5).
 - iii) Each recreation activity node and related development shall have an architectural theme, and well integrated design plan which encourages visitors to stay in the designated resort nodes (Resort Land use Designation, Policy 4).

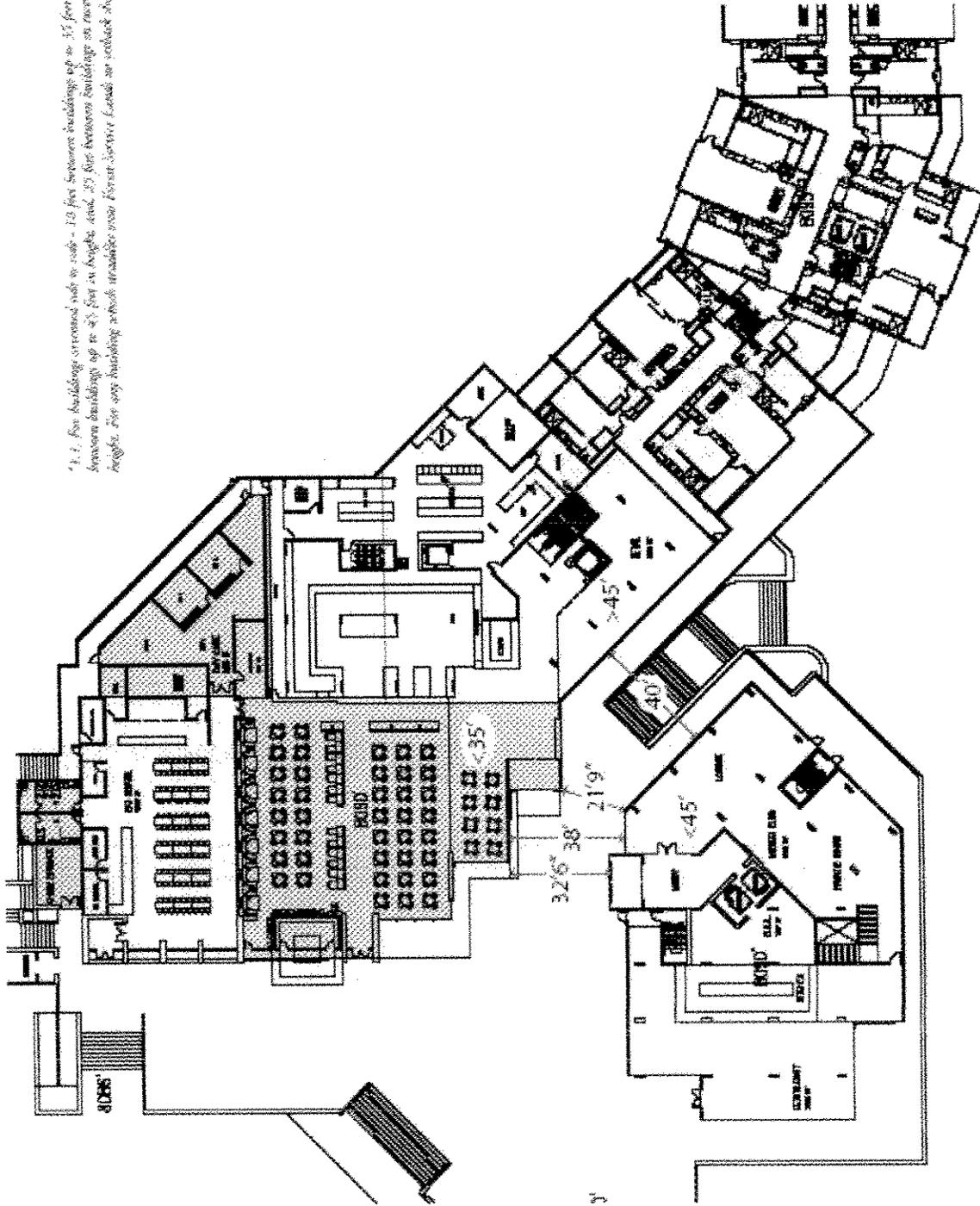
The base lodge has its own distinct identity and tourist oriented attractions such as the ice skating rink, and ski school features. The Mammoth Mountain Ski Area has intended for this facility to have more family oriented features such as the ice rink, day care, ski school etc., which will provide for a different resort atmosphere than is currently provided for in the Village. Furthermore, development of concentrated commercial

services, recreation activities and lodging will encourage people to park their vehicles and stay in the designated resort node decreasing town-wide vehicle miles traveled.

2. Consistent with the evidence contained within the staff report, Final Environmental Impact Report/Environmental Assessment and provided at the public hearing, the Planning Commission finds that the proposed changes to the Juniper Ridge Master Plan are consistent with the intent of the Town of Mammoth Lakes Municipal Code because the purpose of the Resort Zone as detailed in Section 17.28.220 is to provide a zone classification encompassing various land uses through the adoption of a development plan with area specific development standards.
3. Consistent with the evidence contained within the staff report, Final Environmental Impact Report/Environmental Assessment and provided at the public hearing, the Planning Commission finds that the proposed use is consistent with the Vision Statement because:
 - a) The Town of Mammoth Lakes Vision Statement identifies development within the Juniper Ridge area to consist of a large resort lodge and small supporting.
 - b) The Juniper Ridge area as one of the Town's major skier destinations, due to the base lodge facilities, ski-in/ski-out accommodations and public transit system.
 - c) As noted in the updated Vision Statement of the Draft General Plan "Mammoth Lakes is a year-round destination resort community based on diverse outdoor recreation and tourism." The proposed amendment to the JRMP and future project will increase the Town's vision of being a year-round destination resort by realization of the Project Objectives.
4. Consistent with the evidence contained within the staff report, Final Environmental Impact Report/Environmental Assessment and provided at the public hearing, the Planning Commission finds that the change is in the interest of or will further the public health, safety, comfort, convenience and welfare because with incorporation of mitigation measures included in the FEIR/FEA, the project has not impact on public health, safety, comfort, convenience and welfare.
5. Consistent with the evidence contained within the Staff report, Final Environmental Impact Report/Environmental Assessment, and provided at the public hearing, the Planning Commission finds that: although development of the project will impact Key View Point #2 as identified in the FEIR/EA, the final design must be in conformance with the Town of Mammoth Lakes Design Guidelines; the building form has been modified to improve its aesthetics; development has been programmed for this location for many years, and the property is currently being used for ski area base activities, the use is similar to the uses to the south, southwest, and east and is separated from the properties to the north by Majestic Pines Drive and a landscape buffer and multi-user trail; therefore, the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.
6. Consistent with the evidence contained within the Staff report, Final Environmental Impact Report/Environmental Assessment and provided at the public hearing, the Planning Commission finds that the neighborhood infrastructure is adequate or will be modified to accommodate any increase in intensity of land use if such would occur from a change in the

zone classification because the proposed mitigation measures proposed in the EIR and adopted in the Mitigation and Monitoring program will reduce the impact of the project to less than significant.

Attachment C: Building Separation



1.1. For buildings or rooms with a width - 18 feet between buildings up to 15 feet in height, 20 feet between buildings up to 25 feet in height, and 25 feet between buildings on floors of 45 feet in height. For any building setback standards near Street Services Council are setback shall be required.



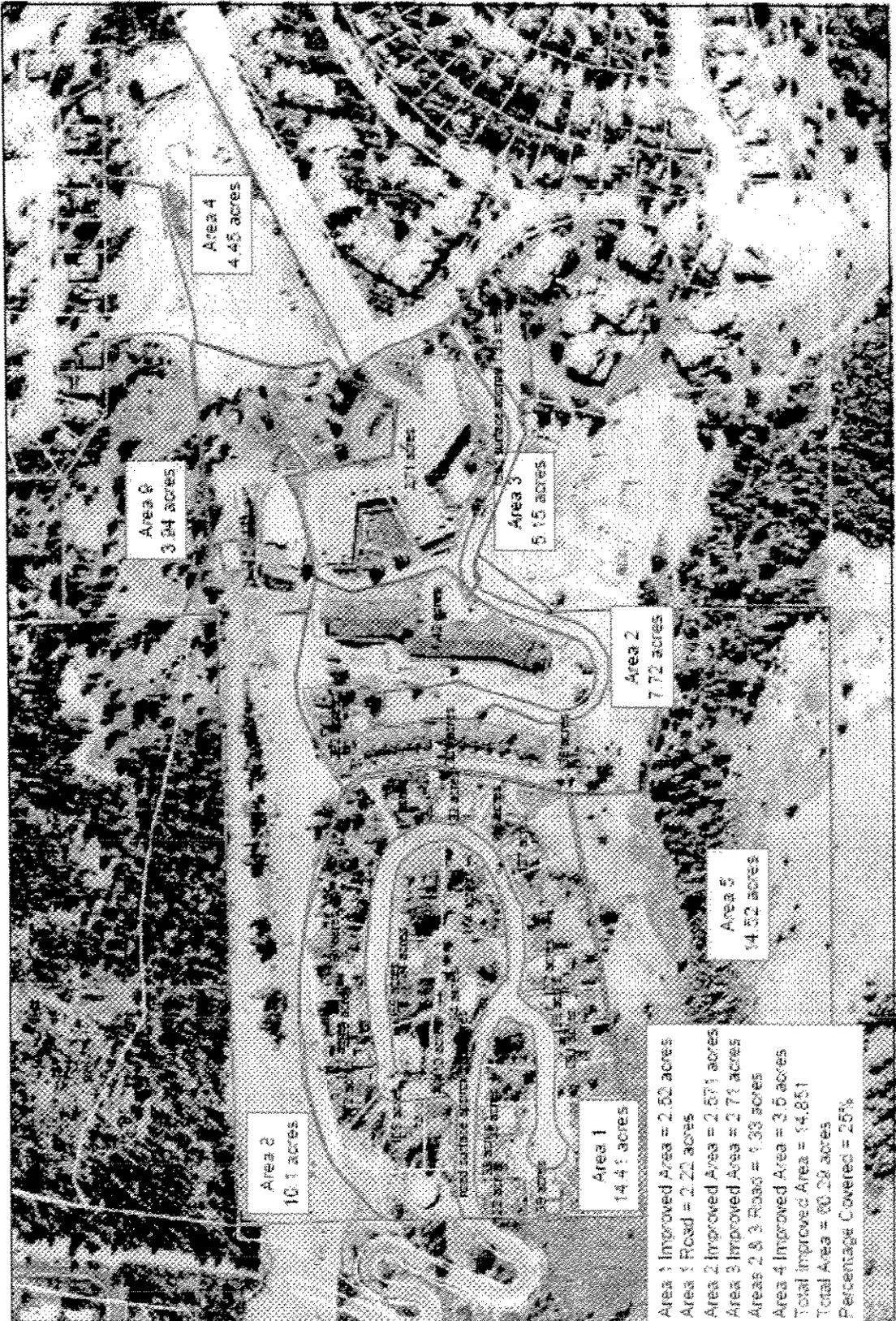
EAGLE LODGE BASE AREA

MANNING LAKES, CA

Building Setbacks

December 16, 2010

GEN



Base Aerial Orthorectified Map
Prepared 2014 by National Map
Information Network
Map Cover: 1/2015

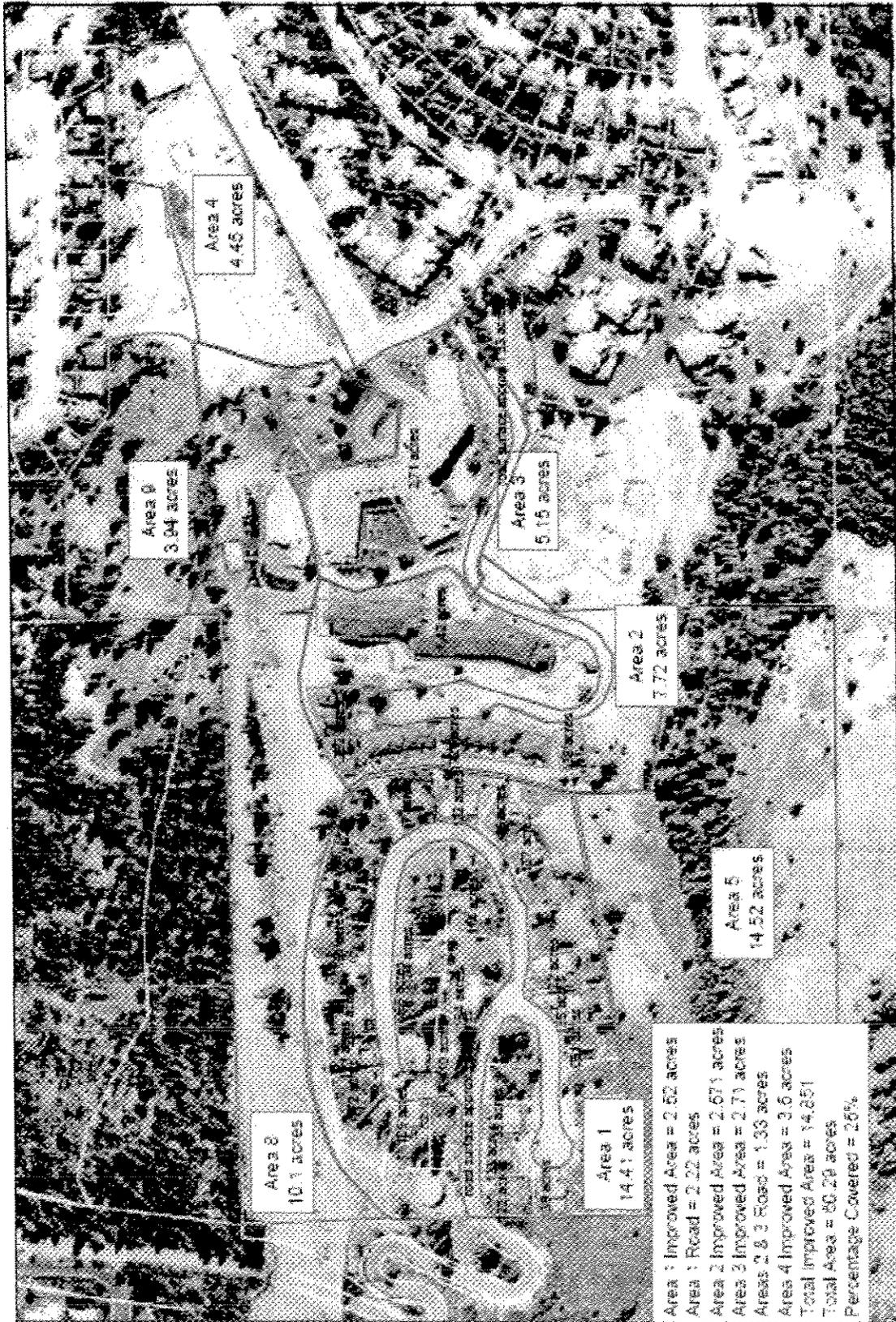
Attachment C

Building Separation

Attachment D

Lot Coverage Analysis

Juniper Ridge Master Plan Area



Base Aerial Composite of
Satellite Imagery and Aerial Photo
Map Date: 10/2010

Attachment E

Applicant's Purpose and Need Justification

ATTACHMENT E

Purpose, Need and Justification **for Eagle Lodge Base Area Development**

December 19, 2006

I. Purpose and Need

1. Create a world-class base area facility that supports numerous forms of outdoor recreation through the provision of lodging, skier base lodge facilities, off-season conferencing facilities, all that will encourage year-round tourist visitation to Mammoth Lakes.
2. Fulfills Mammoth Mountain Ski Master Development Plan to provide a permanent full-service, full-amenity skier day lodge facility at the base of Chair 15, providing services and facilities capable of handling planned maximum skier entries at this key portal to the ski area. One of only four major entry portals to the ski area.
3. Provides a variety of public uses so as to encourage family oriented recreational opportunities.
4. Provide amenities for the surrounding neighborhood so that commercial goods and services are within close proximity, and even walking distance, so as to reduce total vehicle miles traveled to other parts of the Town.
5. Further the Town's stated objectives to encourage the pedestrian orientation of the overall resort community by locating increased transient lodging density immediately adjacent to resort amenities.
6. Further the Town's stated objectives to encourage the development of high occupancy transient bed base within the resort community, especially those developments within 500 feet from a ski lift terminus.

II. Justification & Community Benefits

7. Project will seek a Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council, demonstrating to other private developers and community interests that sustainable development is achievable in Mammoth Lakes. Will also lessen the overall impacts of the project upon the natural and man-made resources serving the community both during construction and once placed into permanent operations.
8. The project will increase the Town's high occupancy transient bed-base by providing higher density lodging options of various configurations (one, two, three and four bedroom condo-hotel units with various lock-off configurations) at a highly desirable location within 500 ft of a ski lift, thus improving the Town's overall TOT revenues.
9. By virtue of providing higher density on-site lodging, total vehicle miles traveled in town, and related traffic impacts, will be commensurately reduced than if day users had to travel to the site from other off-site lodging locations.

10. The project will further the Town's goal of encouraging a pedestrian orientation by virtue of providing higher density lodging on site with associated commercial services thus placing guests within walking distance of the resort amenities and minimizing or even eliminating the need for private vehicle use for those lodging on site or nearby.
11. The provision to include a neighborhood market within the development will further reduce vehicle miles traveled by nearby residents to other areas of Town to obtain goods.
12. Proposed project will complete the connection of the community trail system along this western boundary of the town in the Juniper Ridge neighborhood, thus enhancing the value of this community asset.
13. Proposed project will site development on the previously disturbed area currently occupied by the day skier surface parking lot, thus preserving adjacent native forest lands and the public's access thereto.
14. Proposed project will create an architectural landmark that compliments and elevates the alpine setting and character at one of Mammoth's premiere gateway locations. Proposed building form will express considerable story height stepping to enhance architecture design and preserve view corridors of surrounding uses by focusing mass at the center of the site.
15. The proposed project will provide over 300 underground public parking spaces for commercial and skier related services, in addition to nearly 200 underground parking spaces for on-site lodging uses.
16. The project will provide a major transit system hub with provisions for public transportation bus unloading, loading and queuing areas. It is a critical component of the overall transit plan for the community.
17. The project will provide an ideal performing arts venue for the community by virtue of extensive underground public parking, food and beverage facilities, and publicly available restrooms. Outdoor and indoor assembly spaces will be available for a multitude of event types, both in winter and summer.
18. On site commercial services will include a child day care facility to service the needs of guests.
19. The project will provide a permanent year-round restaurant location that can be patronized by adjoining neighbors, providing an alternative to a large populous of up to 3,000 people who are within walking distance versus driving their personal automobiles to other areas of Town to go out to eat.
20. The design of the facility will emphasize the connectivity of indoor spaces and outdoor plaza areas for dining, socializing, and shopping, thereby creating a very pedestrian oriented experience for guests in an enhanced resort environment.
21. The project will provide an on-site remote office and detention space for the Mammoth Lakes Police Dept to enhance their ability to respond to calls and maintain a presence on

property when it is appropriate, thereby enhancing overall public safety for the entire neighborhood.

22. Upon approval of the project, the remainder portions of Lots 5 and 87 north of Majestic Pines Drive will be dedicated to the Town as permanent open space along the existing Mammoth Loop Trail.
23. To further enhance and encourage pedestrian connectivity of the project site to adjoining neighborhoods, a sidewalk will be constructed from the development, along the west side of Majestic Pines Drive, to the intersection with Monterey Pines Drive.
24. The overall development of Eagle Lodge is fully consistent with the Town's Vision Statement since it will play a major role in facilitating Mammoth Lakes in becoming a "high-quality, destination resort community with year-round recreation opportunities" by providing services and amenities that guests desire at a major resort node in Town.

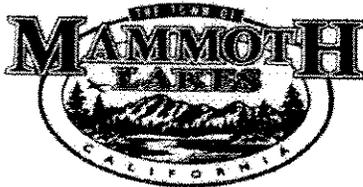
Attachment F

Final Environmental Impact Report

The final Environmental Impact Report/Environmental Assessment is available for review at the Town Offices.

Attachment G

Application (DZA & GPA) and Environmental Information Form



COMMUNITY DEVELOPMENT
 P.O. Box 1609, Mammoth Lakes, CA 93546
 (760) 934-8989 ext. 224, fax (760) 934-8608

DZA 2005-03 GPA 2005-01

PLANNING APPLICATION AUG - 1 2005

Date received: 8-1-05
 Fees received: * 3,450.00
 Receipt No.: 104345
 Check No.: 167566 Cash: _____

TB

All land use applications must be accompanied by the following information, to be completed by the applicant.

Mammoth Mountain Ski Area, P.O. Box 24, Mammoth Lakes, CA 93546, 934-2571 x3243

Name of applicant or agent <u>934-0648</u>	Mailing Address <u>thodges@mammoth-mtn.com</u>	Phone Number _____
Fax No. <u>Same</u>	E-Mail Address <u>Same</u>	_____
Property Owner (if other than applicant) <u>4000 Meridian Blvd. (Chair 15 Parking Lot)</u>	Mailing Address <u>32-040-12 & 32-040-08</u>	Phone/Fax Number _____
Street Address <u>Resort- Juniper Ridge Master Plan and DZA 98-2</u>	Assessor Parcel Number(s) <u>5 & 87</u>	_____
Zoning <u>_____</u>	Lot <u>_____</u>	Tract <u>Vistas</u>

PROPOSED USE: Describe the request being made, or nature of the use, business, or purpose for which the building, structure, improvement, or premise is to be used: Ski area base lodge & mixed use commercial and hospitality development

APPLICATION TYPE (check all that apply):

Type	Cost	
<input type="checkbox"/> Use Permit	\$ 3,400	deposit toward actual cost
<input checked="" type="checkbox"/> Master Plan Amendment	3,450	deposit toward actual cost
<input type="checkbox"/> Variance	3,100	deposit toward actual cost
<input type="checkbox"/> Specific Plan	17,000	deposit toward actual cost
<input type="checkbox"/> Parcel Map (tentative)	3,400	deposit toward actual cost
<input type="checkbox"/> Tract Map (tentative)	4,125	deposit toward actual cost
<input type="checkbox"/> Lot Line Adjustment	1,475	deposit toward actual cost
<input type="checkbox"/> Categorical Exemption	191	Fee
<input type="checkbox"/> Negative Declaration	1,425	deposit toward actual cost
<input type="checkbox"/> EIR	10,000	deposit toward actual cost
<input type="checkbox"/> Administrative Permit	1,496	Fee
<input type="checkbox"/> Public Hearing Notice	170	deposit toward actual cost
<input type="checkbox"/> Design Review	1,050	deposit toward actual cost
<input type="checkbox"/> Zoning Ordinance Amendment	4,150	deposit toward actual cost
<input type="checkbox"/> Extension Request	621	Fee

X General Plan Amendment Total Cost \$ 3,450

I CERTIFY UNDER PENALTY OF PERJURY that I am: _____ legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land). X corporate officer(s) empowered to sign for the corporation, or _____ owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE

FOREGOING IS TRUE AND CORRECT. (Signatures of all owners are required for Use Permits, Variances, Tentative Maps, District Zoning Amendments, and Lot Line Adjustments.)

7/22/09
Date

TOM HODGES, Tom Hodges
Name (Print) and Signature of Property Owner or Agent

7/22/09
Date

MARK CLAUSEN, CFO, M. Clausen
Name (Print) and Signature of Property Owner or Agent

ARCHITECT/ENGINEER STATEMENT:

I certify that I have reviewed applicable development plans for compliance with the requirements of the Town of Mammoth Lakes and such plans are designed in accordance with those regulations.

Date

Name (Print) and Signature of Licensed Architect or Engineer

Maps and plans required of each application
One reduced copy of all plans and maps shall be provided in 11x17" format

Use Permits/Design Review/Variances/

Specific Plan

Administrative Permits

___ Specific Plan

___ Site plans (3 copies) *

___ Public Notice Packet (see attached)

___ Landscape plans (3 copies) *

___ Building elevations/preliminary floor plans (3 copies) *

___ Cross sections (3 copies) *

___ Sample materials and color elevation drawings, not to be larger than 24"x36"

___ Environmental information form

___ Affordable Housing Mitigation Plan (HDMP) if required (refer to Sec. 17.36 of Municipal Code)

___ Public Notice Packet (not required for Design Review)

___ Special requirements for SDD Zone, North Village, Sierra Star, or Snowcreek

Lot Line Adjustment)

___ Lot line adjustment map (3 copies) *

___ Site plan (3 copies) *

___ Current (within 90 days) title report

Tentative Parcel/Tract Map

___ Maps (3 copies) *

___ Environmental information form

___ Public Notice Packet (see attached)

___ Affordable Housing Mitigation Plan

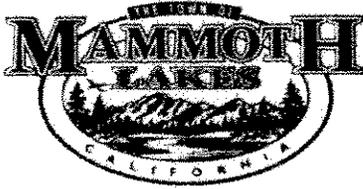
Zone Change

___ Map of property and adjoining properties

___ Statement with present zoning, requested zoning, and reason for request

___ Public Notice Packet (see attached)

* When deemed complete, 20 copies are required



COMMUNITY DEVELOPMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
(760) 934-8989 ext. 224, fax (760) 934-8608

DZA 2005-03 via 2005-01



Date received: _____
 Fees received: _____
 Receipt No.: _____
 Check No.: _____ Cash _____

PLANNING APPLICATION (MMSA Rev. 1)

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Fax No. Same	E-Mail Address Same	Phone/Fax Number Same
Property Owner (if other than applicant) 4000 Meridian Blvd. (Chair 15 Parking Lot)	Mailing Address	Phone/Fax Number 32-040-12 & 32-040-08
Street Address Resort- Juniper Ridge Master Plan and DZA 98-2	Assessor Parcel Number(s) 5 & 87	Assessor Parcel Number(s) Juniper Ridge & Mammoth Vistas
Zoning SFR (Lot 87 Only)	Lot	Tract

PROPOSED USE: Describe the request being made, or nature of the use, business, or purpose for which the building, structure, improvement, or premise is to be used: Ski area base lodge & mixed use commercial and hospitality development.

APPLICATION TYPE (check all that apply):

Type	Cost	
<input type="checkbox"/> Use Permit	\$ 3,400	deposit toward actual cost
<input checked="" type="checkbox"/> Master Plan Amendment	3,450	deposit toward actual cost
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12/29/05
Date

Mark Clavson 
Name (Print) and Signature of Property Owner or Agent

12/29/05
Date

Mark Clavson 
Name (Print) and Signature of Property Owner or Agent

ARCHITECT/ENGINEER STATEMENT:

I certify that I have reviewed applicable development plans for compliance with the requirements of the Town of Mammoth Lakes and such plans are designed in accordance with those regulations.

Date

Name (Print) and Signature of Licensed Architect or Engineer

Maps and plans required of each application
One reduced copy of all plans and maps shall be provided in 11x17" format

Use Permits/Design Review/Variances/

Administrative Permits

- ___ Site plans (3 copies) *
- ___ Landscape plans (3 copies) *
- ___ Building elevations/preliminary floor plans (3 copies) *
- ___ Cross sections (3 copies) *
- ___ Sample materials and color elevation drawings, not to be larger than 24"x36"
- ___ Environmental information form
- ___ Affordable Housing Mitigation Plan (HDMP) if required (refer to Sec. 17.36 of Municipal Code)
- ___ Public Notice Packet (not required for Design Review)
- ___ Special requirements for SDD Zone, North Village, Sierra Star, or Snowcreek

Specific Plan

- ___ Specific Plan
- ___ Public Notice Packet (see attached)

Lot Line Adjustment)

- ___ Lot line adjustment map (3 copies) *
- ___ Site plan (3 copies) *
- ___ Current (within 90 days) title report

Tentative Parcel/Tract Map

- ___ Maps (3 copies) *
- ___ Environmental information form
- ___ Public Notice Packet (see attached)
- ___ Affordable Housing Mitigation Plan

Zone Change

- ___ Map of property and adjoining properties
- ___ Statement with present zoning, requested zoning, and reason for request
- ___ Public Notice Packet (see attached)

* When deemed complete, 20 copies are required



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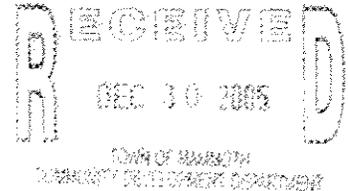
ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

MMSA Rev. 2 (12/29/05)

This form is designed to assist the Planning Division in evaluating the potential environmental impacts of the proposed project. Complete and accurate information will facilitate the environmental assessment and minimize requests for further information. If more space is needed for complete information, please attached a separate sheet.

1. Project Name: Eagle Lodge
2. Property Owner: Mammoth Mountain Ski Area
 Mailing Address: P.O. Box 24, ML, CA 93546
 Telephone Number(s): 760-934-2571x3243
3. Project Applicant: Tom Hodges, MMSA Planning Director
 Mailing Address: same
 Telephone Number(s): same
4. Property Description: Top of Meridian Blvd, Base of Chair 15, across from Juniper Springs Resort
 Street Address: 4000 Meridian Blvd, Mammoth Lakes CA
 Assessor's Parcel Number(s): 32-040-08, 32-040-10, 32-040-11, 32-040-12, 32-040-14,
 Area (sq. ft. or acres): Lot 5 = 3.31 acres, Lot 87 = 0.50 acres. Total Site = 3.81 acres. Portions also on adjacent Lots 1, 6 and 7 of USFS land
 Developed: Vacant: X
 Existing Zoning: Resort, Juniper Ridge District Zoning Amendment 98-2 (Lots 1, 5, 6, 7) Single Family Residential, Mammoth Vistas (Lot 87)
 Surrounding Zoning and Land Use:
 N: Residential Single Family
 E: Resort
 W: OS/ Resort
 S: RMF-2
 Existing Structures and Uses on Site: Parking lot on-grade, temporary Little Eagle Base Lodge
 Access: Describe existing road access: Meridian Blvd & Majestic Pines Drive
 Site topography: Slightly Sloping East



Drainage: Including existing streams or drainages, facilities, and easements: 36" Diameter storm drain culvert from off-site adjacent storm water retention basin on USFS parcel.

Vegetation: Describe the plants (list major species if possible) found on the project site: Minor amounts of Great Basin Sage Brush, Tumble Mustard, Smooth Brome and slender wheatgrass Knotweed and Pepper Grass. Limited number of immature Aspen trees and Jeffery Pine trees.

Other: Describe any other unusual aspects of the site (e.g., old landfill, etc.) None-Majority of land is paved and used as a parking lot for skiers accessing the MMSA from Chair 15.

5. PROJECT DESCRIPTION:

General Project Description: Mixed-use skier day lodge/ commercial/ residential development.

Fill out those sections below that apply to your project. For mixed-use projects, fill out all applicable sections.

A. Residential Uses:

Alternative 1: Condominium and Private Residence Club (Fractional Ownership)

Alternative 2: All Hotel Rooms

Type(s) of Use: Transient Occupancy, private residence, fractional use or Hotel

Number of Dwellings:

Alternative 1: 83 Condominium Units

- 62 Condo/ Hotel Units (w/ Lock-Offs):

4 - Studio Units 2.0 DU's

37 - One Bedroom Units 18.5 DU's

19 - Two Bedroom Units (w/ 1 One-Bedroom Lock-Off) 19.0 DU's

2 - Three Bedrooms Units (w/ 2 One-Bedroom Lock-Offs) 3.0 DU's

- 21 Private Residence Club (Fractional Ownership) Units (w/ Lock-Offs):

11 - Two Bedroom Units (w/ 1 One-Bedroom Lock-Off) 11.0 DU's

6 - Three Bedroom Units (w/ 2 One-Bedroom Lock-Offs) 9.0 DU's

4 - Four Bedroom Units (w/ 3 One-Bedroom Lock-Offs) 8.0 DU's

Total Condo Unit DU's = 70.5 DU's

Alternative 2: 213 Hotel Rooms

- 213 Hotel Room Equivalents 106.5 DU's

Sleeping Areas: **Alternative 1:** Total of (141) Bedrooms in 83 Condominium Units or
Alternative 2: (213) Hotel Rooms

Acreage: 3.81 (Lots 5 & 87)

Density: Gross **Alternative 1:** 18.5 Dwelling Units/acre or
Alternative 2: 28.0 Dwelling Units/acre

Covered _____ Uncovered _____

Net: _____

Covered _____ Uncovered _____
Parking: Covered Alternative 1: (157) or Alternative 2: (226)
Uncovered (4) both Alternatives

B. Commercial and Industrial Uses:

Type(s) of Use: Skier Base Lodge (F&B, lockers, tickets, rentals, retail, ski school, day care, etc), public parking, other commercial uses including locker club, day spa, convenience market, ice rink, conference rooms and stand alone restaurant.

Acreage: 3.81 for entire project (40,000 sf skier services, 39,000 sf other commercial)

Total Number of Employees: t.b.d.

Employees on Largest Shift: t.b.d.

Total Number of Seats: 250 interior, 250 plaza, 50 covered patio

Building Capacity (# of people): Up to 6,000 skiers at one time entry portal, on-site lodging capacity of 426 people at maximum capacity for Alternative 2 (Hotel)

Square footage:

Retail: 11,500

Restaurant: 13,440

Warehousing: 2,050 maint & mechanical

Office: 3,280

Manufacturing: none

Other (describe): 9,530 day care, ski school, patrol; 12,000 locker club, 8,000 day spa, 4,000 Conference Facility

Parking: Number of spaces: Alternative 1: 387 or Alternative 2: 318

Parking Area (square feet): _____

Hours of operation: 10-24hrs depending on use

C. Recreation:

Type(s) of Use: ice rink, fire pit, access to alpine ski hill, ski school facilities (including new beginner chair lift), connection of town trail network, possible climbing wall (summertime)

Acreage: 3,200ac ski area permit boundary

Maximum visitors on site: 6,000 skiers from this portal

Parking: included in "B" above

D. Construction:

Number of buildings: 2 over one structured parking garage

Gross Floor Area: 235,210 sf building area, plus 246,250 sf of parking garage

Total Building Footprint: approx. 110,000 sf

Building Height: 76'8" at highest point, average of all corners = 54'-0"

Height of Other Appurtenances (e.g., antennas, chimneys): could be slightly higher

Exterior Lighting, Type, and Location: tbd

Number of Wood Burning Appliances or Fireplaces: Maybe 1 in hotel lobby

Roof Orientation: Ridge lines run predominantly east-west, therefore roofs are north and south facing

E. Grading/Landscaping:

Natural Vegetation to Remain and to be Removed (attach site plan): majority of development is on pre-disturbed parking lot site.

Maximum Cut Height: 22' below grade for parking structure under building

Maximum Fill Height: 15'-20' in areas adjacent to chair lift to create walk-off from Chair 15 to skier plaza

Total Area of Grading and Clearing: approximately 5.8 acres including forest lands

Total Volume of Material to be Moved: 60,000 CY

Volume of Material to be Imported from Off-Site: none

Temporary Access Routes, if any: none

Total volume of material to be removed from the Site: 40,000 - 50,000 CY

Source of Fill or Disposal Site: Will be used for on-mountain grading purposes.

Alteration to Drainage Patterns: Drainage & runoff will have to be re-routed around new building. Rerouting of existing 36" storm drain through parking lot will be required.

Changes in Existing Lakes or Streams: Some enhancement of existing ephemeral stream bed to the west.

Changes to Wetlands: none

F. Public Services/Infrastructures

Traffic Generation: Consistent with current uses, ultimate capacity of base area could see 15% to 20% growth in current use levels.

Water Consumption: Requirements for 83 residential units or 213 hotel rooms, plus other commercial uses.

Solid Waste Generation: 1994 Triad study at build out project site has sufficient conveyance capacity.

G. Health/Safety/Nuisance:

Use of Hazardous Substances: none

Type(s) of Noise Generated: General construction noise while being built, general transient occupancy noise from condo/hotel operations, but will be within Town noise ordinance limits, noises related to public transit system (buses) plus arriving auto traffic.

Any Smoke, Dust, Fumes, or Odors? Minimal dust while earthwork is completed, minimal increase in car exhaust however portal skier numbers will not increase and more parking will be long term for those people staying over night.

H. Other:

Relation to a Larger Project or Series of Projects (phases): consistent with MMSA master plan approved by USFS in the 1980's.

Energy Demand: Project will require electricity and heating source. MMSA is currently exploring direct use geothermal heating opportunity

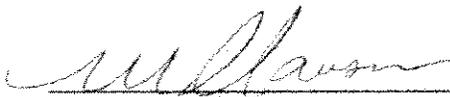
Change in Scenic Views or Vistas from Existing Residential Areas or Public Lands or Roads: Some changes is scenic views, on-going discussions with individual homeowners, especially to the north of the site along Monterey Pines Drive, as well as the Summit Condominium HOA to the south.

Technical studies may be required as a part of the preparation of the environmental documentation for this project. Please contact the Planning Division as early as possible to determine the possible need and scope of such studies.

I certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.


Signature of Applicant

12/29/05
Date


Signature of Property Owner

12/29/05
Date

Attachment H

Public Comments

GREGORY R. APPELEGATE, MD
LAURA J. APPELEGATE, MD

832 Hanley Ave
Los Angeles, Ca
90049
818-908-4937 direct
818-261-1569 cell
818-997-2855 fax
gapplegate@insighthealth.com

Local address: 507 Monterey Pine Drive

January 3, 2007

Sonya Porter
Sandra Moberly
Senior Planners

Town of Mammoth Lakes,
PO box 1609
Mammoth Lakes, California 935 4 6

Dear Ms. Porter and Moberly

I am writing in response to your notice of public hearing scheduled for 1/19/07 regarding District Zoning amendment 2005-03 and General Plan amendment 2005-01 for the proposed Eagle Lodge Base Area Development. We are strongly opposed to any such amendments which will have a significant negative effect on the visual quality of this valued resource. The height, density and setbacks are in place to maintain the character and beauty that is Mammoth Lakes.

Almost three years ago, my wife and I purchased a single-family home at 507 Monterey Pine Drive. We love the family neighborhood atmosphere in the quiet, beautiful mountain setting. The clean-air and beautiful views of the mountains drew us to this neighborhood. We felt confident that these attributes would be preserved based on the town's height limitations, setbacks and density limitations. We, along with the other neighbors on Monterey Pine, are in possession of an agreement made between Mammoth Mountain Ski Area and the homeowners on our street assigned and executed on November 15, 1994 by Rusty Gregory of Mammoth Mountain Ski Area, recorded with the Mono County recorder volume 0700 Page 401. This agreement sets a limit on the proposed parking structure "not to exceed eight feet above finished grade". The current proposed base lodge facility including hotel/lodging and retail space rises over 75 feet above grade. This will completely eliminate our mountain view and our neighbors view. Instead of a pristine mountain range will see the back of a tall aesthetically unappealing looming structure. A "football stadium" in the mountains. As documented in the recent EIR (pages 367-370) the views (KOP 1 and 2) for residents and Mammoth Loop trail pedestrians and cyclists will be completely eliminated with a 75 ft wall, the north side of the building. While the report minimizes this impact from KOP1 stating "Only for several moments to vehicular travelers". The report also erroneously concludes that the impact view of the valued resources is "less than significant" Perhaps they need to review the photos from KOP #1.

and #2 again. We, and any pedestrians or community residents, will find this unacceptable. If approved, this is a permanent, every day-all day alteration to the aesthetics of the community. The view, a valued resource will be lost forever.

The quiet surroundings and air quality will be severely compromised. The added congestion and pollution will certainly spoil the quiet neighborhood and valued resources. A turnout for eighteen wheel diesel delivery trucks is planned for the back of the building necessitating possible moving of the town bike path closer to the homes on our street. The diesel fumes and noise generated in such close proximity to residential homes is unacceptable. We currently get a lot of trash blowing to into to our backyard from the current parking lot and small base lodge/igloo. Imagine the volume of trash and water runoff flowing into the wetlands adjacent to our home. The woodpeckers, coyotes and deer that frequent the Greenbelt will be adversely affected by this proposal.

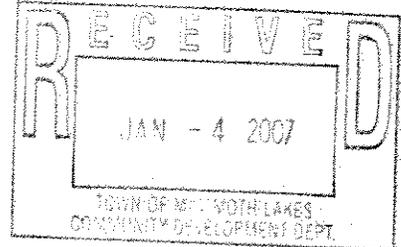
In summary, we are vehemently opposed to the Eagle Lodge Base Area Development proposal. The proposed 75 foot structure is will aesthetically ruin the valued natural resources of the neighborhood. The additional traffic will further stretch the access and egress roads, putting additional traffic path through the Mammoth Vistas I neighborhood along Kelly Road. The proposed diagonal parking along Meridian will further narrow and limit access. The diesel eighteen-wheel delivery vehicles will negatively affect the air quality and add additional noise, and possibly necessitate moving the bike path. Can the utilities and service systems handle the additional wastewater, storm water and snow storage? The wetlands adjacent to our home and behind the water district building may be compromised. The local wildlife will be displaced from the Greenbelt area. I welcome the opportunity to discuss our concerns further with members of the planning committee or Forest Service.

Respectfully Submitted,
Laura J. Applegate MD
Gregory R. Applegate MD

LAW OFFICES OF TIMOTHY B. SANFORD

6 Oaktree Place
Post Office Box 8081
Mammoth Lakes, California 93546-8081
(760) 934-4529
FAX (760) 934-5087
tbsanford@earthlink.net

FACSIMILE COVER SHEET



Name: Planning Commission
Organization: Town of Mammoth Lakes
Fax: 934-8608
From: Timothy B. Sanford, Esq.
Date: January 3, 2007
Pages (including cover): 6

Re: Proposed District Zoning Amendment 2005-03 and General Plan Amendment 2005-01: Eagle Lodge Base Development Project

Faxed herewith please find my letter dated 1/03/07, with regard to above referenced matter.

CAUTION: The information in this facsimile is confidential, and may contain privileged attorney/client information or attorney work product. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone, and return the original message to use at the address above via the regular U.S. Mail. Thank you.

LAW OFFICES OF TIMOTHY B. SANFORD

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tbsanford@earthlink.net

TIMOTHY B. SANFORD
STEPHEN N. KAPPOS

January 3, 2007

Via Facsimile (760) 934-8608
and U.S. Mail

Planning Commission
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

Re: Proposed District Zoning Amendment 2005-03 and General Plan Amendment
2005-01; Eagle Lodge Base Development Project

Dear Commissioners:

Please be advised this office represents Michael Arus and Robin Hobson, owners of the house at 541 Monterey Pines Drive in Mammoth (Lot 36, Mammoth Vista I), directly to the north of the new lodge proposed as a part of the above-referenced project.

The purpose of this letter is to express my clients' opposition to the proposed Zoning and General Plan Amendments referenced above. These proposed amendments are site specific and only before the Commission as a necessary preliminary step toward the ultimate approval of the Eagle Lodge Base Development Project (the "Eagle Lodge project") sought by the project proponent, the Mammoth Mountain Ski Area ("MMSA"). My clients' opposition is primarily based on the terms of an agreement between MMSA and Monterey Pines homeowners that was recorded with the Mono County Recorder on December 28, 1994 (the "1994 Agreement") as a part of the process for MMSA's then application to the Town for a rerouting of Majestic Pines Drive around the Chair 15 parking lot. A copy of this agreement was furnished to the Community Development Department on December 29, 2006. As will be discussed, the details of the proposed Eagle Lodge project violate the development restrictions of the 1994 Agreement in several significant ways. Thus, the Commission should be aware that its efforts in considering these amendments, and the forthcoming use permit and tract map applications, may well be a waste of its time.

Before itemizing the inconsistencies between the terms of the 1994 Agreement and the proposed Eagle Lodge project, it is essential that the Commissioners be reminded of the history that led up to the consummation of the 1994 Agreement. The 1994 Agreement was a direct result of MMSA's application to the Town for the rerouting of Majestic Pines Drive around its Chair 15 parking lot.

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Town of Mammoth Lakes
January 3, 2007
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The impact of this rerouting application was significant to the Monterey Pines homeowners, as it proposed to bring Majestic Pines close to the south side of their homes. The quiet, unobstructed views enjoyed by these homeowners were sought to be significantly altered by the new proximity of Majestic Pines desired by MMSA.

As described in the preamble to the 1994 Agreement, MMSA's desire to reroute Majestic Pines derived from its plan to develop the Chair 15 parking lot, just as it is now proposing to do. Any development of the parking lot would have been seriously hampered by the former alignment of Majestic Pines. The affected Monterey Pines homeowners did not wish to unnecessarily block MMSA's development plans, yet felt it was reasonable to insist on certain development restrictions in return for their acquiescence in the rerouting proposal.

The attitude of the Town with regard to this issue was, and is, important. The Town, acting through its staff, its Planning Commission and its Council (as evidenced by ample documentation, including meeting minutes), expressed an extreme reluctance to approve a rerouting of Majestic Pines without the consent of the Monterey Pines owners, recognizing the substantial impact such a rerouting would have on these owners. At the direct suggestion of the Town, MMSA and the Monterey Pines owners entered into negotiations. Current Deputy Community Development Director Bill Taylor, then a Town Planner, participated in several of these negotiating sessions, which dragging on for weeks. These negotiations culminated in the 1994 Agreement. Significantly, it was not until the 1994 Agreement was reported to the Town Council that the Council, apparently satisfied that the concerns of the Monterey Pines owners had been addressed, approved MMSA's application for the rerouting of Majestic Pines, thus allowing MMSA to proceed with its development plans. As stated in MMSA's Draft Environmental Impact Report for the Eagle Lodge project, "The realignment (of Majestic Pines) was consistent with the long range vision for the area (page 80)."

Without the rerouting of Majestic Pines, the proposed Eagle Lodge project would not now exist; and without the 1994 Agreement, which arose in large part at the insistence of the Town, Majestic Pines would not have been rerouted. Yet the proposed project is explicitly inconsistent with the 1994 Agreement in at least the following ways:

1. Section 1(a) of the agreement requires that the road pavement of Majestic Pines never come any closer to the Monterey Pines lots than as specified, and further states the "location of the road shall be as reflected in the plan drawings dated 8/2/94." A copy of the 8/2/94 plan drawings is faxed and mailed herewith; these drawings show Majestic Pines Drive in its present location. Yet it is my understanding that the proposed Eagle Lodge project contemplates a widening of Majestic Pines Drive contrary to these restrictions. Further, Section 6(b) of the agreement provides that this restriction was to be incorporated by the Town as a condition of approval for the rerouting of Majestic Pines.

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2. Section 3(a) of the agreement states that "all land between re-routed Majestic Pines Drive and the southern boundary of lots 33-39 shall remain as greenbelt/open space in perpetuity." Yet, from reviewing the maps in the Draft EIR, and as confirmed by my discussions with Community Development staff, a portion of this same land is now proposed to be rezoned so that it can be used in the project, apparently as a part of the widened Majestic Pines.

3. Section 5(a) of the agreement requires that construction of the parking structure for the Eagle Lodge project be completed within twelve months (in order to minimize disturbance to the adjoining owners). Yet the Draft EIR refers to a construction period of approximately two years.

4. Section 5(b) of the agreement requires that the height of the parking structure "not exceed 8 feet above finish grade" and that the "walls of the structure will be visibly screened or concealed by berming and revegetation." This section further states that the "location and design of the parking structure shall be as reflected in the plan drawings dated 8/2/94." The proposed Eagle Lodge project does not conform to any of these restrictions. The lodge is proposed to have a maximum height of eighty-seven feet, and the proposed skier services building is proposed to have a maximum height of seventy-one feet. Whichever of these buildings is proposed to include the parking structure (otherwise described in detail in the Draft EIR) obviously far exceeds eight feet in height. There is no mention of screening of the walls of the structure, and, as can readily be seen by a glance at the 8/2/94 plan, the location of the proposed parking structure is not as shown on that previous plan.

As might be imagined, the restrictions of this Section 5(b) were of primary importance to the Monterey Pines owners in agreeing to allow the rerouting of Majestic Pines. They wished to preserve most of their view. MMSA agreed to preserve most of their view. Thus, MMSA was allowed to reroute Majestic Pines and clear the way for the development of the Chair 15 base area.

5. Finally, Sections 5(e) and (f) of the agreement impose significant restrictions on the future use of the rerouted Majestic Pines Drive, in order to keep it as a "Secondary Roadway with Low Use" as described in the Draft EIR (at page 353). Section 5(e)(iii) states that "buses and other multi-axle vehicles shall be prevented from using the re-routed portion of Majestic Pines Drive, subject to Town approval." Section 5(f) requires the implementation of "traffic and exhaust mitigation" on Majestic Pines to specifically include a prohibition of MMSA buses and other multi-axle vehicles. MMSA is also required to "use its best efforts to discourage other buses and multi-axle vehicles from using Majestic Pines Drive to service MMSA facilities, excepting therefrom authorized transit buses." Further, MMSA is required to "use its best efforts to have the construction of improvements accessed via Meridian Boulevard," and "after completion of construction, all improvements shall be accessed as reflected in the plan drawings dated 8/2/94."

The current proposal ignores each of these restrictions. Far from mitigating traffic and exhaust on

RL

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Majestic Pines, the current proposal contemplates Majestic Pines as the sole access route for the lodge, including a loading dock for delivery vehicles. Further, the Draft EIR candidly discloses that this proposal will create an enormous, three hundred and eleven space parking shortfall at the site, to be mitigated by more buses. In sum, the proposed project exponentially increases the use of Majestic Pines, contrary to the restrictions imposed by the 1994 Agreement.

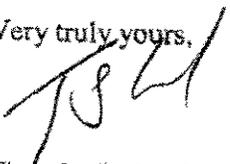
My clients were not Monterey Pines owners in 1994. However, when they subsequently purchased their house they did so in reliance on the 1994 Agreement, which was referenced in their preliminary title report. Without the protections to which MMSA agreed in the 1994 Agreement, Messrs. Arus and Hobson would never have purchased their home, nor later invested about \$400,000 in remodel expenses designed to take better advantage of the view which, in reliance on the agreement, they thought was substantially protected.

The Draft EIR contains references to several different "Key Observation Points" ("KOP's") in its evaluation of the impact of the proposed project on the views from different perspectives. KOP No. 2 in the Draft EIR appears to be located right at the back (view) side of my clients' home. As the Draft EIR concedes, this view will be significantly impacted by the proposed lodge, with no possibility of mitigation.

Sometime ago, my clients initiated discussions with representatives of MMSA with regard to the proposed Eagle Lodge project and the 1994 Agreement. These discussions have been cordial but unproductive, at least to date.

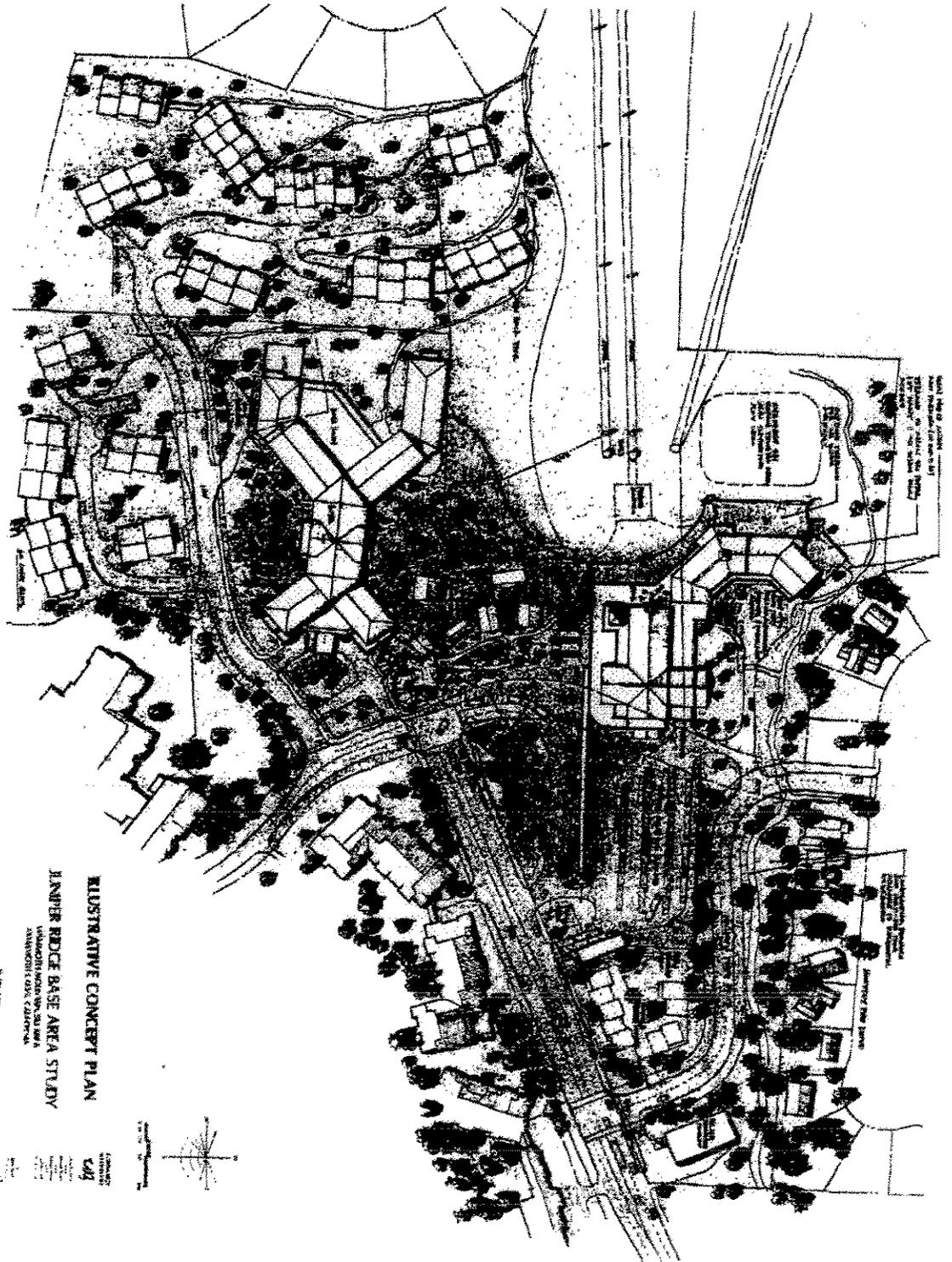
Hopefully you will agree the pending zoning and general plan amendments, and the subsequent use permit and map applications, cannot be adequately evaluated without consideration of the 1994 Agreement. The consummation of this agreement was essentially required by the Town in 1994, and, without the agreement, MMSA would be in no position today to submit its current proposal.

Very truly yours,



Timothy B. Sanford

TBS:pc
Enclosure
cc: Clients
(Arus\lrs\planning010207)



ILLUSTRATIVE CONCEPT PLAN
JUNIPER RIDGE BASE AREA STUDY
UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500
TEL: 734 769 1300

Attachment I

Summary of Future Project

ATTACHMENT I FUTURE PROJECT SUMMARY

The lodge and associated commercial uses would be located within two buildings. The main building or lodge would front on Majestic Pines Drive and will include the majority of the visitor accommodations. The day lodge cafeteria and the Ski School/Day Care, would be located on the north side of the site stretching from the eastern boundary to the northwestern corner of the site adjacent to the slopes. The Skier Services Building, would be located parallel to Meridian Boulevard and include a convenience market, retail space, and skier ticketing area.

The two buildings would be connected by outdoor plazas. An arrival or lower plaza would be created adjacent to the Meridian vehicular access to the south side of the site. Stairs would lead up to the upper plaza (skier plaza), creating an entrance for skiers and visitors not residing at the lodge. The skier plaza would connect the buildings and the open ice rink. The skier plaza would be located at the bottom of the ski slopes and would be accessed by stairs from the lower plaza or from the adjacent slopes.

The ski-related commercial uses within the facility would occupy approximately 40,000 gross square feet. Ski-related commercial uses would include a rental/demo/repair shop, retail shop, ticketing, ski school, food and beverage services and back-of-house space for administration, ski patrol, employee break room, and maintenance.

The first floor of the lodge would include the ticketing and ski rental/demo shop that would front on the lower plaza and be accessible to skiers entering from Meridian Boulevard. The lodge would contain an approximately 12,000 square foot Locker Club. The Locker Club would be located on the street level of the lodge.

The second level, or ski plaza level of the lodge would include Day Spa facilities, which would provide traditional full service wet/dry spa services. The Day Spa would be open to guests and the public. The ski-plaza level would include a full-service food court (cafeteria style) located in the northern portion of the lodge. The food court would provide indoor dining for up to 250 persons. The outdoor patio would provide an additional 250 seats scattered throughout the patio area. An indoor/outdoor bar would also be provided as part of the food court.

The main building would also contain an approximately 4,000 square foot meeting/conference facility that would be used to support the hospitality functions of the lodge. The conference room could accommodate up to 200 people and be operated so as not to conflict with peak parking demand during the ski season. The conference room would be fully available during the non-ski season, generally mid-April through mid-November

The Skier Services Building would contain an approximately 1,500 square foot neighborhood convenience market that would provide general food and groceries on the ground floor. The intent of the market would be to provide goods for users of adjacent residential developments and guests of the lodge.

The second level of the Skier Services Building would contain a restaurant, retail space, and café. The restaurant would be located adjacent to the ski slope and ice rink. The restaurant operation would accommodate approximately 120 people at a time with an additional 80 seats provided on an outdoor patio. With the indoor and outdoor dining, the restaurant could

accommodate up to 200 persons at one time. It is anticipated this full-service restaurant would operate year-round.

The proposed Eagle Lodge Base Area Development would include 62 condo/hotel units and 21 fractional ownership condominiums. On-site lodging would accommodate up to 360 people. Related program elements of the hospitality component include a front desk operation, meeting/conference room facilities, as previously mentioned, and a club room. In addition, an outdoor pool and spa for the residents would be located on the southern side of the lodge adjacent to Meridian Boulevard.

In addition to the skiing related services, the proposed base lodge would include a 60 foot by 120 foot outdoor ice skating rink which would be located on the skier plaza adjacent to the ski slope. The ice skating rink could be converted to seating and a stage for use during the non-winter months. The area would be able to accommodate approximately 200 people.

Two vehicular access points would be provided along Majestic Pines Drive. The southernmost driveway closest to Meridian Boulevard would provide access to a keyed parking structure for use by hotel guests and residents. Guests staying at the lodge and arriving by vehicle could enter the northernmost driveway on Majestic Pines Drive and park under a porte-cochere temporarily to check-in at the front desk. In addition, service vehicles would access the site from Majestic Pines Drive. A fully enclosed loading dock would be located parallel to Majestic Pines Drive in the central portion of the lodge. An ambulance bay would also be provided along Majestic Pines Drive.

Two public vehicular access points would be provided to the site along Meridian Boulevard. The easternmost driveway would provide one-way westerly access along the arrival plaza, exiting at the westernmost driveway adjacent to the Juniper Springs Lodge. This driveway would provide site access for auto and transit drop-off. Vehicles would enter the driveway and would drop day skiers off at the arrival plaza. The auto drop-off lane is designed to accommodate up to 16 vehicles at one time. In addition, a bus lane with pullout pockets for up to four buses at one time would be located adjacent to the arrival plaza. The cars and buses would exit the site using the westernmost driveway adjacent to the Juniper Springs Lodge. The westernmost driveway, which would be two-way, would also provide access to underground parking for day users of the facility.

The project proposes an approximately 246,250 square-foot subterranean parking garage with up to 544 spaces. The parking garage would include 2 full levels and one partial level or subterranean parking. The partial level of the parking structure located at the northwestern portion of the building would include a drop-off parking area that would provide direct access to the ski school facilities above in the AM hours and convert to day skier parking thereafter.

The project proposes to extend the Mammoth Loop Trail through the site. The Trail would be constructed from Majestic Pines Drive, across from where the Trail currently ends, along the northwestern side of the lodge to the western end of the site. In addition, the project would include a pedestrian link from the northern end of the lodge to the single family neighborhood to the north of the site. The trail would intersect with the Mammoth Loop Trail.

The proposed project would be developed in accordance with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards. The goal is to achieve certification level or above. Major areas of evaluation include the following: Sustainable Sites,

Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality,
Innovation & Design Process.