



SNOWCREEK

MASTER PLAN UPDATE 2007

THE TOWN OF MAMMOTH LAKES

Adopted August 5, 2009

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EXECUTIVE SUMMARY

section **1.0**

1.1 PURPOSE STATEMENT AND RANGE OF ISSUES

The Snowcreek Master Plan Update 2007 (“Master Plan Update”) updates the 1981 Updated Master Plan for Snowcreek at Mammoth (“1981 Master Plan”). The Master Plan Update addresses the proposed build-out of the remaining Snowcreek Master Plan area—Snowcreek VIII (“Project”)—and is intended to fulfill the vision of the original 1974 Snowcreek Master Plan (“Original Master Plan”) and the 1981 Master Plan (collectively, the “Previously Approved Master Plans”). Throughout this document “Master Plan Update,” and “Project” are used interchangeably.¹ The Master Plan Update serves as the zoning for Snowcreek VIII and, as such, focuses on the two main components of zoning: uses and development standards. Like other portions of the zoning code, this Master Plan Update is a regulatory document for a specific property within the Town and, because of that, is limited to discussion of land uses on that specific property.

The Master Plan Update allows for development of 790 residential Dwelling Units, a Resort Hotel including 250 Resort Hotel Rooms/Suites (as defined in Chapter 2 of this Master Plan Update), 150 Private Residence Club units and up to 75,000 square feet of non-residential

uses on a total of approximately 237 acres. The Master Plan Update identifies further refinements to the 1981 Master Plan that are intended to meet the community’s needs, which include the following:

- (a) Incorporating Snowcreek recreational facilities, amenities and other benefits created in the Snowcreek Master Plan Area since the 1981 Master Plan, including: A previously dedicated easement to the Town along the trail corridor within the Mammoth Creek Corridor; conveyance of groundwater rights in trust to the Mammoth Community Water District (“MCWD”); donation of more than 50 acres to Mammoth Unified School District for school uses; development of the nine-hole public golf course; development of the Snowcreek Athletic Club; donation of St. Joseph’s Catholic Church Site; land for the Town of Mammoth Lakes Fire Station Number 2; and land for a MCWD water treatment plant;
- (b) Identifying overall density for the Project Site;
- (c) Identifying specific uses and their location;

¹ The Master Plan Update is submitted in conjunction with the “Snowcreek Neighborhood District Planning Report” (“District Plan”) (approved by TOML Town Council on Dec 3, 2008). Unlike the Master Plan Update, the District Plan is intended as an advisory document to analyze the wider geographic area and conditions relevant to the Project and its site, Project alternatives, and how the Project fits into the General Plan Vision Statement, goals and policies for the Town.

- (d) Incorporating the 94 acres acquired from the United States Forest Service (“USFS”) for golf course expansion and recreational uses, including expansion of the existing nine-hole golf course into an 18-hole championship golf course designed by a top course architect, golf practice facility, an Outfitters Cabin, winter trails for cross-country snow skiing and snow shoeing, and a snow play area; and,
- (e) Incorporating additional recreational facilities, amenities and other benefits to be created and/or constructed during the final build-out of Snowcreek, including a permanent Golf Clubhouse facility; multi-use paths for walking, hiking and bicycling; as well as pedestrian-only paths; a Natural Resources Interpretive Area; a small neighborhood park; egress from the Inyo National Forest for back country skiers; a Great Lawn for cultural, arts and entertainment events; a Commercial/Retail facility; cooperation in the Mammoth Community Water District’s (“MCWD”) expansion, once an agreement between MCWD and Snowcreek Investment Company, L.P. or successor is executed, recycled water shall be used to the maximum extent feasible, in a conjunctive manner with untreated MCWD well water in compliance with such agreement, for the existing and future golf course and landscaped areas in compliance with State and local regulations; road improvements at Minaret Road and Old Mammoth Road.

Figure 1.1 on the following page illustrates the build-out of the Master Plan Update and depicts the location of the Project in relation to the entire Snowcreek Master Plan Area.

1.2 MASTER PLAN UPDATE ORGANIZATION

This Master Plan Update is organized utilizing the Town of Mammoth Lake’s (“Town,” or “TOML”) “Model Specific/Master Plan Organization” as follows:

- Introductory Plan Information
- Chapter I: Executive Summary
- Chapter II: Introduction and Background
- Chapter III: Existing Conditions, Plan Context and Plan Analysis
- Chapter IV: Plan Concepts, Goals and Objectives
- Chapter V: Land Use Plan
- Chapter VI: Housing
- Chapter VII: Infrastructure Plan
- Chapter VIII: Program of Implementation Measures
- Chapter IX: Plan Administration and Enforcement
- Appendix A: Comparison of Project Objectives to Applicable Policies in the 2007 General Plan
- Appendix B: Design Guidelines
- Appendix C: Landscape Master Plan
- Appendix D: Town of Mammoth Lakes Ordinance 2009-05 adopting the Snowcreek VIII, Snowcreek Master Plan Update, 2007.
- Appendix E: Objectives for the 1974 and 1981 Master Plans
- Appendix F: Mitigation Monitoring Program
- Appendix G: Conditions of Approval

See the Table of Contents for specific page references for each Chapter.

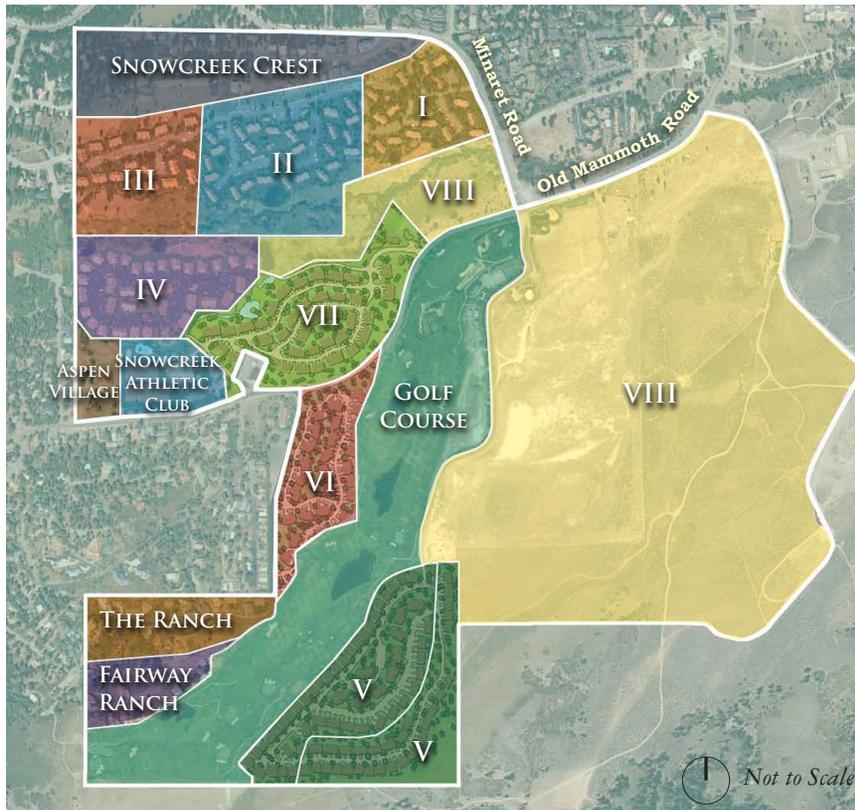


Figure 1.1: Snowcreek Master Plan Build-out

1.3 STUDY AREA OVERVIEW

1.3.1 LOCATION, BOUNDARIES, ACREAGE

The Town

The Project Site (defined below) is located in the Town of Mammoth Lakes in Mono County, California. The Town sits on the eastern slopes of the Sierra Nevada at an elevation of approximately 7,900 feet above sea level. It is located approximately 168 miles south of Reno, Nevada and approximately 310 miles north of Los Angeles, California. Neighboring communities of the Town include June Lake to the northwest, Benton to the east, and Crowley Lake to the southeast. Regional access is provided by U.S. Highway 395 and California State Highway 203. Roadways that provide access to the site include Minaret Road to the north, Fairway Drive and Old Mammoth Road in the central portions of the site, and Sherwin Creek Road to the east. Commercial air service opened to serve the town beginning December 2008.

The Project Site (Snowcreek VIII)

The Project is located within a portion of the approximately 440 acres² that comprise the land area covered by the Previously Approved Master Plans (hereinafter, the “Snowcreek Master Plan Area”). More specifically, the Project would be located on approximately 237 acres just inside the southeastern boundary of the Town, southeast of the Mammoth Lakes, where Old Mammoth Road intersects with Minaret Road. The 237 acres includes the 94-acre open space parcel to be used for a nine-hole addition to the current golf course as a feature of the Master Plan Update. The Project Site lies at the foot of the Sherwin

2 While the 1981 Master Plan addresses the development of 346 acres, a 2005 land exchange (“2005 Land Exchange”) between the USFS and Snowcreek Investment Company, supplies additional acreage for a nine-hole addition to the existing golf course, to allow Snowcreek to create an 18-hole golf course and recreational facilities, as discussed in greater detail in Chapter 3, Section 3.3 at “Parks/Recreation.” The Project’s acreage therefore has been adjusted to reflect the additional acreage acquired in the land exchange and lands which have been removed from the resort zone.

Range, a steep extension of the Sierra Nevada with elevations of up to 11,728 feet. The Project Site consists of Assessor Parcel Numbers (“APN”) 40-160-02, located on the north side of Old Mammoth Road and on the west side of Minaret Road, and APNs 40-070-10, 40-070-11, 40-070-12, 40-070-13, 40-070-23, 40-140-04, and 40-140-05, located on the south side of Old Mammoth Road and west of Sherwin Creek Road. The parcel north of Old Mammoth Road and west of Minaret Road (APN 40-160-02) consists of approximately 15 acres. The seven parcels south of Old Mammoth Road comprise a total of approximately 222 acres, of which approximately 56 acres (APN 40-070-23) is occupied by the existing nine-hole golf course.

As depicted in Figure 1.2 (Regional and Vicinity Map), Figure 1.3 (Aerial Photograph) and Figure 1.4 (Developed or Under Construction Areas for the Snowcreek Master Plan), the surrounding physical development includes:

To the North: (a) Old Mammoth Road; (b) Mammoth Creek; (c) Mammoth Creek Park and Playground; and (d) existing residential.

To the South: (a) USFS property; and (b) Snowcreek V.

To the East: (a) Sherwin Creek Road; (b) USFS property; (c) Sierra Meadows Equestrian Center and Cross Country Ski Area.

To the West: (a) Snowcreek VI; (b) Snowcreek VII; (c) Existing residential.

1.3.2 PRINCIPAL CHARACTERISTICS

The overall topography of the Project Site is relatively flat, with a slight rise along the southerly boundary. Elevations range from approximately 7,870 to 7,940 feet (2,400 to 2,420 meters). Mammoth Creek runs west to east through the northern portion of the site. The Project Site is largely undeveloped. Parcels south of Old Mammoth Road most recently have been used for cattle grazing. The Project Site currently features a nine-hole golf course, temporary Golf Clubhouse, a public golf driving range, parking for golf related activities, the Snowcreek Investment Company offices and Snowcreek sales office, both of which are considered temporary facilities.

The Project is accessed by two entrances off of Old Mammoth Road and Minaret Road. Emergency access will be provided via Sherwin Creek Road.

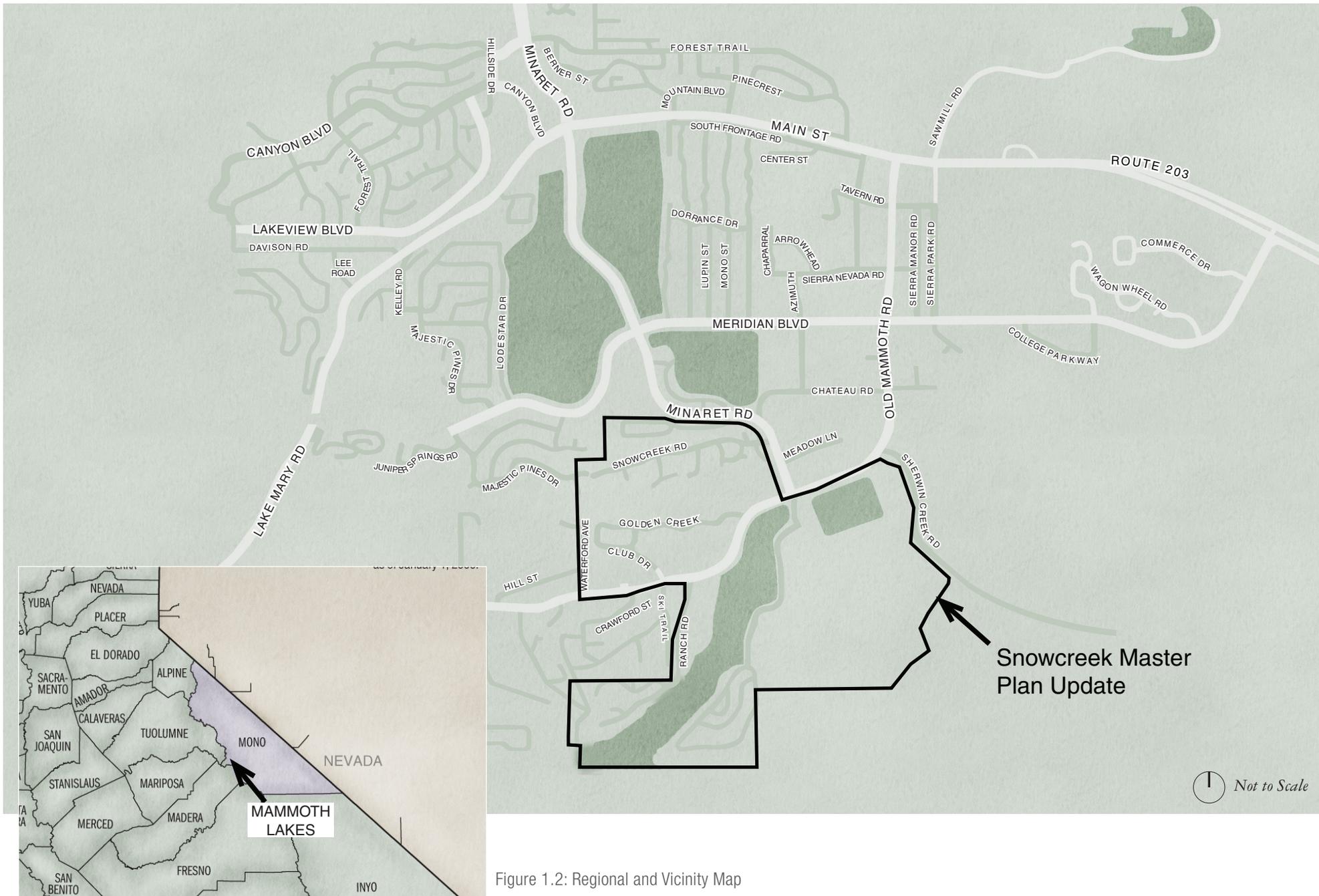


Figure 1.2: Regional and Vicinity Map

Not to Scale

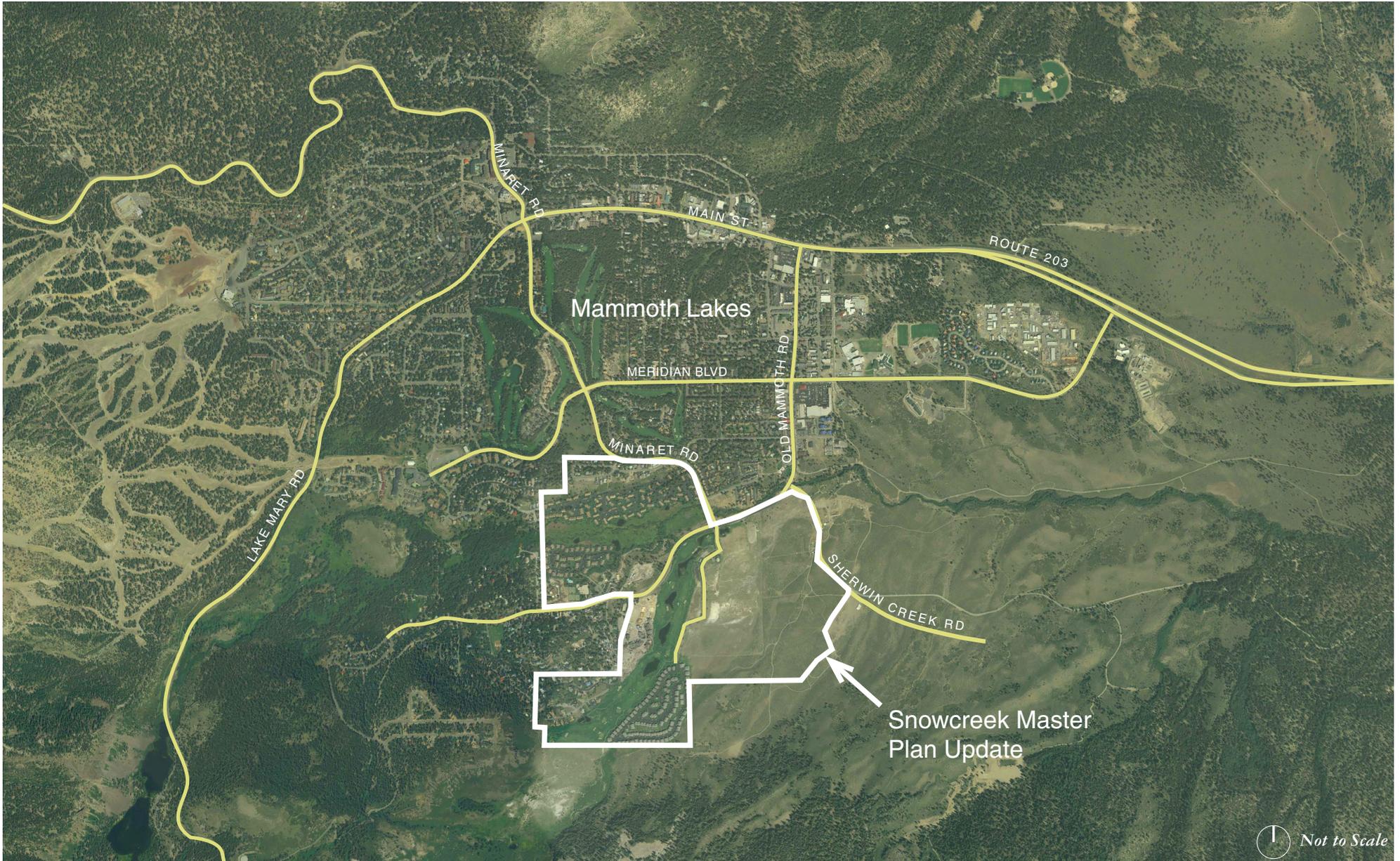


Figure 1.3: Aerial Photograph

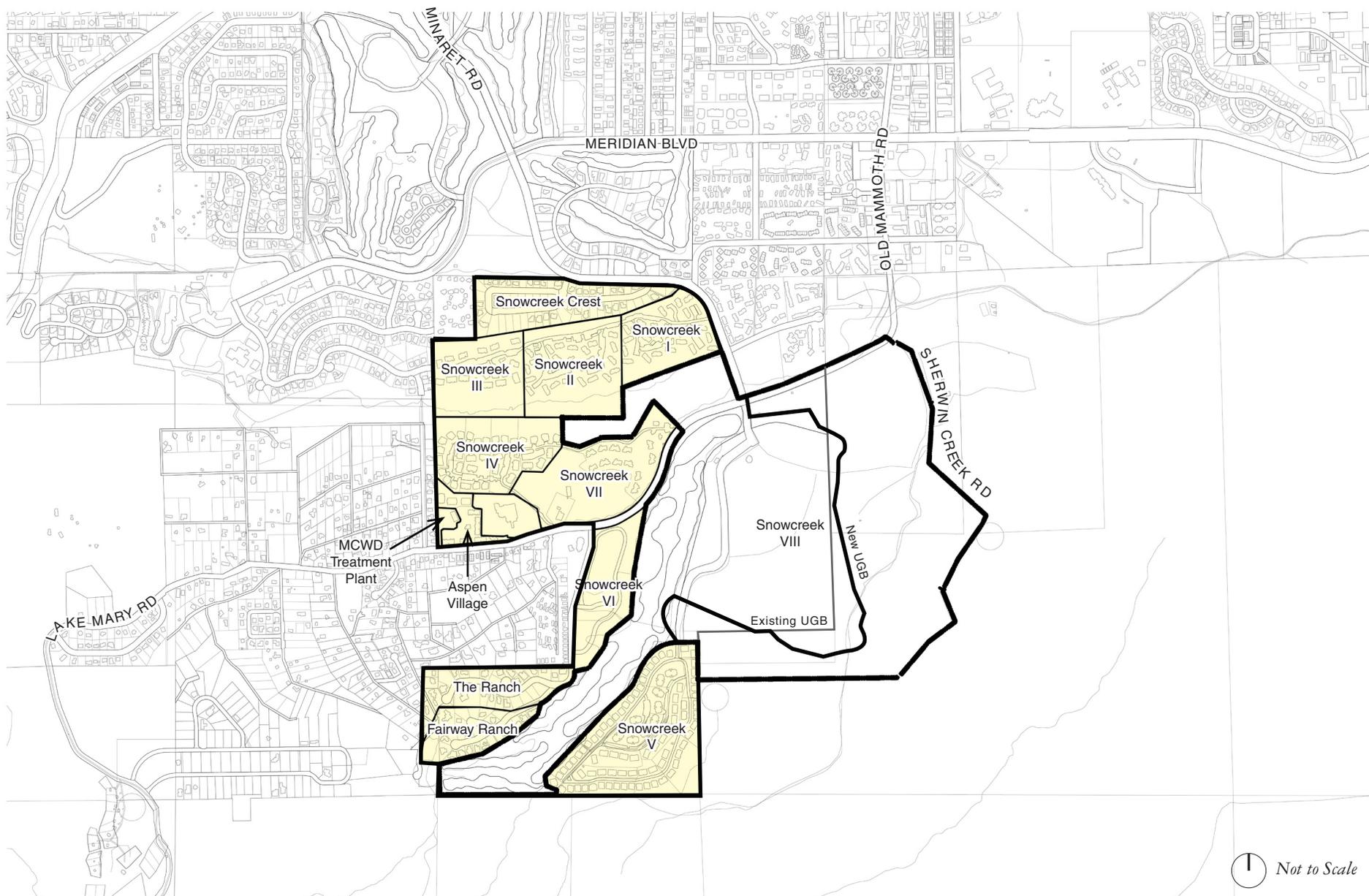


Figure 1.4: Developed or Under Construction Areas for Snowcreek Master Plan



INTRODUCTION AND BACKGROUND

section **2.0**

2.1 USE AND APPLICABILITY OF MASTER PLAN UPDATE DOCUMENT

2.1.1 AUTHORITY FOR PREPARATION OF MASTER PLAN UPDATE

The authority to prepare the Master Plan Update derives from the Town's inherent police powers. Town Resolution No. 07-40, adopted June 21, 2007, establishes policies for processing and review of Master Plans¹, in conjunction with Major Land Use Development Applications, in relationship to the 2007 General Plan. Town Resolution 08-23, adopted April 2, 2008, further revises the polices established in Town Resolution No. 07-40, which the Town Council adopted on June 21, 2007. Both resolutions establish policies for processing and review of Master Plans, in conjunction with Major Land Use Development Applications. Note that master plans are part of the Town of Mammoth Lakes' zoning code and, as such, set out the uses and development standards for the Project Site. In the event of a conflict between this Master Plan Update and the zoning code, this Master Plan Update is the controlling regulatory document. Where the Master Plan Update is silent on development standards or other regulations, other provisions of the Town's Municipal Code apply. All exhibits included in the Master Plan Update are for illustrative purposes.

¹ "Master Plan" is synonymous with the Town's Municipal Code use of "Development Plan".

2.1.2 MASTER PLAN UPDATE SCOPE AND PURPOSE

In the 1970s, in anticipation of the need for housing, tourist lodging, recreation and related amenities, the property owner and Mono County ("County") developed the Original Master Plan to meet the growing needs of the community. The County—which had jurisdiction over the site prior to the 1984 incorporation of the Town—approved the Original Master Plan in 1974 and that same year certified an environmental impact report ("1974 EIR") that analyzed the environmental impacts of the Original Master Plan. The Original Master Plan proposed 2,400 Dwelling Units on 355 acres (a gross residential density of 6.76 units-per-acre), 150,000 square feet of non-residential space and a one-acre service station site. Three development phases eventually were completed under the Original Master Plan, consisting of approximately 17 percent of the total number of residential units planned.

In 1981, the County certified the Environmental Impact Report for the 1981 Master Plan ("1981 EIR") and approved the 1981 Master Plan. Prior to submitting that plan, the property owner traded a 40-acre parcel at the southern edge of the property to the USFS in exchange for a 30-acre parcel, two school sites and one Town site. The 1981

Master Plan reduced the number of proposed dwellings units from 2,400 to 2,332. The 1981 Master Plan density remained the same, at 6.76 units-per-acre. The 1981 Master Plan included the following changes:

- (a) Designation of two acres as a Catholic church site;
- (b) Designation of 4.1 acres for employee housing;
- (c) Designation of a site for the Snowcreek Athletic Club;
- (d) Inclusion of land for the first nine holes of the privately owned, publicly accessible Snowcreek golf course;
- (e) Realignment of Old Mammoth Road to alleviate hazardous driving conditions; and,
- (f) Addition of a roadway to provide access to the Ranch and Fairway Ranch subdivisions.

The 1981 EIR emphasized that the property owner did not request an increase in density.

As noted above, the approved 1981 Master Plan allowed for 2,332 Dwelling Units. To date, 1,147 units have been constructed or are under construction, with 1,185 units remaining. In addition, the 1981 Master Plan added essential public uses, including the construction of a fire station on 0.91 acres and a water treatment facility on 1.53 acres. Those facilities were made available to the fire and water districts.

After the 1981 Master Plan was approved, the following changes were made within the Snowcreek Master Plan Area:

- (a) Location of the affordable housing site to west of the Snowcreek Athletic Club and approval of a 4.87-acre project in that area; and,
- (b) Incorporation of 2.82 additional acres.

The applicant for the Master Plan Update is Snowcreek Investment Company (“Applicant”). The Project proposes the development of 790 residential Dwelling Units, a Resort Hotel including 250 Resort Hotel Rooms/Suites and 150 Private Residence Club Units (200 units), and up to 75,000 square feet for non-residential uses, on a 143 acre portion of the total 237 acre Project Site. The Project therefore proposes a total of 990 units (790 residential Dwelling Units combined with 200 Resort Hotel Rooms/Suites) developed over 143 acres. Density for the Project Site was calculated by dividing the total number of Dwelling Units and Resort Hotel Rooms/Suites by the total number of acres to be developed with residential Dwelling Units and Resort Hotel Rooms/Suites. Overall density for the Project is approximately 6.92 units-per-acre (990 Dwelling Units and Resort Hotel Rooms/Suites/143 acres). The Project, combined with the existing/entitled residential development, results in an overall Snowcreek Master Plan density of approximately 6.18 units-per-acre (2,137 total units/346 total acres).

This Master Plan Update identifies further refinements to the 1981 Master Plan that are intended to meet the community’s needs, which include:

- (a) Incorporating Snowcreek recreational facilities, amenities and other benefits created in the Snowcreek Master Plan Area since the 1981 Master Plan, including: A previously dedicated easement dedicated to the Town along the trail corridor within Mammoth Creek Corridor; conveyance of groundwater rights to the Mammoth Community Water District (“MCWD”); donation of more than 50 acres to Mammoth Unified School District for school uses; development of the nine-hole public golf course; development of the Snowcreek Athletic Club; land for the Town of Mammoth Lakes Fire Station Number 2; and land for an MCWD water treatment facility.

- (b) Identifying overall density for the Project Site;
- (c) Identifying specific uses and their general location for the final build-out;
- (d) Incorporating the 94 acres acquired from the USFS for golf course expansion and recreational uses, including expansion of the existing nine-hole golf course into an 18-hole championship golf course designed by a top course architect, golf practice facility, winter trails for cross-country snow skiing and snow shoeing, multi-use paths for walking, hiking and bicycling; pedestrian-only paths; and snow play area.
- (e) Incorporating Snowcreek additional recreational facilities, amenities and other benefits to be created and/or constructed during the final build-out of Snowcreek, including a permanent Golf Clubhouse facility; Outfitters Cabin, multi-use paths for walking, hiking and bicycling; pedestrian-only paths; a Natural Resources Interpretive Area which may be a small gathering place for hikes or where docents can conduct educational activities on the north side of Old Mammoth Road, which may be demarcated by interpretive and/or way-finding signage and perhaps a simple platform; a small neighborhood park; additional, ample amounts of open space; egress from the Inyo National Forest for back country skiers; a Great Lawn for cultural, arts and entertainment events; and a community-serving Commercial/Retail facility.

2.1.3 DEFINITION OF KEY TERMS

Terms used in this Master Plan Update are defined below. Additional terms not defined below are defined in the text. Throughout this document, “Master Plan Update,” and “Project,” are used interchangeably.

Accessory Dwelling Units: Accessory Dwelling Units are living quarters for one family or household within an accessory building to a residential single-family dwelling. Accessory Dwelling Units may not exceed 800 square feet nor 30 percent of the gross floor area of the primary structure. An Accessory Dwelling Unit may have a kitchen. Separate utility metering will be permitted for secondary suites. Accessory Dwelling Units are to be included in total unit count and are equal to one unit for the purposes of calculating density.

Applicant: The Applicant for the Master Plan Update: Snowcreek Investment Company.

Building Height: Building Height is measured from the average finished grade (as determined by average grade along a building’s perimeter) to the top of the ridgeline. For either design or operational purposes, architectural appurtenances (roof features, towers, cupolas, chimneys, mechanical equipment enclosures, etc.) are allowed to exceed the height limit by up to 10 percent.

Commercial/Retail Facility: A Commercial/Retail Facility having 3,500 square feet or less of floor area devoted principally to groceries or other commercial uses.

Condominium: An estate in real property consisting of an undivided interest-in-common in a portion of a parcel or real property, as well as a separate interest in a Dwelling Unit located on such real property. A Condominium may also include a separate interest in other portions of such real property (as defined by California Department of Real Estate).

Dwelling Unit: A self-contained set of habitable room(s), with one set of cooking facilities that is a building unto itself or a portion thereof. Dwelling Units consist of Single-Family Dwellings, Multi-Family Townhomes, and/or Condominium Units. In the Resort Zone, densities for hotel/motel uses are computed at a ratio of two guest rooms-per-unit for units of fewer than 850 square feet and as one unit of for those greater than 850 square feet. The term “Dwelling” does not include tents, recreational vehicles, or travel trailers.

Golf Clubhouse: A facility that includes a pro shop and lounge for the benefit of the public and members using the golf course.

Snowcreek Master Plan Area: The approximately 440 acres that comprise the total land area covered by the Previously Approved Master Plans, including the 94-acre open space parcel dedicated to the nine-hole addition to the existing golf course and additional recreational amenities.

Multi-Family Townhome: A building containing two or more Dwelling Units, in either a side-by-side or stacked configuration; “Multi-Family Townhome” may include Condominiums, Townhomes, and/or Apartments.

Natural Resources Interpretive Area: A facility that provides residents and visitors with information and exhibits regarding the history and qualities of the natural characteristics of the region and serves, perhaps, as a gathering place for certain recreational activities.

This area may be demarcated and/or improved with interpretive and/or way-finding signage and may contain a simple platform. This area is located primarily on the disturbed portion of the Property north of Old Mammoth Road and will not be developed with an enclosed structure.

Net Development Area: The Project Site exclusive of the 94-acre open space parcel to be dedicated to expansion of the nine-hole golf course and additional recreational amenities. The Net Development Area is 143 acres (237 acres minus the 94-acre open space parcel). Net Development Area is used for determining net density for the Project.

Outfitters Cabin: A facility dedicated to providing information about recreational uses in the area, equipment rentals and purchases and a concierge service that is intended to arrange guided tours in the area.

Private Residence Club: Residential units available for interval or whole ownership purchase, which are resort operated for the benefit of individual owners.

Project Site: The 237-acre development site for the Master Plan Update. The 237 acres includes the 94-acre parcel dedicated to the nine-hole addition to the existing golf course and additional recreational amenities.

Residents’ Club: A building complex designed to provide services to persons who reside in a designated area, which is intended to include a pool, spa, fitness facility, kitchen, bar, and outdoor barbeque/cabana as well as rental or facility management offices.

Resort Condominium: A lodging development where units are individually owned and designed to be easily rented on a short term basis.

Resort Hotel: A non-residential establishment, offering transient lodging that contains restaurants and amenities, a guest registry, lobby facilities, guest rooms and conference/meeting facilities within or in proximity to the Resort Hotel. A Resort Hotel is intended to also include other services and amenities, such as fitness centers, retail, spa facilities, banquet facilities, lounges and bars, and outdoor amenities. A Resort Hotel may contain traditional hotel units as defined herein, and may also contain Resort Condominiums, or any combination thereof.

Resort Hotel Rooms/Suites: May be a traditional hotel room, hotel suite, condominium hotel guest suite, Private Residence Club unit or fractional ownership unit. In the Resort Zone, densities for Hotel Rooms/Suites shall be computed at a ratio of two guest rooms-per-unit for units of 850 square feet or less. Resort Hotel Rooms/Suites of 850 square feet or more shall be computed as one unit. A Resort Hotel Room/Suite may provide a cooking facility or kitchen.

Single-Family Dwelling: A detached building designed for use and occupancy by an individual household. Single-Family Dwellings may include one Accessory Dwelling Unit.

Townhome: A Dwelling Unit, designed for use and occupancy by an individual household, that: (a) has only one kitchen; (b) has a private street level entrance/exit with living area above; and (c) has a common wall with one or more similar units.

Understructure Parking: Understructure Parking may be either underground parking or parking located beneath a structure, but not completely or partially beneath grade.

2.14 MASTER PLAN UPDATE IS TO BE ENACTED BY ORDINANCE

The Master Plan Update is to be enacted by Town Council ordinance. A copy of the adopting ordinance is attached as Appendix D.

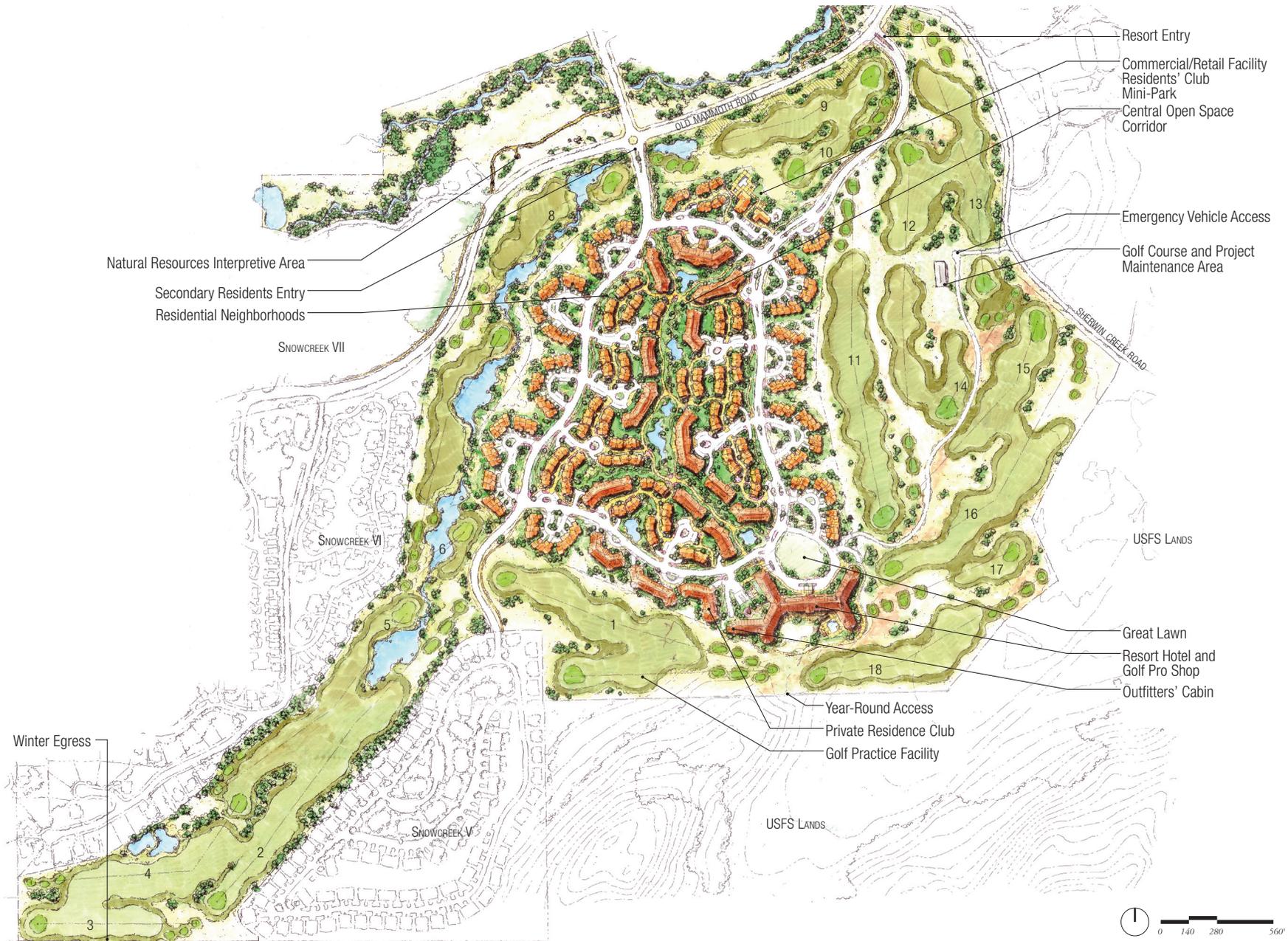


Figure 2.1: Illustrative Site Plan for Snowcreek VIII

2.2 RELATIONSHIP TO OTHER PLANS AND POLICY DOCUMENTS

Town of Mammoth Lakes 2007 General Plan (“2007 General Plan”)

The 2007 General Plan designates the Project Site as Resort area (“R”) and Open Space (“OS”). The 2007 Town of Mammoth Lakes General Plan provides for a base density of six to a maximum of eight units-per-acre in the Resort area. As noted above, the approved 1981 Master Plan allowed for 2,332 Dwelling Units. To date, 1,147 units have been constructed or are under construction, with 1,185 units remaining. The Project proposes the development of 790 residential Dwelling Units, 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units (200 units) and up to 75,000 square feet for non-residential uses on a 143 acre portion of the total 237 acre Project Site. The Project therefore proposes a total of 990 units (790 residential Dwelling Units combined with 200 Resort Hotel Rooms/Suites) developed over 143 acres. Density for the Project Site was calculated by dividing the total number of Dwelling Units and Resort Hotel Rooms/Suites by the total number of acres to be developed with residential and hotel uses. Overall density for the Project is approximately 6.92 units-per-acre (990 units/143 acres). The Project, combined with the existing/entitled residential development, results in an overall Snowcreek Master Plan density of approximately 6.18 units-per-acre (2,137 total units/346 total acres). The proposed density is substantially less than the maximum density allowed in areas designated “Resort” by the 2007 General Plan. The Project therefore is consistent with the “R” designation in the 2007 General Plan.

The Project Site currently is entitled to utilize all of the remaining density from the larger Snowcreek Master Plan Area. The Master Plan Update does not propose such a build-out, however. Instead, it proposes a total of 990 units, as opposed to the 1,185 units allowed under the existing 1981 Master Plan.

Each of those 990 units is proposed for the Project Site through the concept of “clustering.” The concept of “clustering” is derived from the 2007 General Plan (see, e.g., Policy L.3.H; Policy P.2.C.). Clustering within a master-planned project such as Snowcreek is encouraged by Town policies and does not require any additional approvals.

The project is consistent with allowed land uses described in the 2007 General Plan. A minor General Plan Amendment will be required to amend the Urban Growth Boundary (UGB) identified in Figure 4 of the 2007 General Plan.

1981 Snowcreek Master Plan

The Original Master Plan proposed development of 2,400 Dwelling Units on 355 acres, 150,000 square feet of non-residential space and a one-acre service station. Three development phases were completed under the 1974 Master Plan consisting of 17 percent of the total planned number of units. The Original Master Plan was updated and revised in 1981. The 1981 Master Plan proposed revisions to the Original Master Plan by reducing the number of proposed Dwelling Units from 2,400 to 2,332 and proposing additional land uses including a church site, employee housing, a nine-hole golf course and athletic club, and roadway improvements.

The Master Plan Update proposes revisions to the previously adopted 1981 Master Plan. These revisions address proposed land uses for the remaining 143 acres yet to be developed under the 1981 Master Plan and incorporates the 94 acres from the 2005 Land Exchange for the golf course expansion and recreational uses (237 combined acres). This Master Plan Update would complete the build-out of the Snowcreek Master Plan Area with complementary land uses that integrate residential, resort, recreation, retail, and public amenities.

The last update of the Snowcreek Master Plan occurred over 27 years ago and changes have occurred both economically and demographically in the Town. The proposed changes to the 1981 Master Plan would incorporate shifts in land uses based upon recent resort trends and local conditions as well as revisions to the final phase or phases of the 1981 Master Plan. These proposed changes are consistent with the existing land use designations on the Project Site and are consistent and compatible with uses proposed in the 1981 Master Plan. Therefore, the Project proposes changes to land uses that would represent a refinement of proposed development concepts to meet the needs of the community.

Town of Mammoth Lakes Land Use Designations

The current land use designations on the site are R and OS (See Figure 2.2).

The purpose of the R land use designations is to provide for the development of parcels as coordinated, comprehensive projects while allowing for diversification of land uses such as: single-family residential developments, multiple housing projects, non-residential uses, hotels including attendant facilities, non-residential activities, recreational facilities, public or quasi-public uses, or combinations

of such uses through the adoption of a development plan.

Uses permitted under the R land use designation include the continuation of all land uses which existed on the site at the time of adoption of the original development plan or those uses designated in the development plan for the property as approved by the Town Council. The Master Plan Update proposes uses that are a continuation of the land uses adopted with the Original Master Plan and 1981 Master Plan.

Portions of the Project Site south of Old Mammoth Road zoned as R will be developed with a Resort Hotel (including: Resort Hotel Rooms/Suites; Private Resident Club units; an Outfitters Cabin, retail; restaurant; lounge; bar uses; fitness/wellness facility uses; conference facilities and pool; low, medium, and high-density residential uses, a Golf Course, Residents' Club and a Non-Residential/Retail Facility). A portion of the site north of Old Mammoth Road with a land use designation of R will remain undeveloped except for a Natural Resources Interpretive Area. Although a portion of the site north of Old Mammoth Road is located in the Open Space Stream Corridor ("OSSC"), the Natural Resources Interpretive Area will be located primarily in the previously disturbed area, not in the area within the OSSC.

As noted above, the approved 1981 Master Plan allowed for 2,332 Dwelling Units. To date, 1,147 units have been constructed or are under construction, with 1,185 units remaining. The Project proposes the development of 790 residential Dwelling Units, 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units (200 units), and up to 75,000 square feet for non-residential uses, on a 143 acre portion of the total 237 acre Project Site. The Project therefore proposes a total of 990 units (790 residential Dwelling Units combined with 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units) developed

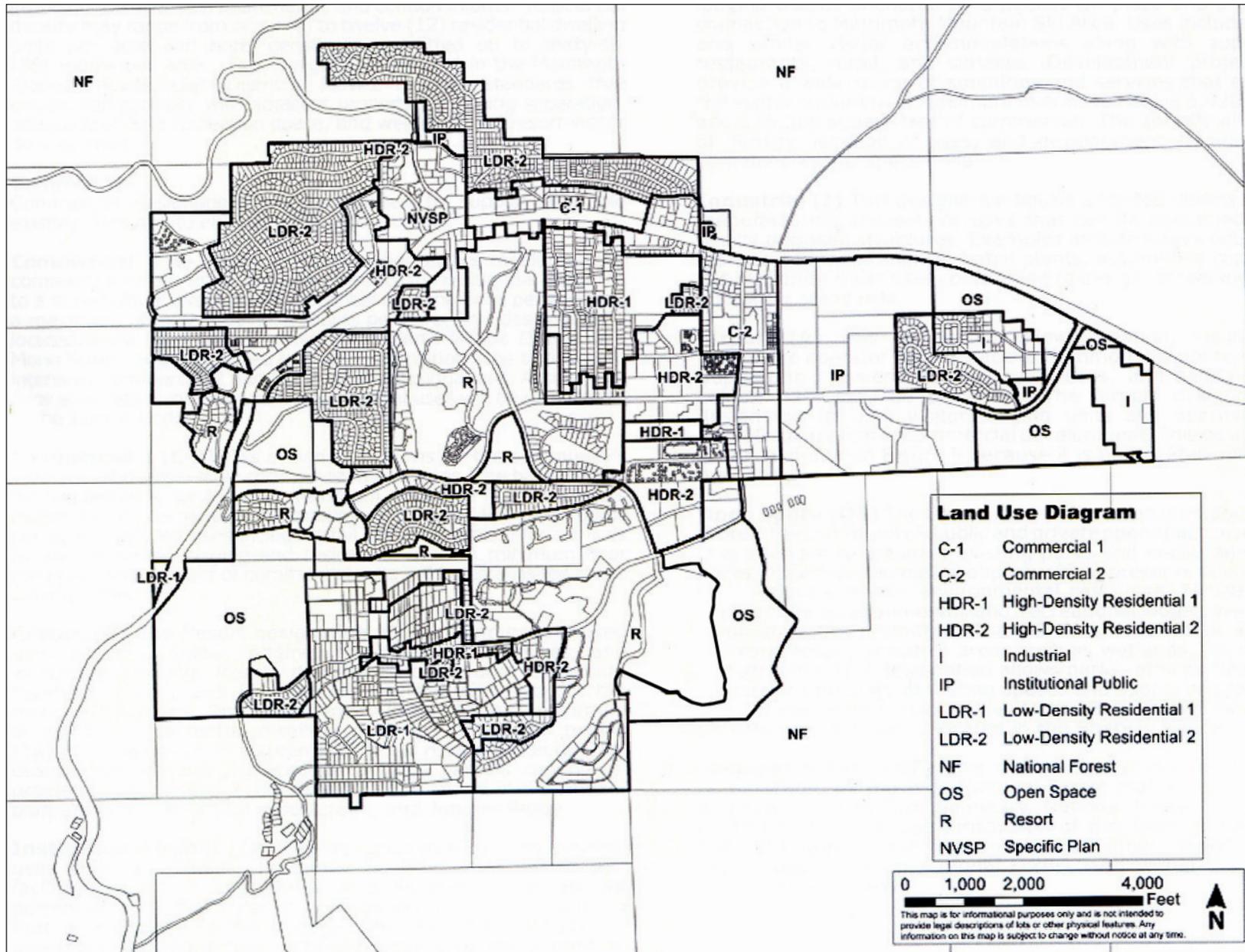


Figure 2.2: 2007 General Plan Update Land Use Designations
 The general plan designation and zoning for the Project Site inside the UGB is "Resort" and outside the UGB is "Open Space."

over 143 acres. Density for the Project Site was calculated by dividing the total number of Dwelling Units and Resort Hotel Rooms/Suites by the total number of acres to be developed with residential and hotel uses. Overall density for the Project is approximately 6.92 units-per-acre (990 units/143 acres). The Project, combined with the existing/entitled residential development, results in an overall Snowcreek Master Plan density of approximately 6.18 units-per-acre (2,137 total units/346 total acres).

The maximum permitted density under the General Plan is eight units-per-acre; therefore the Project would be consistent with the uses and density allowed in the Town of Mammoth Lakes Zoning Code for property designated for Resort use.

Additionally, for property designated for Resort use, the Town of Mammoth Lakes Zoning Code provides that lot coverage must not exceed 50 percent. Post development, the Project Site would have approximately 24.7 percent lot coverage (not including the open space parcel). Accordingly, the proposed lot coverage is consistent with the R designation. Overall lot coverage, including the golf course, is approximately 15 percent.

The portion of the Project Site designated as OS will be developed with the golf course expansion, and recreational uses. These uses are consistent with uses allowed in the OS designation, which permits public or private parks, passive recreational facilities, historical landmarks, agricultural activities, ski area development and stables, and other recreational uses and facilities.

The Project is consistent with all existing permitted uses as well as density.

2005 Covenant Governing Land Exchange Property

In 2005, Snowcreek Investment Company entered into a covenant with the Town that restricts uses on the 94-acre open space parcel acquired in the land exchange with the USFS. The 94-acre parcel is part of the Project and is designated as Open Space. The Covenant states:

The Property shall be used primarily as a golf course. Such use shall include as permitted uses: (1) all uses permitted by and consistent with zoning regulations, rules, and ordinances of the Town, and as the same may be amended from time to time; (2) commercial activities permitted by and consistent with the foregoing and related to the operations of a resort recreational golf course, including without limitation (except as restricted by this Agreement) the following: retail operations, food and beverage, transportation, storage, parking, Nordic skiing, alpine skiing and snowboarding and other recreational activities.

The Covenant also provides that Eastern Sierra Land Trust (“ESLT”) may approve material modifications to the Covenant or any agreement to terminate the Covenant and that such approval shall not be unreasonably withheld. The Covenant also allows for lot line adjustments. In order for the Covenant and the Master Plan to be consistent, it is anticipated that a condition of approval requiring a lot line adjustment (which may be effectuated through the parcelization map) will be proposed.

The Master Plan Update therefore is consistent with the Covenant, allowing for golf course, retail, recreational and ancillary uses including the Golf Clubhouse, golf pro shop, golf maintenance facility and cart barn on the 94-acre parcel.

Inyo National Forest Land and Resource Management Plan

The California Wilderness Act of 1984 transferred the administration of approximately 23,000 acres of land within the Mono Basin National Forest Scenic Area from the Bureau of Land Management to the Inyo National Forest. The boundary of the Inyo National Forest includes 2,046,346 acres, 116,591 acres of which are in non-federal ownership. Land adjacent to the Urban Growth Boundaries of the Town is public land falling under the jurisdiction of Inyo National Forest and administered for recreational use.

Management of natural resources within the Inyo National Forest is addressed by the USFS through planning efforts including the USFS Trail and Commercial Pack Stock Management in the Ansel Adams and John Muir Wildernesses Environmental Impact Study and the Inyo National Forest Winter Needs Assessment prepared in collaboration with the Town in 2003 and 2004.

The 2007 General Plan, adopted August 15, 2007, includes policies requiring the Town to work closely with agencies, including the Inyo National Forest, to ensure that the regional natural ecosystem is maintained.

The USFS, the Town, the applicant and other stakeholders are in the process of collaborating in a planning effort initiated by the USFS which will require compliance with NEPA and/or CEQA for purposes of evaluating any improvements to USFS lands. This planning effort is completely distinct from the Snowcreek VIII Master Plan Update Process.

One part of the USFS initiated planning process will be to consider access between the Project Site and adjacent National Forest land. Until completion of this planning process, access along the project boundary shall remain open, but undeveloped, other than for closures necessary to protect the public such as closures during construction. Upon completion of the USFS initiated planning process, public and project access will be formalized and improved consistent with type(s) and level of use anticipated and consistent with the trails plan for Snowcreek VIII.

Mono County Local Transportation Commission

The Mono County Local Transportation Commission (“MCLTC”) is the designated Regional Transportation Planning Agency for Mono County.

The goal of the Mono County Regional Transportation Plan (“Transportation Plan”) is to provide and maintain a transportation system which provides for the safe, efficient and environmentally sound movement of people, goods and services, and which is consistent with the socioeconomic and land use needs of Mono County. The Transportation Plan includes the existing highway and road system, as well as the bikeway/trail component and air travel.

Senate Bill 45 expanded the role of the MCLTC with additional responsibilities for project monitoring with significant, additional and discretionary funding for transportation projects and increased transportation planning responsibilities. The primary duties of the MCLTC consist of the following:

- (a) Every four years, prepare, adopt and submit a Regional Transportation Plan, and every two years prepare a Regional Transportation Improvement Program for the Department of Transportation and the California Transportation Commission;
- (b) Annually, review and comment on the Transportation Improvement Plan contained in the State Transportation Improvement Program;
- (c) Provide ongoing administration of the Transportation Development Act Funds;
- (d) Annually, prepare and submit the Overall Work Program; and,
- (e) Periodically allocate funds for Transportation Enhancement Activities.

Lahontan Regional Water Quality Control Board

The MCWD provides service to the residents from both surface water appropriated from Lake Mary, and groundwater from the Mammoth Basin Watershed. The MCWD falls under the jurisdiction of the Lahontan Regional Water Quality Control Board (“LRWCB”), which has developed a Water Quality Control Plan for the Lahontan Region.

Additionally, the MCWD adopted a Groundwater Management Plan in July of 2005, which was incorporated into the December 2005 update to the Urban Water Management Plan.

2.3 DESCRIPTION OF PROPOSED MAJOR LAND USE DEVELOPMENT PERMIT

APPLICATIONS

The primary discretionary action necessary for the Project is approval of the Master Plan Update. The following approval actions are intended to be undertaken concurrently with approval of the Master Plan Update:

- (a) Minor General Plan Amendment to adjust the UGB boundary in Figure 4 of the General Plan (and to correctly reflect the correct land use designations on both sides of the boundary: Resort inside the UGB and Open Space outside the UGB).
- (b) Tentative Tract Map for Parcelization Purposes/Vesting Tentative Tract Map for Parcelization Purposes.
- (c) Development Agreement;
- (d) Zoning Code Amendment for the building height of the hotel consistent with the EIR Addition;
- (e) Conceptual Grading Plan; and
- (f) Any other necessary discretionary or ministerial permits and approvals required for the development or operation of the Project.

The following approval actions are intended to occur after the approval of the Master Plan:

- (a) Tentative Tract Maps/Vesting Tentative Tract Maps;
- (b) Development Agreement;
- (c) Conditional Use Permits, Use Permits and Administrative Permits;
- (d) Design Review;

- (e) Grading Permits (including Landscape Plans and construction of laterals that connect to water and wastewater systems);
- (f) Building Permits;
- (g) Modification of the MCWD's legal boundaries and amendments to the Arcularius/Dempsey Agreements boundary; and
- (h) Any other necessary discretionary or ministerial permits and approvals required for the development or operation of the Project.



EXISTING CONDITIONS, CONTEXT AND ANALYSIS

section 3.0

Neighborhood and District Character Summary

The Project Site is located in a largely undeveloped area in southeast Mammoth Lakes where Old Mammoth Road intersects with Minaret Road. The Project Site sits at the foot of the Sherwin Range, a steep extension of the Sierra Nevada, with elevations of up to 11,728 feet. The overall topography of the site is flat, but features a slight rise at the southern boundary. Elevations at the site vary from 7,870 feet to 7,940 feet. The Project Site currently features a nine-hole golf course, temporary Golf Clubhouse, a golf driving range, parking for golf related activities, and the Snowcreek Investment Company offices and Snowcreek sales office, both of which are considered temporary facilities.

The Project Site is located in the Snowcreek District. The 2007 General Plan states that:

The Snowcreek District should not act as an exclusive development, but connect to the larger community and provide community access to Snowcreek and to surrounding public lands. Snowcreek should be designed to be a livable neighborhood, including workforce housing, convenience retail, public amenities, and active/passive recreation facilities. Snowcreek should contribute to the Town's overall economy, tourism and mix of recreation amenities while preserving the area's unique features.

The 2007 General Plan describes the Snowcreek District characteristics as:

- (a) Western range and meadow: spacious setting, broad and wide open with backdrop of Sherwin Range.
- (b) Anchor for and a greater connection to Old Mammoth District.
- (c) Stress stewardship of land and resources.
- (d) Provide access and staging areas to Sherwin Range and “community” uses accessible from Old Mammoth Road.
- (e) A variety of resort lodging supported by restaurants, resort services, neighborhood conveniences, commercial, retail, and outdoor ancillary recreation designed as a traditional small-scale village:
 - (i) Active day and evening and through all four seasons;
 - (ii) Dispersed structures, light on the land, vertical emphasis and detailing (not heavy or strong horizontality); and
 - (iii) Landscape that reinforces sage, manzanita and wet meadow.
- (f) Full service four-season resort with visitor/recreation amenities such as:
 - (i) Horseback, sleigh and hay wagon rides, golf and tennis,
 - (ii) Club house with food and beverage service,
 - (iii) Special events, “town commons”, and
 - (iv) Center for arts and culture.
- (g) Integrated with Mammoth Creek Park and Mammoth Creek Corridor, the historical museum site, equestrian center, parking, trails, and snow play, and future possibilities such as a recreation center or amphitheater.

EXISTING LAND USES, DENSITY AND POPULATION

The portions of Snowcreek lands that have been developed or are currently undergoing development review (Snowcreek I-VII) consist of single-family residences, approved lots and townhomes. Previously developed areas are identified by their phase on the maps associated with this Master Plan Update. The previously approved phases are independent of this Master Plan Update are not subject to the standards proposed herein and are subject to the 1981 Snowcreek Master Plan and Town Municipal Code 17.28 Article IV. Resort Zone Standards.

Existing Land Uses

The Snowcreek Master Plan Area is comprised of prior Snowcreek phases I through VII and the currently undeveloped Project Site. Snowcreek phases I through VII are primarily low-density residential including single-family detached homes, duplexes, and attached townhome units. Other uses within existing phases of Snowcreek include the Snowcreek Athletic Club, St. Joseph's Catholic Church, the Snowcreek sales center and Snowcreek Investment Company offices, a nine-hole golf course, a driving range and related parking, and temporary Golf Clubhouse. The remaining southeastern portion of the district is the Project Site, as defined in Chapter 2.

The Project Site consists of primarily undeveloped lands. Its natural features include upland sage and meadow vegetation with rolling topography. Near the southern boundary of the Project Site, the terrain becomes steeper and includes a few Jeffrey Pines. The Project Site is undeveloped, and therefore does not have any existing residents or housing units.

The dominant feature of the Project Site is the dramatic backdrop of the Sherwin Range which rises directly behind the property's southern

border. This topography allows for 360-degree views, with Mammoth Mountain to the west and the White Mountains to the east as well as views from Old Mammoth Road across the Project Site towards the Sherwins.

Density

Because the Project Site is currently undeveloped, no housing units currently exist on the Project Site. Lot coverage is limited to a maximum of 50 percent overall to provide space for outdoor recreation amenities. In addition, workforce housing is allowed within the major resort developments. The density range for the R designation is six to eight units per-acre. According to the 2007 General Plan Policy L.3.H., densities may be clustered within individual Resort developments. An amendment to this master plan is not required for an increase in residential density pursuant to California Government Code section 65915.

Population

The Town is experiencing growth rates similar to the rest of the Eastern Sierra region. As of 2000, the full-time resident population was 7,094 with a growth rate of 48 percent from 1990 to 2000. Total resident and visitor population has reached an estimated 35,000 people on a peak winter weekend. The permanent population at build-out is expected to grow from approximately 7,600 residents in 2004 to approximately 11,000 people in 2024. Total build-out population will depend on the types and density of units actually developed (not all properties are anticipated to develop at the maximum density).

The Town is prone to large fluctuations in the total non-resident population because of the seasonal nature of its tourism economy. During peak tourist seasons, the community and Mammoth Mountain

Ski Area require many more employees (more than can be filled by the full-time resident community). As a result, the resident population typically increases by 2,000 during the peak tourism season. Due to Mammoth Lakes' tourism-based economy, the majority of the population living in Mammoth Lakes is employed in the retail and services industry, education, and health and social services.

Existing Circulation and Mobility

The main traffic arterial near the Project Site is Old Mammoth Road, which generally runs southwest-northeast, intersecting with Minaret Road which runs northwesterly to intersect with Main Street in the North Village area. Just east of Minaret Road, Old Mammoth Road intersects with Sherwin Creek Road and then runs north-south connecting to Main Street. Other smaller arterials run throughout the residential neighborhoods in the area; all ultimately connect to Old Mammoth or Minaret Roads. A small connector road called Fairway Drive currently joins Snowcreek V to Old Mammoth Road.

3.1 PROPERTY INFORMATION

As noted in Section 1.0, the approximate 237-acre Project Site is located just inside the southeastern boundary of the Town at the foot of the Sherwin Range, a steep extension of the Sierra Nevada featuring elevations up to 11,728 feet.

3.2 PHYSICAL CONDITIONS

No developed or undeveloped parkland exists on the Project Site. The Project Site currently consists of undeveloped land, the privately owned, publicly accessible Snowcreek Resort nine-hole golf course and driving range, temporary Golf Clubhouse trailer, parking for golf related activities, the Snowcreek Investment Company offices and Snowcreek

sales center, and the open space land acquired through the 2005 Land Exchange.

The Project Site is primarily bounded to the east by Sierra Meadows Ranch, to the south and east by the Inyo National Forest, to the north and west by previously developed phases of Snowcreek and other residential developments. Mammoth Lakes is a recreation/resort community located in the Eastern Sierra and contains mountain meadows, creeks, mountain vistas, forests, and wildlife. Visitors engage in a variety of activities including fishing, skiing, snowboarding, hiking, camping, bicycling, and other recreational pursuits throughout the year.

The Project Site is located in Mono County. The climate of Mono County is dry with clear skies, excellent visibility, hot summers, and wide fluctuations in daily temperatures. The average minimum temperature is in the upper 20s (degrees Fahrenheit), while the average maximum temperature is in the mid to high 50s. Most of the precipitation in this area, approximately 70 percent, occurs between November and February. Spring is the windiest season, with fast-moving northerly weather fronts. During the day, southerly winds result from the strong solar heating of the mountain slopes, causing upslope circulation. Summer winds are northerly at night as a result of cool air draining off the mountainsides. The mean annual wind speed in Mammoth Lakes is less than 11 miles-per-hour. Mean annual wind speeds just outside of Mammoth Lakes at elevations of 8,900 ft. and 7,800 ft. above sea level are 21.7 and 11.5 mph, respectively.

3.3 INFRASTRUCTURE AND PUBLIC SERVICES

UTILITIES

Wastewater

The MCWD was formed in 1958 to provide water and wastewater services to the Town. The MCWD boundaries include 3,640 acres of land in the developed portion of the Town. Wastewater lines within the boundaries of the Town are owned, operated and maintained by MCWD. The MCWD's sewage collection system includes 13 wastewater pump stations and over 52 miles of wastewater mains and interceptors. The MCWD sewer collection system consists of four main wastewater lines ranging in size from six to 18 inches in diameter, located within Old Mammoth Road, Meridian Boulevard, Sierra Star golf course to Center and Main Streets.

Water Supply

As previously discussed, MCWD provides water and wastewater services to the Town and portions of the Inyo National Forest. The amount of water available to the MCWD in any given year is linked to the precipitation (snowfall) received during the season of October through March as measured at Mammoth Pass.

The MCWD has water entitlements from Mammoth Creek for domestic uses, storage rights in Lake Mary, and operates eight groundwater production wells within the MCWD service area. The Town receives domestic water from MCWD from two primary sources: 50 percent from local surface water supplied by snowmelt water diverted from the Mammoth Creek watershed and 50 percent from Mammoth Basin watershed groundwater pumped from wells within the Town's boundaries. The MCWD serves the Town with a network of water

pipelines that range from two to 12 inches in diameter. The water pipelines are constructed of either steel, ductile iron pipe ("DIP"), or polyvinyl chloride. The existing water pipelines in the area are eight inches and ten inches DIP. See Figure 3.1, Existing Facilities at the Project Site.

Certain buildings contemplated for development as part of Snowcreek VIII were located either partially or completely outside of the MCWD's service area at the time Snowcreek VIII was approved. The MCWD plans to work with the Town and Snowcreek to seek approval from LAFCO to modify the MCWD's service area boundary.

Fire

Fire Protection and Emergency Response Services in the Project area are provided by the Mammoth Lakes Fire Protection District ("MLFPD"). Mono County provides primary emergency medical paramedic services for the Project and the MLFPD serves as the backup medical service provider. The MLFPD has two stations that cover the Town and the surrounding areas of Lakes Basin, Camp High Sierra and the Mammoth Mountain Ski Area. The MLFPD has automatic mutual-aid agreements with adjoining fire departments in Long Valley and June Lake to provide backup assistance during an emergency.

Police

The Town of Mammoth Lakes Police Department ("MLPD"), currently located at 568 Old Mammoth Road, provides police services to the Project Site and surrounding area. The MLPD is anticipated to move to Sierra Park Road at some point in the future. The MLPD is responsible for providing public safety services in the Town, including patrol, investigations, custody of adult offenders, wildlife management

and narcotic enforcement. In addition, the MLPD offers the following specialized crime enforcement teams to protect the citizens and property of Mammoth Lakes: Patrol Division, K-9 Unit, Detective Division, Sexual Assault Response Team, Wildlife Management, Drug Abuse Resistance Education/School Resource Officer, Property & Evidence, Mono County Narcotic Enforcement Team, Bicycle Patrol and a Mounted Enforcement Unit. The Mono County Sheriff's Department and the California Highway Patrol also provide police protection and law enforcement in the town and surrounding community.

Schools

Public education services are provided by the Mammoth Unified School District ("MUSD"). The MUSD is comprised of five schools including one elementary school, one middle school, one high school, one continuation school and one academy for excellence school.

The MUSD schools that serve the Project Site and surrounding area include: Mammoth Elementary (grades K-5), located at 2600 Meridian Boulevard; Mammoth Middle School (grades 6-8), located at 1600 Meridian Boulevard; Mammoth High School (grades nine-12), located at 365 Sierra Park Road; Sierra Continuation High School (grades 11-12), located at 1601 Meridian Boulevard; and Mammoth Olympic Academy for Academic Excellence School (grades nine-12), located at 365 Sierra Park Road.

Parks/Recreation

No developed or undeveloped parkland exists on the Project Site. Existing recreational facilities are the nine-hole golf course and driving range.

For the location of existing utilities, see Figure 3.1.

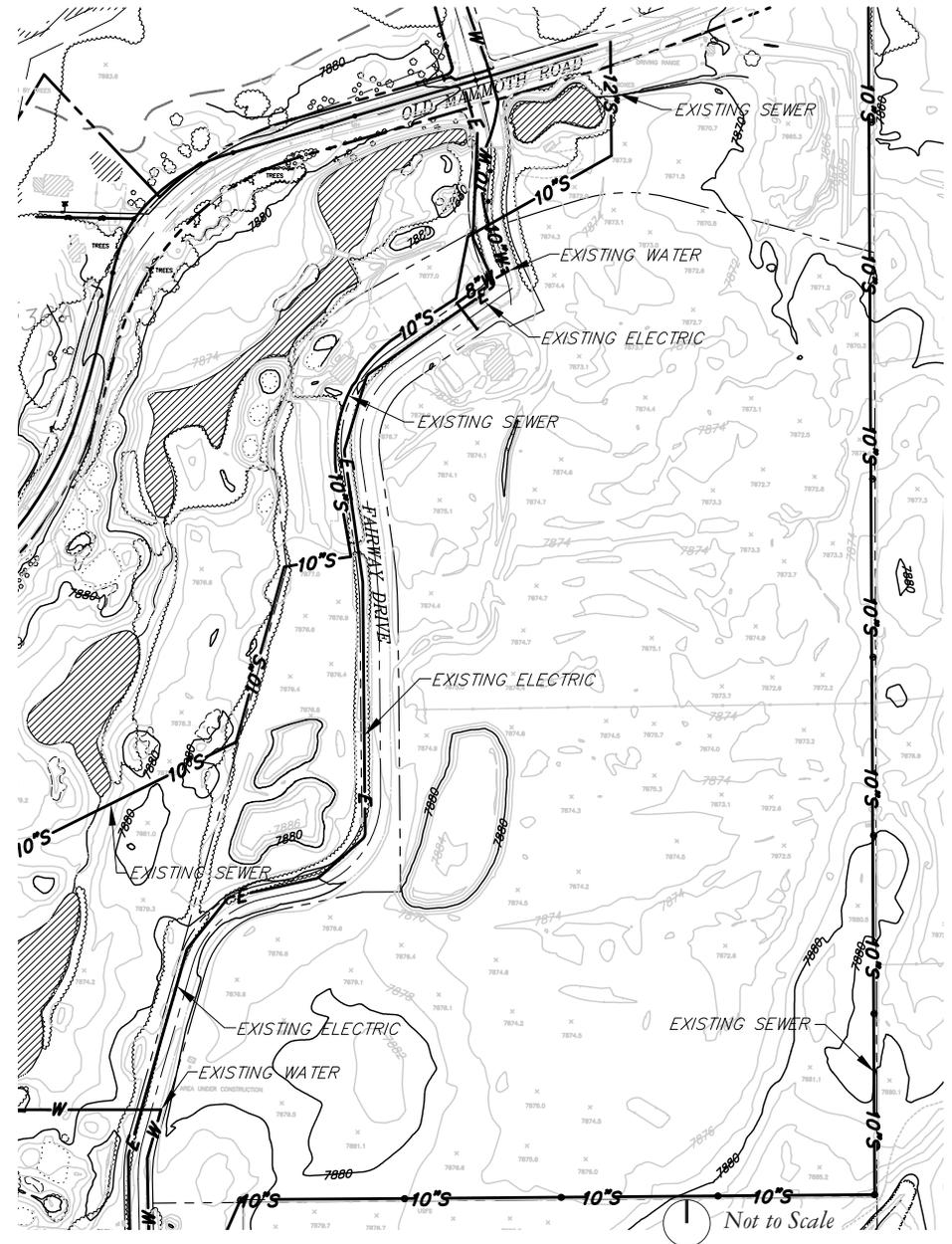


Figure 3.1: Existing Utilities at Snowcreek VIII



PLAN CONCEPTS, GOALS AND OBJECTIVES

section 4.0

4.1 PLAN CONCEPT OVERVIEW AND RELATIONSHIP TO COMMUNITY VISION

This Master Plan Update is intended to both fulfill and update the vision of the Previously Approved Master Plans, to complement the changes in the town since 1981 and to complete the Mammoth Lakes experience by fulfilling the vision for a destination resort within the resort town. The Project proposes the development of 790 residential Dwelling Units, 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units, and up to 75,000 square-feet of non-residential uses.

Pursuant to the 2007 General Plan, the Project is not conceived as an exclusive development; instead, it will connect to the larger community and will provide community access to Snowcreek and possible portals to surrounding public lands. The Project is designed to be a livable neighborhood, and includes workforce housing, convenience retail, public amenities, and active/passive recreation facilities. The Neighborhood District Planning process has shown that the Project will contribute to the Town's overall economy, tourism and mix of recreation amenities while preserving the area's unique features and will implement the Town's Planning objectives for the Snowcreek District.

4.2 GOALS AND OBJECTIVES

Many of the Project's goals and objectives remain the same as those in the Original and the 1981 Master Plans. (See Appendix E for those goals and objectives.) However, the Project objectives have been updated to reflect the 2007 General Plan Update and the consensus achieved during the Snowcreek District planning process. The objectives of the Project are:

- (a) Complete the Mammoth Lakes resort experience with a destination resort and residential units in a natural rustic setting that will attract longer, year-round stays with higher per visitor spending.
- (b) Coordinate all planning criteria with regard to density, land use, open space and environmental protection with the General Plan and Master Plan.
- (c) Avoid environmentally sensitive sites and maintain the basic integrity of natural site features.

- (d) Preserve existing tree cover, meadow areas, creeks and other natural site features by incorporating them into the design of land use areas.
- (e) Minimize environmental impacts by carefully siting each building cluster, developing architecture which fits site characteristics, establishing a revegetation plan and using innovative construction techniques.
- (f) Create a landmark hotel property providing an icon for Mammoth similar to the Banff Springs Hotel in Alberta, Canada or the Ritz Carlton, Bachelor Gulch Hotel in Beaver Creek, Colorado by providing a rustic luxury destination Resort Hotel and neighborhood offering the characteristics of the best North American and European ski resorts.
- (g) Phase the development to reflect market demand and to follow the existing growth patterns of Mammoth Lakes.
- (h) Improve road circulation patterns leading to and through the development.
- (i) Provide diverse recreational amenities to promote year-round use including: an expanded 18-hole championship golf course designed by a top course architect; golf practice facility and attendant facilities; a permanent Golf Clubhouse facility; an Outfitters Cabin; a Natural Resources Interpretive Area; a Great Lawn; a small neighborhood park; a snow play area; multi-use paths for walking, hiking, bicycling and pedestrian-only paths; an open space corridor; trails on the golf course during winter allowing for cross-country skiing and snowshoeing; provide winter egress from the Sherwin Range for skiers and snowboarders and provide the opportunity in the future for publicly accessible year-round access to the Inyo National Forest, which will be opened if it meets with USFS approval after completion of a USFS-initiated planning effort that will comply with NEPA and/or CEQA.

- (j) Blend the building types and densities with surrounding residential developments to provide orderly visual and land use transitions.
- (k) Protect, preserve and/or improve the natural state of the existing Mammoth Creek system.
- (l) With the Resort Hotel as the backdrop setting, site the residential units in a manner that best utilizes the land, and maximizes views and orientation to open space and recreation, creating an intimate neighborhood.
- (m) Create focal points and view corridors, with a variety of visual experiences.
- (n) Encourage a pedestrian-friendly environment by providing transportation via Resort Hotel and homeowners association shuttle service along with connections and stops for the Town and community mass transit.
- (o) Encourage pedestrian circulation by providing a convenient network of plaza spaces and walks, along both multi-use paths and pedestrian-only paths providing connectivity to the community.
- (p) Provide adequate parking areas for residents and guests; areas which are designed as an integral element of the plan.
- (q) Create architectural expressions complementing the Sherwin rustic mountain setting and the iconic Resort Hotel buildings by emphasizing roof lines, building massing, and fitting the residential units to the varying topographic conditions of the Project Site.

An objective in creating a year-round resort is to help reduce the peaks and troughs in the Mammoth Lakes economy that, in the past, have tied to the highly seasonal pattern of visitation.



LAND USE PLAN

section 5.0

5.1 LAND USE PLAN PROPOSAL

The Master Plan Update addresses the proposed build-out of the remaining approximately 237 acres yet to be developed within the entire Snowcreek Master Plan area and is intended to fulfill the vision of the Previously Approved Master Plans. With the Previously Approved Master Plans serving as a basis, as well as the recently approved Snowcreek Neighborhood District Plan, the Master Plan Update contemplates a well designed community that integrates resort, recreation, retail, residential and public amenities components. The Master Plan Update also will enhance some existing components of the Snowcreek Master Plan Area, such as the expansion of the Snowcreek Golf Course.

The Master Plan Update creates a destination resort within Mammoth's mountain resort community, providing a broad range of activities, services and facilities for residents and visitors year-round. The Master Plan Update has been designed with the golf course as a centerpiece and paying homage to the Sherwins as a backdrop, and takes into account neighboring developments and the existing Snowcreek I through VII areas. In accordance with the 2007 General Plan's objectives for the Snowcreek District, the Project's profile is intended to be low on the landscape, with the Resort Hotel located near the southern boundary of the site. The Resort Hotel is distant from Old Mammoth Road, Sherwin Creek Road and surrounding neighbors to maintain a natural,

rustic atmosphere while creating an iconic landmark with the Sherwin Mountain Range as its backdrop. The Sherwins dominate and dwarf the proposed built environment, which is as it should be.

The Master Plan Update serves as the zoning for Snowcreek VIII. This chapter, in particular, contains the two main components of zoning: permitted uses and development standards. Section 5.2 describes and Table 5.2 lists the various land uses permitted on the Project Site. Although, intentionally, there is a certain amount of flexibility in this Master Plan Update, the Project Site is divided into planning areas. The purpose of a planning area is to indicate what uses are appropriate in certain portions of the Project Site. Planning areas are discussed in Section 5.3.1. Development standards are also discussed in Section 5.3.1 and are listed for each land use in Tables 5.3 and 5.4.

5.2 DETAILED MASTER PLAN UPDATE PURPOSES AND OBJECTIVES

The Project proposes 990 units (790 residential Dwelling Units combined with 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units) developed over the 237-acre Project Site. Density for the Project Site is calculated by dividing the total number of Dwelling Units and Resort Hotel Rooms/Suites by the Project Site -- exclusive of the 94-acre open space parcel (the "Net Development Area," as defined above). In this case, the Net Development Area is



Figure 5.1: Illustrative Site Plan drawing for Snowcreek VIII - depicts all the major land uses in their approximate proposed locations.

143 acres (237 acres minus the 94-acre open space parcel). Overall density for the Project therefore is approximately 6.92 units-per-acre (990/143). When combined with the existing/entitled residential development over the larger Snowcreek Master Plan Area, the overall Snowcreek Master Plan density is approximately 4.9 units-per-acre (2,137/440) or 6.18 units-per-acre, if determined exclusive of the 94-acre open space parcel (2,137/346). An illustrative site plan is shown in Figure 5.1.

In addition to the purposes and objectives set forth at the above Purpose Statement and Range of Issues (Section 1.1) and Plan Scope and Purpose (Section 2.1.2), the Master Plan Update builds upon the legacy of previous phases of Snowcreek by providing new amenities, which are intended to include:

- (a) An expanded and enhanced 18-hole championship level golf course designed by a top course architect, golf practice facility, Golf Clubhouse facility and amenities;
- (b) Provision of luxury Resort Hotel Rooms/Suites, restaurants, retail, spa and conference facilities;
- (c) A Great Lawn in front of the Resort Hotel to serve as a cultural gathering, arts and entertainment area;
- (d) Cooperation in the Mammoth Community Water District's ("MCWD") expansion. Once an agreement between MCWD and Snowcreek Investment Company, L.P. or successor is executed, recycled water shall be used to the maximum extent feasible, in a conjunctive manner with untreated MCWD well water in compliance with such agreement, for the existing and future golf course and landscaped areas in compliance with State and local regulations;;
- (e) Multi-use paths for walking, hiking and bicycling and pedestrian-only paths; and,
- (f) Commercial/Retail Facility;
- (g) A mini-park of approximately 5,100 usable square feet in the Project Entrance/Gateway Planning Area;
- (h) Road improvements at Minaret Road and Old Mammoth Road (construction of roundabout at the intersection).
- (i) A Natural Resources Interpretive Area;
- (j) A snow play area for residents and visitors;
- (k) Trails on the golf course during winter for cross-country skiing and snowshoeing;
- (l) An Outfitters Cabin, which will offer information about: trailhead locations; hiking and recreational opportunities such as fishing, snow skiing, snow shoeing and sledding; equipment rentals; outdoor supplies; and possibly a "concierge" outfitters service that would organize and provide guided trips;

These new amenities will complement existing public amenities that have been provided in conjunction with previous phases of Snowcreek including:

- (a) The Snowcreek Athletic Club;
- (b) Land for the Town of Mammoth Lakes Fire Station Number 2;
- (c) Land for St. Joseph's Catholic Church;
- (d) Public access along the Mammoth Creek Corridor;
- (e) Conveyance of groundwater rights in trust to the MCWD for the benefit of all development in Snowcreek and which have been used for other portions of the Town;
- (f) Donation of more than 50 acres to Mammoth Unified School District for school uses;



Figure 5.2: Illustrative Drawing of the Resort Hotel

- (g) Development of a nine-hole privately owned, publicly accessible golf course;
- (h) Snowcreek VII road improvements to Minaret Road, including the creation of a right-turn lane, road striping and a bike path from Minaret Road to Club Drive, and
- (i) Land for a MCWD water treatment plant.

The Project is envisioned as a destination resort and a key anchor in the Town's economic development strategy.

5.2.1 THE RESORT HOTEL

The Resort Hotel component of the Project is intended to enhance the Mammoth experience by providing a luxury hotel in a rustic natural setting. It will serve as an anchor and an architectural icon for the town. The hotel is set back from Old Mammoth Road, Sherwin Creek Road and its neighbors to maintain a natural, rustic atmosphere, while creating an iconic landmark with the Sherwin Mountain Range as its backdrop. An illustrative elevation of Resort Hotel is shown in Figure 5.2.

The Resort Hotel may include up to 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units. The Resort Hotel Rooms/Suites may be a combination of traditional hotel rooms/suites, Condominium hotel guest suites, Private Residence Club or fractional ownership units. In addition, the Resort Hotel is intended to include the Outfitters Cabin, conference and meeting space, retail areas, lounge, restaurants, fitness area, pool, and a spa/wellness center. The Great Lawn is located in front of the Resort Hotel and will provide privately owned, publicly accessible outdoor space for cultural events, and social gatherings.

The Resort Hotel is expected to feature approximately 250 Resort Hotel Rooms/Suites, 150 Private Residence Club units and approximately 60,900 square-feet of non-residential uses.

The Town encourages the applicant to construct the hotel as early in the phasing of the development as possible so as to enhance the value of the existing and remaining portions of the Project, and accomplish the economic interests of the applicant and the Town.

5.2.2 RECREATION

In addition to the recreational facilities that will be developed within the Resort Hotel, additional recreational amenities include: an expanded 18-hole championship golf course designed by a top course architect; golf practice facility and attendant facilities; a permanent Golf Clubhouse facility; an Outfitters Cabin which is intended to be located in the Resort Hotel; a Natural Resources Interpretive Area; a Great Lawn suitable for cultural events and social gatherings; a small neighborhood park; a snow play area; walking, hiking and bicycling trails and paths; an open space corridor; trails on the golf course during winter allowing for cross-country skiing and snowshoeing and egress from the Sherwins onto the golf course cross-country trails during winter for back country skiers.

Existing recreational amenities in the Snowcreek District include the Snowcreek Athletic Club, and the privately owned, publicly accessible nine-hole golf course.

Golf Clubhouse and Golf Course

A nine-hole golf course designed by Ted Robinson exists on the north and west portions of the property. An additional nine holes will be constructed on the northeastern and southern edges of the Project Site, creating a privately owned, publicly accessible championship 18-hole golf course designed by a top course architect and encompassing an estimated 155 acres. The course design will include a practice facility. The course will be designed to conserve water and better utilize natural vegetation. The existing nine holes will be modified to ensure a unified, championship level 18-hole golf course. The existing temporary clubhouse will be removed and replaced with up to 3,000 square-feet of Golf Clubhouse facilities.

At the time of golf course use permit submittal, the detailed golf course layout and design will be proposed, including the location of cart paths, description and design showing how golf carts will safely cross roads, landscaping and irrigation, drainage and water facilities, compatibility with recycled water use and incorporation of the applicable mitigation measures, if any, in the Mitigation Monitoring Plan, which is attached as Appendix F to this Master Plan Update.

Outfitters Cabin

The Outfitters Cabin will offer information about: trailhead locations; hiking and recreational opportunities such as fishing, snow skiing, snow shoeing and sledding; equipment rentals; outdoor supplies; and possibly a “concierge” outfitters service that would arrange guided trips. The Outfitters Cabin is intended to be located in the Resort Hotel and shall have a public entrance that can be accessed from the exterior of the hotel.

Snow Play Area

The Project includes a privately owned, publicly accessible snow play area on the 94-acre exchange parcel near the Resort Hotel to allow for winter recreation.

Multi-Use Paths for Walking, Bicycling and Hiking

The Project includes multi-use paths throughout to encourage outdoor activities such as walking, hiking and bicycling, as well as pedestrian-only paths. Many of the paths will connect to existing town trails for additional connectivity and to help accomplish the Town’s “feet-first” goals.

Trails for Cross Country Skiing and Snowshoeing

The golf course will provide privately owned, publicly accessible cross-country ski and snowshoeing trails for winter recreation.

Sherwins Egress Point

The winter cross-country trails created on the golf course will provide a connection point from the Sherwins for back-country skiers and snowshoers.

Great Lawn

The project includes a Resort Hotel that is intended to be operated at a four to five star quality. The Resort Hotel amenities shall include the Great Lawn, which is intended to provide a turnkey infrastructure for special events such as electricity, water, storage, covering/shelter, etc. The Great Lawn, located near the entrance to the hotel, will serve as a privately owned, publicly accessible gathering space for entertainment, cultural events and social gatherings.

Mini-Park

A small neighborhood mini-park of approximately 5,100 usable square feet will be located near the entrance to the Project Site. (See Figure 5.3)

Natural Resources Interpretive Area

A Natural Resources Interpretive Area may provide residents and visitors with information and exhibits regarding the history of Mammoth and the natural characteristics of the region and may serve as a gathering place for certain recreational activities.

5.2.3 RESORT HOTEL AND RESIDENTIAL

The residential component provides a wide range of home ownership opportunities, which may include Single-Family Dwellings and Multi-Family Dwellings.

As shown in Table 5.1 below, the residential component includes up to 790 housing units that offer resort services and amenities suitable as primary or secondary residences. Of the 790 residential units, some units will be designated as workforce housing available for purchase. On-site workforce housing will be distributed in various locations throughout the Project and will not be clustered in one central location. In addition, an up-to 8,000 square-foot Residents' Club is intended to be provided for homeowners. The Residents' Club is intended to include a pool, spa, fitness facility, kitchen, bar and outdoor barbeque/cabana. This building also would accommodate the management, rental and sales offices. (See Figure 5.3)

Product Type	Gross # of Units	Net # of Units
Private Residence Club Units or Resort Hotel Rooms/Suites Total	400*	200*
Residential Units Total	790*	790*
Total Project Units	990	

*This table is for illustrative purposes only. Combinations of unit types may vary, but shall not exceed the totals provided by location or the development envelope studied in the Snowcreek VIII, Snowcreek Master Plan Update 2007 Final Environmental Impact Report.

Table 5.1: Residential Components

5.24 RETAIL

The Resort Hotel will feature retail shops. Additionally, a Commercial/Retail Facility will be constructed near the entrance to the Project Site, south of Old Mammoth Road. Parking will be provided as outlined in this Master Plan Update.

5.2.5 ADDITIONAL PUBLIC AMENITIES

In addition to the recreational features and amenities listed above, the Project is intended to provide the following benefits:

Tertiary Water Treatment

MCWD is in the process of establishing a Recycled Water Project and the Applicant is exploring the possibility of participating in that project. Once an agreement between MCWD and Snowcreek Investment Company, L.P. or successor is executed, recycled water shall be used to the maximum extent feasible, in a conjunctive manner with untreated MCWD well water in compliance with such agreement, for the existing and future golf course and landscaped areas in compliance with State and local regulations. If and when this Recycled Water Project becomes active, the Project's use of the Recycled Water Project on its golf course could make available an equivalent amount of untreated ground water that could be treated and used to meet future needs of the Town.

Road Improvements

The Master Plan Update includes construction of a roundabout at the intersection of Minaret Road and Old Mammoth Road to improve traffic flow and safety.

Increased Marketing for Town of Mammoth Lakes

This Project provides two possible increased marketing opportunities for the Town. First, the Master Plan Update includes plans for a world-class luxury Resort Hotel with space for conferences and meetings.

Such a Resort Hotel will possess corporate marketing budgets and departments, both at the local hotel property level and at the hotel's corporate level that could bring broad exposure to Mammoth as a whole. These marketing departments will promote both the Resort Hotel itself and the Mammoth experience as a desirable vacation or business conference location. The marketing power of a nationally or internationally recognized Resort Hotel's corporate office can be used to benefit the Town and increase tourism.



Figure 5.3: Illustrative Site Plan for Commercial/Retail Facility and Greeter's Cabin

Promoting the increase in “hot beds” (units and/or rooms occupied year-round) in the Project will be driven by local, state, national and international advertising through various types of print mediums. This advertising will focus on the Resort Hotel and Condominiums, the Project’s location, the Resort within a Resort concept, amenities, unit size and construction and design quality.

The addition of a world-class luxury Resort Hotel, with the recreational benefits listed above, also provides the Town with its own unique marketing opportunity. The Town will be able to market itself as a destination resort comparable to mountain resorts in Colorado and other peer resort areas.

When combined with the newly opened commercial air service, this increase in marketing ability has the potential to widen Mammoth’s appeal on a year-round basis, increase tourism, and increase tourism-based income for the Town and local businesses in Mammoth Lakes and provide an opportunity for a more economically sustainable town.

5.3 GENERAL LAND USE REGULATIONS

The current general plan land use designations on the site are Resort (“R”) and Open Space (“OS”). The portion of the site north of Old Mammoth Road is designated as Resort, however, this Master Plan Update contemplates leaving this portion of the Project site undeveloped except for, perhaps, a Natural Resources Interpretive Area, which would largely serve as a gathering place.

Portions of the site designated as R would be developed with a Resort Hotel, Private Residence Club; low, medium, and high-density residential uses, Golf Course, Golf Clubhouse, Natural Resources Interpretive Area, Residents’ Club, a Commercial/Retail Facility and an Outfitters’ Cabin. The purpose of the R designation is to provide for the development of parcels as coordinated, comprehensive projects while

allowing for diversification of land uses and to allow development of various types of land uses such as: single-family residential developments, multiple housing projects, professional and administrative office uses, 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 portion of the site designated as Open Space includes the golf course, the golf practice facility and uses ancillary to those such as storage and maintenance facilities.

Uses permitted within the R designation include the continuation of all land uses which existed in the zone at the time of adoption of the original development plan or those uses designated on the development plan for the particular property as approved by the Town Council. The Project proposes uses that are a continuation of the land uses adopted with the Original Master Plans and 1981 Master Plan. The Project proposes 990 units (790 Condominiums and Townhomes combined with 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units) developed over 143 acres that comprise the Project Site. Density for the Project Site was calculated by dividing the total number of units and Resort Hotel Rooms/Suites by the total number of acres of the Project Site. Overall density for the Project is approximately 6.92 units-per-acre (990/143). The Project, combined with the existing/entitled residential development, results in an overall Snowcreek Master Plan density of approximately 6.18 units-per-acre (2,137/346). The maximum permitted density under the 2007 General Plan is eight units per acre; therefore the Project would be consistent with the uses and density as allowed under the R designation.

Additionally, the lot coverage for the Project would be approximately 24.7 percent for the Project area (minus the golf course expansion) or approximately 15 percent for the entire Project, including the golf

course. Maximum site coverage in the Resort designation is 50%. Therefore, lot coverage under the Project would be consistent with the R designation.

The portion of the site north of Old Mammoth Road, designated as R in the General Plan, will remain undeveloped. However, a location may be designated as a gathering place for certain recreational activities that would serve as a Natural Resources Interpretive Area.

Table 5.2 outlines the four main land uses on the Project site: the Resort Hotel, Residential Land Uses, Recreational Land Uses and Other Non-Residential Land Uses. Within Table 5.2, the first column lists in more detail components of each use, the second column lists the land use and other goals to be accomplished by the development of this use, and the third column lists the proposed location and approximate size of the major components of these uses.

The Resort Hotel		
Features	Goals	Location/Size
Resort Hotel Land Uses include: <ul style="list-style-type: none"> · 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units · Conference and Meeting Space · Retail Areas/Shops · Bar(s)/Lounge(s) · Restaurants/Café(s)/Outdoor Dining space · Fitness Area · Pool · Spa/Wellness Center · Great Lawn for social, cultural, arts and entertainment events · Non-residential uses, including but not limited to retail uses 	<ul style="list-style-type: none"> · The Resort Hotel may feature a combination of traditional hotel rooms/suites, Condominium hotel guest suites, Private Residence Club or fractional ownership units, cultural facilities, indoor and outdoor events and public gathering areas. · The Resort Hotel and its related facilities would provide additional amenities, opportunities and gathering spaces for residents and visitors · Conference facilities provide the town with the ability to attract a year-round corporate audience to the area · Amenities provide a tax base to the Town through sales tax and transient occupancy tax revenue 	<ul style="list-style-type: none"> · Located at the southern border of the property. · 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units · Approximately 60,900 sq. ft. of non-residential building space, including approximately 25,000 sq. ft. of conference and meeting space, approximately 10,000 sq. ft. of retail areas/shops and approximately 10,000 sq. ft. of bar(s)/lounges and the spa/wellness facility of approximately 12,900 sq. ft. · Adjacent to Resort Hotel. Approximately 1-2 acres.

Table 5.2 Detailed Project Proposed Land Uses

Residential Land Uses		
Features	Goals	Location/Size
Residential Land Uses include: <ul style="list-style-type: none"> · Up to 790 Dwelling Units · Some units of for-sale Workforce Housing to be included in the 790 units referenced above (the Workforce Housing will be deed-restricted to provide year-round housing at the affordability level(s) designated in the Affordable Housing Mitigation Plan and shall be prohibited from transient rental) · The Snowcreek VIII Residents' Club may include a pool, spa, fitness facility, kitchen, bar and outdoor barbeque/cabana · Residents' Club building may accommodate the Project management, rental and sales offices 	<ul style="list-style-type: none"> · Provide a wide range of home ownership opportunities, with resort services and amenities, suitable as primary or secondary residences. · Provide some Workforce Housing on site. · On-site recreational facilities for low, medium and high-density residential units 	<ul style="list-style-type: none"> · Residential units may be located on any portion of the Project Site south of Old Mammoth Road. · An approximate 8,000 square-foot Residents' Club for homeowners near the Project entrance/gateway area and the Commercial/Retail Facility.
Recreational Land Uses		
Features	Goals	Location/Size
Recreation Land Use includes: <ul style="list-style-type: none"> · New nine-hole golf course (incorporated with the existing nine-hole golf course) to create a publicly accessible championship 18-hole golf course · Golf practice facility · Golf Clubhouse · Recreational Trails 	<ul style="list-style-type: none"> · Water-conserving course design · Better utilization of natural vegetation · Topographic undulations in character with surrounding landforms fronting main range · Routing water throughout course and feed into new ponds · New ponds to store irrigation water and provide drainage retention · Permanent Golf Clubhouse with Pro Shop and Lounge to replace existing temporary clubhouse 	<ul style="list-style-type: none"> · Golf course, practice facilities, encompassing an estimated 155 acres · Approximately 3,000 square-foot golf pro-shop and lounge.

Table 5.2 Detailed Project Proposed Land Uses continued

<p>Outfitters' Cabin that will:</p> <ul style="list-style-type: none"> · Serve as a staging area for an array of year-round recreational activities including hiking, biking, fishing, cross country skiing, snow shoeing, sledding and, potentially, hay rides and sleigh rides · Include public parking (provided via the Resort Hotel parking facilities) · Provide equipment rental and/or purchases · Include "Concierge" services possibly arranging guided tours and hikes · Provide needed information regarding trailhead locations, hiking opportunities and recreational opportunities in the surrounding area. · The Outfitters Cabin shall have a public entrance that can be accessed from the exterior of the hotel. 	<ul style="list-style-type: none"> · Implements Town goal to provide and support year-round recreational opportunities · Provide egress from Inyo National Forest/ Sherwin Range for use by town and Snowcreek residents and Resort Hotel guests. 	<ul style="list-style-type: none"> · Approximately 1,700 square-foot Outfitters' Cabin located in or near Resort Hotel
Features	Goals	Location/Size
<ul style="list-style-type: none"> · Natural Resources Interpretive Area 	<ul style="list-style-type: none"> · Provide residents and visitors with information and exhibits regarding the history of Mammoth and the qualities of the natural characteristics of Mammoth Creek and Mammoth Meadow. 	<ul style="list-style-type: none"> · A gathering place, not a structure, on the disturbed area on the north side of Old Mammoth Road.
<ul style="list-style-type: none"> · Snow Play Area 	<ul style="list-style-type: none"> · Additional winter recreational opportunities for all ages. 	<ul style="list-style-type: none"> · To be located on the 94 acre Open Space parcel.
<ul style="list-style-type: none"> · Hiking, bicycling and walking trails; open space corridor; connection to some existing town trails 	<ul style="list-style-type: none"> · Provision of walking and hiking trails, bicycling paths. 	<ul style="list-style-type: none"> · Throughout the Project Site (see Figure 5.1).
<ul style="list-style-type: none"> · Snowshoeing and cross-country skiing 	<ul style="list-style-type: none"> · Expansion of winter recreational opportunities available to the public 	<ul style="list-style-type: none"> · On cross-country trails throughout golf course.

Table 5.2 Detailed Project Proposed Land Uses continued

· Mini-park	· Provision of a neighborhood park within the Project for recreational uses	· In the Project Entrance/Gateway Planning Area. The mini-park will contain approximately 5,100 square feet of usable space.
· Egress from Sherwins	· Egress from the backcountry during winter, via the cross-country trails	· Near southwest boundary of Project. Legal egress for skiers and snowshoers will be provided through the Project Site consistent with conditions of approval (Appendix G).
Non-Residential Land Uses		
Features	Goals	Location/Size
· In addition to the retail shops at the Resort Hotel, the Project will include a Commercial/Retail Facility.	· Create easily accessible commercial space for Snowcreek District residents and guests.	· Approximately 3,500 square feet · South of Old Mammoth Road near the Project's Gateway entrance.

Table 5.2 Detailed Project Proposed Land Uses continued

5.3.1 LAND USE PLANNING AREAS

The following planning areas delineate uses and development standards appropriate in those planning areas.

PLANNING AREA DESCRIPTIONS

This plan establishes general planning areas with land uses and development standards for the Master Plan Update. Similar to the previously-adopted Master Plans, the planning areas are as follows:

Specially Planned (SP) Planning Area covers areas developed under the previously adopted Master Plans. No additional subdivision or commercial development is proposed. This Master Plan Update does not apply to previously developed areas.

Residential (RES) Planning Area covers land to be developed for Townhomes, Condominiums, Private Residence Club or Fractional Ownership or single-family homes at a density not to exceed 790 Dwelling Units in the Net Development Area excluding the Resort Hotel Planning Area. Low Density, Medium Density and High Density Residential are all permitted in the Residential Planning Area. Low Density Residential includes townhomes that are two stories and a maximum height of 35 feet from finished grade with dormer windows. The townhomes typically have integral garages and driveway parking. Medium Density Residential (MDR) products are a hybrid between condominium and townhome buildings with Understructure Parking. MDR buildings are three stories above ground with dormer windows and a maximum height of 45 feet from finished grade when Understructure Parking is included (35 feet from finished grade with no Understructure Parking). Building masses step down and are articulated at the end of buildings where townhomes are attached to the condominiums. High Density Residential includes condominiums that

are three stories above ground with dormer windows and a maximum height of 45 feet when Understructure Parking is included (35 feet with no Understructure Parking). Workforce Housing is permitted in the Residential Planning Area. Transient use of the Workforce Housing units is prohibited. Non-habitable buildings and structures incidental, accessory and subordinate to permitted uses, including but not limited to surface and Understructure Parking, maintenance buildings, well structures, transit stop, storage facilities, public utility facilities (e.g., transformers), transportation shelters, trash enclosures and pump enclosures are permitted in the Residential Planning Area.

Resort Hotel (RH) Planning Area covers land to be developed for resort use including the Resort Hotel, the Resort Hotel Rooms/Suites, Resort Condominiums, Private Residence Club or fractional ownership, conference space/facilities, commercial or retail uses, restaurants, bar(s)/lounge(s)/café(s), outdoor eating areas, wellness center, spa, fitness center, pool, Golf Clubhouse and pro shop, Outfitters' Cabin and Great Lawn to be used for various types of cultural and social gatherings, indoor and outdoor events and public gathering areas or other similar uses. Non-habitable buildings and structures incidental, accessory and subordinate to permitted uses, including but not limited to surface and Understructure Parking, maintenance buildings, well structures, transportation shelters, trash enclosures, pump enclosures, private utility facilities that serve a community need or is a public benefit, wayfinding, parks or other open space areas, public or private trails, public utility facilities (e.g., transformers), and transit stops are permitted in the Resort Hotel Planning Area.

Recreation (REC) Planning Area covers lands to be developed for recreational use including, but not limited to, a golf course, practice facility, Golf Clubhouse, golf maintenance building(s), Outfitters' Cabin, snow play area, walking trails, bike paths, cross country ski trails, parks, Natural Resources Interpretive Area, and private community facilities such as a Residents' Club, including a residential clubhouse, grill(s), pool and spa, ancillary management and leasing offices, non-residential uses, including but not limited to retail uses, public gathering areas (indoor and outdoor), playgrounds, tot lots, open space corridors, public utility facilities (e.g., transformers), transit stops, well structures. Non-habitable buildings and structures, transit stop, storage facilities, public utility facilities (e.g., transformers) incidental, accessory and subordinate to permitted uses, including but not limited to surface and Understructure Parking, maintenance buildings, well structures, transportation shelters, trash enclosures, and pump enclosures are permitted in the Recreation Planning Area.

Project Entry/Gateway (PEG) Planning Area permits all uses allowed in the Residential Planning Area, including Workforce Housing, plus real estate offices, equipment rentals, the Commercial/Retail Facility including restaurants or food service and the Residents' Club. Non-habitable buildings and structures incidental, accessory and subordinate to permitted uses, including but not limited to surface and Understructure Parking, maintenance buildings, well structures, transportation shelters, trash enclosures, pump enclosures, and golf cart barns are also permitted in the Project Entry/Gateway area.

Development Standards Applicable to All Planning Areas

1. As set forth in the General Plan, in the Resort Hotel Planning Area, densities for hotel/motel uses shall be computed at a ratio of two guest rooms for each unit. For the purposes of calculating residential density, a hotel room, one-bedroom unit or studio unit up to a maximum of eight hundred fifty square feet of living area, shall be considered to equal one-half of a dwelling. Units in excess of 850 square feet shall be considered to equal one unit
2. Building or structure heights shall be measured from the average finished grade (as determined by average grade along a building's perimeter) to the highest point of the roof, as determined on the basis of a Town approved grading plan. Additional height of up to 10 percent of a building's allowable height shall be available for chimneys, elevator mechanical, or roof appurtenances.
3. In accordance with the goals of the 2007 General Plan Update and this Master Plan Update including the design guidelines, the Project will minimize the development of impervious surfaces and will make efforts to incorporate sustainability measures into the Project design. One important area for the incorporation of these measures is with respect to parking for the Project. These goals are very closely linked to the goals of reducing automobile dependency and encouraging walking, biking and public transportation. Parking on the Snowcreek site will consist of parking for residents and their guests, hotel guests and hotel services parking, parking for the golf course and public parking.

Residential parking will be accommodated as follows:

- Low Density Residential will be parked at 2.0 spaces per unit for three bedroom units and 3 spaces per unit for four bedroom units. A minimum of 50% of spaces will be covered. Guest parking of .25 spaces per unit will be accommodated in unit driveways or guest parking pockets.
- Medium Density Residential will be parked at 1.0 space for studio and one bedroom units, 1.5 spaces for two bedroom units, 2.0 spaces for three bedroom units, and 3.0 spaces for four bedroom units. All resident parking will be accommodated in Understructure Parking. Guest parking of .25 spaces per unit will be accommodated in Understructure Parking or guest parking pockets on Residential Lanes.
- High Density Residential will be parked at 1.0 space for studio and one bedroom units, and 1.5 spaces for units larger than one bedroom in Understructure Parking. Guest parking of .25 spaces per unit will be accommodated in guest parking pockets on Residential Lanes.

In accordance with the intent of this Master Plan Update, Snowcreek VIII has been designed as a unified project. In that regard, guest parking delineated above, will be calculated and accommodated in the aggregate, throughout the Project site.

Hotel and Commercial Parking will be accommodated as follows:

- Hotel Guest Rooms will be accommodated by 0.5 spaces for each key. Hotel condominiums in the main hotel building will be accommodated by 1.0 space per key. Spaces are in Understructure Parking and surface parking.

- Hotel condominiums in separate buildings will be accommodated by 1.5 spaces per key. Spaces are in Understructure Parking and surface parking.
- Commercial within the Resort Hotel will be served by both spaces within the understructure and surface parking. Additional parking spaces will be required for the outfitters cabin/public access staging area and non-residential uses with the hotel area. The number of required spaces for these uses shall be determined at the time of the use permit submittal for the hotel.
- Parking for private events such as weddings will be provided in surface and Understructure Parking. Details will be provided as part of the use permit process for the Resort Hotel.
- Parking for events which require a Special Events Permit will be detailed in the application for the Special Event Permit.
- Tour buses will drop off and pick up Resort Hotel visitors and guests near the Resort Hotel entrance.
- At the Project Entry/Gateway area, which accommodates the Commercial/Retail Facility, and the Residents' Club, 20 parking spaces will be available for users of those facilities, and the public generally.
- Details of commercial loading, service vehicle access and tour bus drop off and pick up will be provided as part of the use permit process.

As mentioned previously in this Master Plan Update, consistent with the 2007 General Plan Update, the Project is designed to encourage "feet first" mobility. With respect to the difference in

parking standards for Resort Hotel Rooms/Suites, condominiums located within the Resort Hotel and condominiums located in separate buildings, it is anticipated that the Resort Hotel Rooms/Suites would have the smallest amount of square footage, thereby providing accommodations for the smallest number of people, and thereby requiring the lowest parking ratio. It is also anticipated that guests of the Resort Hotel, whether staying in the Resort Hotel Rooms/Suites or condominiums located within the Resort Hotel would be most likely not to travel to Mammoth by automobile and most likely to avail themselves of non-automotive transportation, both from the airport to the Resort Hotel and for getting to various locations within the Town during their stay.

Parking ratios described in the planning area standards are intended to be reduced on Town staff approval if justified by a “shared parking” analysis, transit factors, and/or a parking management plan prepared by traffic consultants approved by the Public Works Director. Standard surface parking stalls will be 10’ x 20’. Parking stalls in Understructure Parking will be 9’ x 18’. In order to reduce impervious surfaces, tandem and valet parking will be permitted in the Resort Hotel, Private Residence Club and High Density Residential buildings. Tandem parking is allowed in low-density residential units for residents or occupants of the same unit. Tandem and valet parking may be utilized in the Resort Hotel, Private Residence Club and High Density Residential Units when attendants are present. A plan for the use of tandem and/or valet parking shall be submitted during the use permit process for the Hotel, Private Residence Club or any phase including High Density Residential if tandem and/or valet parking will be a component of the parking plan for that phase.

4. Lot coverage requirements will be calculated for the entire Project Site and will not be calculated parcel by parcel.
5. General Plan Policy L.3.H. states, “Density may be clustered or transferred through clearly articulated district plans to enhance General Plan Goals and Policies.” General Plan Policy P.2.C states, “(m)aximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights within individual districts.” In order to be consistent with these Goals and Policies of the General Plan, the Project is designed to cluster development and maximize open space.
6. Snow storage requirements may be reduced or otherwise modified upon approval by the Public Works Director or Development Director of a specific snow storage/snow removal plan.
7. Planning areas are flexible, not rigid, so long as the aggregate development envelope does not exceed 990 units or create environmental impacts in excess of environmental impacts that were studied in the Project EIR. Note that a master plan amendment shall not be required if qualifying affordable housing units are placed on-site; however, additional CEQA analysis, including additional water supply analysis, may be required if the maximum development envelope studied in the Project EIR was proposed to be exceeded.

5.4 OPEN SPACE CORRIDOR

An important amenity and design feature of the Project Site will be the Open Space Corridor that will meander through the Project Site from the Project Entry/Gateway Planning Area to the Resort Hotel. The width of the Open Space Corridor will vary from approximately 175 feet at its widest to approximately 14 feet at its narrowest.

Residential Land Uses	Low Density Residential Product (LDR)	Medium Density Residential Product (MDR)	High Density Residential Product (HDR)
Front Yard Setback	10 feet ¹	10 feet	10 feet
Side Yard Setback	10 feet; 15 feet for development along the multi-use path sides of the Neighborhood Road and Neighborhood Connector.	10 feet; 15 feet for development along the multi-use path sides of the Neighborhood Road and Neighborhood Connector.	10 feet; 15 feet for development along the multi-use path sides of the Neighborhood Road and Neighborhood Connector.
Rear Yard Setback	10 feet	10 feet	10 feet
Street Side Yard Setback	10 feet	10 feet	10 feet
Any Yard Setback Adjacent to Recreation	5 feet	5 feet	5 feet
Minimum Distance Between Buildings	14 feet (snow restraint devices, approved by the Town's Building Official, required) 20 feet (snow restraint devices not required)	14 feet (snow restraint devices, approved by the Town's Building Official, required) 20 feet (snow restraint devices not required)	14 feet (snow restraint devices, approved by the Town's Building Official, required) 20 feet (snow restraint devices not required)
Maximum Allowed Height	35 feet from finished grade	35 feet from finished grade, plus an additional 10 feet (or 45 feet) if Understructure Parking ² is utilized.	35 feet from finished grade, plus an additional 10 feet (or 45 feet) if Understructure Parking is utilized for residential buildings.
Parking Requirements ³	2 spaces per unit for three bedroom units and 3 spaces per unit for four bedroom units. A minimum of 50% of spaces will be covered. Guest parking of .25 spaces per unit will be accommodated in unit driveways or guest parking pockets. ⁴	1.0 space for studio and one bedroom units, 1.5 spaces for two bedroom units, 2.0 spaces for three bedroom units, and 3.0 spaces for four bedroom units. All resident parking will be accommodated in Understructure Parking. Guest parking of .25 spaces per unit will be accommodated in Understructure Parking or guest parking pockets on Residential Lanes.	1.0 space for studio and one bedroom units, and 1.5 spaces for units larger than one bedroom in Understructure Parking. Guest parking of .25 spaces per unit will be accommodated in guest parking pockets on Residential Lanes.
Snow Storage Area Required	70 percent of all impervious drives, uncovered parking and winter maintained pedestrian paths. Snow storage may be off-site but within the Snowcreek VIII Project area as approved by the Town. Snow storage requirements may be reduced upon approval of a snow storage plan by the Town.	70 percent of all impervious drives, uncovered parking and winter maintained pedestrian paths. Snow storage may be off-site but within the Snowcreek VIII Project area as approved by the Town. Snow storage requirements may be reduced upon approval of a snow storage plan by the Town.	70 percent of all impervious drives, uncovered parking and winter maintained pedestrian paths. Snow storage may be off-site but within the Snowcreek VIII Project area as approved by the Town. Snow storage requirements may be reduced upon approval of a snow storage plan by the Town.
Minimum Street Width	24' width to paving edge	24' width to paving edge	24' width to paving edge

Table 5.3 Residential Development Standards Table

- 1 Driveways that are less than 20 feet are not considered parking spaces.
- 2 Understructure Parking may be either underground parking or parking located beneath a structure, but not completely or partially beneath grade.
- 3 Bicycle parking and storage details and plans will be provided in connection with the use permits
- 4 Studio and one bedroom units are not anticipated for LDR.

Land Use	Hotel	Commercial	Recreational Club
Front Yard Setback	10 feet	10 feet	10 feet
Side Yard Setback	10 feet; 15 feet for development along the multi-use path sides of the Neighborhood Road and Neighborhood Connector.	10 feet; 15 feet for development along the multi-use path sides of the Neighborhood Road and Neighborhood Connector.	10 feet; 15 feet for development along the multi-use path sides of the Neighborhood Road and Neighborhood Connector.
Rear Yard Setback	10 feet	10 feet	10 feet
Street Side Yard Setback	10 feet	10 feet	10 feet
Any Yard Setback Adjacent to Recreation	5 feet	5 feet	5 feet
Minimum Distance Between Buildings	14 feet (snow restraint devices, approved by the Town's Building Official, required) 20 feet (snow restraint devices not required)	14 feet (snow restraint devices, approved by the Town's Building Official, required) 20 feet (snow restraint devices not required)	14 feet (snow restraint devices, approved by the Town's Building Official, required) 20 feet (snow restraint devices not required)
Maximum Allowed Height	90 feet from finished grade plus up to 10% of such height for non-habitable architectural elements and appurtenances, consistent with the definition of Building Height, for the Resort Hotel.	35 feet from finished grade	35 feet from finished grade
Parking Requirements ¹	Hotel Guest Rooms will be accommodated by 0.5 spaces for each key. Hotel condominiums in the main hotel building will be accommodated by 1.0 space per key. Hotel condominiums in separate buildings will be accommodated by 1.5 spaces per key. Spaces are in Understructure Parking and surface parking.	4 spaces per 1,000 square feet of leasable space (20 spaces shared with the Recreational Club).	20 spaces will be provided for the recreational facility, shared with Commercial.
Snow Storage Area Required	70 percent of all impervious drives, uncovered parking and winter maintained pedestrian paths. Snow storage may be off-site but within the Snowcreek VIII Project area as approved by the Town. Snow storage requirements may be reduced upon approval of a snow storage plan by the Town.	70 percent of all impervious drives, uncovered parking and winter maintained pedestrian paths. Snow storage may be off-site but within the Snowcreek VIII Project area as approved by the Town. Snow storage requirements may be reduced upon approval of a snow storage plan by the Town.	70 percent of all impervious drives, uncovered parking and winter maintained pedestrian paths. Snow storage may be off-site but within the Snowcreek VIII Project area as approved by the Town. Snow storage requirements may be reduced upon approval of a snow storage plan by the Town.
Minimum Street Width	24' width to paving edge	24' width to paving edge	24' width to paving edge

¹ Bicycle parking and storage details and plans will be provided in connection with the use permits.

Table 5.4 Non-Residential Development Standards Table

LEGEND - LAND USE	
	RESIDENTIAL
	COMMERCIAL
	RECREATIONAL
	HOTEL, PRC AND GOLF OPERATIONS
	GOLF

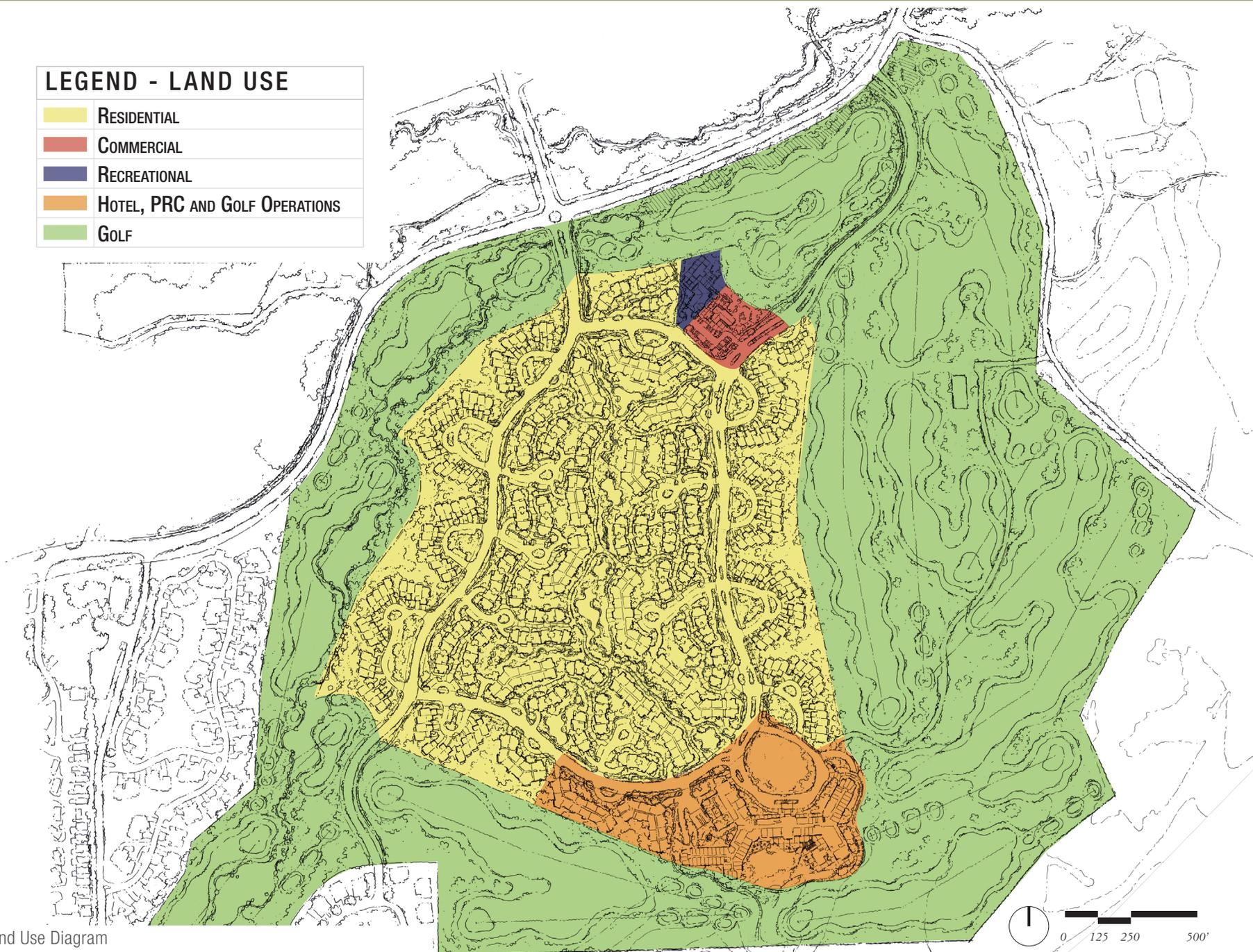


Figure 5.4: Land Use Diagram

5.5 PAOT

The 2007 Town of Mammoth Lakes General Plan prescribes a peak PAOT (“persons at one time”) limit of 52,000 people, which includes both residents and visitors. The 2007 General Plan PAOT projections incorporate the population assumed to be generated by the development allowed in the 1981 Snowcreek Master Plan, which allows 2,332 Dwelling Units, 1029 of which have been constructed and 118 of which have been approved as well as 150,000 square feet of commercial development. The proposed Project will not increase the number of Dwelling Units or commercial square footage allowed by the 1981 Master Plan or the PAOT contemplated by the 2007 General Plan. The Town has accounted for both the resident and visitor population of the Snowcreek Master Plan in its PAOT projections.

	Density Summary
Total Master Plan Units Allotted	2,332
Master Plan Build-Out to-Date	1,147
Total Master Plan Units Remaining to be Built	1,185
Total Proposed Units to be Built under Master Plan Update	990
Reduction in Residential Units from Previous Master Plans to Master Plan Update	195
Sources: 1974 & 1981 Master Plans, this Master Plan Update, and the Town of Mammoth Lakes Department of Community Development, December 2006.	

Table 5.5 Proposed Master Plan Update Development Summary

5.6 PUBLIC ACCESS

The USFS, the Town, the applicant and other stakeholders are in the process of collaborating in a planning effort initiated by the USFS which will require compliance with NEPA and/or CEQA for purposes of evaluating any improvements to USFS lands. This planning effort is completely distinct from the Snowcreek VIII Master Plan Update Process.

One part of the USFS initiated planning process will be to consider access between the Project Site and adjacent National Forest land. Until completion of this planning process, access along the project boundary shall remain open, but undeveloped, other than for closures necessary to protect the public such as closures during construction. Upon completion of the USFS initiated planning process, public and project access will be formalized and improved consistent with type(s) and level of use anticipated and consistent with the trails plan for Snowcreek VIII. Conditions of approval related to public access were included in the project approval.

5.7 DESIGN GUIDELINES

The design guidelines for the Master Plan Update are attached as Appendix B.

5.8 LANDSCAPE MASTER PLAN

The landscape master plan for this Master Plan Update is attached as Appendix C.

LEGEND

-  Transit Stop with shelter (Proposed)
-  Transit Stop (Proposed)
-  Transit Stop (Existing)
-  Egress
-  Safe Pedestrian Crossing

TRAIL TYPE	USES
 Multi Use Path (Proposed) 8 foot wide paved trail; cleared in winter	Pedestrian Biking
 Multi Use Path (Proposed) 10 foot wide paved trail; cleared in winter	Pedestrian Biking
 Multi Use Path (Existing) 8 foot wide paved path; cleared in winter	Pedestrian Biking
 Pedestrian Path 6 foot wide paving with 5 feet clear of obstructions; cleared in winter	Pedestrian Only

Transit Stop approx. 175 yards from Old Mammoth Road along Minaret Road

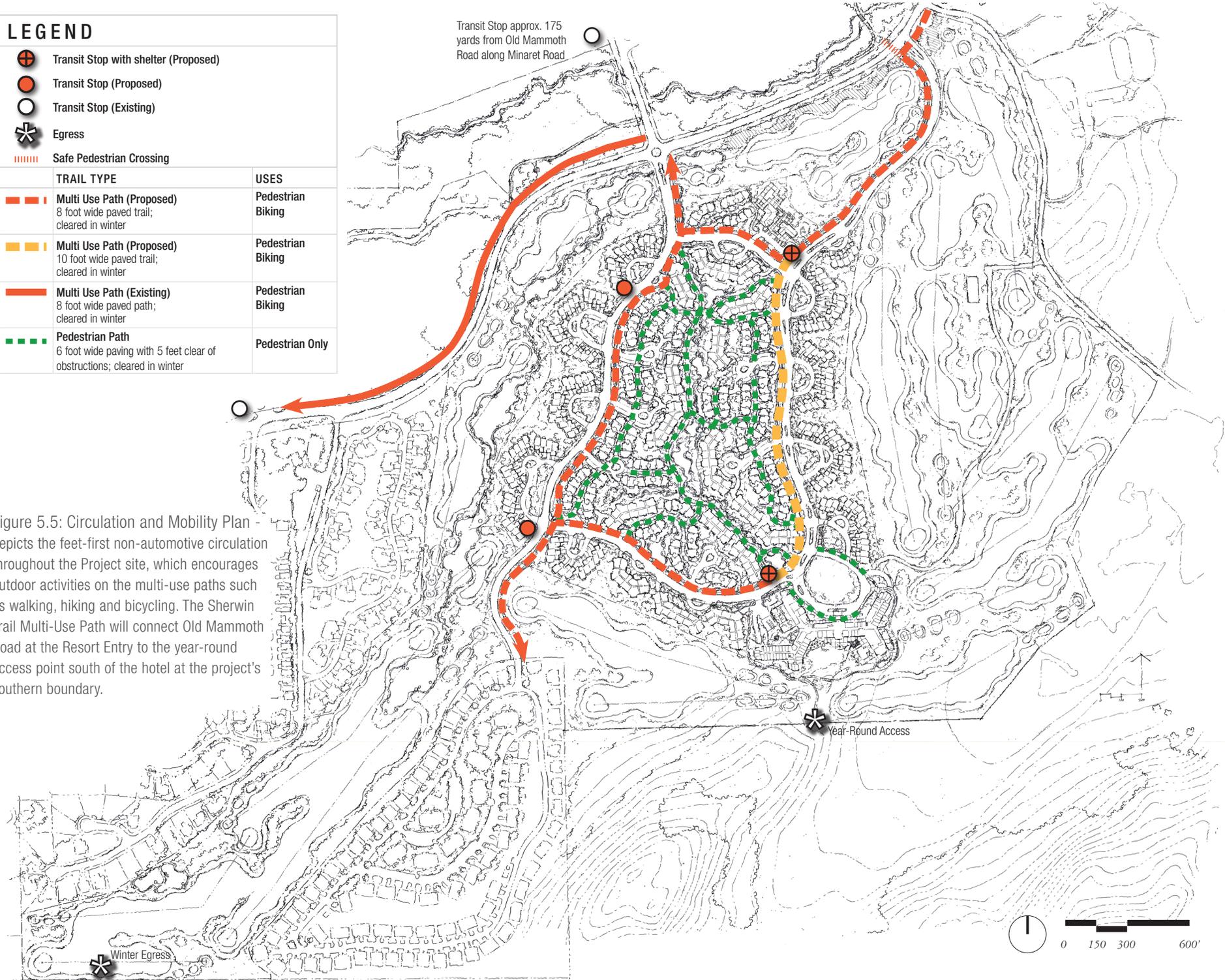


Figure 5.5: Circulation and Mobility Plan - depicts the feet-first non-automotive circulation throughout the Project site, which encourages outdoor activities on the multi-use paths such as walking, hiking and bicycling. The Sherwin Trail Multi-Use Path will connect Old Mammoth Road at the Resort Entry to the year-round access point south of the hotel at the project's southern boundary.

LEGEND

-  Outfitters Cabin Location; Possible Future Sherwin Range Ingress and Egress
-  Winter Egress/Year-Round Access
-  Snow Play Area (Proposed)

TRAIL TYPE	USES
 Winter Cross Country Trail Area (Proposed)	Cross Country Skiing
 Winter Maintained Walking Path	Pedestrian

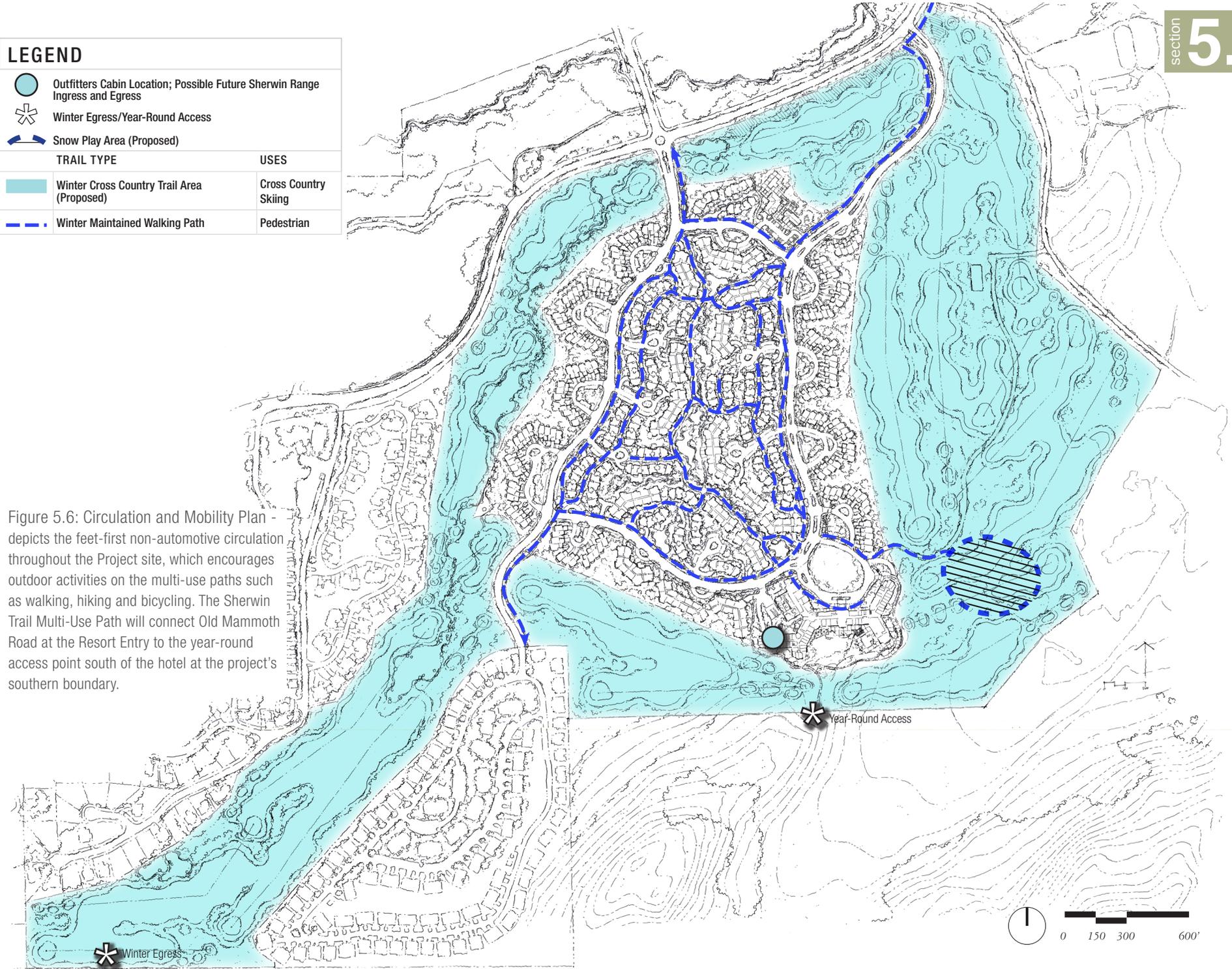


Figure 5.6: Circulation and Mobility Plan - depicts the feet-first non-automotive circulation throughout the Project site, which encourages outdoor activities on the multi-use paths such as walking, hiking and bicycling. The Sherwin Trail Multi-Use Path will connect Old Mammoth Road at the Resort Entry to the year-round access point south of the hotel at the project's southern boundary.



LEGEND - PHASING

	PHASE A
	PHASE B
	PHASE C
	PHASE D
	PHASE E
	PHASE F
	PHASE G
	PHASE H
	PHASE I
	PHASE J

Figure 5.7: Phasing Diagram - shows a breakdown of the Project into phases for construction purposes. During the use permit process for each construction phase, the applicant will be required to develop a construction management plan which will include, among other things, a plan to keep residential and construction traffic separate to the extent feasible. Mitigation measures relating to reducing construction impacts from the approved Mitigation Monitoring Plan will be incorporated into each Construction Management Plan, if applicable. The Town encourages the applicant to construct the hotel as early in the phasing of the development as possible so as to enhance the value of the existing and remaining portions of the Project, and accomplish the economic interests of the applicant and the Town.

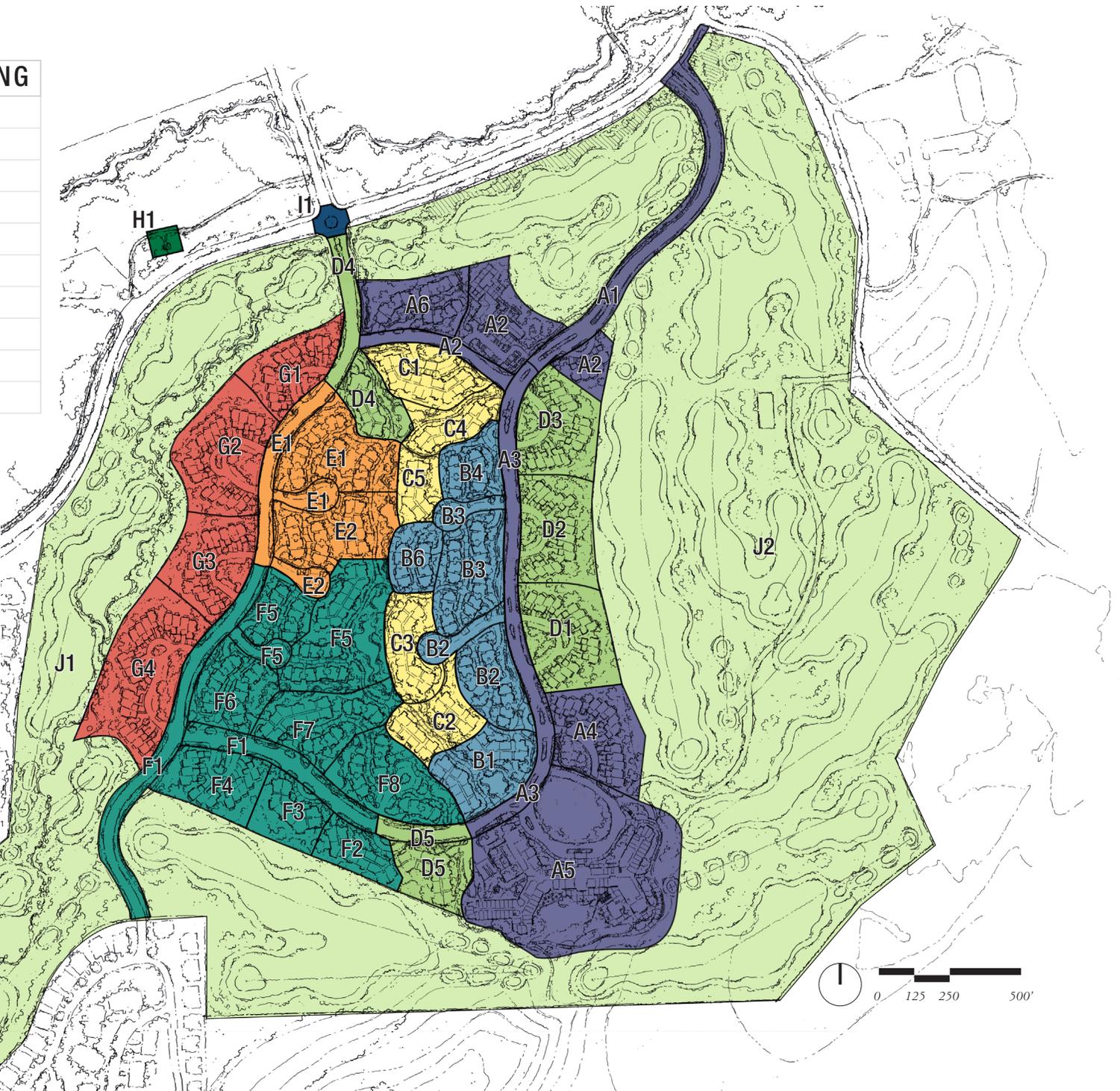




Figure 5.8: Illustrative Residential Plan - depicts an illustrative residential plan showing how the different residential product types, road types and open spaces combine to form a neighborhood.



Figure 5.9: Illustrative Gateway Plan - depicts a possible configuration of a portion of the Project Entry/Gateway Planning Area. As this is a non-gated community a Greeters Cottage is planned. This facility will be single occupancy building, 200 square feet in size and include a single restroom.



Figure 5.10: Low Density Residential illustrative drawing



Figure 5.11: Medium Density Residential illustrative drawing



Figure 5.12: High Density Residential illustrative drawing

Figures 5.10, 5.11 and 5.12 show conceptual elevations of the Low, Medium and High Density Residential product types.



Figure 5.13: Great Lawn and Resort Hotel illustrative drawing - depicts an illustrative sketch of the Resort Hotel and Great Lawn.



Figure 5.14: Open Space Corridor illustrative drawing - depicts an illustrative sketch of homes on both sides of the open space corridor on the Project Site.



HOUSING PLAN

section 6.0

6.1 AFFORDABLE HOUSING MITIGATION REGULATIONS

The Town Council adopted Affordable Housing Mitigation Regulations (chapter 17.36) in 2006. The regulations address the development of workforce housing sufficient to mitigate the increased workforce housing demand created by a project. To determine the potential impact of a project, a formula is used to estimate the number of full-time equivalent employees for each business type. The formula to be utilized to address mitigation of the increased workforce housing demand created by Snowcreek VIII will be addressed in the Affordable Housing Mitigation Plan. The result is that projects are required to provide housing for the estimated number of their full-time equivalent employees.

6.2 HOUSING PLAN PROPOSAL

The Project includes 790 residential Dwelling Units, which will include a combination of Condominiums, Single-family Dwellings, stacked flats and Townhomes and provide a wide range of home ownership opportunities suitable as either primary or secondary residences. The Project proposes the development of 790 residential Dwelling Units, 250 Hotel Rooms/Suites and 150 Private Residence Club units (200 units), and up to 75,000 square feet for non-residential uses, on a 143 acre portion of the total 237 acre Project Site. The Project therefore proposes a total of 990 units (790 residential Dwelling Units combined with 250 Resort Hotel Rooms/Suites and 150 Private Residence Club

units) developed over 143 acres. Housing density for the Project Site was calculated by dividing the total number of units by the total number of acres to be developed with residential and Resort Hotel Rooms/Suites. Overall density for the Project is approximately 6.92 units-per-acre (990 units/143 acres). The Project, combined with the existing/entitled residential development, results in an overall Snowcreek Master Plan density of approximately 6.18 units-per-acre (2,137 total units/346 total acres).

The Project Applicant is creating an Affordable Housing Mitigation Plan in conjunction with Mammoth Lakes Housing, to be submitted under separate cover. The mitigation of workforce housing shall be addressed through the preparation of a Housing Mitigation Development Plan (HMDP) for the Project overall and for each phase of the Project that generates full time equivalent employees (FTEEs) per Municipal Code Chapter 17.36, unless otherwise specified in an executed development agreement. The HMDPs may include a variety of strategies, consistent with the project envelope and mitigation requirements contained in the Final EIR, including the payment of in-lieu fees, credits, and/or construction of on- or off-site units. HMDPs shall be reviewed by the Town and Mammoth Lakes Housing, Inc. and approved by the Planning Commission.



INFRASTRUCTURE PLAN

section 7.0

7.1 MOBILITY

7.1.1 INTRODUCTION

The 2007 General Plan's Mobility Goal M.3 emphasizes the following priority of transportation modes: (a) feet first; (b) public transportation second; (c) and car last. The prioritizing of transportation modes informs planning of the community transportation system, but still places an emphasis on meeting Level of Service standards. The 2007 General Plan's Mobility Goal M.6 encourages alternative transportation and improvement of pedestrian mobility by developing a comprehensive parking management strategy. The Project facilitates these goals by encouraging walking, biking and the use of public transportation, while including a circulation system that accommodates automobiles, emergency vehicles and parking.

7.1.2 MOBILITY PLAN

STREETS

As per the General Plan, all streets are proposed as two lanes, one lane in each direction. For a depiction of road designations and sections, see Figures 7.1 through 7.5, Road Designations and Typical Road Sections. The Master Plan Update is sensitive to the need to integrate the Project into the existing fabric of the Town.

The Master Plan Update utilizes a variety of block lengths to provide a pleasant street experience. The design of the street system, along with the layout of golf course, parks, open space and greenbelts, all contribute to and maintain the integrity of neighborhoods within the Project. The Master Plan Update provides the infrastructure that allows access to and from the site to adjacent land uses via walking, bike, or auto. Parks and open space within the site, and proximity to golf, restaurants, retail and other commercial areas, further encourage walking and biking. It is anticipated that the open space throughout the Project, for example in cul-de-sacs, will be utilized as passive parks. See Circulation and Mobility Plan, Fig. 7.6, Site Plan, Fig. 2.1.

Street design shall relate to the function of the street and its intended capacity. Innovation in street and walkway design, use of loop streets and reduction of grading for streets is encouraged. See Table 7.1 for Road Standards.

Roads will be crowned to direct storm water runoff and prevent ponding. Swales will be allowed as a drainage feature.

ROAD SECTIONS

-  85' Collector - Resort Entry (see Figure 7.2)
-  60' Collector - Neighborhood Road (see Figure 7.3)
-  60' Collector - Neighborhood Connector (see Figure 7.4)
-  40' Residential Lane or Private Drive (see Figure 7.5)

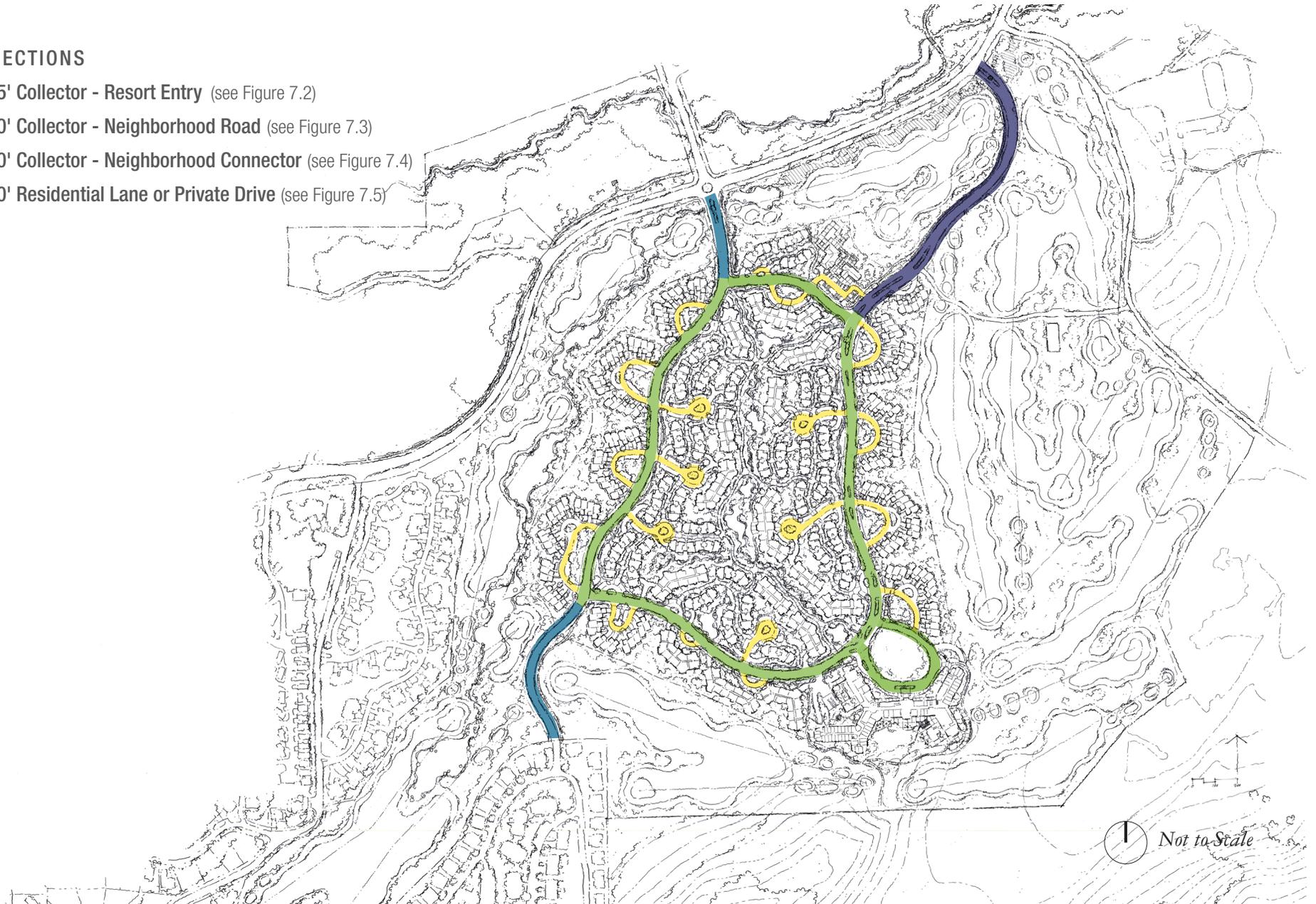


Figure 7.1: Road Designations

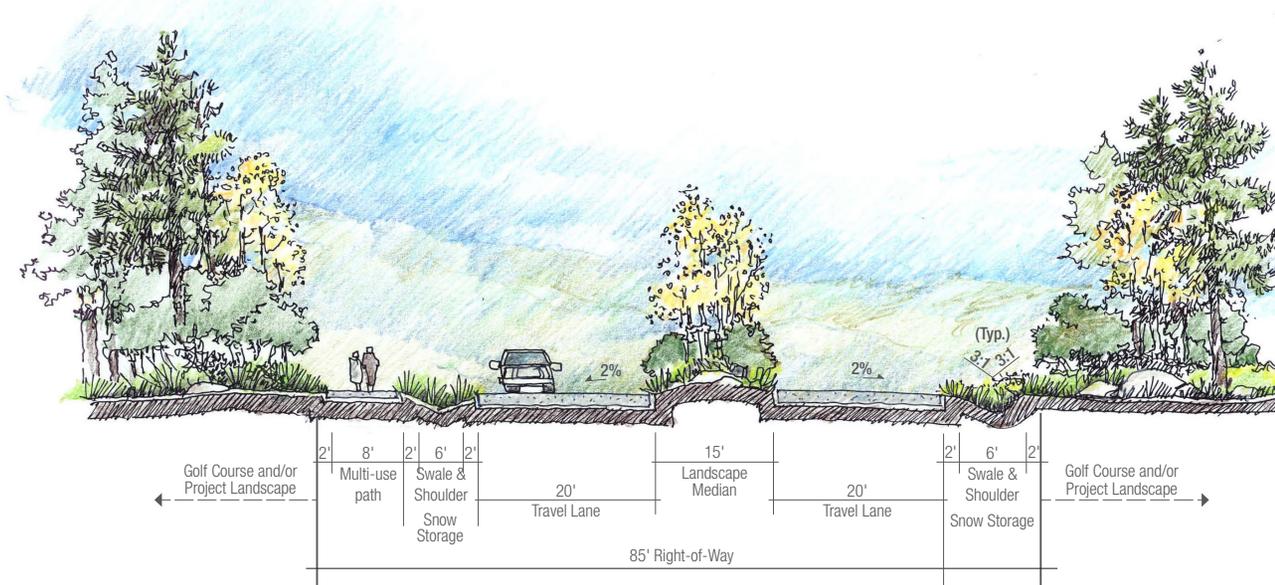


Figure 7.2: Collector Resort Entry Road (85')

This illustration also shows the Collector Neighborhood Road (60 feet) condition when the intermittent median is present (refer to Figure 5.1 - Illustrative Master Plan drawing)

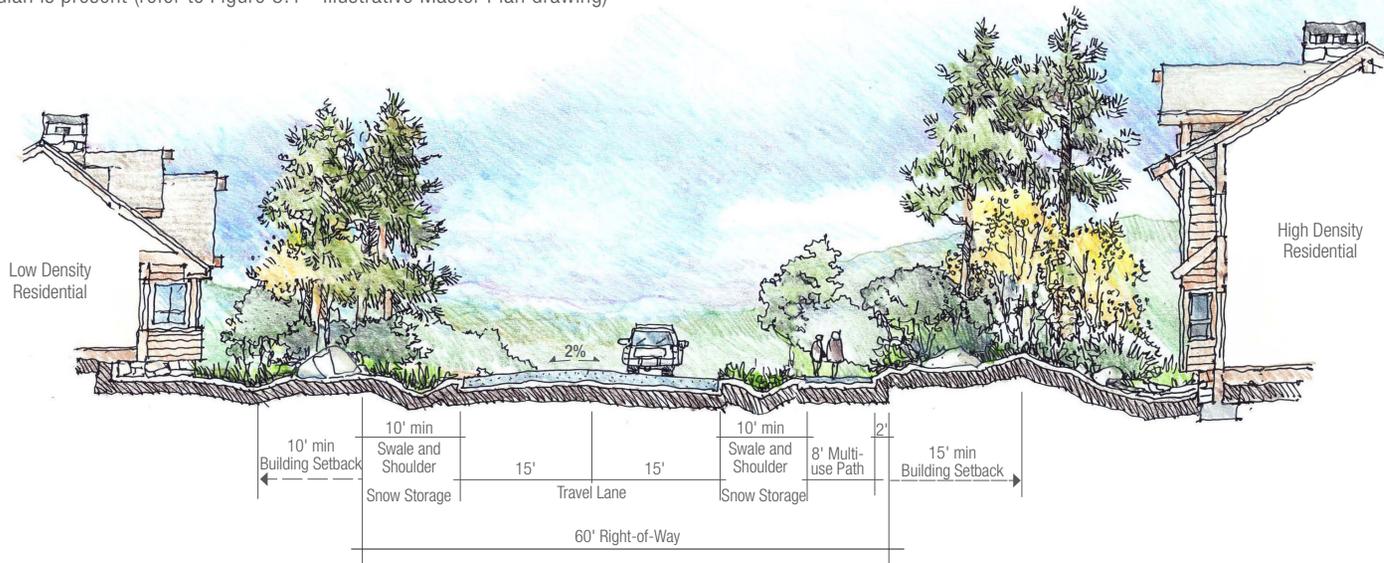


Figure 7.3: Collector Neighborhood Road (60')



Figure 7.4: Collector Neighborhood Connector (60') ■



Figure 7.5: Residential Lane (40') ■

Road Standards					
Type	Travel Lane	Shoulder/Drainage Ditch/Swale (non-erosive material)	Total Paved Surface	Minimum Grade	Maximum Grade
Collector Resort Entry Road	20' wide plus an 15' median	2' wide	40'	0.5%	10%
Collector Neighborhood Road or Neighborhood Connector	15' wide	2' wide	30'	0.5%	10%
Residential Lane or Private Drive	12' wide	2' wide	24'	0.5%	10%

Please note: all roads shall comply with applicable Mammoth Lakes Fire Protection District (MLFPD) Road Standards and Fire Code to ensure adequate public health and safety objectives are achieved.

Table 7.1: Road Standards

SIGHT DISTANCES

Intersections will remain clear of landscaping, utilities, buildings or other elements that would block visibility of other vehicles at the intersections. This cone of visibility shall be a triangle of 30' x 30'.

PEDESTRIAN CIRCULATION

The Project incorporates “feet first” design features. The pedestrian circulation plan has been created in conjunction with the Master Plan Update. New multi-use paths which accommodate walking, hiking and bicycling and pedestrian-only paths are designed to accommodate various links with existing off-site paths or trails in the vicinity of Fairway Drive, Old Mammoth Road and Minaret Road. The pedestrian system includes interior paths and some sidewalks (refer to Figures 7.2 through 7.4). These interior pedestrian links connect to the Resort Hotel, residential areas, Golf Course, park and open space corridor, the Commercial/Retail Facility, and other outdoor spaces. Multi-use paths and pedestrian paths will be publicly accessible. See Figure 7.6.

LEGEND		
	Transit Stop with shelter (Proposed)	
	Transit Stop (Proposed)	
	Transit Stop (Existing)	
	Egress	
	Safe Pedestrian Crossing	
TRAIL TYPE	USES	
	Multi Use Path (Proposed) 8 foot wide paved trail, cleared in winter	Pedestrian Biking
	Multi Use Path (Proposed) 10 foot wide paved trail, cleared in winter	Pedestrian Biking
	Multi Use Path (Existing) 8 foot wide paved path, cleared in winter	Pedestrian Biking
	Pedestrian Path 6 foot wide paving with 5 feet clear of obstructions; cleared in winter	Pedestrian Only

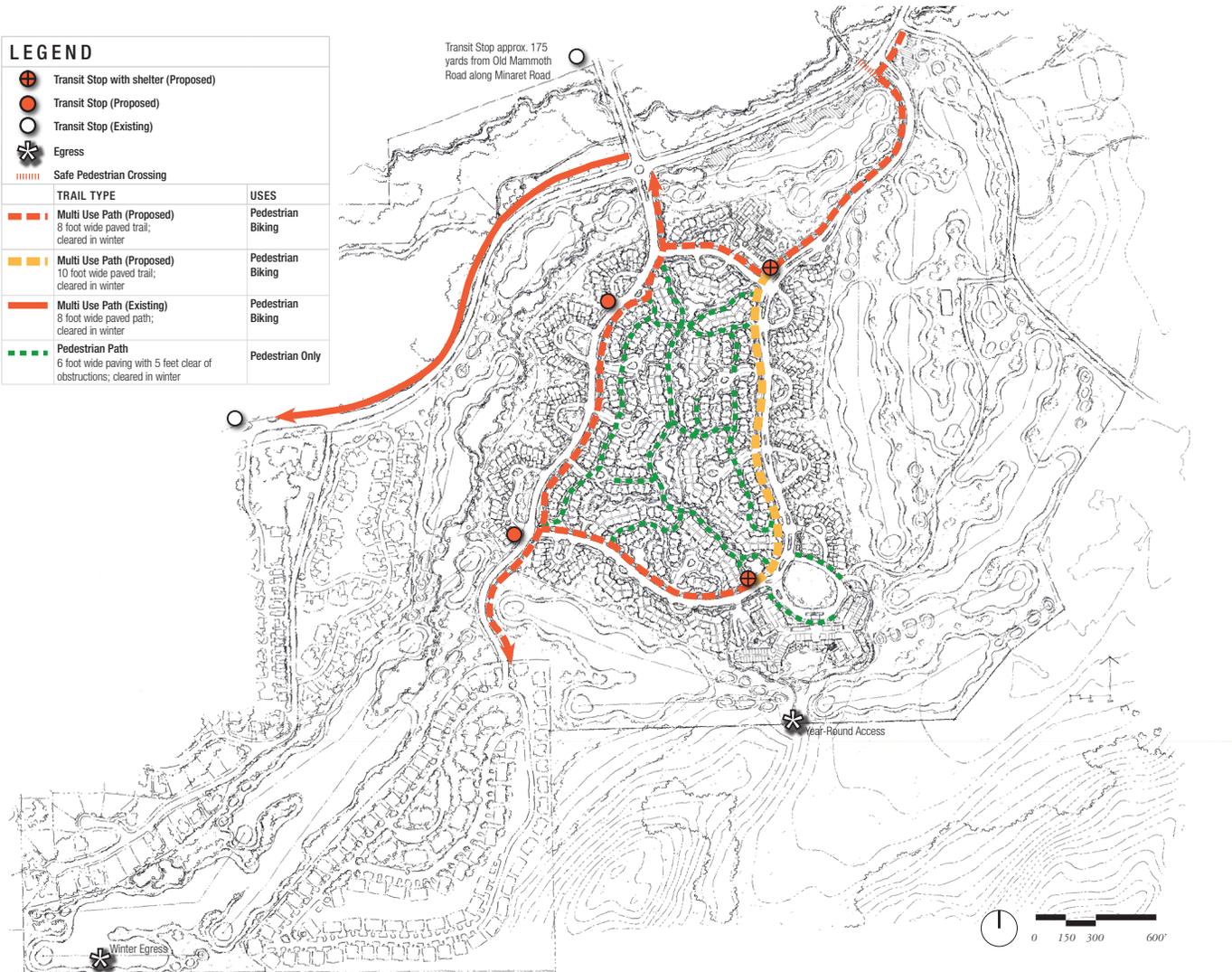


Figure 7.6: Circulation and Mobility Plan

The Sherwin Trail Multi-Use Path will connect Old Mammoth Road at the Resort Entry to the year-round access point south of the hotel at the project's southern boundary.

BIKE LANES

Bicycles are accommodated throughout the Project Site through the use of multi-use paths. MUPs provide internal bicycle access through the Project and link the Project with existing bike lanes found in the surrounding areas, ultimately providing for bicycle travel from the Project to parts of the rest of Mammoth. See Figure 7.6. Winter pedestrian access, potential cross-country trails, Sherwin Range egress and winter recreational opportunities are shown in Figure 7.7.

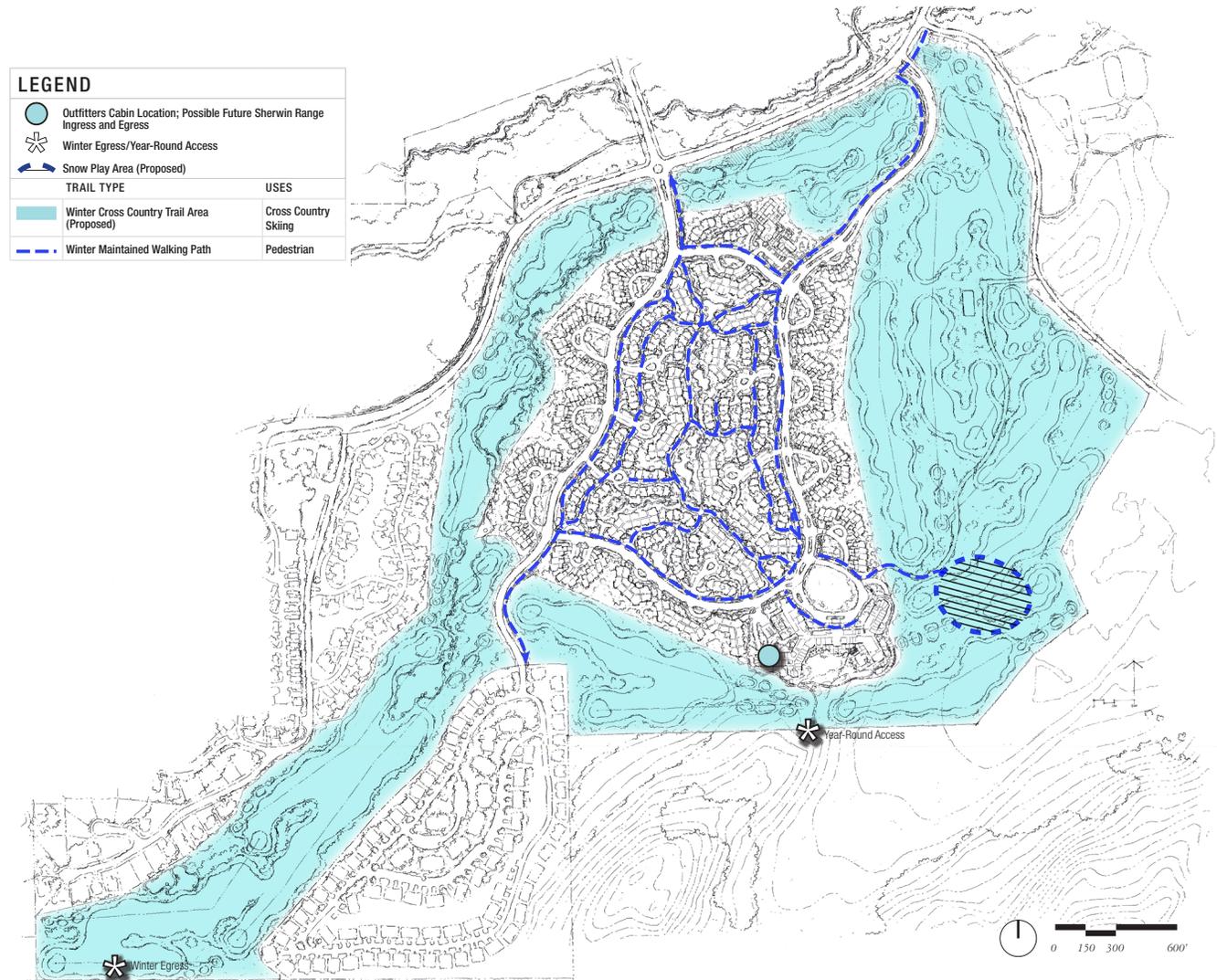


Figure 7.7: Winter Recreation Plan

The Sherwin Trail Multi-Use Path will connect Old Mammoth Road at the Resort Entry to the year-round access point south of the hotel at the project's southern boundary.

PUBLIC TRANSPORTATION SYSTEM

The Project will include three specific transit enhancements to and from the Project in an effort to improve available public transportation and promote, to the extent feasible, a car-free environment. These public transportation enhancements include:

1. Four bus stops, one near the Gateway/Project entrance near the Commercial/Retail Facility and one at the Resort Hotel, one at the intersection of the Snowcreek V connection to the Snowcreek VIII loop road (southwest corner of loop) and the other near the northwest corner of the loop on the west side. The first two stops listed above will also have shelters. The bus stop closest to the hotel shall be designed to accommodate buses with bicycle trailers. See Figure 7.6.
2. The Resort Hotel will provide exclusive shuttle service for hotel guests to Eagle Lodge and the Village/Gondola area.
3. The Snowcreek VIII Homeowners Association will provide three or four shuttle vans for all residents to use, going to major visitor stops including Eagle Lodge, the Village, Main Street and the Old Mammoth Road commercial area.

The Project includes bus/shuttle shelters sited to encourage public transportation use and facilitate the safety and comfort of passengers using transit within the Project Site. Bus shelters are sited immediately adjacent to roadways to allow passenger staging, loading and unloading. Shelters are designed and located so as to provide protection from the wind, maximize solar exposure and be well lit. The details of the transit enhancements will be provided during the use permit application process.

EMERGENCY ACCESS

Emergency access through the Project is provided through the internal street system, two entrances and exits to/from the project, and through an Emergency Vehicle Access (“EVA”). The EVA will be accessible to emergency vehicles year-round and able to support 75,000 pounds, per the Mammoth Lakes Fire Department. The EVA connects the Project’s main corridor to Sherwin Creek Road. See Figure 2.1. The EVA ensures a third, exclusive, emergency-only ingress and egress route for public safety vehicles. Fire lanes, turning radii and back-up space around buildings are designed in cooperation with local officials to ensure adequate access for all types of fire and emergency service vehicles. Travel surfaces are designed to support the necessary wheel loads of emergency vehicles. Standpipe and fire suppression system connections are incorporated in the site design to ensure accessibility to fire equipment. Such areas are screened through landscaping where appropriate. Adequate areas for on-site emergency vehicle parking are planned. Plazas and walkways may be required to double as limited emergency vehicle access routes.

The EVA will be a 12-foot wide all-weather surface (at curves the width will widen to 16 feet) that is drivable year-round and able to support 75,000 pounds. The design of the EVA shall be reviewed and approved by the Mammoth Lakes Fire Protection District (MLFPD) prior to construction. In addition, Fire District access will need to be provided into the interior open space corridor of the project.

SERVICE VEHICLE ACCESS

Service vehicles will be routed and managed to minimize conflicts with the Project’s visitor activities and local traffic. All buildings will be serviced from the Project’s internal surface streets. The Resort Hotel will be serviced by a central service facility that will be inaccessible to, and screened from, the general public.

ROADWAY SYSTEM

Major public roads that serve the Project include Fairway Drive, Old Mammoth Road, Minaret Road and Sherwin Creek Road. The proposed Project includes a roundabout at the intersection of Old Mammoth Road and Minaret Road. For the Outfitters Cabin, Resort Hotel, Commercial/Retail Facility, Residential and golf course components of the Project, new internal roads will be created throughout the Project Site. The main roadway will focus on those traveling to the resort, while the interior collector streets will feed all adjacent residential areas off of the main roadway. Irrevocable offers of dedication for all roads will be made to the Town. If the Town does not accept them, the internal roadways will be privately owned and maintained by the Snowcreek VIII Homeowners Association.

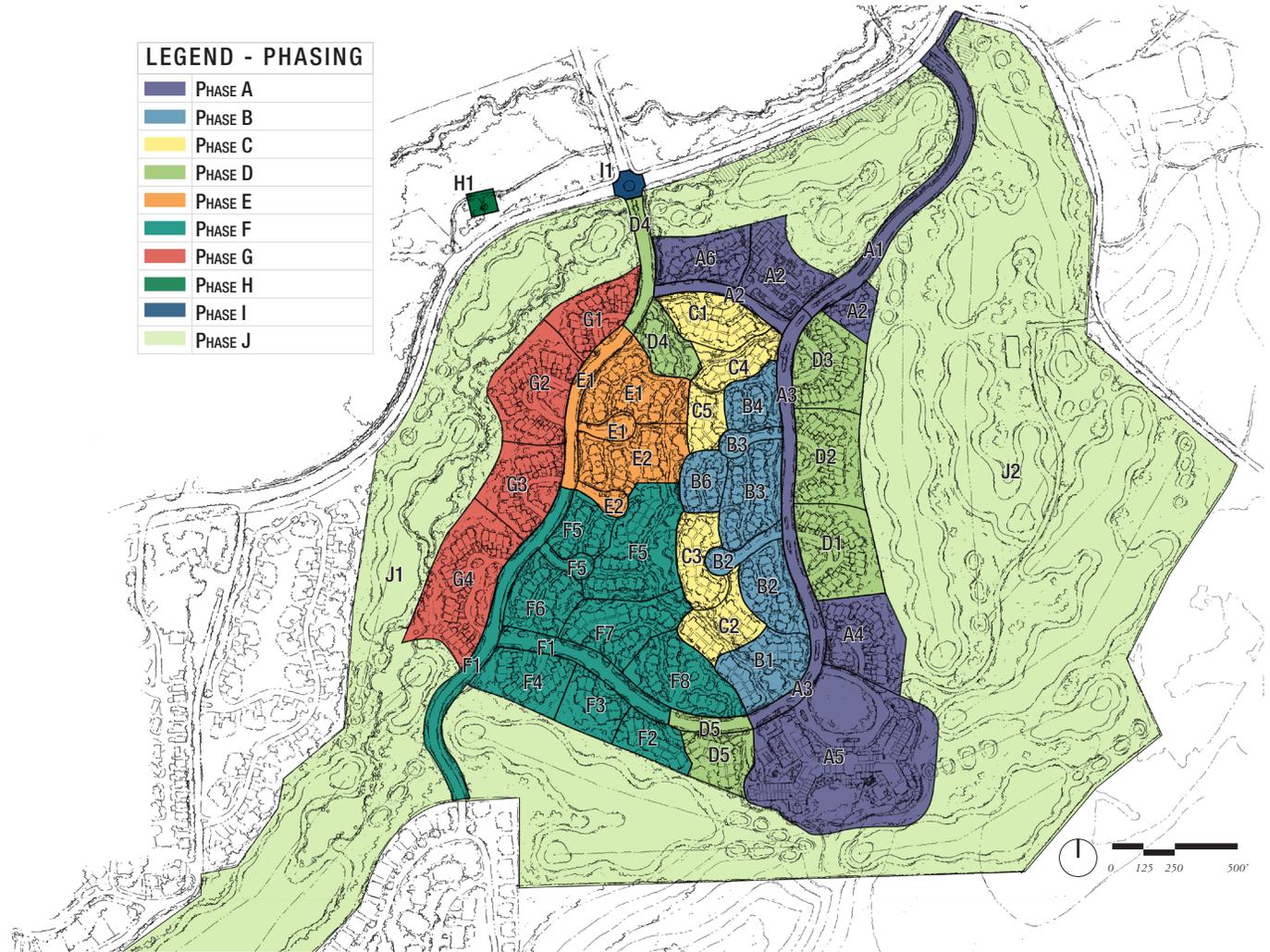


Figure 7.8: Phasing Diagram

7.2 INFRASTRUCTURE

7.2.1 INTRODUCTION

The infrastructure identified below will be developed in phases in conjunction with the Project's development phases. See Fig. 5.7, which depicts the division of the Project into phases. The order in which the phases will be developed will be determined by market conditions.

7.2.2 INFRASTRUCTURE PLAN

The infrastructure within the Project (roads, utilities, etc.) is new. See Figure 7.8, Typical Road and Utility Section, which shows a typical road section and location of underground utilities. Water and sewer infrastructures will be dedicated to and accepted by the MCWD. In the residential areas, a landscape maintenance district and/or master homeowners association will be formed to pay for and take responsibility for the maintenance of street trees and landscaping in areas such as roundabouts and other public spaces.

The Project includes a Resort Hotel and residential development that provides its residents and visitors a living environment that is pedestrian centered. The overall design of the site allows for and encourages walking and the use of alternative modes of transportation while providing adequate infrastructure to accommodate automobiles. To reduce dependency on the automobile, the Project is integrated with existing and proposed land uses, and existing and planned transit infrastructure. Residents and visitors will be able to get to all aspects of the project on foot or by bicycle, if desired. The Project is also easily accessible by area residents and visitors via bus routes as well as by way of community bike paths, trails and pedestrian walkways. There will be two mass transit stops in the Project, one near the Commercial Retail Facility and one near the Hotel.

7.2.3 WATER

Water infrastructure at the Project will be planned, designed, and developed in cooperation with MCWD.

All water infrastructure will be placed in private streets with easements. All water infrastructure related easements will be conveyed to MCWD. Connections to MCWD systems will comply with relevant MCWD ordinances and applicable fees will be provided as per relevant MCWD ordinances.

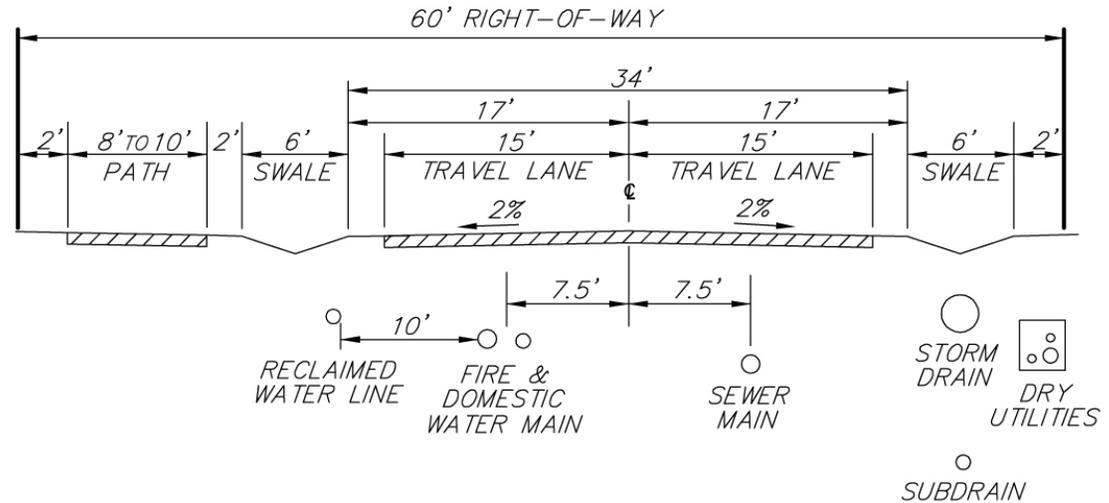
The Condominium units will be master metered. Common and open space areas will be individually metered. Recycled water is intended to be utilized in common and open space areas when feasible and as it becomes available.

As discussed in section 2.2.5 above, MCWD is in the process of establishing a Recycled Water Project and the Applicant is exploring the possibility of participating. Once an agreement between MCWD and Snowcreek Investment Company, L.P. or successor is executed, recycled water shall be used to the maximum extent feasible, in a conjunctive manner with untreated MCWD well water in compliance with such agreement, for the existing and future golf course and landscaped areas in compliance with State and local regulations. The Project's use of the Recycled Water Project on its golf course could make available an equivalent amount of untreated ground water that could be treated and used to meet future needs of the Town.

Certain buildings contemplated for development as part of Snowcreek VIII were located either partially or completely outside of the MCWD's service area at the time Snowcreek VIII was approved. The MCWD plans to work with the Town and Snowcreek to seek approval from LAFCO to modify the MCWD's service area boundary.

7.24 SEWER

As with water infrastructure, sewer infrastructure will be planned, designed, and developed in cooperation with MCWD. As with water infrastructure, all sewer infrastructure will be placed in private streets with easements. All easements related to sewer infrastructure will be conveyed to MCWD.



NOTES:

1. THE MINIMUM DEPTH OF WATER LINES IS 4.5' TO TOP OF PIPE.
2. THE MINIMUM DEPTH OF THE SEWER MAIN IS 5' TO TOP OF PIPE.
3. THE MINIMUM DEPTH OF ELECTRIC CONDUIT IS 3' TO TOP OF PIPE.
4. TYPICAL SEPARATION OF PIPES IN A COMMON TRENCH IS 1'.
5. THE MINIMUM DEPTH OF THE RECLAIMED WATER LINE IS 3' TO TOP OF PIPE.
6. THE FINAL LOCATIONS OF THE WATER AND SEWER LINES SHOWN ABOVE ARE SUBJECT TO FURTHER REVIEW WITH THE MAMMOTH COMMUNITY WATER DISTRICT AND WILL BE DETERMINED ACCORDING THE REQUIREMENTS OF THE DISTRICT AT THE TIME OF PERMITTING.

TYPICAL ROAD & UTILITY SECTION: 60' RIGHT-OF-WAY

NOT TO SCALE

Figure 7.9: Typical Road and Utility Section

7.2.5 GRADING, DRAINAGE, STORM AND WATER FACILITIES

Site drainage will utilize a surface drainage and retention system as well as existing and new ponds within the Snowcreek Golf Course. Water will be directed to these drainage areas at various points. Post-construction drainage will be accommodated on-site. Retention basins will be appropriately landscaped and designed where possible as components of open space and/or parks. Grading will be designed for 20-year storm events. In accordance with the goals of the General Plan and this Master Plan Update to minimize environmental impacts including the goal of minimizing drainage on the Project Site and to incorporate sustainability measures into the Project, this Master Plan Update allows (1) import of fill materials from various sources in the area in order to decrease truck trips relating to the export of fill from other development projects; and (2) preliminary grading to begin upon approval of a preliminary grading plan which may occur prior to the issuance of a use permit for the first phase of construction or as otherwise specific and/or required in the Project's EIR. Grading quantities of cut and fill shall not exceed amounts necessary to accomplish project elements and shall be minimized to the maximum extent possible. Best management practices will be utilized during construction to minimize the impacts of storm water runoff during construction.

7.2.6 UTILITIES

All utilities will be installed pursuant to the requirements of relevant utility companies and will be placed underground. Any facilities and equipment required to be above ground will be screened with landscaping elements when necessary.

Adequate public utility easements will be provided at locations, and of widths, required by the serving utilities.

Domestic Water Service

MCWD will provide domestic water service. MCWD has prepared a Water Supply Assessment, which concluded adequate water supply, storage and off-site distribution facilities exist for build-out of the Project. MCWD is in the process of establishing a Recycled Water Project and the Applicant is exploring the possibility of participating. If economically and functionally feasible, recycled water is intended to be used to irrigate portions of the 18-hole golf course at the Project Site. The Project's use of the Recycled Water Project on its golf course could make available an equivalent amount of untreated ground water that could be treated and used to meet future needs of the Town.

Certain buildings contemplated for development as part of Snowcreek VIII were located either partially or completely outside of the MCWD's service area at the time Snowcreek VIII was approved. The MCWD plans to work with the Town and Snowcreek to seek approval from LAFCO to modify the MCWD's service area boundary.

Sanitary Services

MCWD has provided a letter indicating it can accommodate sanitary and wastewater service for the project at build-out. All necessary wastewater infrastructure will be installed by the Project.

Dry Utilities

In the collector streets, there will be a distribution system/ joint trench, which will contain electrical service, telephone service, cable TV service, and propane lines. These will be stubbed into each parcel for future extension to the various buildings.

Propane isolation valve installation will be handed as required by MLFPD.

Any existing easements and/or public utilities (water or sewer lines) will be relocated to accommodate the realignment of roads.

7.3 SOLID WASTE DISPOSAL

The Project is served by Waste Connection DBA Mammoth Disposal. Waste will be disposed of at the Benton Crossing Landfill, which, according to the General Plan Final Program EIR, has the capacity to accommodate the town's waste management needs for approximately 20 years. A recycling program will be implemented for the project.

7.4 COMMUNITY SERVICES

Payment of development impact fees is required to ensure that new development in Mammoth Lakes pays its fair share of the cost of "future facilities"/infrastructure, the need for which is triggered by the new development itself. The "future facilities" are included in the Town's Master Facilities Plan. Contributions of the Project to parks, recreation facilities and other community service facilities are discussed further in Section 8.2, below. Additionally, the Project will contribute to through transient occupancy tax dollars collected from the Condominium and Resort Hotel rental programs.

7.5 ENERGY

The Project will incorporate energy conservation measures into building plans, as deemed feasible. This may include the utilization of geothermal heating. Energy conservation techniques may include the installation of energy efficient appliances and lighting. There is additional discussion of energy conservation measures in the Design Guidelines (Appendix B). Air conditioning may be offered in multi-story building units. The Project otherwise will incorporate State-mandated building energy efficiency standards pursuant to Title 24 of the California Code of Regulations and the 2007 California Green Building Standards Code or other current adopted standard and will incorporate features intended to encourage walking, biking and the use of public transportation and other alternatives to the automobile, as discussed previously.



PROGRAM OF IMPLEMENTATION MEASURES

section 8.0

8.1 IMPLEMENTING REGULATIONS AND ORDINANCES

As stated in earlier chapters of this Master Plan Update, the Master Plan Update sets out the zoning for the Project site, including uses, development standards and implementation measures. To the extent this Master Plan Update conflicts with other Town of Mammoth Lakes zoning regulations, this Master Plan Update controls and supersedes the other zoning regulations. The standards set out in this chapter apply to the final phases of the Snowcreek Master Plan. Where the Master Plan Update is silent on development standards or other regulations, the Town's Municipal Code applies.

8.1.1 MASTER PLAN UPDATE DEVELOPMENT SPECIFICS

The regulations in this Chapter shall apply to the Project Site. It is the purpose of this Master Plan Update to ensure comprehensively planned development of large acreage within designated urban areas that are intended primarily for resort use. The intent of this Master Plan Update is to:

1. Promote flexibility and innovative design of the Resort Hotel, residential and recreational development;

2. Provide desirable aesthetics and efficient use of space and preserve significant natural, scenic, and cultural resources of the site; and
3. Provide additional privately-owned, publicly-accessible recreational opportunities

8.1.2 PROCESSING

Permits for development shall be required in conformance with the Master Plan Update. A series of tract maps, use or administrative permits and design reviews will be necessary to entitle the Project as required by the Town's Municipal Code. Table 8.1 delineates the permitted and conditional uses allowed on the Project Site by planning area as well as the permit(s) that are required for each specific use. All permits shall be subject to the applicable vesting instrument in place for the Project and/or the Town subdivision procedures in place at the time vesting matures.

Permitted and Conditional Uses

The following uses shall be permitted uses where the symbol “P” appears, shall be permitted uses subject to a use permit where the symbol “U” appears, and shall be subject to an administrative review where the symbol “A” appears in the column beneath each zone designation. The symbol “-” shall mean that the use is not permitted in that zone

	Residential Planning Area	Resort Hotel Planning Area	Recreation Planning Area	Project Entry/ Gateway Planning Area
A. Residential Uses				
1. Single-family dwellings	P	-	-	P
2. “Granny housing” pursuant to Government Code Sec. 65852.1 and the standards set forth in this chapter	P	-	-	P
3. Multiple dwellings on the same lot	U/A ¹	U/A ¹	-	U/A ¹
4. Condominiums	U/A ¹	U/A ¹	-	U/A ¹
5. Transient occupancy, including hotels, motels and fractional-use projects	U/A ¹	U/A ²	-	U/A ¹
B. Public and Quasi-Public Uses				
1. Private parks and recreational facilities, including country clubs, tennis and swim clubs, golf courses, with incidental, limited commercial uses which are commonly associated with and directly related to the primary use	U	U	U	U
2. Public parks, trails and other public recreational uses	P	P	P	P

Table 8.1: Permitted and Conditional Uses Table

- 1 It is anticipated that Use Permits will be required for the first Project phase that includes a residential product type that has not previously received a use permit. During the first use permit process for each residential product type, design protocols shall be determined for that product type. So long as the residential buildings in future phases substantially conform to the design protocols approved in the previously approved use permit, subsequent permits for that product type shall be administrative permits.
- 2 It is anticipated that the initial use permit for the hotel will include the initial permitting for the public space, restaurant(s), bar(s)/lounge(s), meeting space, spa, other retail uses, Golf facilities and various ancillary uses such as parking and storage. After approval of the initial use permit for the hotel, changes to the initial uses will be handled administratively so long as the changed uses were adequately studied in the Snowcreek Master Plan Update EIR.

	Residential Planning Area	Resort Hotel Planning Area	Recreation Planning Area	Project Entry/ Gateway Planning Area
C. Accessory Uses				
1. Accessory uses located on the same site as a permitted use	P	P	P	P
2. Accessory uses located on the same site as a conditional use	U	U	U	U
D. Other Uses				
1. Special events and activities subject to the provisions of Section 17.32.080	A	A	A	A
2. Model home and subdivision sales offices	A	A	-	A
3. Other uses as may be determined by the planning commission to be similar to and not more detrimental than uses listed in this section	P	P	P	P
E. Office and Related Uses				
1. Administrative, real estate, clerical and professional services	P	P	-	P
2. Administrative, real estate, clerical, and professional services which primarily serve the visiting public when the cumulative square footage of all commercial uses on the site is less than 3,000 square feet of gross floor area per parcel and where the site is not located on a lot abutting on arterial roadway	A	A	-	A
F. General Commercial Uses				
1. Amusement arcades	-	U	-	-
2. Automobile rental agency	-	U	-	-
3. Barber and beauty shops	-	P	-	-

Table 8.1: Permitted and Conditional Uses Table continued

	Residential Planning Area	Resort Hotel Planning Area	Recreation Planning Area	Project Entry/ Gateway Planning Area
4. Barber and beauty shops when the cumulative square footage of all commercial uses on the site is less than 3,000 square feet of gross floor area and where the site is not located on a lot abutting an arterial roadway.	-	A	-	-
5. Bicycle sales, rental and service	-	P	-	-
6. Car washes	-	U	-	-
7. Catering establishments	-	A	-	-
8. Cocktail lounges and bars	-	A	-	-
9. Convenience markets	A	A	-	A
10. Hotels, motels and fractional-use projects	-	U	-	-
11. Nightclubs/dancing	-	A	-	-
12. Parking facilities, commercial	-	A	-	-
13. Photocopy services	-	P	-	-
14. Restaurants	-	A	-	-
15. Retail stores, general	-	P	-	P
16. Retail, accessory	-	P	P	P
17. Specialty foods, fewer than 20 seats	-	P	A	P
G. Public and Quasi-Public Uses				
1. Parks and recreation facilities, public or private, including tennis, racquetball, and handball clubs	-	A	-	U
2. Convention/meeting facilities	-	U	-	-

Table 8.1: Permitted and Conditional Uses Table continued

	Residential Planning Area	Resort Hotel Planning Area	Recreation Planning Area	Project Entry/ Gateway Planning Area
H. Accessory Uses				
1. Accessory uses located on the same site as a permitted use	P	P	P	P
2. Accessory uses located on the same site as a conditional use	U	U	U	U
3. Snow removal equipment within a fully enclosed building	P	P	P	P
I. Temporary Uses				
1. Special Events and activities as set forth in Section 17.32	A	A	A	A
J. Other Uses				
1. Other commercial uses as may be determined by resolution of the planning commission to be similar to and no more detrimental than existing permitted uses in any commercial zone	P	P	P	P
2. Condominium ownerships	U	U	-	U
K. Flood Control facilities	P	P	P	P
L. Geothermal exploration/production	U	U	-	U
M. Historical landmarks	P	P	P	P
N. Parking lots and garages	U	U	U	U
O. Transit Stops	P	P	-	P

Table 8.1: Permitted and Conditional Uses Table continued

8.1.3 REQUIREMENTS OF THE GENERAL PLAN

As required by State Law, the Master Plan Update is consistent with the Town of Mammoth General Plan. See Section 2.0 and Appendix A.

8.1.4 AFFORDABLE HOUSING PROGRAM

The mitigation of workforce housing shall be addressed through the preparation of a Housing Mitigation Development Plan (HMDP) for the Project overall and for each phase of the Project that generates full time equivalent employees (FTEEs) per Municipal Code Chapter 17.36, unless otherwise specified in an executed development agreement. The HMDPs may include a variety of strategies, consistent with the project envelope and mitigation requirements contained in the Final EIR, including the payment of in-lieu fees, credits, and/or construction of on- or off-site units. HMDPs shall be reviewed by the Town and Mammoth Lakes Housing, Inc. and approved by the Planning Commission.

8.1.5 PUBLIC ART PROGRAM

Art will be placed throughout the Project. The purpose of Snowcreek VIII's Public Art Program is to develop and maintain a visual arts program for the residents and visitors of Snowcreek, and to enhance the environment and unique character of Snowcreek by providing for the acquisition and maintenance of quality works of public art. Public art at Snowcreek may include the following:

- (1) The cost of artwork and its installation indoors or outdoors;
- (2) Water features, landscaping, lighting, signage, decorative walls, decorative fencing, wayfinding, infrastructure and other objects which are commissioned from an artist as an integral aspect of a structure or site or which are necessary for the property; aesthetic presentation and structural placement of the artwork;
- (3) Enhancement of the Project Entry including, perhaps, the Greeter's Cabin itself and the area surrounding it with works of art or decorative, ornamental or functional landscape or architectural elements;
- (4) Enhancements of the Resort Hotel entry, both the building itself and the surrounding area, including works of art or decorative, ornamental or functional landscape or architectural elements;

- (5) Enhancement of the Natural Resources Interpretive Area with works of art, decorative, ornamental or functional landscaping or architectural elements, wayfinding or interpretive signage;
- (6) Enhancement of the Open Space Corridor with works of art and decorative or ornamental or functional landscaping;
- (7) Decorative or ornamental features or ornamental features or ornamental or functional landscaping at bus shelters;
- (8) Frames, mats, pedestals, and other objects, which are necessary for the proper presentation of the artwork;
- (9) Architectural rehabilitation or historical preservation of buildings;
- (10) Works that are decorative, ornamental or functional landscape or architectural elements;
- (11) Interpretive or way finding and signage throughout the Project Site;
- (12) Expenditures for maintenance and repair of artworks; and
- (13) Administrative expenses, including but not limited to design and legal, to otherwise implement uphold or carry out the Public Art Program.



PLAN ADMINISTRATION AND ENFORCEMENT

section 9.0

9.1 PLAN ADMINISTRATION AND ENFORCEMENT

9.1.1 MASTER PLAN UPDATE SUBSTANTIAL CONFORMITY DETERMINATION PROCEDURES

Changes in the Master Plan Update are subject to a Substantial Conformity determination as defined in this chapter. The Town's project planner reviews a Substantial Conformity request pursuant to the criteria listed below to assist in making an administrative determination whether proposed changes to the approved Project are in Substantial Conformity with the approved plans.

- (a) The change(s) does (do) not substantially alter the Project, uses, or environmental impacts, and does (do) not substantially affect the Project's compliance with applicable policies, ordinances and/or standards, considered in the original Project approvals, subject to any applicable vesting instrument in place for the Project.
- (b) The change(s) is (are) does not require a substantial change to an existing condition of approval and such condition can still be substantially carried out.
- (c) The change(s) is (are) consistent with General Plan and Master Plan Update.

- (d) The change(s) does (do) not result in an overall height which exceeds the maximum allowable height approved under the Master Plan Update.
- (e) The change(s) does (do) not result in a significant increase in: (a) the overall density of the Project; or, (b) the overall intensity of use of the Project;
- (f) The change(s) does (do) not substantially affect easement(s) for trails, public access or open space to the extent that such easement(s) exist at the time of adoption of this Master Plan Update or are required to be provided by a condition of approval.

Unless the Town Municipal Code requires a change to be heard by the Planning Commission or the Town Council, upon completion of staff analysis, the project planner, Community Development Director or Town Manager will take action as follows:

- (a) Prepare a signed letter outlining the change(s) to be made and why it (they) are being approved. No public notice or public hearing shall be required for Substantial Conformity Determinations.
- (b) Issue the appropriate permit or approval.

If a Substantial Conformity Determination cannot be made regarding the changes to a Project, the request will be deemed denied. At that time, the applicant may:

- (a) Withdraw the request and continue with the Project as approved, or
- (b) Appeal the denial to the Planning Commission and thereafter as needed, to the Town Council, for a Substantial Conformity Determination, or
- (c) Apply for an amendment to or revision of the original permit, as allowed under local and/or state law.

9.1.2 RELATIONSHIP OF THE PLAN'S ENVIRONMENTAL DOCUMENT TO SUBSEQUENT DISCRETIONARY PROJECTS

The Town is the Lead Agency for purposes of complying with CEQA and is the primary public agency responsible for discretionary approvals. The Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (“Snowcreek EIR”), SCH # 2006 112015, satisfies CEQA environmental review requirements for all subsequent discretionary approvals for the Master Plan Update. No further environmental review is required, unless the criteria set forth in Public Resources Code section 21166 are triggered. Section 21166 states that, when an Environmental Impact Report has been prepared for a project, no subsequent or supplemental Environmental Impact Report “shall be required” unless one or more of the following events occurs:

- (a) There are substantial changes proposed in the project which will require major revisions of the Environmental Impact Report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the Environmental Impact Report.
- (c) There is new information, which was not known and could not have been known at the time the Environmental Impact Report was certified as complete, becomes available.





APPENDIX A

COMPARISON OF PROJECT OBJECTIVES TO APPLICABLE POLICIES IN THE 2007 GENERAL PLAN

Policy	Consistency Analysis
ECONOMY ELEMENT	
Economic Development Policies	
<p>E.1.D Encourage restaurants, retail, entertainment, lodging, and services.</p>	<p>Consistent. The Snowcreek Master Plan proposes areas of commercial development including up to 75,000 square feet of non-residential space including a Commercial/Retail Facility, Natural Resources Interpretive Area, Resort Hotel (including 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units), Spa/Wellness Center, retail uses, restaurant, conference and meeting space, Residents' Club, Golf Course, golf pro shop, and Outfitters Cabin.</p>
Marketing, Promotion and Special Events	
<p>E.1.L Support diverse arts, cultural, and heritage programming, facilities and development of public venues for indoor and outdoor events.</p>	<p>Consistent. The Project proposes an Natural Resources Interpretive Area, which would provide cultural and historic information about the area, a conference and meeting space for indoor events, an Outfitters Cabin. The Great Lawn will be a suitable venue for outdoor events.</p>

<p>E.2.A Support a range of outdoor and indoor events, facilities, and services that enhance the community’s resort economy.</p>	<p>Consistent. The Project proposes facilities and services for indoor events including conference and meeting space, and areas for outdoor events including a Great Lawn, Outfitters Cabin and other facilities to enable four-season recreation activities. See response to Policy E.1.D.</p>
<p>Diversify Economy</p>	
<p>E.3.B Support inclusion of cultural and educational institutions as components of mixed use developments.</p>	<p>Consistent. The Project’s amenities would provide visitors with information about the Town and Project area and the various cultural and recreational amenities available. See response to Policy A.2.D and P.2.D.</p>
<p>E.3.C Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.</p>	<p>Consistent. See response to Policy E.1.D. The Project proposes several major land use types including residential, commercial, retail, recreation, and hotel/resort uses, including a luxury Resort Hotel, wellness center, spa, and conference facilities. The Project integrates a mix of residential types within distinct neighborhood contexts. Additionally, the Project includes multiple options for recreational amenities, including a golf course, multi-use paths and pedestrian-only paths, Residents’ Club, spa, and access to hiking, biking, fishing, cross country skiing, and snow-shoeing activities near the Project Site. These facilities would contribute to the Town’s identity as a resort destination.</p>
<p>E.3.D Encourage adequate and appropriate commercial services for residents and visitors.</p>	<p>Consistent. See response to Policy E.1.D and E.3.C.</p>

Business and Employment	
E.3.E Support establishment and expansion of industries complementary to the community, its environment and economy.	Consistent. See response to Policy E.1.D. The Project would expand an existing recreation node (golf course) in proximity to the proposed residential uses, with multiple options for recreational amenities including the expanded Snowcreek Golf Course, Residents' Club, and Outfitters Cabin (providing outdoor equipment rental and trail head access). The Project also proposes up to 75,000 square feet of non-residential space. These uses would complement and expand existing commercial and recreational activities in the Town and would be developed in an environmentally friendly manner by being located near residential uses, incorporating energy efficient materials and practices, and would contribute to the economy of the Town and region.
E.3.J Continue to attract a diversified labor force through a mix of housing types and housing affordability.	Consistent. The Project proposes construction of a variety of recreation visitor and commercial recreation-employee housing. Proposed residential uses include low, medium, and high-density residential development (Condominiums and town-homes), a Private Residence Club, and Resort Hotel accommodations. Of the residential development, some units would be allocated as on-site for sale workforce housing.
ARTS, CULTURE, AND HERITAGE	
Rich Community Culture	
A.2.A Encourage and support a wide variety of visual and performing arts, cultural amenities, events and festivals, and forums for local arts organizations.	Consistent. The Project includes a conference center and meeting facilities, which would provide an indoor space for festivals and events as well as the Great Lawn which provides an outdoor space for cultural events and social gatherings. See response to Policy E.1.L.

Expressive of Community	
A.3.B Encourage development of arts, culture, and heritage facilities and venues.	Consistent. See response to Policy E.1.D.
A.3.C Support local history and heritage education in the community.	Consistent. See response to Policy A.2.D.
A.3.D Be stewards of the cultural, historical and archeological resources in and adjacent to Town.	Consistent. The Project includes the Natural Resources Interpretive Area. The Natural Resources Interpretive Area would provide residents and visitors with information and exhibits regarding the history and resources of Mammoth Lakes and the Mammoth Creek Corridor.
COMMUNITY DESIGN	
Celebrate Public Spaces	
C.2.A Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.	Consistent. The Project would include a pedestrian and bicycle system with both multi-use and pedestrian-only paths. Multi-use paths will front internal streets and will connect recreational amenities, outdoor spaces and neighborhoods. Public outdoor spaces would be designed for community activities including activities such as concerts.
C.2.B Maximize opportunities for public spaces that support community interaction, such as outdoor cafe and restaurant patios, performance and arts spaces, and child activity centers through public-private partnerships.	Consistent. The Project would provide multiple options for recreational amenities including the expanded Snowcreek Golf Course, Residents' Club, and Outfitters Cabin (providing outdoor equipment rental and trail head access/parking) that support community interaction. The Project also proposes up to 75,000 square feet of non-residential space with restaurants, cafes, conference center and the Great Lawn.

<p>C.2.C Encourage development of distinct districts, each with an appropriate density and a strong center of retail, services or amenities.</p>	<p>Consistent. The Project is consistent with the underlying commercial design concepts expressed in this policy. The Project proposes a Master Plan Update providing for the completion of a four-season destination resort including residential neighborhoods, commercial uses, hotel/resort uses, recreational amenities, and a trail/roadway system. The Project would integrate a mix of residential types within distinct neighborhood contexts. The Project would cluster medium and higher density residential units in the center of the development area, with lower density residential located adjacent to open space to preserve open space and provide for the transition of high to low-density uses adjacent to open space areas. The Project would further integrate residential development with a natural environment by emphasizing an architectural style appropriate to the climate and natural setting of the Eastern Sierra. Traditional tools of California architecture would be encouraged, including rugged stone building bases, and expressive detailing at roof edges, balconies, window trims, and doorways. The goal would be a distinctive building architecture that is executed with materials, colors, and finishes, appropriate to the local environment. The Project would expand an existing recreation node (golf course) in proximity to the proposed residential uses, with multiple options for recreational amenities including the expanded Snowcreek Golf Course, Residents' Club and Outfitters Cabin (providing outdoor equipment rental and trail head access/parking). The Project proposes up to 75,000 square feet of non-residential space.</p>
<p>C.2.D Preserve and enhance special qualities of districts through focused attention on land use, community design and economic development.</p>	<p>Consistent. The Project would complement the design of the existing Snowcreek Master Plan area by being consistent with design for the area, proposing land uses in an efficient fashion, and contributing to the resort environment of the Town.</p>
<p>C.2.E Ensure that each district center is an attractive destination that is comfortable and inviting with sunny streets, plazas and sidewalks.</p>	<p>Consistent. See response to Policy C.2.C. The Project would include a pedestrian and bicycle system with multi-use paths and some sidewalks fronting internal streets as well as connecting recreational amenities, outdoor spaces and neighborhoods.</p>

<p>C.2.G Ensure that development in commercial areas provides for convenient pedestrian movement between adjoining and adjacent properties.</p>	<p>Consistent. See response to Policy C.2.C.</p>
<p>C.2.H Support transit ridership and pedestrian activity by emphasizing district parking, shared parking, mixed use and other strategies to achieve a more efficient use of land and facilities.</p>	<p>Consistent. The Project is consistent with the underlying concepts expressed in this policy by proposing several major land use types including residential, commercial, retail, recreation, and hotel/resort uses near transit stops. Additionally, the Project would provide pedestrian and bicycle connections to transit stops. The extent to which the Project proposes a balanced expansion of all major land use types, coordinated with commercial recreation development, would be contemplated by the Town during Project review and/or consideration. Short-term surface parking would be provided adjacent to check-in locations with long-term parking located under the major buildings to efficiently use land on the Project Site. Some buildings may share check-in and parking access. Parking for the Golf Course would be provided through the Resort Hotel parking.</p>
<p>Celebrate the Spectacular Natural Surroundings</p>	
<p>C.2.I Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.</p>	<p>Consistent. The Master Plan update provides Design Guidelines (Appendix B) which will ensure that this policy is fulfilled.. The Project is also subject to design review. As part of the approval process, the Town will review the location of the proposed structures and bulk/massing to determine if this impact can be reduced, and will review the use of building materials, colors, and landscaping to ensure consistency with the Master Plan Update, including the Design Guidelines. The Master Plan Update also includes a Landscape Master Plan (Appendix C). Landscaping would incorporate some native trees and shrubs to revegetate disturbed areas, to buffer or frame views to allow summertime shading of outdoor places, to allow transition in scale and to soften building massing, and to introduce decoration and color into outdoor use areas. Planting on the Project Site would use some native conifers, deciduous trees and shrubs.</p>

<p>C.2.J Be stewards in preserving public views of surrounding mountains, ridgelines and knolls.</p>	<p>Consistent. The location and massing of the proposed structures would be consistent with the General Plan policies under Neighborhood and District Character, Snowcreek. In addition, in the 2007 General Plan, Neighborhood and District Character Snowcreek, 5.5.b, the Town notes that it desires “a variety of resort lodging supported by restaurants, resort services, neighborhood conveniences, commercial, retail, and outdoor ancillary recreation designed as a traditional small-scale village . . . dispersed structures, light on the land, vertical emphasis and detailing (not heavy or strong horizontality).” The Project is designed to meet this desired characteristic and role. As stated above, this Master Plan Update includes Design Guidelines (Appendix B). One important premise of the Design Guidelines is development that complements the Sherwins and that respects and protects views.</p>
<p>C.2.L Create a visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.</p>	<p>Consistent. See response to Policy C.2.I.</p>
<p>C.2.M Enhance community character by ensuring that all development, regardless of scale or density, maximizes provision of all types of open space, particularly scenic open space.</p>	<p>Consistent. The Project would organize residential uses into a series of clustered neighborhoods (including low, medium, and high-density residential development) with open, landscaped areas interspersed among commercial and resort uses, and recreational amenities. The Project would provide for sensitive transitions between residential and other land uses through open space dedication including the Golf Course and design.</p>

<p>C.2.N Plan the sitting and design of buildings to preserve the maximum amount of open space, trees and natural features to be consistent with themes and district character.</p>	<p>Consistent. The Project design would create a scale, form, and mass suited to the resort-alpine character of the site and the adjacent land uses. The Project would cluster development to preserve and maximize open, landscaped areas interspersed among commercial and resort uses, and recreational amenities. Very few trees exist on the Project Site and of those, many were planted in the past few years by the Project Applicant. Additionally, this Master Plan Update includes a detailed Landscape Master Plan (Appendix C).</p>
<p>C.2.O Site development adjustments may be considered to preserve significant groups of trees or individual specimens. Replanting with native and compatible non-native trees to mitigate necessary tree removal is required.</p>	<p>Consistent. See response to Policy C.2.N.</p>
<p>C.2.Q Design development so that public spaces contribute to an overall sense of security and lack of vulnerability to crimes of opportunity.</p>	<p>Consistent. Design for the Project would be consistent with traditional approaches for the region, would address current needs and environmental considerations; would enhance the user experience, safety, and enjoyment; and would contribute to adequate buffering as needed.</p>
<p>C.2.R Plan parks for safety and compatibility with adjacent uses through thoughtful design including location of buildings, lighting, parking, emergency access, public transit and pedestrian/ bicycle access.</p>	<p>Consistent. See response to Policy C.2.Q.</p>
<p>C.2.S Ensure that pedestrian facilities have adequate non-glare lighting, visible signage and markings for pedestrian safety.</p>	<p>Consistent. The Master Plan Update includes detailed Design Guidelines. Section 2.12 of the Design Guidelines addresses exterior lighting. Excessive illumination would be avoided and lighting would be designed and placed to minimize glare and reflection.</p>

Distinctive Architecture	
C.2.T Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	Consistent. See response to Policy C.2.C and C.2.I and Master Plan Update Design Guidelines (Appendix B).
C.2.U Require unique, authentic and diverse design that conveys innovation and creativity and discourages architectural monotony.	Consistent. See response to Policy C.2.C and C.2.I and Master Plan Update Design Guidelines (Appendix B).
Comfortable Building Height, Mass, and Scale	
C.2.V Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Consistent. See response to Policy C.2.J and C.2.N. Also see Master Plan Update Design Guidelines (Appendix B).
C.2.X Limit building height to the trees on development sites where material tree coverage exists and use top of forest canopy in general area as height limit if no trees on site.	Consistent. There are few trees on the portion of the site south of Old Mammoth Road. Therefore, development of any height on that portion of the site would not conflict with this policy.
Community Design and Streetscape	
C.3.B Require distinctive design features at unique sites such as mountain portals, the terminus of a public view and other important public spaces and social gathering places.	Consistent. See Design Guidelines (Appendix B) and Landscape Master Plan (Appendix C).
C.3.C Maintain public rights-of-way for use by the public. Full or partial street closures by buildings, utilities, ramps or other facilities may be allowed for public plazas, parks or open space.	Consistent. See Master Plan Update, Section 5, for detailed Circulation Feet First Plans. All Streets and paths are publicly accessible.

<p>C.3.D Development shall provide pedestrian-oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.</p>	<p>Consistent. See response to Policy C.2.H, C.2.I and C.2.C. See Master Plan Update Design Guidelines (Appendix B).</p>
<p>C.3.E Ensure that landscaping, signage, public art, street enhancements and building design result in a more hospitable and attractive pedestrian environment. Require an even higher level of design quality and detail in commercial mixed use areas.</p>	<p>Consistent. See response to Policy C.2.S and C.2.N. See Master Plan Update Design Guidelines (Appendix B).</p>
<p>C.3.F Underground utilities within the community.</p>	<p>Consistent. All utilities on the Project Site will would be located underground.</p>
<p>Natural Environment</p>	
<p>C.4.A Development shall be designed to provide stewardship for significant features and natural resources of the site.</p>	<p>Consistent. See response to Policy C.2.I and C.2.N.</p>
<p>C.4.B To retain the forested character of the Town, require use of native and compatible plant species in public and private developments and aggressive replanting with native trees.</p>	<p>Consistent. See response to Policy C.2.N.</p>
<p>C.4.C Retain overall image of a community in a forest by ensuring that native trees are protected wherever possible and remain an important component of the community.</p>	<p>Consistent. See response to Policy C.2.N.</p>
<p>C.4.D Retain the forested character of the Town by requiring development to pursue aggressive replanting with native trees and other compatible species.</p>	<p>Consistent. See response to Policy C.2.N.</p>

Night Sky, Light Pollution, and Glare	
C.5.A Require outdoor light fixtures to be shielded and down-directed so as to minimize glare and light trespass.	Consistent. See response to Policy C.2.S.
C.5.C Improve pedestrian safety by eliminating glare for motorists through use of non-glare roadway lighting. A light fixture's source of illumination shall not be readily visible at a distance. Number of fixtures used shall be adequate to evenly illuminate for pedestrian safety.	Consistent. See response to Policy C.2.S.
Quiet Community	
C.6.A Minimize community exposure to noise by ensuring compatible land uses around noise sources.	Consistent. See response to Policy C.6.B.
C.6.B Allow development only if consistent with the Noise Element and the policies of this Element.	Consistent. The Project would be in compliance with the Town's noise ordinances.
C.6.C Development of noise-sensitive land uses shall not be permitted in areas where the noise level from existing stationary noise sources exceeds the noise level standards described in the Noise Element.	Consistent. Existing stationary sources do not exceed noise level standards.
C.6.F Require mitigation of all significant noise impacts as a condition of project approval.	Consistent. See response to Policy C.6.B.
C.6.G Require preparation of a noise analysis or acoustical study, which is to include recommendations for mitigation, for all proposed projects that may result in potentially significant noise impacts.	Consistent. A noise analysis was prepared for the Project as part of the Project EIR.

NEIGHBORHOOD AND DISTRICT CHARACTER

Snowcreek

The Snowcreek District should not act as an exclusive development, but connect to the larger community and provide community access to Snowcreek and to surrounding public lands. Snowcreek should be designed to be a livable neighborhood, including workforce housing, convenience retail, public amenities, and active/passive recreation facilities. Snowcreek should contribute to the Town's overall economy, tourism and mix of recreation amenities while preserving the area's unique features.

Snowcreek characteristics:

1. Western range and meadow spacious setting, broad and wide open with backdrop of Sherwin Range
2. Anchor for and a greater connection to Old Mammoth District
3. Stress stewardship of land and resources
4. Provide access and staging areas to Sherwin Range and "community" uses accessible from Old Mammoth Road
5. A variety of resort lodging supported by restaurants, resort services, neighborhood conveniences, commercial, retail, and outdoor ancillary recreation designed as a traditional small-scale village:
 - a) Active day and evening and through all four seasons
 - b) Dispersed structures, light on the land, vertical emphasis and detailing (not heavy or strong horizontality)
 - c) Landscape that reinforces sage, manzanita and wet meadow
6. Full service four-season resort with visitor/ recreation amenities such as:
 - a) Horseback, sleigh and hay wagon rides, golf and tennis
 - b) Clubhouse with food and beverage service
 - c) Special events "town commons"
 - d) Center for arts and culture
7. Integrated with Mammoth Creek Park and Mammoth Creek Corridor, the historical museum site, equestrian center, parking, trails, and snow play, and future possibilities such as a recreation center or amphitheater.

Consistent. Development on the Project Site would be clustered to provide areas of range and meadow and to allow views of the Sherwin Range. Snowcreek would provide an anchor for and a greater connection to Old Mammoth District by providing both non-residential and residential land uses that attract people and by providing vehicle and trail connections from Snowcreek to the Town's greater roadway and trail system. The Project would protect resources on the site including biological resources, cultural resources, and water quality thereby stressing stewardship of land and resources. The Project would develop a variety of resort lodging, including restaurants, resort services, neighborhood conveniences, activities, and outdoor recreation that would attract visitors during the day and evening and through all four seasons. Landscaping would incorporate native trees and shrubs to revegetate disturbed areas, to buffer or frame views to allow summertime shading of outdoor places, to allow transition in scale and to soften building massing, and to introduce decoration and color into outdoor use areas. Planting on the Project Site would use native conifers, deciduous trees, and shrubs. Lastly, the Project would be integrated with Mammoth Creek Park, Mammoth Creek Corridor and the Sherwin Meadow Equestrian Center, and may include a Natural Resources Interpretive Area, and would provide parking, multi-use paths, and snow play areas integrated into the Town's trail system. The Project has dispersed structures and a strong vertical emphasis with a 90-foot Resort Hotel.

LAND USE	
Livability	
L.1.A Limit total peak population of residents, visitors, and employees to 52,000 people.	Consistent. The Project would result in the construction of 990 units. (790 Dwelling Units and 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units.) This number is 195 units less than permitted in the Original Master Plan. The Project anticipates population at full build-out that is less than contemplated for the Project Site in the 2007 General Plan population projections and is, therefore, consistent with the 2007 General Plan. It is not expected that the nature of the jobs created by the Project would result in an influx of employees from other areas. Therefore, the increase in population and jobs would be less than, but still consistent with the projections of the General Plan.
L.1.B Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.	Consistent. See response to Policy C.2.I, C.2.C, Neighborhood and District Character Snowcreek, R.6.A, and R.10.A. In the 2007 General Plan, Neighborhood and District Character Snowcreek, 5.5.b, the Town notes that it desires “a variety of resort lodging supported by restaurants, resort services, neighborhood conveniences, commercial, retail, and outdoor ancillary recreation designed as a traditional small-scale village . . . dispersed structures, light on the land, vertical emphasis and detailing (not heavy or strong horizontality).” The proposed height of the Resort Hotel is designed to address this desired characteristic and role.
L.1.C Give preference to infill development.	Consistent. The Project is located towards the edge of Town, bordered by undeveloped lands to the east, and cannot truly be considered as infill development. However, the Project would complete the Snowcreek Master Plan and would fulfill development plans for the area that have been contemplated since 1974.

<p>L.1.D Conduct district planning and focused studies for special areas and sites within the community to aid in future planning.</p>	<p>Consistent. The Project area has been studied in detail throughout the district planning process. The Snowcreek Neighborhood District Plan was approved by the Town Council in December 2008.</p>
<p>L.2.A Emphasize workforce housing for essential public service employees, such as firefighters, police, snow removal operators, and teachers.</p>	<p>Consistent. The Project would integrate some units of for-sale workforce housing into the mix of housing types. The balance of the Project Applicant’s affordable housing obligations will be detailed in the Affordable Housing Mitigation Plan.</p>
<p>L.2.B Encourage a mix of housing types and forms consistent with design and land use policies.</p>	<p>Consistent. The Project would integrate a mix of residential types within distinct neighborhood contexts consistent with this Master Plan Update, including the Design Guidelines attached as Appendix B. Proposed residential uses include low, medium and high-density residential development (Condominiums and town-homes), a Private Residence Club and Resort Hotel accommodations. See response to Policy C.2.X and C.2.I.</p>
<p>Small Town Character</p>	
<p>L.3.A Achieve a diversity of uses and activities and efficient use of land by maintaining a range of development types.</p>	<p>Consistent. The Project would develop a variety of resort lodging, including restaurants, resort services, neighborhood conveniences, activities, and outdoor recreation that would attract visitors during the day and evening and through all four seasons. See response to Policy C.2.C, C.2.I, and Neighborhood and District Character.</p>
<p>L.3.B Develop vital retail centers and streets.</p>	<p>Consistent. See response to Policy L.3.A.</p>
<p>L.3.C Encourage development of small neighborhood-serving retail and services dispersed through Town.</p>	<p>Consistent. See response to Policy C.2.C, C.2.I and Neighborhood and District Character.</p>
<p>L.3.D Encourage outdoor dining in resort and commercial districts to increase street level animation.</p>	<p>Consistent. See response to Policy C.2.B, and Neighborhood and District Character discussion.</p>

<p>L.3.F Ensure appropriate community benefits are provided through district planning and development projects.</p>	<p>Consistent. See response to Policy L.1.D. The Project would provide or facilitate access to community benefits such as additional facilities including an expanded Golf Course, a luxury Resort Hotel, restaurants, wellness center/spa, retail, conference facilities, Great Lawn, day and backcountry hiking, cross-country skiing, street and mountain biking, walking, interpretive trails and signs, snowshoeing, sledding, touring, fishing, fall-color viewing, tennis, birding, swimming, racquetball, Commercial/Retail Facility, mini-park, road improvements, Natural Resources Interpretive Area, snow play area, multi-use and pedestrian-only paths, an Outfitters Cabin, and some for-sale units of workforce housing. The development of Snowcreek will also provide significant economic benefits to the Town, which are detailed in the Project Fiscal Impact Study.</p>
<p>L.3.G Do not allow the transfer of unused density from built parcels.</p>	<p>Consistent. The General Plan draws a distinction between density transfers and clustering. Clustering of density is permitted (actually encouraged) in master plan areas. The Project at full build out would provide 195 less units than approved in the Original Master Plan.</p>
<p>L.3.H Density may be clustered or transferred through clearly articulated district plans to enhance General Plan goals and policies.</p>	<p>Consistent. The Project area is included in the Snowcreek Master Plan and proposes clustering of residential units in order to maximize open space areas on the site.</p>
<p>Accommodations and Community Amenities</p>	
<p>L.5.A Encourage and support a range of visitor accommodations that include a variety of services and amenities.</p>	<p>Consistent. The Project is consistent with the underlying concepts expressed in this policy of providing visitor housing and recreation amenities. The Snowcreek Master Plan proposes areas of commercial development including 75,000 square feet of non-residential space including a Commercial/Retail Facility, Natural Resources Interpretive Area, Resort Hotel, Spa/Wellness Center, retail uses, restaurant, conference and meeting space, golf pro shop and Outfitters Cabin.</p>
<p>L.5.B Locate visitor lodging in appropriate areas.</p>	<p>Consistent. The Project would cluster medium and higher density residential units in the center of the development area, with lower density residential located adjacent to open space to preserve open space and provide for the transition of high to low-density uses adjacent to open space areas.</p>

L.5.C Ensure there are an adequate number of units available for nightly rental.	Consistent. The Project would include the construction of a 400-room/suite Resort Hotel (including 250 Resort Hotel Rooms/Suites and 150 Private Residence Club units). A rental pool is anticipated to be available to ensure that units not in use by their owner may be available for nightly rental.
L.5.E Development shall complement and diversify the range of resort community activities and amenities.	Consistent. See response to Policy L.5.A.
L.5.F Require all multi-family, resort, and specific plan development to include activities, amenities and services to support long-term visitation.	Consistent. See response to Policy L.5.A.
Urban Growth Boundary	
L.6.A No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary (UGB).	Consistent. A minor general plan amendment will be prepared to adjust the Urban Growth Boundary.
L.6.B Recreation facilities, other public facilities, and public utility installations may be permitted outside of the UGB when determined to be in the public interest and compatible with Town goals.)	Consistent. See response to Policy L.6.A.
L.6.C. Policy: The Town shall work collaboratively with Mono County, Inyo National Forest, and the Bureau of Land Management to ensure that land uses occurring adjacent to the Urban Growth Boundary shall be compatible with Town goals.	Consistent. The Town will review the location of the proposed structures, bulk/massing, use of building materials, colors, and landscaping to ensure consistency with the General Plan and Town policies which strives to protect major view corridors and major landscape characteristics.
MOBILITY	
Regional Transportation	
M.2.A Maintain and expand access to recreation areas via coordinated system of shuttle and bus services, scenic routes, trails and highways.	Consistent. Four transit stops are planned for the Project Site. The Outfitters Cabin and trailhead would provide access to public cross-country and snow shoeing trails.

In-Town Transportation	
M.3.A Maintain a Level of Service D or better on the Peak Design Day at intersections along arterial and collector roads.	Consistent. Implementation of traffic mitigation measures identified in the Snowcreek EIR have been incorporated into the Project. The Project will not cause intersections along arterial and collector roads to exceed a level of LOS D.
<p>M.3.B Reduce automobile trips by promoting and facilitating:</p> <ul style="list-style-type: none"> • Walking • Bicycling • Local and regional transit • Innovative parking management • Gondolas and trams • Employer-based trip reduction programs • Alternate work schedules • Telecommuting • Ride-share programs • Cross-country Skiing and Snowshoeing 	Consistent. The Project is consistent with this policy by including a bicycle and pedestrian system that would connect to existing on-site Multi-Use Paths and to other Town trails to create safe continuous routes. The Project Site is currently served for transit by Mammoth Lakes Transit Red Line. Bus stops would be located throughout the Project Site. The Outfitters Cabin and trailhead would provide cross-country and snow shoeing trails on the Golf Course. The Project would include some retail uses that would help to reduce automobile trips by allowing residents to purchase necessities on-site.
M.3.C Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact, pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood-serving commercial mixed use centers.	Consistent. The Project would encourage reduction in automobile trips by clustering development, providing some commercial uses in or near the Resort Hotel. Additionally, the Project will provide a network of Multi-Use Paths to encourage walking and biking throughout the Site and in other areas of Town.
M.3.D Encourage visitors to leave vehicles at their lodging by developing pedestrian, bicycle, transit and parking management strategies.	Consistent. See response to Policy M.3.B and M.3.C.
M.3.E Require development to implement Transportation Demand Management (TDM) measures.	Consistent. The Project would include TDM measures such as pedestrian and bicycle facilities and transit stops.

<p>M.3.F Encourage the school district, ski resort and other major public and private traffic generators to develop and implement measures to change travel behavior.</p>	<p>Consistent. See response to Policy M.3.B, M.3.C, and M.3.E.</p>
<p>M.3.G Construction activities shall be planned, scheduled and conducted to minimize the severity and duration of traffic impediments.</p>	<p>Consistent. As a condition of approval, Project construction activities shall be planned and scheduled and will be limited to set hours.</p>
<p>M.3.H Commercial developments shall not allow delivery vehicles and unloading activity to impede traffic flow through adequate delivery facilities and/or delivery management plans.</p>	<p>Consistent. Service vehicles would be routed and managed to minimize conflicts with the Project’s visitor activities and local traffic. All buildings would be serviced from internal roadways. The Resort Hotel would have designated central facilities for service delivery and waste management. Service areas would be designed to accommodate required service vehicle sizes.</p>
<p>Walking and Bicycling</p>	
<p>M.4.A Improve safety of sidewalks, trails and streets.</p>	<p>Consistent. The Project is subject to design review. The proposed Feet First Circulation System is designed for safe movement of people.</p>
<p>M.4.B Provide a high-quality pedestrian system linked throughout the community with year round access.</p>	<p>Consistent. The Project would include Multi-Use Paths for bicycles and pedestrians and pedestrian-only paths that will connect to Town trails to create continuous routes.</p>

<p>M.4.C Design streets, sidewalks and trails to ensure public safety such as:</p> <ul style="list-style-type: none"> • adequate dimensions and separation • glare-free lighting at intersections • directional and informational signage • trash receptacles • benches • shuttle shelters • protected roadway crossings • landscaping • groomed community trails • remove snow from sidewalks 	<p>Consistent. See response to Policy M.3.B and M.3.C.</p>
<p>M.4.D Provide safe travel for pedestrians to schools and parks.</p>	<p>Consistent. The Project is consistent with this policy by including Multi-Use Paths that will connect to existing multi-use trails to create safe continuous routes.</p>
<p>M.4.E Development shall improve existing conditions to meet Town standards.</p>	<p>Consistent. The Project is subject to design review and review by other Town departments. The roadway system proposed by the Master Plan Update (see Section 7.0) would be reviewed by the Town to ensure consistency with its standards.</p>
<p>Transit System</p>	
<p>M.5.A Expand and increase reliability of transit service to meet the needs of the community and visitors.</p>	<p>Consistent. The Project will be required to pay an annual Transit and Transportation Fee.</p>
<p>M.5.B Encourage transit use by requiring development and facility improvements to incorporate such features as shelters, safe routes to transit stops, year-round access, etc.</p>	<p>Consistent. Transit stops would be in four locations on the Project Site.</p>

<p>M.5.C Increase availability of transit services by working collaboratively with other agencies and organizations.</p>	<p>Consistent. The applicant is working collaboratively with the Red Line to provide transit service to the Project Site. The Feet First Circulation Plan indicates the locations of the transit stops</p>
<p>Parking</p>	
<p>M.6.A Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.</p>	<p>Consistent. The Project proposes both surface and Understructure Parking and provides for bus stops, as well as pedestrian-only paths and some sidewalks. In order to decrease dependence on the automobile, the Project Applicant is proposing reduced parking standards to encourage use of public transportation and other alternative means of transportation. The Project Applicant has also proposed the use of tandem spaces and valets in order to reduce the square footage of impervious surfaces devoted to parking.</p>
<p>Streets</p>	
<p>M.7.A Install traffic control and safety operational improvements at intersections on arterial roads as required to meet the above levels of service.</p>	<p>Consistent. See Response to Policy M.3.A.</p>
<p>M.7.B Design and develop a functional hierarchy of arterial, collector, and local streets and rights-of-way including mid-block connectors.</p>	<p>Consistent. Chapter 7 of the Master Plan Update proposes and depicts street sections for the hierarchy of streets proposed for the Project Site.</p>
<p>M.7.C Improve substandard roadways to Town standards.</p>	<p>Consistent. See response to Policy M.7.A.</p>
<p>M.7.D Monitor impact of development on local and regional traffic conditions and roadway network to plan for future improvements in network.</p>	<p>Consistent. A traffic impact analysis was prepared for the Project to assess potential impacts to roadways. The Project would incorporate future improvements to accommodate future traffic.</p>

<p>M.7.E Require all development to construct improvements and/or pay traffic impact fees to adequately mitigate identified impacts. Mitigation of significant project-related impacts may require improvements beyond those addressed by the current Capital Improvement Program and Town of Mammoth Lakes Air Quality Management Plan and Particulate Emissions Regulations.</p>	<p>Consistent. The Project proposes the installation of a traffic roundabout to improve the LOS to an acceptable LOS D and provide for the efficient movement of traffic. See response to Policy M.7.A.</p>
<p>M.7.F Plan new and/or reroute existing streets and circulation facilities where required by new development or to achieve circulation objectives.</p>	<p>Consistent. See response to Policy M.7.C.</p>
<p>M.7.G Identify and protect future public rights-of-way and facilities in development.</p>	<p>Consistent. The Project Site plans will be reviewed by the Town to ensure that future public rights-of-ways are protected.</p>
<p>M.7.H Development shall dedicate, design and construct internal and adjacent streets, sidewalks and trails to Town standards.</p>	<p>Consistent. See response to Policies M.4.A, M.4.B, M.7.B. and M.7.F.</p>
<p>Traffic Calming</p>	
<p>M.8.A Encourage traffic-calming techniques that protect residential neighborhoods and streets, enhance public safety, maintain small-town character, and enhance resort design objectives.</p>	<p>Consistent. See Master Plan Update Section 7.0</p>
<p>M.8.B Facilitate implementation of traffic-calming techniques by encouraging development of public private partnerships and pilot projects.</p>	<p>Consistent. The Project proposes the installation of a traffic roundabout for traffic calming and to improve LOS at the intersection. The Project would also include pedestrian facilities and lighting to provide for safe and efficient movement of traffic and pedestrians.</p>

Snow Management	
M.9.A Require snow management methods that minimize environmental damage while optimizing road and pedestrian safety.	Consistent. The Project would incorporate snow management devices and roof drainage systems in the roof and building design, so that snow will not be permitted to shed freely into active pedestrian or vehicular areas.
M.9.B Increase year round pedestrian access to sidewalks and transit stops.	Consistent. See response to Policy M.9.A.
M.9.C Support development of geothermal and solar heating opportunities for snow removal.	Consistent. The Project applicant is exploring the use of geothermal heating opportunities for both heating and snow removal.
PARKS, OPEN SPACE, AND RECREATION	
A Town Within a Park	
P.2.B Require usable public recreation open space in all master planned developments.	Consistent. The Project would include Multi-Use Paths, pedestrian-only paths, an 18-hole championship golf course, Great Lawn, spa/wellness center and Outfitters Cabin.
P.2.C Maximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights (TDRs).	Consistent. The Project would cluster development on the Project Site to maximize open space. In addition to the use limitations provided by the Open Space designations, the land use covenant established in 2005 also limits the permitted land uses on the 94-acre parcel.

<p>P.2.D Increase understanding and appreciation of the cultural, natural and historical resources of the region and Town through development of programs, facilities and interpretive signage.</p>	<p>Consistent. The Project may include the Commercial/Retail Facility and Natural Resources Interpretive Area. The Natural Resources Interpretive Area may include an interpretive and way-finding facility, providing residents and visitors with information and exhibits regarding the history and resources of Mammoth Lakes and the Mammoth Creek Corridor. This facility would increase understanding and appreciation of cultural, natural, and historic resources in the Town.</p>
<p>P.3.A Ensure public routes for access to public lands are provided in all developments adjacent to National Forest lands.</p>	<p>Consistent. The Project proposes the Outfitters Cabin for the arrangement of various outdoor recreational activities. The Outfitters Cabin would also provide a location for public access from the Inyo National Forest and Sherwin Mountains.</p> <p>The USFS, the Town, the applicant and other stakeholders are in the process of collaborating in a planning effort initiated by the USFS which will require compliance with NEPA and/or CEQA for purposes of evaluating any improvements to USFS lands. This planning effort is completely distinct from the Snowcreek VIII Master Plan Update Process.</p> <p>One part of the USFS initiated planning process will be to consider access between the Project Site and adjacent National Forest land. Until completion of this planning process, access along the project boundary shall remain open, but undeveloped, other than for closures necessary to protect the public such as closures during construction. Upon completion of the USFS initiated planning process, public and project access will be formalized and improved consistent with type(s) and level of use anticipated and consistent with the trails plan for Snowcreek VIII.</p>

<p>P.3.C Identify and acquire points of public access to public lands (from within the Urban Growth Boundary [UGB] to surrounding public lands) through cooperative arrangements including easements, purchase, or other means of title acquisition.</p>	<p>Consistent. See response to Policy P.3.A.</p>
<p>Recreational Opportunities</p>	
<p>P.4.A Expand recreational opportunities by proactively developing partnerships with public agencies and private entities.</p>	<p>Consistent. The Project would include Multi-Use Paths that link to existing Town trails, Golf Course, spa/wellness center, and Outfitters Cabin.</p>

P.4.B Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors.

Activities include:

- downhill skiing & snowboarding
- day & backcountry hiking
- cross-country skiing
- walking
- back-country skiing & snowboarding
- interpretive trails & signage
- snowshoeing
- climbing
- sledding
- touring
- dog sledding
- street & mountain biking
- ice skating
- camping
- fishing
- sleigh rides
- fall-color viewing
- tennis
- birding
- swimming
- health & fitness
- soccer
- off-highway vehicles
- racquetball
- equestrian activities
- snow play
- BMX
- Skateboarding

Consistent. The Project would include Multi-Use Paths (for bicycling, hiking, walking and running), Golf Course spa/wellness center, and an Outfitters Cabin. The Outfitters Cabin would serve as a staging area for nearby summer and winter activities including cross-country, mountain biking, hiking, and snowshoeing trails and fishing, hay rides and sleigh rides.

<p>P.4.C Ensure balance of use, enjoyment and separation where appropriate between motorized and non-motorized modes of recreation.</p>	<p>Consistent. The Project design includes non-motorized recreation, including Multi-Use Paths (for walking, hiking and bicycling), and provides access to nearby fishing, and cross-country, mountain biking, hiking, and snowshoeing. The Project would contribute to non-motorized modes of recreation in the Town.</p>
<p>Connected Throughout</p>	
<p>P.5.A Create open space corridors by combining open space on neighboring properties.</p>	<p>Consistent. The area north of Old Mammoth Road is not proposed for development and will remain as open space, and may be preserved in the form of a conservation easement. A Natural Resources Interpretive Area may be located primarily on the disturbed portion of the property north of Old Mammoth Road which could include a place to gather before a hike, with interpretive and/or way-finding signage. In addition, the Project proposes golf course uses that would connect with an adjacent golf course and would create an open space corridor.</p>
<p>P.5.B Design and construct trails as components of a regional and local network for recreation and commuting.</p>	<p>Consistent. The Project would include a Feet First Circulation System that would connect to other Town trails.</p>
<p>P.5.C Require development to incorporate linked public trail corridors identified in the Mammoth Lakes Trail System Plan into overall project site plan.</p>	<p>Consistent. See response to Policy P.5.B.</p>
<p>P.5.D Design public and private streets not only as connections to different neighborhood districts, but also as an essential element of the open space system. Include parks and plazas, tree-lined open spaces and continuous recreational paths in design.</p>	<p>Consistent. See Master Plan Update Design Guidelines (Appendix B).</p>

<p>P.5.E Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health and safety.</p>	<p>Consistent. The Project is designed to enhance and complement recreational opportunities already available in the Town. Park-like and open space areas on the Project Site would be accessible. The Project includes “stand alone” recreational amenities such as a Golf Course, a Golf Clubhouse and attendant facilities, an Outfitters Cabin, a Residents’ Club, a Resort Hotel with swimming, workout facilities, and a spa and wellness center. A Great Lawn abuts the Resort Hotel and a mini-park is located in the Project Entrance/Gateway area.</p>
<p>P.5.F Ensure provision of parkland dedications or payment of in-lieu fees through project approvals or development impact fees.</p>	<p>Consistent. Unless otherwise provided for in a Development Agreement between the Town and the Project Applicant, the Project Applicant will pay fees in accordance with the Town of Mammoth Lakes Municipal Code, either at the time provided for therein or at the time determined by state law, if vesting occurs in accordance with the Subdivision Map Act.</p>
<p>RESOURCE MANAGEMENT AND CONSERVATION</p>	
<p>Habitat Resources</p>	
<p>R.1.A Be stewards of important wildlife and biological habitats within the Town’s municipal boundary.</p>	<p>Consistent. The Project would not impact rare, unique, or endangered species. The Project would be sited to cluster development and would not degrade habitat values. The Project would avoid Mammoth Creek and would not impact any riparian resources. As noted in section IV.D. (Biology) of the Snowcreek EIR, the Project would not impact any deer migration corridors. Approximately 46 acres of potential foraging and resting habitat south of Old Mammoth Road and east of Fairway Drive that may be used by deer in the adjacent holding area would be lost. However, implementation of the applicable mitigation measures in the Mitigation Monitoring Program would reduce this impact to a less-than-significant level under CEQA.</p>

<p>R.1.B Development shall be stewards of Special Status plant and animal species and natural communities and habitats.</p>	<p>Consistent. See response to Policy R.1.A.</p>
<p>R.1.C Prior to development, projects shall identify and mitigate potential impacts to site-specific sensitive habitats, including special status plant, animal species, and mature trees</p>	<p>Consistent. See response to Policy R.1.A.</p>
<p>R.1.D Be stewards of primary wildlife habitats through public and/or private management programs. For example, construction of active and passive recreation and development areas away from the habitat.</p>	<p>Consistent. See response to Policy R.1.A.</p>
<p>R.1.J Live safely with wildlife within our community.</p>	<p>Consistent. See response to Policy R.1.A.</p>
<p>R.2.A Trash enclosures, receptacles and food storage areas shall be animal resistant.</p>	<p>Consistent. The Project would incorporate animal resistant trash enclosures, receptacles and food storage areas.</p>
<p>R.2.B Be stewards of forested areas, wetlands, streams, significant slopes and rock outcroppings. Allow stands of trees to continue to penetrate the community to retain mountain character of Mammoth Lakes. Minimize tree removal for development to the greatest extent possible.</p>	<p>Consistent. Landscaping would incorporate some native trees and shrubs to revegetate disturbed areas, to preserve the resort-alpine character of the Town. Planting on the Project Site would use native conifers, deciduous trees, and shrubs. Some Jeffrey pine and lodgepole pine are scattered throughout the basin sagebrush on the Project Site. Some trees on the site may meet the minimum size (six inches in diameter) to require approval from the Town prior to removal. However, implementation of the applicable mitigation measures in the Mitigation Monitoring Program would reduce this impact to a less-than-significant level under CEQA.</p>
<p>R.2.C. Policy: Avoid wetland disturbance to greatest extent possible by requiring all feasible project modifications.</p>	<p>Consistent. See response to Policy R.1.A.</p>

R.3.A Prohibit development in the vicinity of Mammoth Creek that does not maintain minimum established setbacks and protect stream-bank vegetation.	Consistent. The Project would be sited and constructed to avoid Mammoth Creek and would not directly impact any wetland areas or riparian resources.
R.3.C Restore degraded areas within and adjacent to Mammoth Creek, in association with contiguous development projects or as off-site mitigation.	Consistent. The Project would be sited and constructed to avoid Mammoth Creek and would not directly impact any wetland areas or riparian resources.
R.3.D Improve public access to Mammoth Creek through discretionary project review and other available means.	Consistent. Public access to Mammoth Creek is allowed through a previously recorded easement.
Water Resources	
R.4.B Support and encourage water conservation and recycling practices within private and public developments.	Consistent. If legally permissible, available, and under certain conditions the Project is intended to use recycled water for irrigation of the Golf Course if and other portions of the Project Site.
R.4.C Require drought-tolerant landscaping and water-efficient irrigation practices for all development and Town-maintained landscaped areas, parks and park improvement projects. Development design, including parks, may include limited turf as appropriate to the intended use.	Consistent. See the Landscape Master Plan (Appendix C to the Master Plan Update). Additionally Mammoth Community Water District policies regarding water conservation will be followed.
R.4.D Require development to use native and compatible non-native plants, especially drought-resistant species, to greatest extent possible when fulfilling landscaping requirements.	Consistent. See response to Policy R.4.C.
R.4.E Limit use of turf over root zones of native trees to avoid or minimize adverse impacts of excessive water to root zones of native trees.	Consistent. See response to Policy R.4.B.

R.5.A Wisely manage natural and historic drainage patterns.	Consistent. The Project would require grading on the site, which would modify natural and historic drainage patterns. However, the Project would incorporate measures as described by the Lahontan Regional Water Quality Control Board during and after construction to manage runoff from the Project Site. See also Master Plan Update, Section 7, for a more detailed discussion of these issues.
R.5.B Require parking lot storm drainage systems to include facilities to separate oils and silt from storm water where practical and when warranted by the size of the project.	Consistent. The Project will follow the Lahontan Regional Water Quality Control Board guidelines for drainage and water retention facilities. See response to Policy M.6.B. and R.5.A.
R.5.C Prevent erosion, siltation, and flooding by requiring use of Best Management Practices (BMPs) during and after construction.	Consistent. The proposed Project will follow the Lahontan Regional Water Quality Control Board BMPs and guidelines during and after construction. See response to Policy M.6.A.
Energy Resources	
R.6.A Reduce energy demand by promoting energy efficiency in all sectors of the community.	Consistent. See Master Plan Update, Section 7, for discussion of use of recycled water. Also see Design Guidelines (Appendix B) and Landscape Master Plan (Appendix C).
R.6.C Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials.	Consistent. See response to Policy R.6.A.
R.7.A Use green building practices to greatest extent possible in all construction projects.	Consistent. See response to Policy R.6.A.
R.7.B Encourage development of housing close to work, commercial services, recreation areas and transit routes to reduce fuel consumption.	Consistent. The Project includes a mix-of Resort-appropriate uses. Residential uses are adjacent to job-generating commercial uses such as the Resort Hotel, Golf Course, and Golf Clubhouse, as well as recreation areas. Additionally the Project would include provisions for transit stops and shuttle service.

<p>R.9.A Support programs to recycle materials such as paper, cardboard, glass, metal, plastics, motor oil; and programs to compost or chip for mulch tree cuttings, brush, and other vegetation.</p>	<p>Consistent. The Project will incorporate the Town's recycling program, thereby diverting solid waste from the landfill.</p>
<p>Air Quality</p>	
<p>R.10.A Support regional air quality improvement efforts.</p>	<p>Consistent. The proposed Project would include mixed uses, which would include some commercial and retail facilities near residential uses. The Project would include four public transit stops and would include a shuttle, as well as Multi-Use Paths to encourage the use of alternative modes of transportation. All these measures would encourage shopping locally and using alternative modes of transportation to access commercial and retail needs, which would result in a reduction of vehicle trips that would support the implementation of regional air quality goals.</p>
<p>R.10.B Promote land use patterns that reduce number and length of motor vehicle trips, including:</p> <ul style="list-style-type: none"> • development of in-Town workforce housing • residential and mixed use development adjacent to commercial centers • mountain portals and transit corridors • provision of a mix of support services in employment areas 	<p>Consistent. See response to Policy R.10.A.</p>

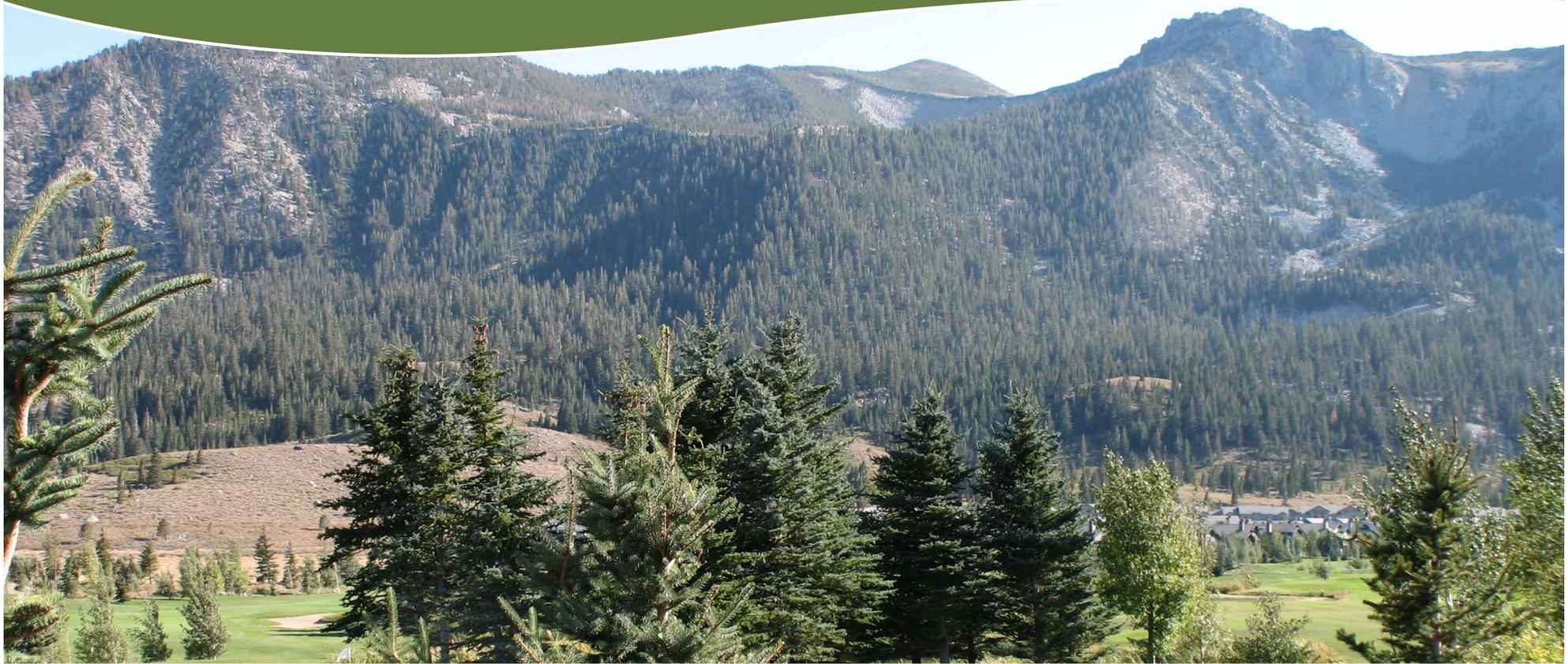
<p>R.10.C Support strategies for development that reduce projected total vehicle miles traveled including, but are not limited to:</p> <ul style="list-style-type: none"> • circulation system improvements • mass transit facilities • private shuttles • design and location of facilities to encourage pedestrian circulation 	<p>Consistent. See response to Policy R.10.A.</p>
<p>R.10.D Mitigate impacts on air quality resulting from development through design, participation in Town air pollution reduction programs, and/or other measures that assure compliance with adopted air quality standards.</p>	<p>Consistent. See response to Policy R.10.A.</p>
<p>R.10.E Reduce air pollutants during construction through implementation of Best Management Practices (BMPs).</p>	<p>Consistent. The Project would incorporate BMPs during construction to reduce air pollutant emissions.</p>
<p>R.10.F Develop an efficient transportation system to reduce CO2 emissions and air pollutants.</p>	<p>Consistent. See response to Policy R.10.A.</p>
<p>R.10.H No solid fuel burning appliances will be installed within any multi-unit development.</p>	<p>Consistent. The Project would not include any solid fuel-burning appliances within individual units in multi-unit development.</p>

PUBLIC HEALTH AND SAFETY	
Public Safety	
S.2.A Maintain safe and efficient municipal operations and services.	Consistent. As discussed in section IV.K (Public Services) of the Snowcreek EIR, the Project would not significantly impact operations and services of the Town of Mammoth Lakes Police Department, Mammoth Lakes Fire Protection District, Mammoth Unified School District, parks and recreation areas, Town of Mammoth Lakes Public Works, and Mammoth Community Water District (wastewater treatment).
Police Enforcement	
S.2.B Ensure effective code enforcement and policing programs.	Consistent. As discussed in section IV.K (Public Services) of the Snowcreek EIR, the Town of Mammoth Lakes Police Department would have sufficient resources to adequately satisfy the Project's demand for police protection service in addition to the existing demand for such service in the community with mitigation measures.
S.2.D Increase public access to police services.	Consistent. See response to Policy S.2.B.
Snow Management	
S.3.A. Policy: Design all structures in Mammoth Lakes to withstand snow loads and to reduce any additional hazards created by snow accumulation.	Consistent. See Master Plan Update Design Guidelines (Appendix B) for a discussion of snow management. The Project would incorporate snow management devices and roof drainage systems in the roof and building design, so that snow will not be permitted to shed freely into active pedestrian or vehicular areas.
S.3.B Design buildings so that snow shed, ice shed and snowmelt are not a hazard to people and property.	Consistent. See response to Policy S.3.A.
S.3.C All developments shall provide and maintain adequate on-site snow storage or maintain a Town-approved snow-hauling program.	Consistent. See response to Policy S.3.A.

S.3.D Maintain safe public access and circulation through comprehensive snow removal programs provided by the Town or by private entities.	Consistent. See response to Policy S.3.A.
Geologic and Seismic	
S.3.H Restrict development in areas with steep slopes.	Consistent. The Project would not be located on areas of steep slopes.
S.3.I Require geotechnical evaluations and implement mitigation measures prior to development in areas of potential geologic or seismic hazards.	Consistent. The Project is subject to review by various Town departments and divisions, and outside agencies. The Project would be designed in conformance with the recommendations contained in the Geotechnical Report and to current CBC requirements, which will reduce the potential for structures on the Project Site to sustain damage during an earthquake.
Flood	
S.3.K Restrict development in flood areas and near perimeter of natural water bodies.	Consistent. The Project would be setback from and would avoid Mammoth Creek. No other portions of the site are located within a flood zone.
Fire	
S.3.L All construction shall comply with wildland fire-safe standards, including standards established for emergency access, signing and building numbering, private water supply reserves available for fire use, and vegetation modification.	Consistent. The Project design will comply with design and fire suppression standards and requirements of the Mammoth Lakes Fire Protection District Plan. Also see Design Guidelines (Appendix B) and Landscape Master Plan (Appendix C).
S.3.M Involve local fire department in the development review process.	Consistent. See response to Policy S.3.L.

S.3.N Minimize the incidence of fires by supporting the Mammoth Lakes Fire Protection District's ("MLFPD") ability to respond to emergencies.	Consistent. As described in section IV.K (Public Services) of the Snowcreek EIR, the Project would not require the need for new staff or new or altered fire protection facilities. See the Master Plan Update for the location of emergency vehicle access.
S.3.O Support provision of adequate water flow throughout the Town and provision of adequate water storage to meet peak fire demand during times of peak domestic demands.	Consistent. See response to Policy S.3.L.
Hazardous Materials	
S.3.R Provide for safe use and disposal of hazardous materials.	Consistent. Project uses include residential and resort uses. A small amount of everyday chemicals would be used including solvents and cleaners. These materials would be disposed of in compliance with all hazardous waste regulations.
S.3.S Require a Hazardous Materials Disclosure form from all development.	Consistent. The Project developer would be required to submit a Hazards Materials disclosure form during both construction and operation of the Project.
Emergency Preparedness	
S.4.A Aid emergency vehicle access and emergency evacuation of residents and visitors by providing and maintaining secondary access routes to all portions of the community, consistent with the Mammoth Lakes Fire Protection District ("MLFPD") requirements.	Consistent. See response to Policy S.3.L.
S.4.B Maintain an Emergency Plan.	Consistent. The Project would include the preparation of emergency plans.





APPENDIX B

SNOWCREEK VIII

DESIGN GUIDELINES

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LANDSCAPE ARCHITECTS

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intro

Preface

These Design Guidelines (“Guidelines”) establish the architectural traditions, aesthetic guidelines and sustainability concepts for all new buildings, building additions, sitework, landscaping and improvements within Snowcreek VIII (any changes, exterior alterations, additions or installations to buildings or the site including any grading, excavation, fill, clearing, accessory structures, roads, driveways, parking areas, walls, retaining walls, stairs, patios, posts, fences, signs, mailboxes, and recreation equipment). This includes buildings and improvements related to residential development, the Resort Hotel, and the Gateway. Please refer to the Snowcreek VIII Landscape Master Plan (“Landscape Master Plan”) for the Approved Plant List. The Guidelines should ensure that buildings and landscaping are compatible with and complimentary to the setting to create a unified whole. These Guidelines reinforce and further the goals of the Town of Mammoth Lakes General Plan 2007, the Snowcreek Neighborhood District Plan (NDP), and the Snowcreek Master Plan Update 2007 (“Master Plan Update”). All improvements at Snowcreek VIII are to contribute to and build upon the overall vision of the resort to create a unified community.

The Guidelines are to be used in concert with the Master Plan Update and the Landscape Master Plan. The illustrations in this document are intended to convey a concept and not to portray detailed plans for construction. Detailed plans will be provided when use permit applications are submitted for each phase.



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Design Approach

1.1 THE VISION

Snowcreek VIII, part of the overall Snowcreek District, is an all-season luxury destination resort set within the Town of Mammoth Lakes in the Eastern Sierra Nevada Mountains. The mountain environment provides the basis for the overall character of the landscape and buildings. The design of all buildings and related improvements at Snowcreek VIII build upon and reinforce the vision of establishing an interconnected, pedestrian-oriented mountain community while addressing the goals and objectives laid forth in these Guidelines.

To assist in the design of site, landscape and building improvements, Snowcreek VIII has established a set of guidelines to shape the architecture and landscapes built here. The underlying objective is to produce a community identity—one that is unified but still diverse—through architecture and landscaping that celebrates and connects to the eastern Sierra Nevada setting. The following objectives describe the goals for the Snowcreek VIII community:

- *To establish a strong landscape framework that unifies the community.* The vision begins with the notion of establishing a forested environment that draws from regional landscape ecosystems. Individual buildings then may be sited to blend in with, rather than dominate, the surroundings. The landscape knits the community together.
- *To design buildings and landscapes that reinforce the community-wide open space system that interconnects residences, amenities and outdoor recreation areas.* Snowcreek VIII is organized around an interconnected open space and trail system that emphasizes Mammoth Lake’s “feet first” community approach. All buildings at Snowcreek VIII should include building and landscape designs that link to and enhance this overall system.
- *To encourage “sustainable” building systems, infrastructure, materials and construction techniques in all designs and improvements.* Reducing consumption of materials and energy, reducing waste and making intelligent choices about how a building is used benefits both the Snowcreek VIII community and the surrounding ecosystem. Snowcreek VIII is committed to the implementation of “sustainable” concepts that emphasize an “integrated systems approach”.

1.2 THE PLAN

Snowcreek VIII provides residents and visitors the opportunity to experience the year-round amenities of Mammoth Lakes. Within the 237 acre resort there is a mix of high, medium and low-density residential units, including stacked flats and townhomes. The resort provides residents with new amenities that include open space and trails, a full-service Resort Hotel, 18-hole golf course, a Resident's Club, commercial uses and an outfitters cabin that serves as a potential portal to a variety of outdoor activities.

Snowcreek VIII is planned as an interconnected system of open space areas that provides the underlying structure for the placement and design of all buildings, roads and landscapes. The main open space corridor runs north-south through the center of the project, terminating at the Great Lawn and the Resort Hotel. Secondary open space areas are linked to this main core to organize buildings and private and passive outdoor areas for residents. These open space areas are characterized by the use of natural plantings, informal clusters of trees, and meadow "openings" along with pedestrian paths and drainage improvements. Residents have access to these open space corridors via pedestrian lanes and paths connected to all buildings. Areas adjacent to the golf course transition from the forested open space areas within the residential areas to a more open Basin Sagebrush vegetation community.

The open space areas knit together the individual neighborhoods of Snowcreek VIII. The Guidelines, Landscape Master Plan, NDP and Master Plan Update work together to ensure that the Snowcreek VIII neighborhoods are unified.

1.3 DESIGN THEME

The design theme is focused on providing a place to relax, enjoy the mountain serenity, and participate in year-round recreational opportunities while taking design cues from the Eastern Sierra region. Architecture and landscape are to be seamlessly integrated to reinforce the connection to the outdoors and achieve a "sense of place". The following section describes the main design themes for Snowcreek VIII:

- *Merge architecture and landscape improvements so that a fully integrated design is created.* All buildings, structures, landscape and site improvements should take their cue from the region's architectural traditions and landscape patterns. Architecture should blend with new landscape areas through the use of transitional outdoor spaces, such as porches, decks, patios and terraces.
- *Utilize natural or natural appearing building materials that express care and craftsmanship in detailing.* Buildings and landscape improvements should use authentic, natural appearing construction materials, such as stone and wood that appear indigenous to the Eastern Sierra region. Detailing at exterior walls, timber trusses, beams, rafters, corbel braces and other connections provide opportunity for individual expression and give buildings unique "personality."

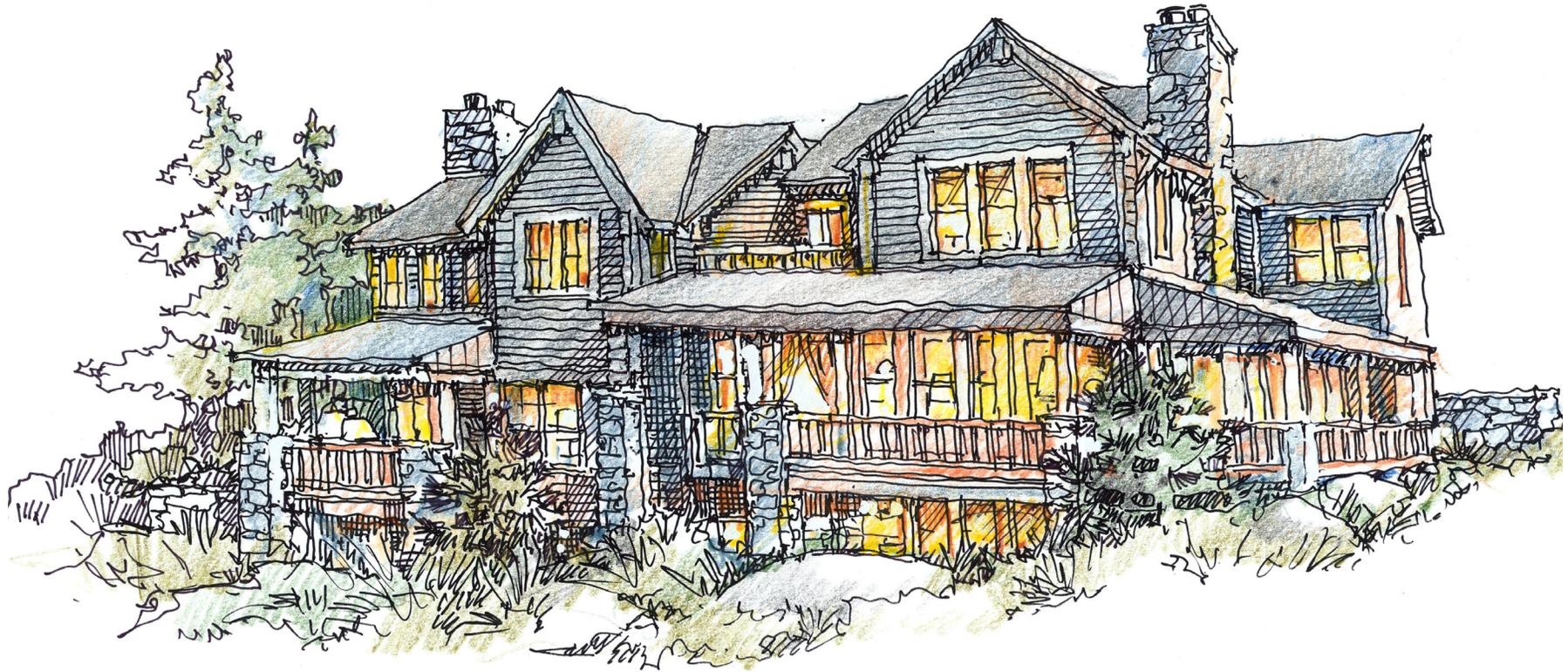


Figure 1.1: Architecture and landscape improvements should be seamlessly integrated to create a unified “whole”

- Build on regional Rustic and Arts and Crafts architectural traditions to create contemporary buildings suited to today's lifestyle.* Draw from the region's architectural traditions to create contemporary building designs that reflect the regional climate and vernacular. Designs should draw inspiration from the Rustic and Arts and Crafts traditions. These traditions used bold building forms, rustic treatments, finely crafted details, broad sheltering roofs typically with simple gable forms, and roof structures expressed with framing, outriggers and rafter tails.
- Design for “all season” use.* The climate is a dynamic pattern of changing conditions throughout the year. Buildings and outdoor spaces should be designed to take advantage of the climatic changes, creating comfortable year-round living areas while reducing dependence on resources. Roofs may provide shade at porches during the summer and a protected entryway during winter snowfalls. Outdoor rooms should be designed with their potential use and weather constraints in mind.



two

Site & Landscape Design Guidelines

The following chapter sets forth objectives and guidelines for all work relating to siting of buildings and landscape treatments. Refer to the Master Plan Update for applicable setbacks and development standards and to the Landscape Master Plan for the Approved Plant List.

2.1 SITE AND LANDSCAPE OBJECTIVES

The following objectives have been identified as the basis for integrating buildings with the natural surroundings:

- *Incorporate site-specific design solutions that are responsive and subordinate to the setting.* Buildings should be sited to maintain a low, subordinate profile against the backdrop of the newly established landscape and existing mountain setting. Outdoor areas are to take advantage of sunlight, provide wind protection and capture views.
- *Establish, preserve and enhance the natural environment.* Trees and vegetation provide a valuable backdrop and foundation that integrate buildings with landscape. Planting designs are to establish a forested setting to help blend the architecture with the landscape and establish natural buffers between buildings, streets, and golf course areas.



Figure 2.1: Planting and site designs should establish a forested setting within which all built improvements are viewed

- *Design courtyards, decks and outdoor spaces to emphasize the outdoor-oriented lifestyle.* Natural landscape features such as rock outcroppings, established resort vegetation and topography should be incorporated into landscape designs to achieve a gradual transition between the more enhanced and natural environments. Landscape plantings and/or planting containers should be used to enhance outdoor areas.
- *Use natural, natural appearing or indigenous stone and wood building materials for landscape structures, site walls and outdoor areas to reinforce the connection to the site.* Landscape designs should utilize rustic, informal treatments rather than refined, to complement the rugged mountain setting and blend improvements into the setting.

2.2 SITING CONSIDERATIONS

Objectives:

- *Minimize the visual impact of buildings and related structures.*
- *Site buildings to take advantage of views and climatic factors to decrease reliance on energy and resources.*

Guidelines:

Building orientation should capture views as well as take advantage of solar and wind directions. Integrating buildings and other improvements with new plantings and the overall open space system is critical. Suggested building locations and applicable setbacks are provided in the Master Plan Update.

- Site buildings to take advantage of the climate, solar orientation and prevailing breezes. Proper building orientation, glazing and the use of architectural devices, such as overhangs, facilitate the use of natural daylighting, passive solar heating and natural cooling.
- Buildings should be sited with snow shedding and storage strategies in mind.

2.3 GRADING

Objectives:

- *Minimize abrupt or “engineered” slopes so that more natural land forms result.*
- *Avoid slopes over 2:1 to minimize erosion and sedimentation.*

Guidelines:

A professional engineer registered in the State of California should prepare a full set of drawings including grading, drainage, utility locations, re-vegetation, sedimentation and erosion control plans for all new construction.

- All cuts, fills and retaining walls should utilize natural and/or curvilinear shapes, to create smooth transitions at the top and bottom of slopes so they appear as extensions of the existing landforms.
- Slopes are not to exceed 2:1. Natural slopes should be used instead of structures wherever feasible.
- Grading, outside of building setbacks, should be limited to grading associated with driveways, minor paths and utility improvements.
- Cut and fill slopes should be re-vegetated as soon as possible with plantings appropriate to the site. See Approved Plant List in the Landscape Master Plan.
- Retaining walls may be used when it is necessary to preserve unique site attributes or where they are designed as extensions of the architecture. Refer to Section 2.4 below.



Figure 2.2: Retaining wall designs should have a dry-stack appearance

2.4 RETAINING AND SITE WALLS

Objectives:

- Utilize retaining walls to significantly reduce slope gradients where needed.
- Integrate retaining walls into site and landscape designs to reinforce the connection to the rugged setting.
- Use stone, or natural appearing faux stone, that appears to be local to the site, such as granite or similar regional material, constructed with traditional dry-stack and/or boulder methods.

Guidelines:

- Retaining walls should not exceed 4 feet in height. Terraced wall structures with ample planting pockets (minimum 4 feet wide) should be used where grade changes exceed 4 feet.
- Tops of retaining walls should blend with natural contours. Walls should not end abruptly, but transition naturally into topography, rock outcroppings and vegetation.



Figure 2.3: Retaining walls should utilize integrated planting and siting designs to blend them into the site

- Shrubs and vines should be planted at the base and top of walls to blend them with the site.
- All walls that are visible from adjacent buildings, public spaces, roadways or golf course areas should be built of native-appearing stone or faux stone laid to appear structural and not veneered. Faux stone placed at the base of buildings should be durable against Mammoth's environment.
- Boulders should appear native to the region.

2.5 NEIGHBORHOOD ROADS AND PEDESTRIAN LANES

The Neighborhood Roads and Pedestrian Lanes are an integral part of the landscape and open space framework at Snowcreek VIII. They provide access to the neighborhoods and buildings and connect to the central open space core. Refer to Section 2.9 – Landscaping and Plant Materials for planting guidelines and the Landscape Master Plan for applicable policies and the Approved Plant List. The following guidelines relate to all improvements along Neighborhood Roads and Pedestrian Lanes:

Neighborhood Roads

- Asphalt should be the primary material used on Neighborhood Roads. Asphalt, concrete pavers, natural pavers or pervious paver blocks may be used for pedestrian crossings, driveways and /or accent paving areas. When used, concrete and pavers should be integrally colored in muted tones that recede into the landscape. No more than three paving types may be used in any one neighborhood.
- Driveways and streets should generally be constructed without curbs. Colors and textures of finished paving materials should be selected to complement all other paving improvements and the Rustic and Arts and Crafts aesthetic.

- Roads and guest parking should consider snow removal and snow storage needs.

Pedestrian Lanes

- Utilize informal alignments and designs to create a human scale pedestrian environment.
- Appropriate paving materials for Pedestrian Lanes are:
 - ~ Asphalt
 - ~ Pre-cast concrete pavers (sandset or mortared)
 - ~ Mortared stone, granite or similar set
 Paving materials for Pedestrian Lanes should be consistent with any existing Pedestrian Lanes throughout the resort.

2.6 PRIVATE STREETS, DRIVEWAYS AND PARKING REQUIREMENTS

Objectives:

- *Minimize visibility of paving and parking areas.*
- *Blend driveways and streets with the existing topography.*
- *Minimize impervious areas.*

Guidelines:

- Driveways should be a minimum of 10 feet and a maximum of 14 feet wide, except where they provide a turnaround at garages or pull outs. Every effort is to be made to minimize paved areas of driveways and turnarounds while conforming to parking and snow storage requirements.
- Driveways should not exceed a 14 percent gradient.
- Suggested driveway or street access is indicated on the site plan. All driveways should follow alignments that minimize visibility from adjacent roadways, or other disruptions of the site.

- Asphalt is the preferred material for use on driveways and streets. Asphalt, concrete pavers, natural pavers or pervious paver blocks may be used for pedestrian crossings, driveways and /or accent paving areas. When used, concrete and pavers should be integrally colored in muted tones that recede into the landscape. No more than three paving types may be used in any one neighborhood area.
- Driveways should generally be constructed without curbs to retain the rural quality of the environment.
- Parking spaces should be the minimum required to handle the resident's parking. Refer to the Master Plan Update for parking requirements.
- Parking spaces should be screened to the extent feasible from off-site views.
- Utilizing concrete and asphalt paving material containing recycled content is strongly encouraged.

2.7 DRAINAGE SYSTEMS AND STRUCTURES

Objectives:

- *Preserve existing drainage patterns.*
- *Protect water quality of downstream creeks and rivers.*
- *Minimize erosion.*
- *Detain drainage on-site using naturalistic landscape features such as rainwater gardens or vegetated swales.*

Guidelines:

- Use stormwater best management practices (BMPs) to reduce runoff water and pollutants. These strategies function through infiltration, evapotranspiration, detention and reuse of rainwater.



Figure 2.4: Drainage designs should mimic regional landscape patterns

- Drainage design should minimize any potential for erosion and consequent downstream water quality impacts.
- Natural drainage courses should be protected and existing drainage patterns maintained.
- Reduce hydrologic impacts by minimizing impervious surfaces, graded areas, and vegetation clearing to the extent feasible.
- Headwalls, lined ditches, and similar drainage structures should be built of, or lined with, an approved stone. Metal and concrete pipes are to be concealed.
- Drainage across or under driveways and streets should be incorporated into driveway and apron design that are similar to those used as part of the community infrastructure.

- Gutters and downspouts should direct drainage away from foundations and paved surfaces and into natural drainage systems such as crushed rock beds.
- Gravel or splash block should be placed under the dripline of non-guttered roofs to prevent soil erosion and increase ground absorption.

2.8 EXTERIOR HARDSCAPE DESIGN

Objectives:

- *Integrate outdoor site features with the natural topography.*
- *Utilize materials and colors that blend with the landscape and that appear to be indigenous to the site.*
- *Design outdoor terraces, rooms and spaces as natural extensions of the indoors.*
- *Utilize pervious materials to the greatest extent possible.*

Guidelines:

- Paths, outdoor terraces and courtyards should be combined with plant materials, walls and architectural devices such as balconies, decks, trellises and/or arcades to create a series of outdoor rooms. Native stone, granite or concrete pavers (impervious materials) should be used in areas close to buildings. Moving away from buildings there should be a gradual transition to pervious or “softer” surfaces such as compacted earth or open celled pavers. Pervious materials should be maintained and protected from snow removal equipment.
- Appropriate pervious and impervious paving materials for outdoor areas include:

Pervious

- ~ Sand set stone, granite or similar
- ~ Crushed, compacted rock
- ~ Open-celled/Pervious pavers

Impervious

- ~ Mortared stone, granite or similar set
- ~ Durable faux stone that has the appearance of native stone
- ~ Pre-cast concrete pavers
- ~ Integral colored concrete

- Inappropriate paving materials for outdoor areas include:
 - ~ Clay tile
 - ~ Uncolored, untextured, unpatterned concrete
- The use of permeable hardscape surfaces is strongly encouraged to increase on-site stormwater percolation. Allowing stormwater percolation reduces the volume of stormwater runoff and street flow while replenishing local aquifers and reducing soil erosion. These permeable surfaces may be effectively used in combination with biofiltration, bioswales, and even invisible (subsurface) detention systems.
- Paths, outdoor stairs and terraces should follow the natural topography and respond to existing vegetation patterns.
- On-grade paved terrace areas should be designed with a gradual transition from the man-made to natural elements.
- Spas should be integrated into the exterior hardscape design and visually connected to the building. Spas should be located out of view from off-site to the extent feasible and set down into the ground, terraces and/or deck.

2.9 LANDSCAPING AND PLANT MATERIALS

Objectives:

- *Revegetate disturbed areas to obscure the line between the new and existing landscape.*
- *Establish, preserve and extend the Mixed Conifer-Fir Forest and Basin Sagebrush landscape patterns of Mammoth Lakes.*
- *Locate plant materials and tree groupings to anchor buildings to the site.*
- *Reinforce and connect buildings to the overall open space system by utilizing strategic plant groupings.*

In addition to the following guidelines refer to the zone descriptions and applicable plant lists and policies in the Landscape Master Plan. Neighborhood residential areas include the following four general landscape zones:

Neighborhood Roads – Secondary roadways and the areas adjacent to them will be planted with tree groupings and an understory shrub layer.

Pedestrian Lanes – Building entries, areas directly adjacent to buildings and pedestrian pathways will be planted with clusters of trees, flowering shrubs, and accent perennial beds.

Natural Meadow and Glade Areas – Areas of naturalized landscapes of trees, shrubs, and meadow grasses.

Golf Transition Zones – The indigenous sagebrush landscape will be used to act as a buffer between the golf and residential areas.

Guidelines:

2.9.1 General Planting Guidelines

- In general, the planting design of each site is to take its cue from the existing plant palette and patterns of the region. Group or cluster trees and shrubs to create swaths of the same species, rather than scattering or mixing them singly throughout the site.
- Seed mixes are available for varying landscape uses: general use, enhanced landscape areas, slope stabilization (4:1 or steeper), and informal meadow grass areas. Seed mixes should be used as appropriate for the desired landscape application.
- The approved slope stabilization seed mix contained in the Landscape Master Plan should be used in all disturbed areas where slopes are 4:1 or steeper.

2.9.2 Planting Guidelines for Neighborhood Roads and Pedestrian Lanes

Planting areas along Neighborhood Roads and Pedestrian Lanes may incorporate a variety of site-appropriate native and non-native plant materials, as listed in the Approved Plant List in the Landscape Master Plan.

- The landscape design on each site should gradually transition from the Neighborhood Roads and Pedestrian Lanes to the Natural Meadow and Golf Transition Areas so that a gradual, rather than abrupt transition in vegetation type occurs.
- New plantings should be used to frame important viewsheds, connect to the overall open space system, reduce the visual impact of buildings and screen outdoor service areas.



Figure 2.5: Primary Visual Interest landscape at Neighborhood Road intersections

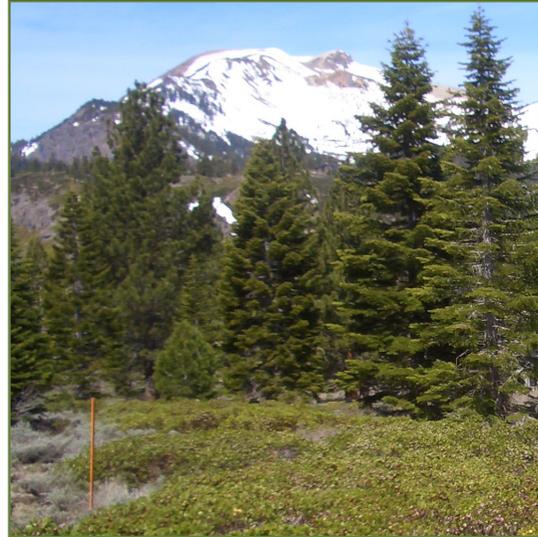


Figure 2.6: Natural Meadow Area



Figure 2.7: Golf course landscape

2.9.3 Planting Guidelines for Natural Meadow Areas

- The Natural Meadow Area should be planted with approved plant materials, as listed in the Landscape Master Plan. Planting patterns should follow that of an alpine meadow, with groups of trees clustered within open areas of meadow grasses mixed with wildflowers.
- Vegetation within the Natural Meadow Area should extend the mountain landscape and be kept in a well-maintained, natural state to ensure there is an adequate visual buffer between improvements and views from adjacent sites, roads and the golf course.

2.9.4 Planting Guidelines for Golf Transition Zones

- For sites along the golf course, new plantings within the Golf Transition Zone should respond to the massing and placement of golf course plantings so that there is a gradual transition from golf course to neighborhood areas.

2.10 IRRIGATION

Objectives:

- *Minimize irrigation requirements by using native and drought-tolerant plant materials and those that are well-suited to the local climate.*
- *Reduce the need to use potable water for irrigation by utilizing reclaimed water.*

Guidelines:

- Group plant materials according to their water consumption needs.
- Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation, or spray irrigation, should minimize the impact upon the site, while providing enough moisture to ensure healthy plantings.
- It is encouraged that all shrub and ground cover plant material should be drip-irrigated with a permanent (or temporary until plantings are established) automatic system.
- Conventional spray irrigation is limited to defined lawn areas.
- Soils should be amended and surfaced with mulch to increase water retention.

2.11 VEGETATION PROTECTION, REMOVAL AND THINNING

Objectives:

- *Manage vegetation as necessary for fuel modification.*
- *Minimize tree removal to provide for filtered views into and out of the site.*

Guidelines:

This section applies to vegetation that has been established within the Snowcreek VIII resort following development of the overall landscape character and zones as described in the Landscape Master Plan.

- Building improvements should be designed around existing trees to the extent feasible.
- The removal of trees is not permitted except at areas to be cleared for driveway, street and building construction. In addition, limited tree removal and/or tree thinning may be permitted to open up selective views and for fire safety.
- Protective fencing should be erected around any existing trees during construction.

2.12 WILDFIRE MITIGATION

Objectives:

- *Minimize potential landscape fuels around the building.*
- *Maintain a fire-retardant landscape.*

Guidelines:

General requirements of fuel modification are listed below. All wildfire prevention measures should comply with appropriate local regulations for wildfire mitigation. A minimum 30 feet of defensible space (the area immediately surrounding all structures) should be maintained around the perimeter of all structures. Only fire retardant materials, which tend to be more open in structure, have thick stems and are more succulent, are to be planted within the defensible space. Within the defensible space, the following landscape management standards should be implemented:

- Eliminate ladder fuels and lower limbs of trees:
 - ~ Remove lower branches up to at least 1/3 of the tree height when understory vegetation and small trees are present.
 - ~ When understory vegetation is not present, remove lower branches to a minimum of six to eight feet above the ground.
 - ~ The lower branches of shrubs are to be removed to provide for at least twelve inches of clearance from ground fuels.
- Remove dead vegetation and piled debris (such as firewood) from the defensible space and break up the continuity of brush species.
- Replace shrubs with low ground cover and maintain a height of 12 inches.
- Reduce continuous brush fields to individual plants or small clusters at least 15 feet apart.
- Use driveways, paths, turf areas and trails to break up plant continuity.

2.13 EXTERIOR LIGHTING

Objectives:

- *Maintain the dark nighttime sky and reduce impacts to wildlife.*
- *Minimize energy by using the minimum lighting required for safety and by using energy conserving fixtures.*

Guidelines:

- Lighting fixture designs should be consistent with the building's architectural style.
- Light fixtures should be confined to areas right around the building and designed to minimize light emissions into adjacent open space areas.
- In order to minimize glare and exterior light spill, interior lighting should be concentrated at activity areas and minimized at windows.
- Light fixtures at pathways, where required for safety, should be a maximum height of 5 feet.
- Exterior night lighting should be kept to an absolute minimum as required for safety and address identification at entrances, driveways and buildings.



Figure 2.8: Lighting design should utilize Craftsman aesthetic

- Exterior lighting should use downward facing horizontal cut-off fixtures, which hide the light source. Uplighting is not allowed. Lighting shall be shielded to the extent feasible to minimize glare.
- Lanterns should use low intensity (less than 25 watts or 400 lumens) light sources with translucent or frosted glass lenses.
- Guardrails and/or posts with reflectors may be used to help mark driveways.
- Security lighting that utilizes motion detectors for emergency purposes is permitted.

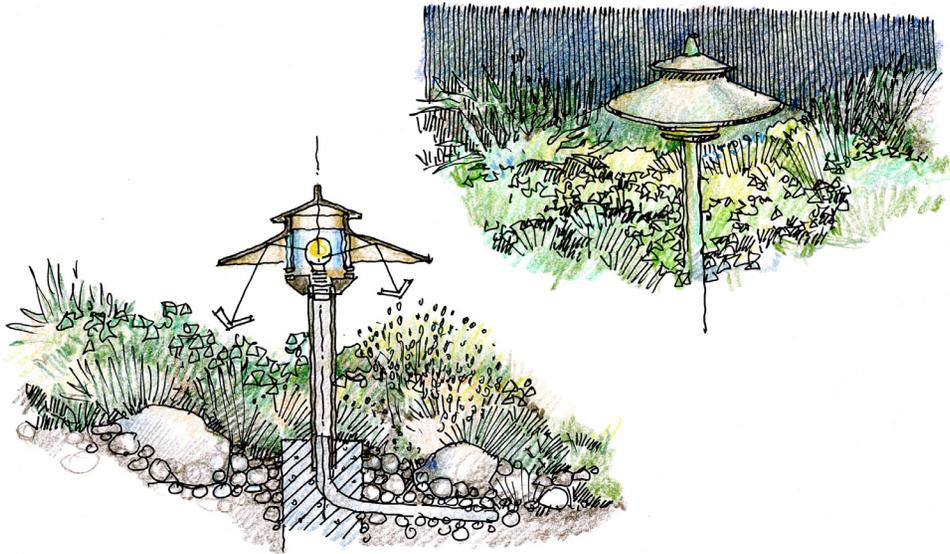


Figure 2.9: Fixtures should use horizontal cut-off designs to minimize light spill

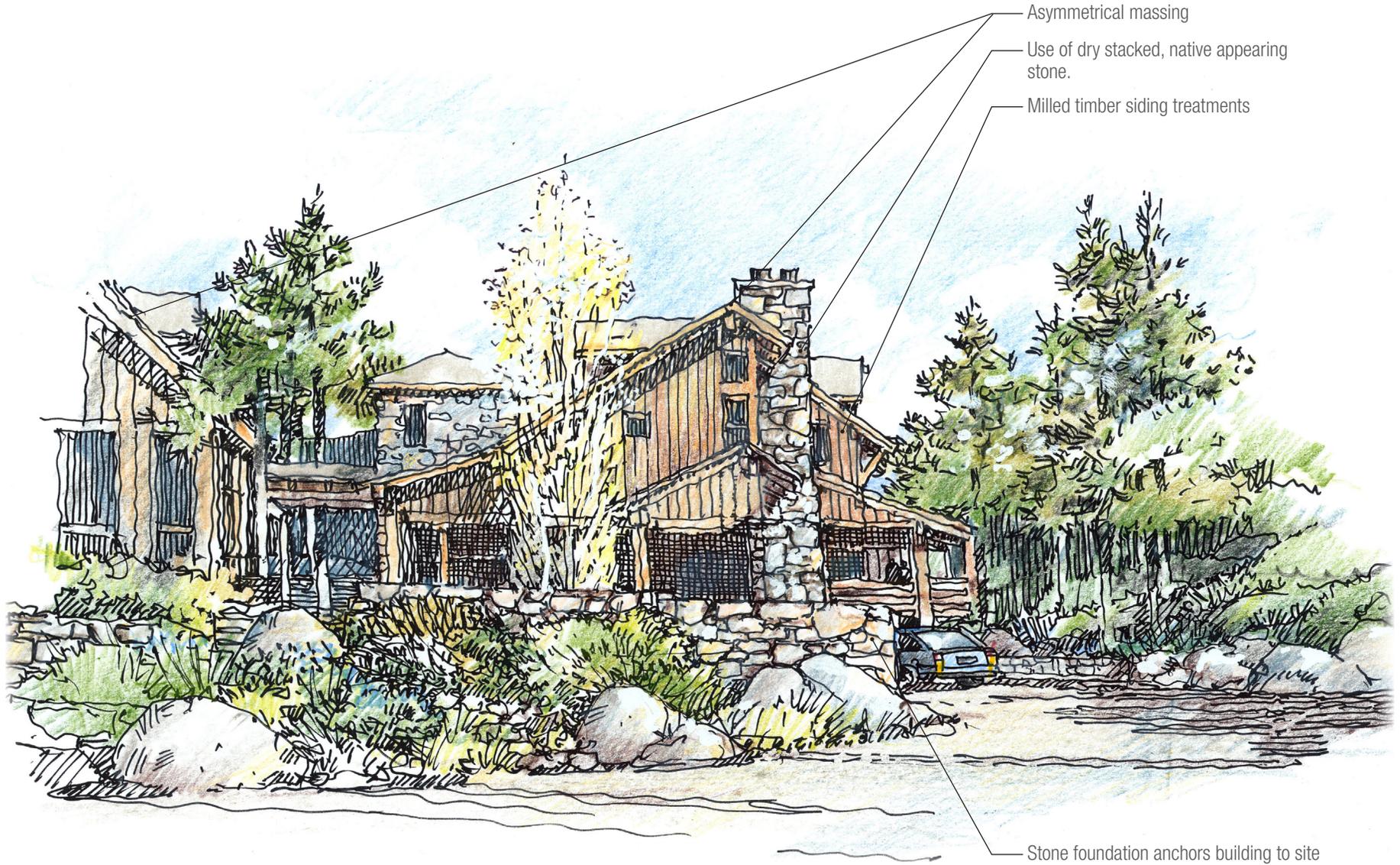


Figure 3.1: Architectural design draws from Rustic and Arts and Crafts traditions

three

Architecture Design Guidelines

The following chapter sets forth guidelines for all improvements relating to new construction of building(s), renovation, alteration or addition to the exterior finish of an existing structure including massing, exterior finishes, color and suggested sustainability measures.

3.1 ARCHITECTURAL DESIGN OBJECTIVES

The following architectural objectives have been identified for all buildings at Snowcreek VIII:

- *Build on regional architectural traditions to create contemporary buildings.* Draw from the region's architectural traditions to create contemporary building designs that reflect the regional climate and utilize locally-available building materials. Designs should draw inspiration from the Rustic and Arts and Crafts traditions, which used bold building forms, rustic treatments, finely crafted details, broad sheltering roofs typically with simple gable forms, and roof structures expressed with framing, outriggers and rafter tails.
- *Articulate building facades and massing to reduce the apparent bulk and size of buildings.* The stepping of ridgelines and introduction of balconies, building projections and other architectural elements should be used



Figure 3.2: Snowcreek design character draws from regional mountain traditions



Figure 3.3: Detailing at railings and structural components reflect hand-crafted, custom appearance

to create the impression that buildings are smaller than they actually are. Architectural design is to be integrated with the landscape design to create buildings that are set into the landscape and responsive to the climate and site.

- *Emphasize designs that bring the outdoors in.* Design buildings that evoke the outdoor lifestyle of the region. Buildings should take advantage of the setting by bringing the outdoors in through ample amounts of windows and by extending indoor living spaces to the outside to create outdoor rooms. Decks, balconies and windows should be located and designed to capture views, maximize sun and shade (depending on season), and reduce wind exposure.

- *Incorporate sustainable measures in building designs.* Designing an efficient building, including ample glazing for daylighting opportunities and orienting windows and doors to take advantage of sun, shade and wind conditions, minimizes the building's requirement on mechanical heating and cooling systems.
- *Create a variety of designs that maintain a unified whole.* Buildings at Snowcreek VIII should create a varied yet unified resort. A high level of architectural diversity shall be implemented, including at least six building types throughout the project. Architectural design should incorporate the design concepts and details of the Rustic and Arts and Crafts traditions as well as the objectives noted throughout these guidelines. All neighborhood designs should be integrated into the overall open space systems using the following architectural concepts:

Responsive: Buildings and landscape elements should respond to the climate and site setting.

Natural and/or Rustic rather than Refined: Exterior materials should have the appearance of being closer to their natural state and related to the rugged Sierra Mountain environment.

Handcrafted Appearance: Designs should emphasize well-proportioned detailing that has a custom appearance.

Simple: Roofs should have simple, straightforward forms with overhangs that provide shade at windows and shelter at entries and porches. Detailing and massing should reflect an organic, informal aesthetic rather than a formal, "ornamental" approach.

Indoor/Outdoor: Building massing should utilize transitional spaces for easy access to the outdoors from all rooms of the house to reinforce the indoor-outdoor relationship.

3.2 BUILDING FORMS, MASS AND SCALE

Objectives:

- Create building forms that reflect the shape and drama of the mountain setting.
- Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.
- Utilize building offsets and projections to create strong shadow lines, textures and scale.
- Ensure that buildings and improvements within distinct neighborhoods are connected and integrated into the overall resort.

Guidelines:

- Building forms are to be designed with three main components:
 1. **Foundation walls** should merge with the ground plane and be expressed as structural stone walls generally one story or less in height. In order to further integrate buildings with their setting, walls should be battered at highly visible corners and columns and linked to rock outcroppings, where practical. The intent is to obscure the line of demarcation between structures and the ground plane.
 2. **Building walls** should be expressed as wood shingle, horizontal siding, board on board vertical siding or stone structures. Wood shakes and shingle siding is to be used in accordance with the Mammoth Lakes Fire Protection District.
 3. **Roof forms**, which include slopes, gable ends, and dormers, should be the dominant element of the building.
- The massing of any building should respond to the size, setting and environmental characteristics of the site.



Figure 3.4: Building offsets create texture and shadow

3.2.1 Low and Medium Density Buildings

The following guidelines apply for all low and medium density buildings, including townhomes, condo-townhome hybrids and smaller community buildings:

- Building masses should use simple, bold rectangular forms that are residential in scale. Townhome groupings should appear as collections of individual, distinctive homes. Single two story height “boxes” and/or long rectangular shapes are not permitted.
- Variation of building exteriors should occur between townhome units within the same neighborhood in order to create interest and to avoid excessive repetition of building forms.
- Shed roofs and other single story elements should be introduced to reduce the apparent height and mass of buildings.
- Facade and roof design variations should occur between townhome units by introducing architectural elements, such as dormers, gables balconies and/or patios that vary from unit to unit.

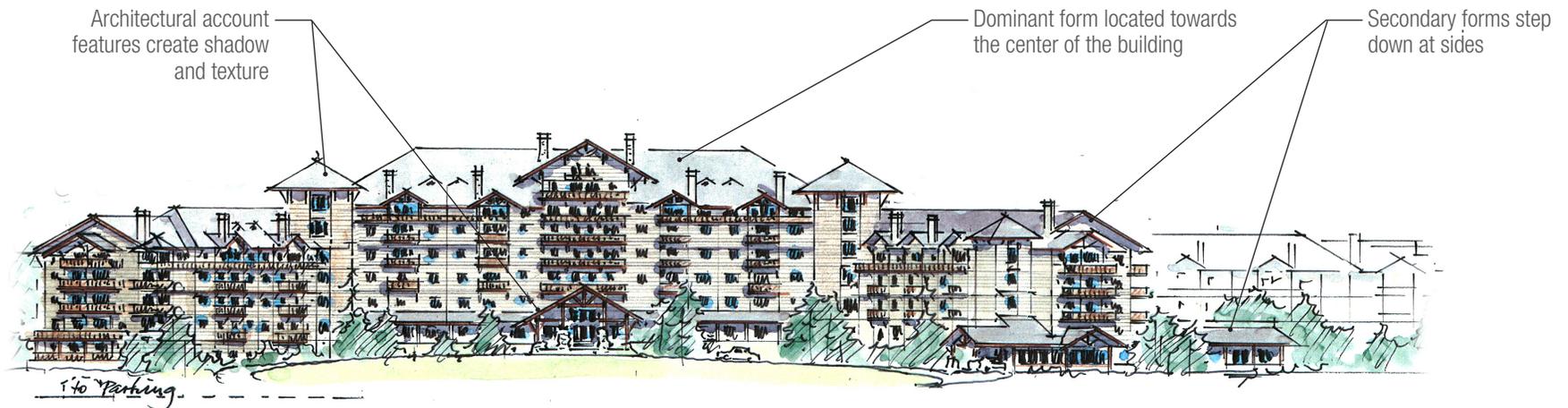


Figure 3.5: Large scale buildings - massing concepts

- Building masses should be composed of clusters of building forms so that they appear to be a collection of individual masses and not rows and/or stacks of essentially identical “products”.
- Building massing should be broken into room-sized volumes, reflective of interior spaces and uses.

3.2.2 High Density Buildings

The following guidelines apply for all large scale buildings, including condominiums, the Resort Hotel and the Private Residence Club buildings:

- Large scale buildings should utilize a variety of forms, arranged in a hierarchy with one form clearly dominant. The dominant form of a building should generally be located towards the center of the building. Subordinate masses should step down on the sides to anchor buildings to the land.

- It is the intent of the Town Council that one of the factors to be considered during the design review of the hotel structure is the transitions in height between the edges of the structure and the uses adjacent to the structure.
- Accent features (architectural elements that add interest and relief to building elevations) should be incorporated in order to create the sense that the building consists of a collection of building forms rather than one large unarticulated rectangular mass. High density buildings may incorporate the following techniques to create accent features:
 - ~ The use of full-height stacked balcony elements or other building projections to break up the perceived building length;
 - ~ The incorporation of building projections of various heights that are approximately the size of a bedroom, living room or large alcove;
 - ~ Variations in building materials at entries, balconies and other building projections.

- Adjacent condominium buildings should be designed to blend with and not contrast with each other. This is to be achieved by:
 - ~ Matching eave heights of adjacent buildings;
 - ~ Using similar, but not identical, roof forms;
 - ~ Breaking up long horizontal lines at wall and roof planes by introducing vertical elements, such as balconies and dormers;
 - ~ Linking buildings to open space features and neighboring condominium buildings, by the use of walls, plantings, patios Pedestrian Lanes and/or terraces.
- Porte cocheres, entry gables, shed roofs, balconies and other single story elements should be introduced to reduce the apparent height and mass of buildings and to provide shadow and texture.

3.3 BUILDING HEIGHT

Objectives:

- *Minimize the visual impact of buildings in order to blend improvements into the surrounding setting.*
- *Comply with applicable building height standards and requirements in the Master Plan Update.*

Guidelines:

Buildings are to comply with the maximum building height and building height definition as specified by the Master Plan Update.

3.4 ROOFS

Objectives:

- *Utilize simple, gabled roof forms.*
- *Express traditional roof structural systems.*
- *Use natural or natural appearing roof materials to help blend buildings into the surrounding landscape.*

Guidelines:

- A visible hierarchy of roof forms should be incorporated in the overall design of individual buildings as well as the overall “collection” of masses in a neighborhood. A dominant “primary” roof plane with “secondary” roof planes should be established for all buildings.



Figure 3.6: Roof designs express traditional roof structural systems



Figure 3.7: Roofs utilize simple gable forms

- Roofs should generally be simple gable forms and are to avoid complex intersections and awkward pitches. Shed roofs may be used on porches and secondary roofs. Approved roof shapes are:
 - ~ Gable
 - ~ Gable on gable
 - ~ Clipped gable
 - ~ Partial or full hip
 - ~ Shed roof (to be used over porch element, dormers or on Accessory Structures)

3.4.1 Roof Pitch

- Roof pitches for dominant roof forms should be 6:12 to 12:12. Shed roof elements may utilize 2:12 to 6:12 pitches. Flat roof sections are acceptable on porches.
- Roof pitches and forms may vary to add interest and to reinforce the separation of building masses.
- Roofs should have overhangs that reduce glass reflectivity, improve the energy efficiency of buildings, offer protection at outdoor patios, decks and terraces and provide summer shade while still allowing for penetration of winter sunlight.

3.4.2 Roof Materials

- Roof materials are to be Class A roofing materials. Approved roof materials are:
 - ~ Composition shingle
 - ~ Approved synthetic or other materials

Secondary roof materials may also include naturally patinaed metals, such as:

- ~ Zinc/galvanized finish
- ~ Copper
- ~ Oxidized or antiqued steel

3.4.3 Snow Considerations

- Roofs may be designed with metal eaves to reduce damage from ice damming.
- Roof forms should consider snow and rain shedding to maintain safety in areas adjacent to walkways, driveways, utilities and other outdoor areas. Roof plans should be designed in concert with site and landscape plans.
- The technical design of roofs, including ventilation detailing and insulation, should consider the factor of severe snowfall and the potential for associated ice dams.
- Properly-placed snow guards may help retain snow on the roof to avoid potentially dangerous avalanching of snow.
- Snow guard braces and rails made of steel should be painted to match or relate to the primary or secondary roof color. Snow guard rails may also be constructed of timber.

3.4.4 Dormers

- Dormers may utilize gable, hipped or shed roof styles.
- Dormers should be used to break up long ridgelines and are encouraged for daylighting opportunities as well as their aesthetic contributions to the building’s architecture.
- Placement, shape, and size of dormers should consider the scale and proportions of the primary building as well as interior spaces and functions.

3.4.5 Chimneys, Flues and Roof Vents

- Chimneys should be finished with stone or stone appearing material to match that used elsewhere on the building.
- Crafted detailing of stone or metal chimney caps is encouraged.
- Large flues and vents (especially on high density buildings) should be consolidated and enclosed within chimney-like enclosures.
- Small flues such as plumbing vents may be exposed if painted to match the adjacent roof.

3.4.6 Gutters, Downspouts and Flashing

- The overall design and strategic placement of roof forms should be the primary method of managing and/or collecting water run-off and snow-shedding. Gutters and downspouts should divert water from entries and outdoor rooms towards surface drainage.
- Gutters, downspouts and flashing should be fabricated from zinc, copper or other durable materials with a galvanized finish that will patina and/or weather to blend with adjacent walls and roofs.

- Gutters and downspouts draining water from roofs should be designed to empty into stormwater systems, such as crushed rock beds or grass-lined swales, and away from foundations and paved surfaces. See Section 2.3 – Grading and Section 2.6 – Drainage Systems and Structures.

3.4.7 Skylights and Satellite Dishes

- Skylights may provide energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights should fit with the design and proportions of the building and roof forms.
- Exposed metal should be anodized or factory finished a dark color to match or accent surrounding roof materials.
- Skylights should comply with the following standards:
 - ~ Glass should be clear, flat and non-reflective. Skylights should be mounted on the same plane and angle as the associated roof. Domed and/or bubble skylights are not permitted.
 - ~ Skylights should be located to minimize visibility from golf areas and adjacent sites and roadways.
- Satellite dishes should not exceed 1 meter in diameter. Satellite dishes should be located to minimize their visibility and painted to match roofs and/or other adjacent building materials.



Figure 3.8: Exterior Wall Finishes

3.5 EXTERIOR WALLS AND FINISHES

Objectives:

- *Design exterior walls with Rustic and Arts and Crafts inspired detailing.*
- *Utilize reclaimed and/or salvaged exterior materials to the extent feasible.*

Guidelines:

- A variety of exterior wall types may be incorporated into building design. No more than three exterior wall treatments may be used on any one building.
- Where changes in wall material occur, there should be a clear break in the surface plane. Materials should be consistently applied to all sides of a building.

3.5.1 Stone Walls (including natural appearing faux stone)

- Stone used for exterior walls should appear indigenous to the region.
- Stone surfaces should have a structural, dry-laid appearance. Mosaic patterns are not permitted. Walls should incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes should be laid horizontally. Horizontal and vertical joints are to be frequently interrupted.
- Stone should turn corners and may not be used only on one wall facade.

- Large boulders may be integrated with foundation walls, especially at corners, in order to anchor buildings to the site.

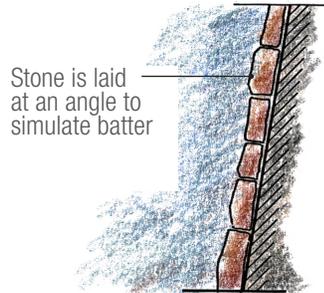
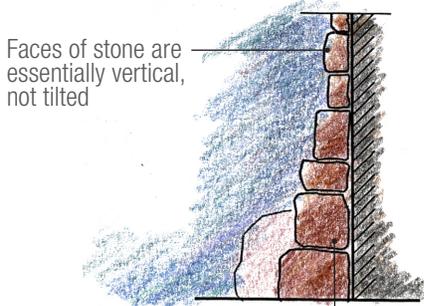
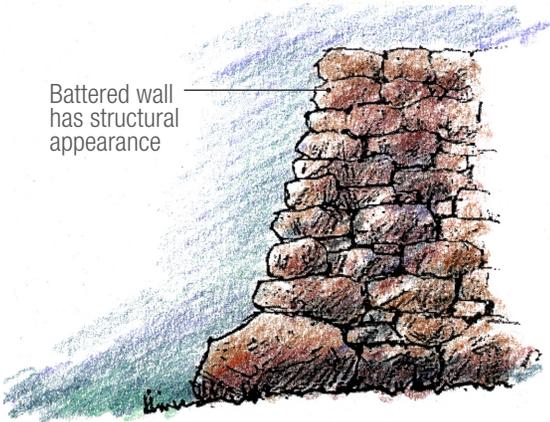
3.5.2 Wood or Wood Substitutes

- Appropriate wood siding treatments may include:
 - ~ Shakes and Shingles
 - ~ Board and batten
 - ~ Horizontal or vertical siding
 - ~ Fiber Cement (such as Hardiplank and Hardishingle) appropriately textured and colored to have a weathered and varied surface
- A structural frame of timber may be infilled with glass to create an exterior wall. The individual members of the frame should be sized to represent their true or apparent structural loading.
- Various sizes and profiles of wood siding may be used in horizontal or vertical patterns. Diagonal siding is not appropriate.
- Utilizing reclaimed wood is encouraged to create an authentic rustic appearance.
- Wood siding is to be used in accordance with the Mammoth Lakes Fire Protection District.
- The use of wood and lumber certified by the Forest Stewardship Council (FSC) or similar sustainably harvested wood is encouraged.

THIS

THIS

NOT THIS



Stone foundation walls are battered and flare at the base

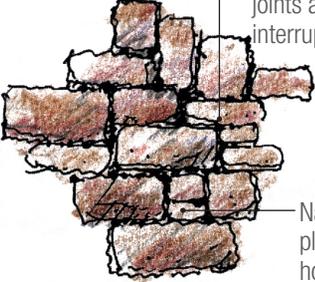
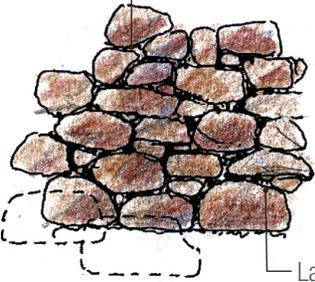
Walls incorporate a mix of sizes and shapes

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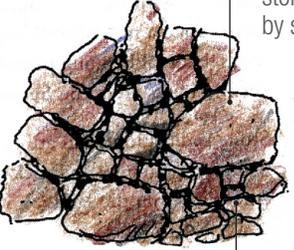
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Natural bedding planes are laid horizontally



Concentration of small and similar stones in one area is not appropriate

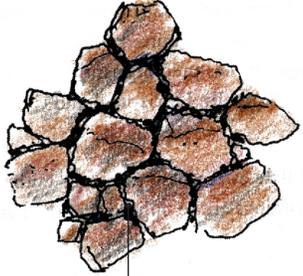


Figure 3.9: Batter and Lay Diagrams

3.6 EXTERIOR DOORS AND WINDOWS

Objectives:

- *Design Rustic and Arts and Crafts inspired window and door patterns.*
- *Utilize high performance windows and doors.*
- *Place windows and doors to take advantage of views and to emphasize the connection to the outdoors.*
- *Orient windows to maximize natural daylight and ventilation opportunities.*

Guidelines:

- Window placement should respond to the setting to capture daylight, take advantage of prevailing breezes and limit summer heat gain. Carefully placed window devices, such as clerestories, dormers, and skylights may increase daylighting opportunities. Operable windows should be incorporated to take advantage of ambient cooling effects from prevailing breezes in the summer.
- Doors should avoid the danger of shedding snow by placing them under gable roofs or other protected roof areas.
- Numerous windows and doors opening to exterior spaces from main entry and living areas are encouraged to reinforce the connection to the outdoors.
- Individual windows and lites should be primarily rectangular in form, vertically oriented, with larger,

undivided panes surrounded by smaller, divided windows.

- Divided lites should be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites.
- Large expanses of glass may be used to capture views when set within a structural frame. Roof overhangs should be placed above large areas of glass to provide shade, protection from weather and minimize glare.
- Windows and doors set within stone walls should be recessed a minimum of 6 inches and should include keyed arches and/or headers to express structural support.
- Windows and doors set within wood and shingle walls should be trimmed on all sides.
- Highly-reflective glass is not permitted.
- Appropriate window types include double-hung, casement and fixed windows.
- Windows and doors should be wood, vinyl clad, metal clad with a natural finish, or bronze anodized finish. Unfinished aluminum or other metal windows are not permitted. Doors, windows, and door frames should be stained and/or painted in accordance with Section 3.8 - Colors.
- Energy Star windows or similar high performance solutions are encouraged. These products reduce heat loss and solar gain to provide warmer buildings in the winter and cooler buildings in the summer.



Figure 3.10: Window in stone wall

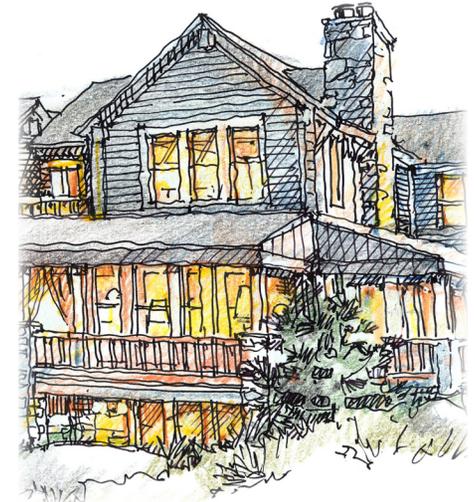


Figure 3.11: Vertically proportioned windows

3.7 ACCESSORY STRUCTURES AND GARAGES

Objectives:

- *Integrate all accessory structures with the architectural vernacular of the main building.*

Guidelines:

- All accessory structures (any building detached from the main building) should be subordinate to the main buildings and utilize the same or similar detailing and stylistic qualities.
- Where possible garage entries should be screened from the street by grading driveway entries below the line of site, using vegetation screening, extending roof overhangs or building projections, and/or reorienting doors. Side entry garages should be used whenever possible.
- Separate garage buildings should be subordinate to the main buildings and oriented facing away from the street frontage.
- Garage doors should be recessed a minimum of 6 inches, as measured from the outside face of the wall.
- Recreational vehicles, boat trailers and similar vehicles may not be parked onsite overnight.

3.8 COLOR

Objectives:

- *Select field and accent colors to blend buildings into the natural surroundings.*

Guidelines:

3.8.1 Wall Color

- Exterior walls should blend with the colors of the natural landscape.
- Stone color should relate to existing rock outcroppings around the site. Bright, reflective stone such as white or buff limestone is not permitted.
- Wood may be treated or stained to let natural grains show through, but dark enough to recede into the surrounding forest landscape.
- Green Seal certified products and/or other similar products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces.

3.8.2 Roof Color

- Roof colors should be weathered and variegated greens, dark grays and/or browns, textured to blend the building into the forest landscape. Monotone colored roofs are not appropriate.
- Metal roofing should patina to a natural non-reflective color within one year of installation. When metal roofs with factory-applied finishes are specifically approved, metal finish colors should simulate natural roof colors.

3.8.3 Details and Trim

- Trim and detail colors should be subtle variations of colors found on the site, including trees, flowers and other vegetation (browns, brick/brown reds, off-whites, warm grays, sage grays/greens, beiges and light grays/blues).

3.9 BUILDING MATERIALS SELECTION

Objectives:

- Increase indoor air quality by selecting materials with low levels of VOCs.
- Minimize consumption of resources by selecting recycled and salvaged materials.

Guidelines:

One of the main goals in sustainable design is to select and specify environmentally preferable materials for site development. In general, criteria for selection should include the conventional selection criteria such as strength, cost, appearance and suitability as well as sustainable criteria such as environmental impact, durability and toxicity. Builders may consider using the following building materials selection guidelines, while still retaining the mountain design aesthetic for their homes:

- Incorporate recycled content materials into the overall building materials selection to the greatest extent feasible.
- Use building materials that may be recycled at the end of their useful life to the extent possible.

- Incorporate salvaged materials into building designs. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and brick and decorative detailing salvaged from older buildings that can be refinished and/or remilled.
- Use building materials that minimize the emission of VOC's and other pollutants.

3.10 MECHANICAL SYSTEMS AND ENERGY EFFICIENT BUILDING ENVELOPES

Objectives:

- Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.
- Utilize efficient indoor lighting products and appliances.
- Employ renewable energy sources.

Guidelines:

Designing buildings to reduce reliance on mechanical intervention for the maintenance of physical comfort levels is recommended. The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural shading devices. Such designs will reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation and effective shading. While designing and building on the site, the incorporation of the following sustainable design principles is encouraged.

- Provide a high level of individual occupant control for thermal, ventilation and lighting systems. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.
- Design a building's orientation, massing, and window design to maximize effective daylighting and reduce the building energy requirements, without increasing glare and/or electric lighting loads that offset glare. The selection and extent of window glazing should vary, depending on the criteria required by the window's location including solar heat gain, energy performance, daylighting, views and glare factors. Exterior sun controls, including porches, overhangs, trellises, balconies and shutters may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.
- Utilizing higher efficiency heating and cooling equipment is encouraged to lower operation costs.
- When possible, locate the HVAC air handler and ductwork inside the building envelope to minimize energy usage associated with duct leakage outside the conditioned space of the home.
- Encourage the use of ENERGY STAR® appliances and other home equipment that use less energy and produce less heat than traditional options. A broad range of choices and styles are available through many lighting manufactures, which can be found at www.energystar.gov.





APPENDIX C

SNOWCREEK VIII

LANDSCAPE MASTER PLAN

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LANDSCAPE ARCHITECTS

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PREFACE

The Snowcreek VIII Landscape Master Plan (“Landscape Master Plan”) establishes the aesthetic guidelines and sustainability concepts for all sitework and landscaping for the areas within the resort. The Landscape Master Plan should ensure that sitework and landscaping are compatible with and complimentary to the setting, further the goals of the Town of Mammoth Lakes General Plan 2007, the Snowcreek Neighborhood District Plan (NDP), and the Snowcreek Master Plan Update 2007 (“Master Plan Update”). All improvements at Snowcreek VIII are to contribute to and build upon the overall vision of the resort to create a unified community. All roads and related infrastructure Improvements will comply with the Snowcreek Master Plan Update 2007 (“Master Plan Update”).

The Landscape Master Plan is to be used in concert with the Master Plan Update and the Snowcreek VIII Design Guidelines. The illustrations in this document are intended to convey a concept and not to portray detailed plans for construction. Detailed plans will be provided when use permit applications are submitted for each phase.



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The Landscape Vision

for Phase VIII of the Snowcreek Master Plan Update 2007

The Eastern High Sierra mountain setting at Mammoth Lakes Basin provides the inspiration for the design of the landscapes and buildings at Snowcreek VIII (“the Community”). The primary goal of the Snowcreek VIII Landscape Master Plan (“Landscape Master Plan”) is to utilize the region’s indigenous landscape patterns, such as the mixed coniferous high altitude forest, a main informal drainage corridor and ponds, and open sagebrush meadows to define the landscape character within the project and establish its own identity. A dominant landscape framework should be established to knit the built elements (trails, roads, infrastructure, and buildings) together.

1.1 LANDSCAPE OBJECTIVES

To establish a visually rich and diverse mountain landscape character for the Community, the following objectives have been identified:

1. **Introduce a forest landscape throughout the Community:** Establishing a forested mountain landscape character within Snowcreek VIII will create a thriving open space system that integrates built improvements with the site while providing a network of trails, amenities and outdoor recreation opportunities. This will permit flexibility for a variety of built solutions that are unified by the landscape.
2. **Emphasize the use of native and authentic materials:** The predominant use of native and/or naturalized landscape plantings reinforces the principles of maintaining authenticity and instilling a sense of place specific to this property. Plant materials should be either native species or selected, approved non-native plants that are well-suited to the climate, natural precipitation patterns and the regional conditions. Construction materials for community elements should emphasize a more “rustic” appearance, including the use of reclaimed wood and unique rocks salvaged from the site to create signs, lights, fences and walls.

3. **Utilize informal and simple planting patterns that draw upon regional plant palettes:** As defined by the US Forest Service CALVEG system, the local plant communities endemic to the project area include the Mixed Conifer-Fir and Basin Sagebrush associations. Landscape planting designs should replicate the informal groupings of trees and the forest clearings of these regional mountain vegetation communities. Plantings of a relatively small variety of tree and shrub species should be massed in informal large clusters to mimic the local native plant life.
4. **Design human scale and understated community landscape features that utilize regional mountain building traditions:** Landscape structures, site furnishings and community elements should be constructed of natural-appearing building materials that draw from regional design traditions. Structures should predominantly utilize timber and stone to reinforce the tie to the regional landscape.
5. **Create a trail environment that becomes the heart of the community as well as an extension of the Mammoth Lakes “feet first” system:** The community trail network is envisioned as the central unifying element of the Community to provide residents with direct access to outdoor discovery. This system includes a series of trails, paths and community landscape amenities to create a network of spaces to rest, recreate and enjoy the outdoors.
6. **Utilize low impact design (LID) principles that promote the wise use, protection and on-going environmental stewardship of the land:** The Community is dedicated to establishing sustainable landscape, stormwater and site development practices that ensure that the long-term vitality of the newly established forest and sage environments are protected through a combination of integrated management practices, and defensible space measures for wildfire prevention.



Figure 1.1: View looking to the Sherwin Mountains

1.2 LANDSCAPE FRAMEWORK – LANDSCAPE ZONES

Establishing a strong forested landscape and open space pattern is the guiding principle of the Landscape Master Plan. Three general landscape zones have been identified (see Figure 1.4), each with its own landscape planting strategy that reinforces both the broad objectives of the Landscape Master Plan and the site’s regional context. These zones combine to create a connective pattern of landscape treatment that becomes the organizing structure within which built improvements (trail and road corridors, gathering spaces, buildings) are located.



Figure 1.2: Primary Visual Interest Zones utilize rich color and texture to highlight Community focal areas



Figure 1.3: Great Lawn Character

Primary Visual Interest Zones

Planting and landscape treatments in this zone are designed for maximum visual effect to highlight key areas and elements of the Community. Plant material includes both native and approved adapted species lists, with the greatest species variety of trees, shrubs and flowering plants to create focal areas of color and texture. Areas included in this zone are the main resort roads, the grounds of the Great Lawn, and entries, pathways and planting areas immediately adjacent to residential buildings. Vegetation may typically consist of coniferous and deciduous tree groupings underplanted with a mixed-height shrub palette, and layered with perennial plantings selected for color and texture.

Enhanced Zones

These areas unify the neighborhood roads and minor circulation areas with a landscape treatment that uses a more limited palette of native and locally adapted tree and understory species, with focused areas of high visual interest. A continuous fabric of low, medium and tall shrubs knit groupings of trees together as well as provide a consistent landscape framework for the trail system. Strategic groupings of plantings may be located to frame and direct views to the golf course and the mountains beyond. Meadow grasses mixed with wildflowers may be used in open clearing areas and as a ground plane treatment for side slopes and drainage swales. Landscaping above parking structures, if and when this occurs, is considered part of the Enhanced Zones and should follow these guidelines.

LEGEND - LANDSCAPE ZONES

	PRIMARY VISUAL INTEREST ZONE Areas designed for maximum visual effect to highlight key focal areas by using plantings with maximum color and textures.
	ENHANCED ZONE Areas designed to unify thoroughfares employing a more limited palette of native and locally adapted species to provide a consistent landscape structure for built improvements.
	NATURAL ZONE Areas designed to closely reflect the indigenous regional landscape to provide a naturalized interface between landscape zones and built improvements.
	Drainage Courses
	Sagebrush Meadows
	Meadows and Glades

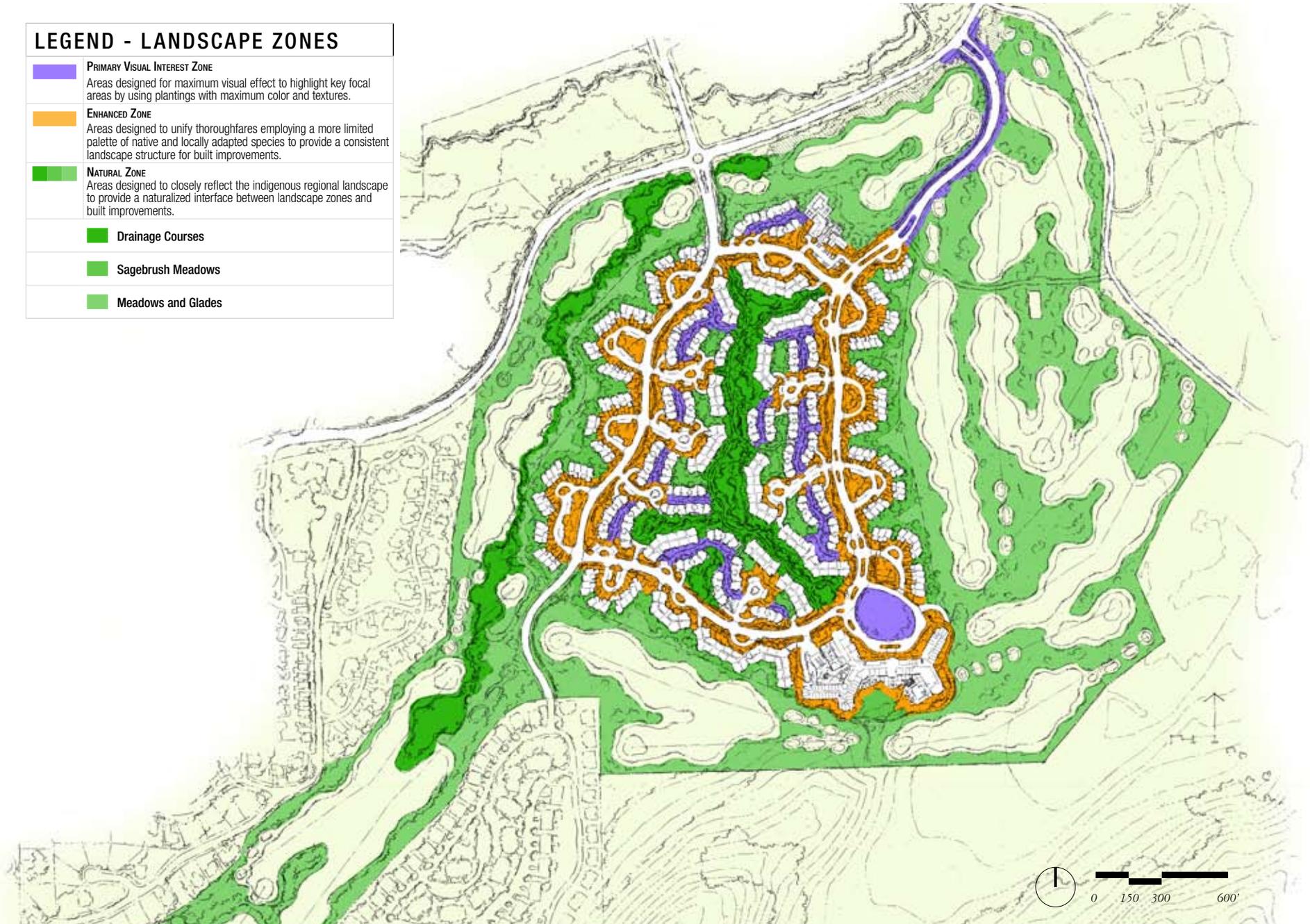


Figure 1.4: Landscape Zones Diagram

Natural Zone

The Natural Zone landscapes closely reflect the indigenous regional landscape in terms of the planting palette and landscape patterns. Natural Zones serve as the naturalized interface between the other landscape zones and the adjacent forest and sagebrush plant communities. Within the Natural Zone, three distinct landscape types have been identified: meadows and glades, drainage courses and sagebrush meadows. The specific components of these three Natural Zone treatments are described in Section 4.0 - Open Space Areas.

1.3 LOW IMPACT DESIGN PRACTICES – RETAINING THE NATURAL FUNCTIONS OF THE SITE

Low impact design principles should be integrated into all site and landscape improvements to the extent feasible. The main goal is to “mimic” predevelopment site hydrology by using site and infrastructure design techniques that store, infiltrate, evaporate and detain runoff. The fundamental site planning concepts include the following:

- Reduce hydrologic impacts by minimizing impervious surfaces, graded areas, and vegetation clearings.
- Allow for a distributed control of stormwater methods by using a network of smaller, simple solutions throughout the site. This includes finding increased opportunities for infiltration (utilizing pervious surfaces), depression storage, bioswale applications, and vegetated swales that mimic the hydrologic functions of the site in its natural state while at the same time adding aesthetic value.
- Control stormwater and snowmelt at the source rather than only using end-of-pipe solutions. Minimizing or mitigating hydrologic impacts of land use activities closer to the source of generation by



Figure 1.5: The Natural Zone resembles the regional landscape and pattern

infiltration, interception, and/or depression storage decreases the need for pipe and protects the landscape and water quality.

- Utilize reclaimed water to the extent feasible and where appropriate.
- Decreasing the utilization of typical engineering materials such as concrete and/or steel. By using materials such as plants, soil and/or crushed rock applications, a more integrated “natural” landscape will result.

The design of all improvements at Snowcreek VIII should focus on integrating these concepts in order to preserve and enhance the site’s unique quality and character. Snowcreek VIII will comply with the Town’s Municipal Code version of the State Model Water Efficient Landscape Ordinance (17.38), which includes use of recycled water consistent with the Lahontan Regional Water Quality Control Board Regulations.

ROAD SECTIONS

-  85' Collector - Resort Entry
-  60' Collector - Neighborhood Road
-  60' Collector - Neighborhood Connector
-  40' Residential Lane or Private Drive



Figure 2.1: Road Designation Key

STREETSCAPES

section 2.0

Following is a description of the specific design principles and goals of landscape treatments of project roads, entry areas, intersections and street details.

2.1 ENTRY ROAD TREATMENTS

Entry Road areas are part of the Primary Visual Interest Zone. The Entry Road off of Old Mammoth Road begins along the eastern access point to the Community and culminates at the Greeter's Cabin. This entry off of Old Mammoth Road, as well as the secondary residential entry, serve as the main portals to the Community. A variety of enhancement strategies should be applied to these roads to highlight the entry experience.

- Create a distinct sense of approach along Old Mammoth Road with rustic wood fencing flanking the golf course at either side of the entry road.
- Enhance the sense of arrival within and along the entry road by utilizing mature conifers and aspens planted on naturalistic berms for roadway enclosure.
- Intersperse conifer and aspen clusters with beds of perennials and wildflowers in the median areas to add bursts of color and seasonal interest.
- Direct views to the golf course as well as to the long-range vistas of the surrounding mountains with strategic groupings of trees.

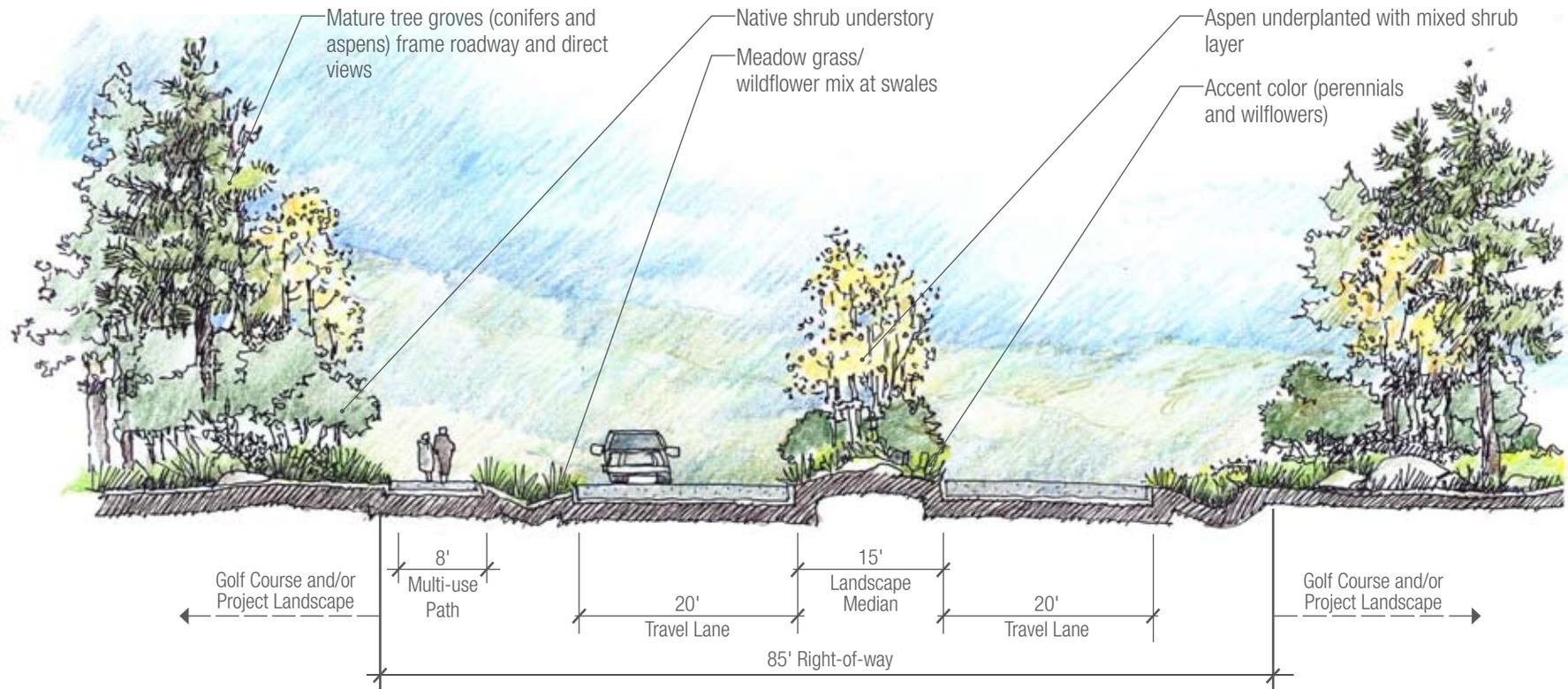


Figure 2.2: 85' Collector - Resort Entry [redacted]: Landscape Concepts with Median

- Infill at road edges with native or approved regionally-adapted trees and an understorey shrub layer to enclose the road and provide traffic calming.
- Utilize a mix of native grass seed, perennials, wildflowers and understorey shrubs alongside the road and within drainage swales for a consistent ground plane treatment.
- Incorporate trail improvements that are screened and buffered from the road.
- Anchor the landscape of the Greeter's Cabin at the end of the entry road median with an enhanced palette of flowering shrubs and perennials.
- Enhance the secondary, western resort entry with a similar planting concept of mixed conifers, aspen, shrubs and flowers with accent color concentrated in the central median.

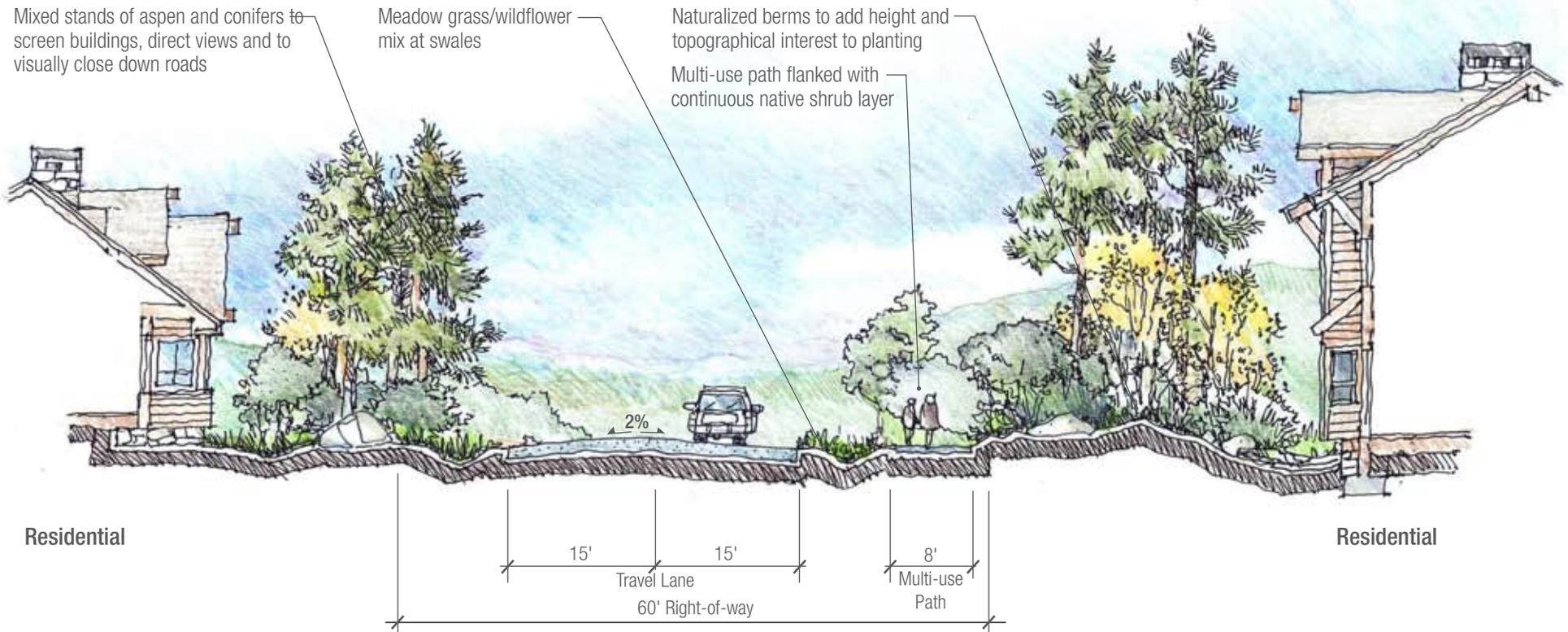


Figure 2.3: 60' Collector - Resort Road : Landscape Concepts

2.2 RESORT ROAD TREATMENTS

Part of the Enhanced Zone landscapes, the Resort Road continues from the Greeter's Cabin and loops around the Community to connect to the secondary entry. The Resort Road should create the perception of passing through a forested community. To support this objective, the Resort Road should establish a consistent and unifying woodland palette including native and approved regionally adapted trees, shrubs and meadow grasses mixed with wildflowers, and accent planting at focal points.

The following design principles and elements implement this objective:

- Minimize the width of roads to limit associated grading and to “close” the road down visually.

- Enclose the roadway with groves of trees, both evergreen and deciduous, that obscure views to adjacent buildings
- Highlight prime views to the golf course and the surrounding landscape with strategic groupings of plantings.
- Establish a continuous fabric of low, medium and tall shrubs that will knit the groups of trees together as well as provide a consistent context for the multi-use path.
- Utilize low stone, or natural appearing faux stone, retaining walls where appropriate to minimize grading where needed. Plant native understory shrubs and grasses at wall elements, which become part of the forest landscape over time. Faux stone should be durable against Mammoth's environment.
- Intermittently separate the multi-use path from roads by creating a planted buffer area. Planting areas should be as wide as possible and incorporate grade changes to either elevate or depress paths from the level of roads.
- Intersections and medians along the Resort Road should utilize enhanced landscape treatments that provide seasonal color and unique opportunities for focal points. Increase visual interest at intersections by creating wildflower meadow openings framed by groupings of conifer trees.

2.3 NEIGHBORHOOD ROAD TREATMENTS

Also part of the Enhanced Zone, the Residential Lanes access residential areas throughout the Community. Similar to the Resort Roads, the main objective along the Residential Lanes is to create vehicular circulation that is subordinate to the landscape and to establish, to the greatest extent possible, vegetation cover to soften the impact of built improvements and to provide privacy for the occupants of the residential buildings. The Residential Lanes should follow the main principles below:

- Minimize road width to limit disturbance and impervious surfaces.
- Reinforce visual connections to the site's Natural Zones and the regional landscape by using groupings of native or approved regionally adapted coniferous and deciduous trees.
- Use specialized palettes of native and approved adapted-native low- and medium-height shrubs selected for flower, color and texture to establish a forest understory layer that establishes a unique identity for each neighborhood development.
- Utilize low stone, or natural appearing, durable faux stone, retaining walls where appropriate to soften abrupt grade changes and add textural qualities. Plant native and approved adapted-native understory shrubs and grasses at wall elements so that they blend into the forest landscape.
- Create seasonal color and impact at planting areas within cul-de-sacs, turn-arounds and on street guest parking areas by massing drifts of flowering shrubs.
- Utilize center islands or cul-de-sacs for bioswale infiltration as feasible.



Figure 2.4: 40' Residential Lane - Landscape Concepts

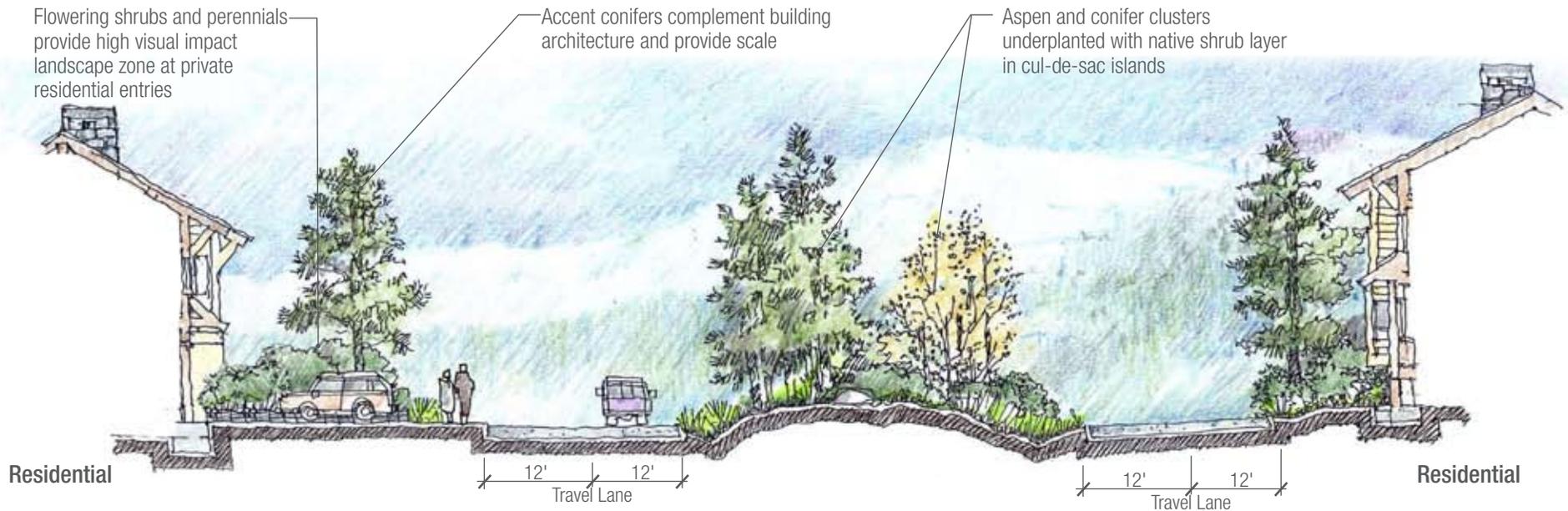


Figure 2.5: 40' Residential Lane - Landscape Concepts, Section through cul-de-sac

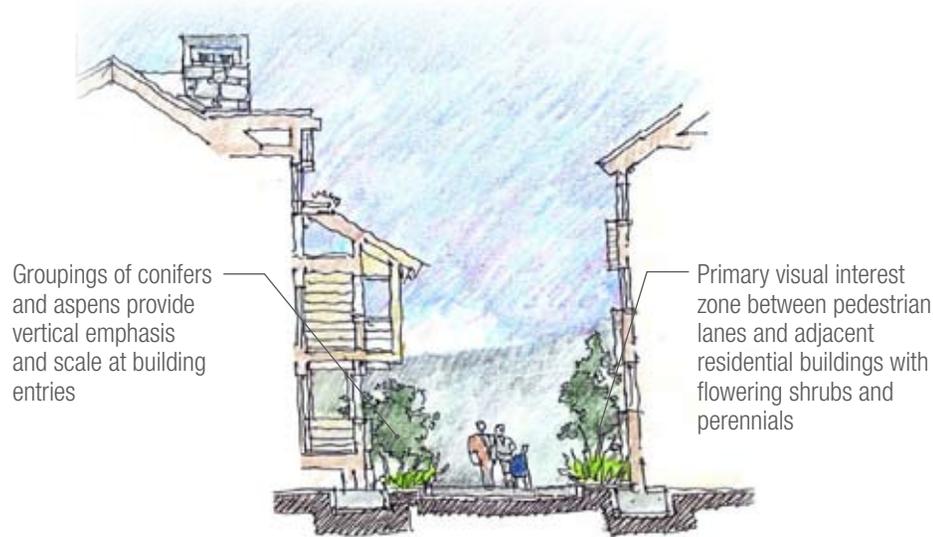


Figure 2.6: Pedestrian Path - Pedestrian Lane Landscape Concepts

2.4 PEDESTRIAN LANE TREATMENTS

Designed for walkable access to individual residences, the Pedestrian Lanes should reflect a more intimate scale and detail of plantings and are part of the Primary Visual Interest Zone. These pathways provide interconnected access to residential units throughout the Community, and should be enhanced by more intensively maintained planting areas that enrich and provide scale to the pedestrian environment.

Key components are:

- A greater variety of climate-appropriate, native and approved regionally-adapted trees, shrubs and perennial species is permitted in these areas immediately adjacent to built structures.
- Group conifer clusters and aspen groupings to provide vertical emphasis, scale and accent at building entries and along building facades.
- Mark entryways with tree groupings and concentrated masses of shrubs and perennials selected for flower, color and textural interest.
- Highlight pedestrian intersections with seasonal displays of flowering perennials set against a backdrop of conifers, with aspen groupings for accents.

2.5 STREET DETAILS – GUARDRAILS, STABILIZED SHOULDERS, FENCES, AND VEGETATED SWALES

Landscape details along the roads should be understated and rural.

Key components are as follows:

- Guardrail designs should complement the mountain character of the Mammoth Lakes region. All designs are to comply with local safety codes.
- Stabilized, pervious, crushed rock shoulders should be used where possible to minimize the extent of impervious surface area coverage.
- Limited fence elements, combined with plantings, may be utilized to distinguish entry and/or focal areas. These fences should reinforce and amplify the mountain, community aesthetic.
- Where possible, detention systems such as vegetated swales or

depression storage areas should be used to capture stormwater runoff from developed areas. Planting schemes vary according to the swales location onsite. Rainwater from streets, parking, trails and buildings should drain into vegetated swales to the greatest extent possible.



Figure 2.7: Low Stone Retaining Wall Design with foreground planing



Figure 2.8: Guardrail Design utilizes mountain aesthetic



Figure 2.9: Appropriate Fence Treatments draw from regional mountain traditions

2.6 LIGHTING

The lighting objective at Snowcreek VIII is to preserve the dark, nighttime sky while still providing enough light for way-finding and safety. The guidelines for common area landscape lighting are as follows:

- Low level lighting should be provided at main intersections and may also be provided at “decision” points along roadways and neighborhood intersections. Lighting should be low level and may be integrated with directional, project identification signs, and/or rustic light elements. The ambient lighting from buildings should also be used to augment the limited street lighting.
- Low level landscape or trail lighting that utilizes “cut-off” fixtures to direct light downward is anticipated at community amenity areas such as the main open space core, entry areas and recreational facilities, and where nighttime events warrant a lighted trail for safety.



Figure 2.10: Lighting design should be low-level and utilize regionally available materials

2.7 SIGN CONCEPTS

The resort community sign system for way-finding should be derived from the region's architectural mountain character. Signs and monumentation should use a mix of stone, faux stone and/or timber details. Understated, authentic designs that utilize materials that appear to be harvested from the site (boulders) and/or regionally significant materials should predominate. Details should appear unmanufactured and functional, not fussy or ornamental.

The sign system includes entry signage as well as a family of directional, regulatory, and informational sign concepts, as appropriate throughout the community.

Entry Area Sign Concepts:

- Provide understated entry sign structures that focus attention on the landscape and the “place” rather than “the name”.
- Utilize subtle signs, markers and/or focal elements to build a slow, unfolding communication sequence at the main entry, along the Resort Road into the site.
- Utilize boulders for sign structures and/or lighting elements as feasible.

Regulatory and Directional Sign Concepts:

- Utilize designs that appear to rise directly out of the landscape and have the appearance of “always having been there”.
- Utilize mountain vernacular design that predominately utilizes milled timber, stone and weathered metal accents.

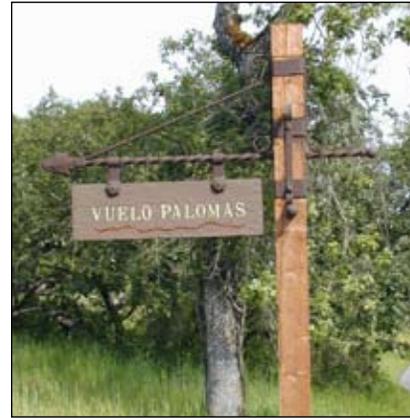


Figure 2.11: Sign treatments should utilize rustic detailing and authentic materials

- Incorporate simple, rural street sign design principles that respond to snow levels and snow plowing maintenance needs.



COMMUNITY TRAILS

section 3.0

The open space areas within the resort offer a rich network of paths, meadows, gathering places and recreation opportunities. This network includes a series of trails, paths, and walkways that provide direct connectivity to the Town of Mammoth Lakes and to off-site natural open spaces and distinctive community landscape structures that provide long-range views, enhance the landscape patterns of the site and create a network of spaces to rest, play and enjoy the outdoors. Refer to the Master Plan Update for trail locations and types. The design objectives for the trails and recreation elements are to:

- Integrate Snowcreek VIII into the Mammoth Lakes community by emphasizing and reinforcing the connection to the Town and the Town's "feet first" community goals, as described in the Town of Mammoth Lakes General Plan 2007.
- Create a rich pedestrian environment that interconnects the community, recreation facilities, passive recreation areas and the Hotel.
- Emphasize the dominance of the pedestrian network over the road network by providing a diversity of trail options to get to various destinations.
- Integrate a varied assortment of outdoor experiences and opportunities such as seating areas, overlooks, outdoor niches, and simple landscape structures.
- Utilize simple and understated design and detailing in conjunction with natural-appearing, weathered building materials to create site furnishings that have a strong tie to the regional Eastern Sierra setting. Examples of encouraged regional materials include salvaged stone and wood.
- Employ plant palettes that reinforce, enhance and complement the surrounding naturalized landscape while blending trails and related improvements into the site.



OPEN SPACE AREAS

section 4.0

The residential areas and pedestrian lanes of Snowcreek VIII are organized around a central open space corridor that runs through the middle of the Community. This corridor also connects to open space areas at the perimeter of the property, the golf course, and areas beyond, providing connections to the existing Mammoth Lakes community.

4.1 OPEN SPACE PLAN

The fundamental goal of the open space plan is to establish a landscape pattern that anchors buildings to the site and knits the elements of the Community together. Specific objectives of the open space plan that support this goal include the following:

- Establish a strong natural forest framework that knits together the community, using native or approved species well-adapted for the Eastern Sierra region.
- Create gradual transitions from developed areas to non-irrigated, native or well-adapted vegetation and the golf course environment.

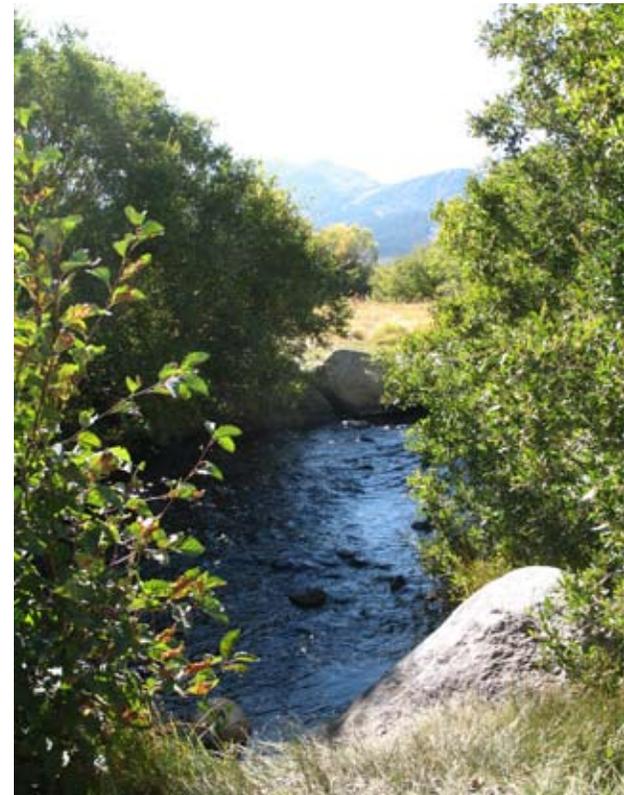


Figure 4.1: Drainage course design through open space core

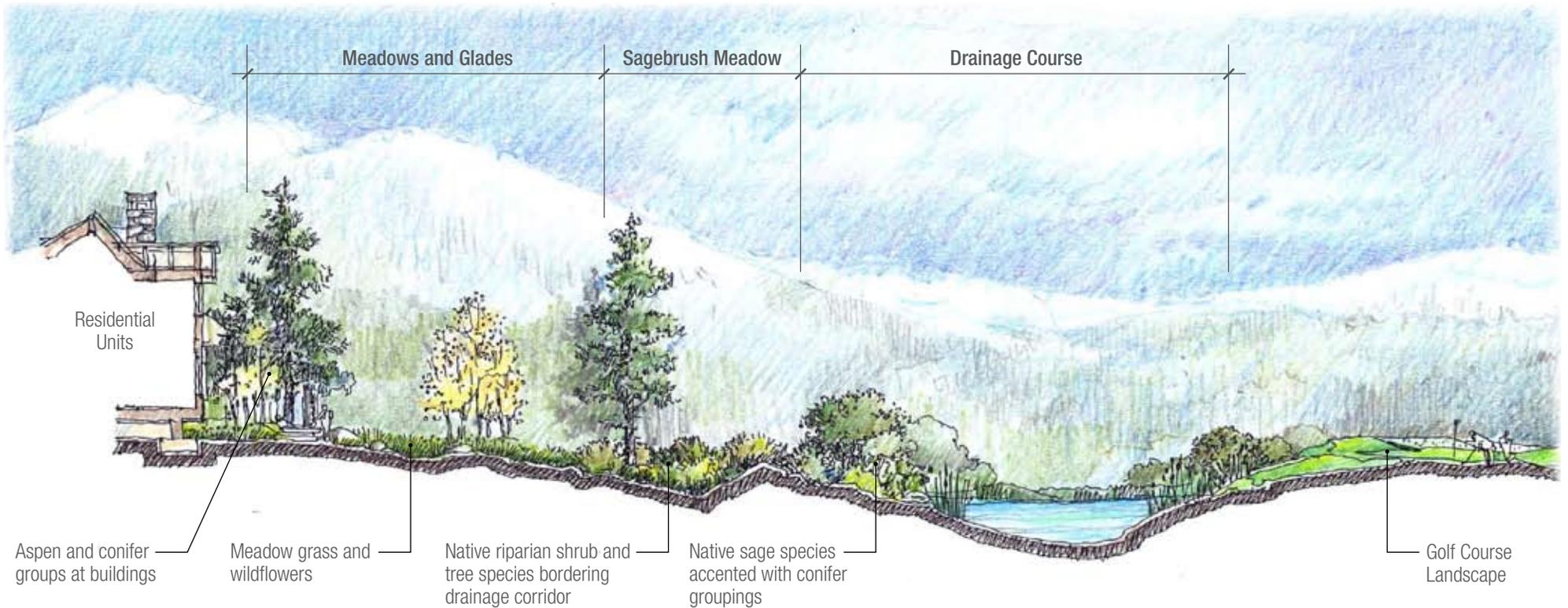


Figure 4.2: Natural Zone Landscape treatments provide transition between residential areas and Golf Course

- Emphasize informality and simplicity by replicating the vegetation patterns of the surrounding natural landscape. Informal plant massings should use a relatively small variety of trees and shrubs species, in large, clustered groupings to create large drifts of color and texture.
- Ensure adequate fire safety through appropriate landscape design and forest management.
- Restore, enhance and protect riparian areas.
- Provide pedestrian paths linking residential buildings to the hotel, Resident's Club, outdoor amenities and recreational open space areas throughout the resort.
- Create water feature areas that have a dual function of providing on-site drainage and infiltration capabilities, in addition to providing a visual amenity for the Community.

4.2. OPEN SPACE TREATMENTS

Landscape within the open space is considered to be within the Natural Zone. As such, landscape treatments should follow one of three Natural Zone approaches outlined by the appropriate vegetation community associations described below.

4.2.1 Meadows and Glades

Between and around the residential buildings, mixed stands of aspens and native and approved regionally-adapted conifers should flank open native grass and wildflower meadows.

- Allow filtered views into the clearings within, buffer views of adjacent buildings, and provide vista opportunities out to the surrounding landscape.
- Meadow areas may allow for some passive recreation uses.



Figure 4.3: Open Space Core - Landscape Concepts

4.2.2 Drainage Courses

Drainage Courses should comprise the landscape of the main open space spine that runs north/south through the project. Native riparian vegetation and open meadows punctuated with aspen tree groves, tall willow shrub groupings, and the occasional strategically placed coniferous tree cluster should flank the drainage system in the open space core.

- On site drainage and/or retention systems should use ponds and dry rocky streambeds.
- Open space along the drainage courses should offer diverse outdoor passive and active outdoor activity opportunities. At key points small gathering and observation areas may be provided, such as a fire pit overlooking a view to one of the ponds, or a stone bench perched on the edge of a clearing.

4.2.3 Sagebrush Meadow

Transitioning from the built environment, the Sagebrush Meadow includes existing sagebrush areas and disturbed areas to be restored, and leads to the more open golf landscape and its adjacent, vegetated drainage courses. Accentuated by sporadic conifer groupings, the Sagebrush Meadow planting areas are comprised of native sage and associated species that tie the development to the local ecosystem. These areas should serve primarily as visual connection to the Community context.

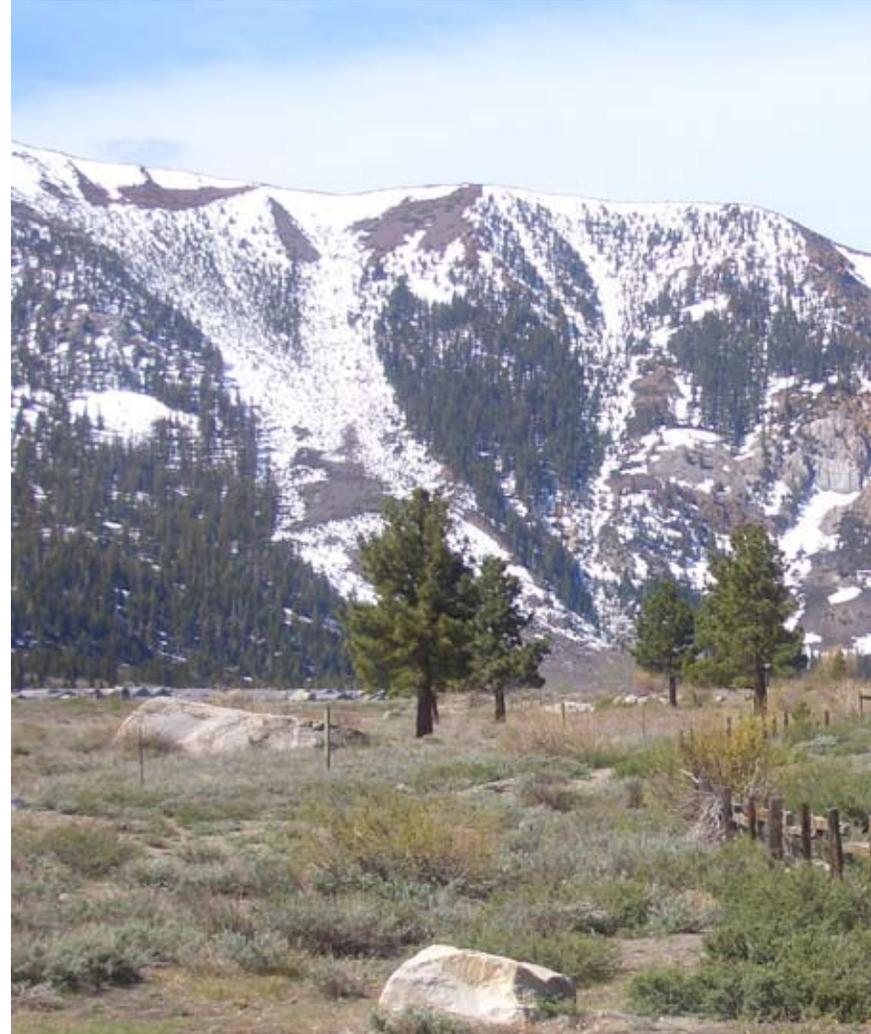


Figure 4.4: Sagebrush Meadow Landscape

4.3 GOLF AREA TREATMENTS

The main landscape objectives for the golf course at Snowcreek VIII are to draw from and enhance the natural environment and transition from the more built environment to the forested mountains. The following principles provide the basis to achieve these objectives:

- Preserve existing natural landforms, drainage networks and vegetation patterns.
- Minimize grading and areas of manicured turf both for aesthetic and environmental reasons.
- Retain the existing tree stands, sage brush, topography and vegetation that characterize the Mammoth Lakes area.
- Create new vegetation patterns that mimic the existing Basin Sagebrush vegetation areas adjacent the course and utilize native or well-adapted plants to direct golf play, create buffers where needed and baffle views from residential sites.
- Utilize sustainable maintenance processes. Irrigation and Pesticide Management plans should limit, to the extent possible, any negative impact to the natural vegetation, land and habitats.
- Design drainage to trap and retain run-off water from the golf course.
- Integrate sustainable irrigation practices by using onsite and reclaimed water sources if allowed by RWQCB.



Figure 4.5: Golf area landscape treatments should mimic regional palettes and patterns



ENHANCE, MAINTAIN & PRESERVE

section
5.0

Enhancing, Maintaining *and* Preserving the Landscape

One of the main objectives at Snowcreek VIII is to establish a forested landscape while ensuring safety in order to create a long term sustainable landscape framework that gives this place it's unique and special setting.

5.1 APPROVED PLANT LISTS

The following plant list is comprised most prominently of plants that are native to the site and/or are indigenous to the Mammoth Lakes region, or that are well-adapted to the region.

In general, all plants on the Approved Plant List may be used within Primary Visual Interest Zones (horticultural requirements permitting), and in some areas of the Enhanced Zones. As distance away from developed areas increases, the landscape transitions to a more native palette in the Natural Zone that mimics the adjacent Basin Sagebrush and Alder-Willow Riparian vegetation communities.

Species noted with the "*" symbol are plants native to the site and/or are well-suited to the Mammoth Lakes region. These plants may be used in all areas of the site. All plants in the approved plant list shall conform to MM BIO 2b.

PRELIMINARY PLANT LIST

Trees - Conifers

Abies concolor

Pinus contorta ssp. murrayana

Pinus jeffreyi

Pinus thunbergiana

Trees - Deciduous

Populus tremuloides

Alnus tenuifolia

Acer ginnala

Shrubs - General

Cornus sericea

Cornus stolonifera

Pinus mugo mugo

Potentilla fruticosa 'jackmannii'

Ribes aureum

Rosa rugosa 'Blanc Double de Coubert'

Rosa woodsii

Rubus parviflorus

*Salix caudate**

*Salix planifolia**

Salix purpurea 'Nana'

Salix rigida

Sambucus Canadensis 'Aure'

White Fir*

Lodgepole Pine*

Jeffrey Pine*

Japanese Black Pine

Quaking Aspen

Thin Leaf/Mountain Alder*

Amur Maple

Yellow-twig Dogwood

Red-Twig Dogwood*

Mugo Pine

Golden Currant*

Ramans Rose

Woods Rose

Thimbleberry

Dwarf Arctic Willow

American McKay

Golden Elderberry

*Native Species



Jeffrey Pine*



Amur Maple*



Quaking Aspen



Dwarf Arctic Willow



Golden Currant*



Lupine

Shrubs - Sagebrush Meadow areas

<i>Artemisia tridentate</i> spp. <i>tridentata</i>	Basin Big Sage*
<i>Artemisia arbuscula</i> spp. <i>arbuscula</i>	Low Sagebrush*
<i>Artemisia tridentate</i> spp. <i>wyomingensis</i>	Wyoming Big Sagebrush*
<i>Artemisia cana</i> spp. <i>viscidula</i>	Silver Sagebrush*
<i>Artemisia tridentate</i> spp. <i>vaseyana</i>	Mountain Big Sagebrush*
<i>Purshia tridentate</i>	Antelope Bitterbrush*
<i>Symphoricarpos vaccinoides</i>	Snowberry*

Perennials

<i>Agastache Cana</i>	Hummingbird Mint
<i>Artemesia</i>	
<i>Coreopsis</i> spp.	
<i>Eschscholzia californica</i>	California Poppy*
<i>Hemerocallis</i> spp.	Daylilly
<i>Hyssop</i>	
<i>Ipomopsis aggregata</i>	Gilia, Star or Scarlet
<i>Lupinus</i> spp.	Lupine
<i>Lavendula</i> spp.	Lavender
<i>Monarda didyma</i>	Bee Balm
<i>Nepeta x faassenii</i>	Cat mint
<i>Penstemon</i> spp.	
<i>Phlox</i> spp.	
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Salvia</i> spp.	

*Native Species

Groundcovers

Sedum spurium 'Dragon's Blood' Dragon's Blood Sedum
Sod

Bluegrass/Fescue Blend

Hydroseed mix for Wildflower Meadow Areas:

- 10 lbs./ac - Festuca ovina
- 6 lbs./ac - Super-short mix
- 6 lbs./ac - Sunburst ground-cover mix
- 8 lbs./ac - Standard Mountain Mix



Basin Big Sage*



Penstemon spp.

5.2 VEGETATION PROTECTION, REMOVAL AND THINNING

The main objective is to preserve the existing sagebrush cover that provides the dominant character of the golf course and perimeter property landscape, and to protect the newly established forested areas within the Community:

- Golf holes and roads are to be designed to preserve existing sagebrush to the extent feasible.
- Newly established forested areas should be maintained and protected so that a long-term, healthy forest is established over time.
- Tree protection measures should include protection fencing during construction to minimize compaction in the root zone and to limit damage to trunks and limbs.

5.3 WILDFIRE SAFETY MEASURES

As in other Sierra Nevada Mountain regions, the Snowcreek VIII site is susceptible to wildfires. In order to mitigate this risk, general requirements of fuel modification are listed below. A minimum 30 foot Defensible Space is to be maintained around the perimeter of all structures and only fire retardant materials are to be planted within the Defensible Space. Within the Defensible Space, the following landscape management standards are to be implemented:

- Eliminate ladder fuels and lower limbs of trees
- Remove lower branches up to at least 1/3 of the tree height when understory vegetation and small trees are present.
- When understory vegetation is not present, remove lower branches to a minimum of 6 to 8 feet above the ground.
- The lower branches of shrubs are to be removed to provide for at least 1½ feet of clearance from ground fuels.
- Remove dead vegetation and piled debris and break up the continuity of brush species.
- Reduce continuous brush fields to individual plants or small clusters at least 15 feet apart.
- Use driveways, paths, turf areas and trails to break up plant continuity.
- Maintain grasses to a maximum of 4 inches in height.

APPENDIX D

TOWN OF MAMMOTH LAKES ORDINANCE NO. 2009-05 ADOPTING THE SNOWCREEK VIII, SNOWCREEK MASTER PLAN UPDATE, 2007

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ADOPTING ZONE CODE AMENDMENT 2006-04 AND THE SNOWCREEK MASTER PLAN UPDATE 2007 TO UPDATE THE 1981 SNOWCREEK MASTER PLAN FOR THE SNOWCREEK VIII SITE (APPROXIMATELY 237 ACRES ON THE SOUTHEAST PORTION OF TOWN) AND ALLOW A HOTEL OF UP TO 90 FEET IN HEIGHT, AND MAKING FINDINGS IN SUPPORT THEREOF

The Town Council of the Town of Mammoth Lakes, State of California does ordain as follows:

Section 1. GENERAL FINDINGS. The Town Council makes the following findings in connection with the adoption of this Ordinance:

- A. The Snowcreek Investment Company, L.P. has requested approval of applications for Zone Code Amendment No. 2006-04 and the Snowcreek Master Plan Update 2007 (“Project”), which includes an update of the 1981 Snowcreek Master Plan for the Snowcreek VIII site (approximately 237 acres on the southeast portion of the Town) and allows a hotel of up to 90 feet in height on the property.
- B. The Snowcreek Master Plan Update 2007 is on file in the Office of the Town Clerk and is incorporated herein by this reference as Exhibit 1 to this Ordinance.
- B. An Environmental Impact Report (EIR) for the Project including the Draft EIR, Final EIR, Final EIR Addition, and associated technical appendices (collectively, the “Final Environmental Impact Report” or “Final EIR”) was prepared to address the environmental effects, mitigation measures, and project alternatives associated with the Project and actions related thereto.
- C. The Draft EIR for the Project (State Clearinghouse # 2006112015) was prepared pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines and was transmitted to the State Clearinghouse and circulated from public review during a public comment period from September 6, 2007 to October 22, 2007.
- D. The Final EIR for the Project was prepared pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines.
- E. The Planning Commission conducted a duly Noticed Public Hearing on the application request on June 10, 2009 which was continued to June 11, 2009, at which times all those desiring to be heard were heard. Following the receipt of all oral and written

testimony, the Planning Commission closed the public hearing and adopted Resolution No. 2009-03 recommending certification of the Final EIR and approval of the Project to the Town Council, with conditions.

- F. The Planning Commission considered, without limitation, the staff report to the Planning Commission with all attachments and exhibits, the 2007 General Plan, oral and written evidence submitted at the hearing, Final EIR, and all other items listed in Planning Commission Resolution 2009-03.
- G. The Town Council conducted a duly Noticed Public Hearing on the application request on July 1, 2009 which was continued to July 8, 2009, at which times all those desiring to be heard were heard. Following the receipt of all oral and written testimony, on July 8, 2009, the Town Council closed the public hearing on the application.
- H. In considering its approval of the applications, the Town Council considered, without limitation, the agenda bill with all attachments to the Town Council with exhibits, including the Final EIR.

Section 2. CEQA FINDINGS. The Town Council makes the following findings and takes the following actions pursuant to the requirements of the California Environmental Quality Act (CEQA):

- A. The Final EIR, including the Final EIR Addition, was certified as being prepared in compliance with CEQA pursuant to Town Council Resolution No. 2009-45.
- B. That the Town Council finds that Minor General Plan Amendment 2009-01 and Zone Code Amendment 2006-04 were part of the

project analyzed in the Final EIR for the Project.

- C. The Town Council has reviewed and hereby adopts the findings contained in Exhibit 2 to this Ordinance, including but not limited to, the findings related to the compliance of the Final EIR and Final EIR Addition's with the requirements of CEQA and the Project's impact to various environmental resources.
- D. That the Town Council has reviewed and hereby adopts the findings contained in Exhibit 3 to this Ordinance, including but not limited to the findings Town Council has reviewed and considered the Draft Environmental Impact Report (DEIR), Final EIR, Final EIR Addition, and associated technical appendices for the Snowcreek VIII, Snowcreek Master Plan Update 2007 ("Final EIR") and all other oral and written evidence in the record prior to acting on the Minor General Plan Amendment and Zone Code Amendment 2006-04.
- E. That the Town Council has reviewed and hereby adopts the Findings of Fact and Statement of Overriding Considerations contained in Exhibit 4 to this Ordinance, including but not limited to, a discussion of each project impact, changes or alterations that have been made to avoid or substantially lessen impacts identified, impacts that are considered significant and unavoidable, determinations as to the infeasibility of each project alternative and statements of overriding consideration as to the impacts that could not be mitigated to less than significant.
- F. That the Town Council has reviewed and hereby adopts the findings and the Mitigation Monitoring and Reporting Plan contained in Exhibit 5 to this Ordinance and incorporates the Mitigation Measures listed therein into the project.

Section 3. ADDITIONAL FINDINGS FOR ZONE CODE AMENDMENT 2006-04 AND ADOPTION OF THE SNOWCREEK MASTER PLAN UPDATE 2007.

The Town Council finds that Zone Code Amendment No. 2006-04 and the Snowcreek Master Plan Update 2007 are consistent with the General Plan, based upon the findings contained in Exhibit 6 to this Ordinance.

Section 4: ADOPTION OF ZONE CODE AMENDMENT 2006-04 AND ADOPTION OF THE SNOWCREEK MASTER PLAN UPDATE 2007

Based upon the findings contained in this Ordinance and all other evidence in the record of proceedings in this matter, the Town Council hereby adopts Zone Code Amendment 2006-04 and the Snowcreek Master Plan Update 2007, attached hereto as Exhibit 1 and incorporated herein by this reference, subject to the conditions of approval contained in Exhibit 7, attached hereto and incorporated herein.

Section 5: EFFECTIVE DATE OF ORDINANCE

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

Section 6: 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 7: 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 the 8th day of July 2009, and PASSED, APPROVED AND ADOPTED on the 5th day of August 2009.

NEIL MCCARROLL, Mayor

ATTEST:

ANITA HATTER, Town Clerk

EXHIBIT 1

Snowcreek Master Plan Update 2007

(Snowcreek Master Plan Update 2007 distributed separately, on file in the Office of the Town Clerk)

EXHIBIT 2

FINAL EIR FINDINGS PURSUANT TO CEQA GUIDELINES §15091

SECTION 1: INTRODUCTION

Findings for the Final Environmental Impact Report, State Clearinghouse # 2006112015, are being made pursuant to State CEQA Guidelines §15091.

1.1 Statutory Requirements for Findings

- A. The Town Council, in its independent judgment, hereby finds the Final EIR consisting of the Draft and Final EIR (including Final EIR Addition) is in compliance with State CEQA Guidelines Section 15132 with respect to the contents of the EIR, including but not limited to a table of contents, summary, environmental setting, the project description, 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 Mitigation and Monitoring Program. The custodian of records for all materials that constitute the record of proceedings on which approval of the Project and certification of the Final EIR are based is Anita Hatter, Town Clerk. Project files may be reviewed at 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA 93546.
- B. Further, the Town Council, in its independent judgment, hereby

finds, in compliance with the requirements of CEQA and the Guidelines, that the Final EIR for the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project identifies all 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 areas:

- Aesthetics – Public Views and Scenic Vistas;
- Aesthetics – Visual Character;
- Aesthetics – Light and Glare; and
- Air Quality – Construction Generated PM10 Emissions.

In addition, the Final EIR provides that the Project will have a significant cumulative impact in the following areas:

- Aesthetics – Public Views and Scenic Vistas;
- Aesthetics – Visual Character;
- Air Quality – Construction Generated PM10 Emissions; and
- Utilities – Water Supply.

Additionally, the Town Council, in its independent judgment, hereby makes the findings contained in the Findings of Fact and Statement of Overriding Considerations (Exhibit 4 of this Ordinance), and is incorporated herein by this reference.

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 the Findings of Fact and Statement of Overriding Considerations. 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 findings by the Town Council of the Town of Mammoth Lakes. The Town Council further finds that each overriding benefit is severable from any other consideration should one or more consideration be shown or determined to be legally insufficient for any reason.

EXHIBIT 3**FINDINGS IN CONNECTION WITH CERTIFICATION OF THE SNOWCREEK VIII, SNOWCREEK MASTER PLAN UPDATE 2007 FINAL ENVIRONMENTAL IMPACT REPORT**

WHEREAS, the Environmental Impact Report (EIR) for the Snowcreek VIII Project was prepared to address the environmental effects, mitigation measures, and project alternatives associated with the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project and actions related thereto; and,

WHEREAS, the EIR for the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project (State Clearinghouse # 2006112015) 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 and Final EIR Addition [{"Final Environmental Impact Report", "Final EIR" or "FEIR"}] prepared for the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project, the Town Council certifies the Final Environmental Impact Report based upon the following findings:

- a. Preparation of an Environmental Impact Report.
A Final EIR (FEIR) and FEIR Addition have been prepared to address the environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with

- the consideration of the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project and related Minor General Plan Amendment and Zone Code Amendment, pursuant to the requirements of the California Environmental Quality Act; and,
- b. Review and Consideration by the Planning Commission and Town Council of the Town of Mammoth Lakes.
Prior to recommending certification of the FEIR, the Planning Commission and Town Council of the Town of Mammoth Lakes have reviewed and considered the above-mentioned FEIR. The Town Council hereby certifies that the FEIR for the Snowcreek VIII, Snowcreek Master Plan Update 2007 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:
 1. The Draft EIR and Technical Appendices for the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project;
 2. The Final EIR, including the Final EIR Addition, for the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project;
 3. The proceedings before the Town of Mammoth Lakes Planning Commission and Town Council relating to the subject Project consideration and related actions, including testimony and documentary evidence introduced at the meetings; and,
 4. All attachments, documents incorporated and references made in the documents specified in items (1) through (3) above, including the Mitigation Monitoring Program for the Snowcreek VIII, Snowcreek Master Plan Update 2007 Project.

EXHIBIT 4**FINDINGS OF FACT AND STATEMENT OF
OVERRIDING CONSIDERATIONS**

The text of Exhibit 4 is found as Exhibit 3 of Town Council Resolution 2009-45 and on file in the Office of the Town Clerk.

EXHIBIT 5**MITIGATION MONITORING PROGRAM**

See Appendix F.

The text of Exhibit 5 is found as Exhibit 4 of Town Council Resolution 2009-45 and on file in the Office of the Town Clerk.

EXHIBIT 6**FINDINGS FOR ZONE CODE AMENDMENT 2006-04
AND
UPDATE TO THE 1981 SNOWCREEK MASTER PLAN**

(Municipal Code Section 17.72)

1. The proposed change, the Snowcreek Master Plan Update 2007, is consistent with the goals, objectives and policies of the general plan, any applicable specific plan or adopted master plan of development, and the Zoning Code (Title 17) because:
 - a) The Resort (R) land use designation, which the Snowcreek VIII site currently falls within, allows for commercial mixed uses including visitor lodging, amenities and services, and workforce housing. Resort developments include recreation, meeting spaces, and commercial services that support the resort atmosphere. The base density is six (6) to a maximum of eight (8) residential dwelling units per acre, and twelve (12) to a maximum of sixteen (16) hotel rooms per acre. This designation generally applies to large parcels capable of providing a complete resort experience. The Snowcreek Master Plan Update would allow for uses consistent with the resort atmosphere including visitor lodging, recreational amenities and services, conference/meeting space, some commercial/non-residential uses, and workforce housing. The density would be approximately 6.92 units per acre on the

- Snowcreek VIII site, which is within the density allowed in the General Plan.
- b) The General Plan Neighborhood and District Character Element describes the Snowcreek District as not an exclusive development, but as connected to the larger community and providing community access to the project and surrounding public lands. Snowcreek should be designed to be a livable neighborhood, including workforce housing, convenience retail, public amenities, and active/passive recreation facilities. Snowcreek should contribute to the town's overall economy, tourism and mix of recreational amenities while preserving the area's unique features. The Snowcreek Master Plan Update is consistent with this description because through conditions of approval the project would provide connections to the existing Town pedestrian system, and allow public access through the project site to surrounding public lands in coordination with the USFS and the Town. The project includes workforce housing, convenience retail (small market), public amenities (conference/meeting space, spa/wellness center, natural resources interpretive area, and Great Lawn), and active/passive recreation facilities (18-hole championship golf course, golf practice facility, cross-country skiing and snowshoeing, snow play, mini-park, and egress from the Sherwins). The project would preserve the area's unique features by not developing a structure in the area within and adjacent to the Mammoth Creek Corridor on the north side of Old Mammoth Road.
- c) The project will accomplish the following General Plan goals and policies through the following:
- The project would allow the development of major private facilities that contribute to destination resort visitation including a championship 18-hole golf course, a luxury resort hotel with conference/meeting space and a spa/wellness center, and year round recreation opportunities (Policies E.3.C, L.5.A, L.5.E, and L.5.F).
 - The Snowcreek Master Plan Update is generally consistent with and would implement the Snowcreek Neighborhood District Plan (NDP) Report that recommended an appropriate density and mix of non-residential uses that would complement and be sustainable on the site (Policy C.2.C).
 - The land adjacent to Mammoth Creek would be preserved as open space because no structures would be developed on the north side of Old Mammoth Road. The project would allow that area to be used as an interpretive area (Policies C.2.D and C.4.A, Goal R.3, and 1990 Parks and Recreation Element).
 - The provision of a small market would be consistent with Policy L.3.C, "encourage development of small neighborhood-serving retail and services dispersed through town."
 - In an effort to reduce automobile dependency, encourage walking, biking and the use of public transportation and

minimize impervious surfaces, the proposed parking rates are generally lower than those in the Town's Zoning Code (Policy M.6.A).

- The project would provide transit stops, shuttles, multi-use paths and pedestrian paths, and bicycle parking and storage to support feet-first mobility (Policies M.3.B, M.3.D, M.4.B, and M.5.B).
 - The project would provide a publicly accessible trail system through multi-use paths and pedestrian paths. Through the incorporation of conditions of approval the proposed feet-first mobility circulation system would connect to the Town's existing sidewalks (Policies P.5.B, P.5.C, and M.4.B, and Neighborhood and District Character Element).
 - Through the incorporation of conditions of approval, the project will allow for public access through the project site to USFS lands in coordination with the USFS and the Town (Policies P.3.A and P.3.C, and Neighborhood and District Character Element).
 - The proposed height and mass of the buildings are generally consistent with current regulations; however, due to the physical characteristics of the site (i.e. flat, vacant, and minimal to no tree cover) any development would impact the existing character and public views to the surrounding mountains. The proposed hotel's height would be allowed to go up to 90 feet in height with architectural appurtenances exceeding the height limit by up to ten percent (up to 99 feet), which is considered appropriate due to the backdrop of the Sherwin Range that rises up to 11,728 feet and to achieve an iconic hotel. The proposed Design Guidelines and mitigation measures in the EIR will help to lessen these visual impacts (Policies C.2.J, C.2.V, C.2.W, and C.2.X).
 - Workforce housing is included in the project, which is consistent with the Neighborhood and District Character Element.
 - A condition of approval has been incorporated to achieve consistency with General Plan policies related to energy resources and conservation, green building technology, and reduction of greenhouse gas emissions (Goals R.6, R.7, R.8, and R.11).
 - A Minor General Plan Amendment is part of the proposed project, which would amend the Urban Growth Boundary in Figure 4 of the General Plan as depicted in Exhibit 1 of Town Council Resolution 2009-46. Therefore, this Minor GPA is considered to be consistent with the intent of the General Plan, specifically those policies under Goal L.6.
 - To maintain Town Level of Service for roads, the project would implement a roundabout at the intersection of Minaret Road and Old Mammoth Road (Policy M.7.A).
- d) The project will modify certain components of the 1981 Snowcreek Master Plan including identifying overall density, uses, and development standards for the project site, reducing

the commercial component, incorporating the land exchange properties, and revising the circulation system; however, these changes will still allow for a resort development project that reflects the current conditions in the community, and is still intended to fulfill the vision of the 1981 Snowcreek Master Plan.

- e) Consistent with the evidence contained within the staff report/agenda bill, Final Environmental Impact Report (EIR) and Addition, and provided at the public hearing, the Town Council finds that the proposed Snowcreek Master Plan Update 2007 is consistent with the intent of the Town of Mammoth Lakes Municipal Code, but provides site specific development standards that are intended to further General Plan goals and Zoning Code objectives that are less likely to be achieved with current Zoning Standards.
2. Consistent with the evidence contained within the staff report, Final EIR and Addition, and provided at the public hearing, the Town Council finds that the proposed use is consistent with the Vision Statement because:
The proposed Snowcreek Master Plan Update 2007 would allow for a luxury destination resort that would provide a high quality experience for our visitors. The high quality experience would include a variety of options for activities, leisure and recreation including but not limited to golf, use of conference/meeting space, spa/wellness center, cross-country skiing and snowshoeing, snow play, restaurants and bars/lounges, and a fitness area and pool. Development of a hotel project will contribute to the Town's goal of becoming a year-round resort by creating conference space and a

gathering area (i.e. Great Lawn) that can be host to events during the shoulder seasons.

Development of the site under the Snowcreek Master Plan Update 2007 would create new workforce housing that will help to house workers on-site. A mini-park is included that would provide a place for families and friends to gather and play. The project would also support a variety of transportation options by providing four transit stops, shuttles for guests and residents, and providing multi-use paths and pedestrian paths throughout the site.

Lastly, the Design Guidelines proposed would encourage a high quality of design for the project site. The project would preserve the portion of the Mammoth Creek Corridor on-site, which is an important natural resource, as an interpretive open space area.

3. Consistent with the evidence contained within the staff report, Final EIR and Addition, and provided at the public hearing, the Town Council 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 Final EIR, the project has generally mitigated impacts on public health and safety, comfort, convenience and welfare to less than significant.
4. Consistent with the evidence contained within the staff report, Final EIR and Addition, and provided at the public hearing, the Town Council finds that the Snowcreek Master Plan Update 2007 will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties because the Snowcreek Master Plan has been contemplated for over thirty years, conditions of approval have been incorporated to preserve the

character of and prevent harm to the surrounding neighborhood, and mitigation measures were incorporated into the Final EIR and Addition to reduce impacts to the maximum extent feasible.

5. Consistent with the evidence contained within the Staff report, Final EIR and Addition, and provided at the public hearing, the Town Council finds that although development of the project will result in unavoidable impacts to aesthetics, air quality, and utilities the project will result in the community benefits listed in Exhibit 4.
6. Consistent with the evidence contained within the staff report, Final EIR and Addition, and provided at the public hearing, the Town Council 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 implemented through the Mitigation and Monitoring Program will reduce the impacts of the project, and along with conditions of approval, and will require new neighborhood infrastructure including sidewalks, pedestrian connections through the project site, and transit improvements.
7. Consistent with the evidence contained within the staff report, Final EIR and Addition, and provided at the public hearing, the Town Council finds that the Project to be analyzed in and in compliant with the certified Snowcreek VIII, Snowcreek Master Plan Update Final EIR and Final EIR Addition.

EXHIBIT 7

Conditions of Approval

See Appendix G, Conditions of Approval.



APPENDIX E

1981/1974 OBJECTIVES

The objectives of the 1981 Master Plan, which are the same as the objectives as the 1974 Master Plan, are as follows:

- (a) Coordinate all planning criteria with regard to density, land use, open space and environmental protection with the Mono Plan, local master plan and community desires.
- (b) Provide a variety of housing types to meet the varying needs of socio-economic groups and lifestyle patterns. Include permanent residences, Condominium and rental units, and overnight facilities.
- (c) Avoid environmentally sensitive site areas and maintain the basic integrity of natural site features.
- (d) Preserve existing tree cover, meadow areas, creeks and other natural site features by incorporating them into the design of land use areas.
- (e) Minimize environmental impacts by carefully siting each building cluster, developing architecture which fits site characteristics, establishing a revegetation plan, and using innovative construction techniques.
- (f) Create a new Mammoth Lakes community image by providing a uniquely designed Resort Hotel area that offers the characteristics of European ski resorts.
- (g) Provide for a new ski based facility to serve the future Sherwin Bowl development.
- (h) Phase the development to reflect market demand and to follow the existing growth patterns of Mammoth Lakes.
- (i) Improve road circulation patterns leading to and through the development.
- (j) Provide diverse recreational amenities to promote year-round use.
- (k) Blend the building types and densities with surrounding residential developments to provide orderly visual and land use transitions.
- (l) Protect, preserve and/or improve the natural state of the existing Mammoth Creek system.
- (m) Establish small living villages by clustering units to best utilize buildable land, maximize views and orientation to open space/recreational amenities, and create neighborhoods of a smaller and more intimate scale within which individuals can comfortably relate.

- (n) Create community focal points, view corridors, and a variety of visual experiences throughout the Project.
- (o) Discourage automobile traffic and encourage pedestrian circulation by providing a convenient network of walks, paths and plaza spaces.
- (p) Provide adequate parking areas for residents and guests, areas which are designed as an integral element of the plan.
- (q) Create visual identity within each village cluster by developing diverse architectural concepts which relate aesthetically to existing land forms, and to make use of natural colors and materials consistent with the climate and setting.
- (r) Develop low profile architectural expressions which emphasize roof line, building massing, and fit within varying topographic conditions.
- (s) An objective in creating a year-round resort is to help reduce the peaks and troughs in the Mammoth Lakes economy that have in the past been tied to the highly seasonal pattern of visitation.

APPENDIX F

MITIGATION MONITORING PLAN

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, §15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). The Town of Mammoth Lakes (Town) is the Lead Agency for the Snowcreek VIII, Snowcreek Master Plan Update – 2007 (Project) and is therefore responsible for enforcing and monitoring the mitigation measures in this Mitigation Monitoring Program (MMP).

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur. There are occasions that feasible mitigation is not available. CEQA Code 15126.4 (5) states: If the lead agency determines that a mitigation measure cannot be legally imposed, the measure need not be proposed or analyzed. Instead, the EIR may simply reference that fact and briefly explain the reasons underlying the lead agency’s determination. This MMP is designed to monitor implementation of the required and recommended mitigation

measures and conditions set forth for project approval for the Project as identified in the Draft Environmental Impact Report (Draft EIR) and the Final Environmental Impact Report (Final EIR). The required and recommended mitigation measures as well as the conditions set forth for project approval are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored. These phases include:
 - ◇ Pre-Construction, including the design phase.
 - ◇ Construction.
 - ◇ Operation (post-construction).
- Implementing Party, the party responsible for implementing the mitigation measure.
- The Enforcement Agency, the agency with the power to enforce the mitigation measure.
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation, and development are made.

The MMP for the Project will be in place throughout all phases of the Project. The Project Applicant shall be responsible for implementing

all mitigation measures unless otherwise noted. The Project Applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The Town, although assisted by other agencies as identified below, will be the primary Enforcement and Monitoring Agency for the MMP procedures and will also serve to provide the documentation for the reporting program.

Generally, each certification report will be submitted to the Town in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The Town shall assure that project construction occurs in accordance with the MMP. Departments listed below are all departments of the Town unless otherwise noted.

As described in Section I, Introduction, to this Final EIR Addition, Mitigation Measure CULT-1, Impacts to Known Cultural Resources, has been revised based on comments received from the Native American Heritage Commission after the Final EIR was published. Mitigation Measures HYD 1a and -1b, Water Quality Standards, and UTIL-5e, Water Supply, have also been revised to ensure that the Lahontan RWQCB updated or yet to be defined regulations and requirements shall apply. Furthermore, Mitigation Measures UTIL-5 and UTIL-7 were revised as a result of information provided by the Mammoth Community Water District in May 2009. These changes have been made for clarification purposes and would still result in the same level of impact after mitigation.

AESTHETICS

Mitigation Measure AES-5 Signage

Prior to the issuance of building permits, all buildings containing three or more separate businesses shall prepare a Master Sign Plan, in accordance with the Mammoth Lakes Municipal Code Chapter 17.34 and 17.40.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure AES-6 Light and Glare

Prior to occupancy, all lighting on the Project site shall comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34.

Monitoring Phase	Pre-Construction/ Construction/Pre-Occupancy
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

AIR QUALITY

Mitigation Measure AQ-1 Construction

The Project applicant shall require that the following practices be implemented by including them in the contractor construction documents to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project construction phases:

- a. Water all construction areas at least twice daily; water trucks will be filled locally after the contractor makes water acquisition agreements and obtains any required permits.
- b. Cover all trucks hauling soil, sand, and other loose materials;
- c. Apply clean gravel, water, or non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- d. Remove excess soils from paved access roads, parking areas and staging areas at construction sites;
- e. Sweep streets daily (with mechanical sweepers) if visible soil material is carried onto adjacent public streets;
- f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- h. Limit traffic speeds on unpaved roads to 15 miles per hour;
- i. Install gravel-bags, cobble entries, or other Best Management Practices (BMPs) and erosion control measures to prevent silt runoff to public roadways;
- j. Replant vegetation in disturbed areas as soon as possible;
- k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site;
- l. Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 50 miles per hour (mph) and when sustained winds exceed 25 mph increase the frequency of watering from twice daily, as described in Mitigation Measure AQ-1a above, to three to four times a day;
- m. The construction fleet will meet the terms set forth in the CARB Proposed Regulation for in-use Off Road Diesel Vehicles, paragraph

(d)(3) Idling. The proposed regulation implementation date is May 1, 2008.

- n. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use;
- o. All equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications;
- p. When feasible, alternative fueled or electrical construction equipment shall be used for the Project site;
- q. Use the minimum practical engine size for construction equipment;
- r. Gasoline-powered equipment shall be equipped with catalytic converters, where feasible.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	GBUAPCD

Mitigation Measure AQ-2 Operational Emissions

The Project applicant shall require the following implementation measures to reduce PM_{10} operational emissions resulting from the Project to a less than significant level:

- a. The Project shall include a transportation demand management program to reduce overall vehicle miles traveled (VMTs), in order to demonstrate compliance with the Federal PM_{10} standard of $150 \mu g/m^3$. The program shall include, but not be limited to, circulation system improvements, shuttles to and from parking areas, and the location of facilities to encourage pedestrian circulation.

- b. The Project shall be linked to existing developed areas through existing road networks, public transit systems, open space systems, and bicycle and pedestrian systems.
- c. The Project shall implement trip reduction measures particularly during PM peak traffic hours to disperse trips between parking areas and mountain portals to and from the ski area.
- d. Residential condominium units shall enter into a transit fee agreement with the Town consistent with the Town's established Transit Fee Agreement Program.
- e. No solid fuel burning appliances shall be permitted within residential units within multi-family residential developments

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	GBUAPCD

BIOLOGICAL RESOURCES

Mitigation Measure BIO-1a Special Status Species

To determine presence or absence of Masonic rock cress in the development area, a qualified biologist shall conduct focused surveys according to CDFG guidelines, for this species prior to the onset of construction activities. The surveys shall be conducted at the proper time of year when this plant is both evident and identifiable. A qualified biologist is an individual who possesses the following qualifications: 1) experience conducting floristic field surveys; 2) knowledge of plant taxonomy and plant community ecology; 3) familiarity with the plants of the area, including rare, threatened, and endangered species; 4) familiarity with the appropriate state and federal statutes related to

plants and plant collecting; and 5) experience with analyzing impacts of development on native plant species communities.

If Masonic rock cress is not found in the development area, no further mitigation would be required. However, if this plant species is located, the survey will determine the number of individuals present and the limits of the area occupied by the population, and one of the following additional mitigation measures shall be implemented:

- (a) avoidance and permanent protection of the onsite population;
- (b) permanent preservation of an existing, offsite population of the species in the region at a 2:1 acreage ratio; or
- (c) transplant the individuals to permanently preserved habitat on- or off-site at a 1:1 acreage ratio. If transplanted offsite, the location should preferably be adjacent to the site or in close proximity.

Each additional mitigation option above (a – c) shall include the preparation of a Preservation Plan (under a or b) or a Mitigation Plan (under c) by a qualified biologist to be submitted to and approved by the Town. The Preservation or Mitigation Plan shall include the location and extent of the preserved or transplanted individuals and measures to ensure protection of the population during and following Project implementation (in perpetuity), including a mechanism to ensure permanent preservation of the population from development such as a conservation easement. The Plan shall also include methods to transplant the individuals (if applicable), measures to maintain the population (i.e., weed control), and methods to monitor the population for a minimum of five years following preservation or transplantation, including performance criteria and contingency measures in case of failure to meet the established performance criteria.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1b Special Status Species

To avoid substantial adverse effects to Yosemite toad, a qualified biologist shall conduct surveys following standard visual encounter techniques supplemented with dipnetting surveys to confirm presence or absence of toads in the study area. At minimum, the biologist shall be familiar with the distinguishing physical characteristics of all life stages of the Yosemite toad and other amphibians found in the Sierra Nevada region of California. The biologist shall also hold all necessary federal, state, and local agency permits for surveying and handling this species. Because the actual timing of visual encounter and dipnetting surveys for Yosemite toad may vary depending primarily on the watershed characteristics, regional snow pack, timing and rate of spring runoff, day length, average ambient air and water temperatures, and local and seasonal weather conditions, the biologist shall visit nearby accessible occurrences of Yosemite toad (reference sites) to identify the breeding period in the vicinity of the Project site. The biologist shall then conduct at least one to two visual encounter surveys from May through July at the appropriate time of day to determine presence or absence of toads onsite. If during the initial breeding survey, no individual Yosemite toads or egg masses are encountered, subsequent surveys shall be conducted two to four weeks later. Approximately four to eight weeks after completing the breeding survey(s), dipnetting surveys for tadpoles shall be conducted (usually July through August).

If no individual toads (e.g., adults or tadpoles) or egg masses are encountered, no further mitigation would be required. However,

if Yosemite toad is encountered the following measures shall be implemented:

- A qualified biologist shall develop and implement, in coordination with the USFWS, CDFG, and USFS, an exclusion and relocation program for Yosemite toads within the development area. The design and type of exclusion fencing, as well as the method and location of relocation shall be approved by the resource agencies prior to implementation.
- Pre-construction surveys of aquatic habitats and adjacent terrestrial habitat shall be conducted in all work area by qualified biologist within two weeks of initiating work. Any observed toads shall be relocated according to procedures outlined in the exclusion and relocation program developed and implemented above. Active work areas shall be re-surveyed regularly between May and September.
- During construction activities, all trash that may attract predators will be properly contained, removed from the work area, and disposed of regularly. Following Project construction, all trash and construction debris shall be removed from work areas.
- Any fueling and maintenance of vehicles and other equipment and staging areas shall be at least 65 ft (20 m) from any willow-alder riparian community or waterbody.
- Appropriate sediment and erosion control best management practices (BMPs) shall be implemented to protect the water quality of the Mammoth Creek and the several ponds near Mammoth Creek, as well as the golf course ponds and associated drainages. BMPs to be implemented shall be described in the Project site's stormwater pollution prevention plan (SWPPP) and shall be installed according to the manufacturer's specifications.

- Areas temporarily disturbed by construction activities shall be recontoured and revegetated. An appropriate assemblage of vegetation that is suitable for the area shall be used during restoration efforts.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1c Special Status Species

To avoid substantial adverse affects to nesting willow flycatchers, construction activities, including vegetation clearing and grubbing and grading, on the portion of the development area north of Old Mammoth Road shall be conducted outside of the nesting season (June 1st through September 15th). If this is not feasible, then a qualified biologist holding all necessary federal, state, and agency permits shall conduct protocol-level surveys for willow flycatchers following methods outlined in *A Willow Flycatcher Survey Protocol for California* to confirm presence or absence in the study area. A qualified biologist is an individual who has sufficient knowledge, training, and experience with bird identification and surveys to distinguish the willow flycatcher from other non-*Empidonax* species, and recognize the willow flycatcher’s primary song. Also, it is strongly recommended that the biologist has attended a willow flycatcher survey training workshop. The protocol is based on the use of repeated tape-playback surveys during pre-determined periods of the breeding season: Survey Period 1: June 1st through June 14th; Survey Period 2; June 15th through June 25th; and Survey Period 3: June 26th through July 15th. It requires a minimum of two surveys on the site, one during Survey Period 2 and one during either Survey Period 1, or Survey Period 3 to document presence or

absence of willow flycatchers during the survey year. In addition, successive surveys must be at least five days apart; surveys done fewer than 5 days apart are not considered to be in separate survey periods.

If no willow flycatchers are detected in the study area, no further mitigation would be required. However, if willow flycatcher is detected, the CDFG shall be contacted for a final discussion on the possibility of doing construction-related activities during the breeding season. Also, in coordination with the CDFG, a long-term (i.e., greater than five year) monitoring program shall be developed and implemented in order to protect the existing population and provide baseline data to make well-informed, adaptable management plans, if needed in the future. Regardless of whether or not flycatchers are detected, the willow flycatcher survey forms (Form 1; Willow Flycatcher Field Survey Form, Form 2; Willow Flycatcher Survey Summary-Site Description, and Form 3: Willow Flycatcher Survey Summary-Results Summary) shall be submitted to the CDFG by October 1st of each year.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1d Special Status Species

To avoid substantial adverse affects to other nesting migratory birds and raptors, one of the following measures shall be implemented:

- Conduct vegetation removal and other ground disturbance activities associated with Project construction during the non-breeding season (September 16th through March 14th); OR
- Conduct pre-construction surveys for nesting birds if construction activities are to take place during the nesting season (March

15th through September 15th). Pre-construction surveys shall be conducted by a qualified biologist once per week for eight consecutive weeks at the appropriate time of day during the breeding season and shall end no more than three days prior to the onset of construction activities to confirm presence or absence of active nests in the Project vicinity (at least 300 feet around the development area). If active nests are encountered, species-specific measures shall be prepared by a qualified biologist, in coordination with the CDFG and other appropriate agencies, and implemented to prevent direct loss or abandonment of the active nest. At a minimum, construction activities in the vicinity of active nest shall be deferred until the young have fledged and an exclusion buffer zone shall be established. A minimum exclusion buffer of 25 feet is typically recommended by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the Town for review and concurrence prior to initiation of construction activities within the nest-set-back zone. The survey report shall also be submitted to the CDFG for review.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1e Special Status Species

The following good wildlife management practices shall be implemented to reduce impacts to nesting migratory birds and raptors, as well as other wildlife species, following Project development.

- Unleashed domestic pets belonging to residents or visitors shall be prohibited from entering the adjacent undeveloped lands or open space areas. Signage shall be posted and maintained along the boundaries of the development area indicating such prohibitions and educating the community about domestic pets as a conservation threat to birds and other wildlife.
- Signage shall be installed along the existing nature trails on the Project parcel north of Old Mammoth Road educating the community about the breeding season being a vital period in birds' and other animals' lives and disturbances during this time may result in nest or young abandonment.
- Educational brochures shall be distributed to residents and visitors discussing the importance of not supplementing the diet of avian nest predators such as jays (*Cyanocitta* sp.), magpie (*Pica* sp.), ravens (*Corvus corax*), and brown-headed cowbird (*Molothrus ater*) by feeding them during the breeding season. Also, educational brochures shall instruct residents and visitors not to feed wildlife or allow wildlife access to trash. This could lead to increased natural mammalian predators such as raccoon, fox (*Vulpes* sp.), and opossum (*Didelphis virginiana*). These predators tend to benefit disproportionately from human habitation, and as their populations expand they are negatively affecting the health of bird and other animal populations.

- Night lighting associated with the Project shall be designed to provide illumination of target areas with minimal offsite visibility to avoid potentially illuminating wildlife use areas located within and adjacent to the development area.

Monitoring Phase	Pre-Construction/ Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1f Special Status Species

To avoid substantial adverse affects to western white-tailed jackrabbit, one of the following measures shall be implemented:

- Conduct vegetation removal and other ground disturbance activities associated with Project construction during the non-breeding season (August 1st through January 31st); OR
- Conduct pre-construction surveys for western white-tailed jackrabbit if construction activities are to take place during the breeding season (February 1st through July 31st). Pre-construction surveys shall be conducted by a biologist familiar with this hares’ habitat and sign (e.g., tracks, pellets) once per week for five consecutive weeks and shall end no more than three days prior to the onset of construction activities to confirm presence or absence of hares within the Project’s development area. If hares or evidence of hare is encountered, the qualified biologist, in coordination with the CDFG, shall develop and implement site-specific measures (e.g., exclusion buffer zone, nesting monitoring) to avoid loss of nests or young. A survey report by the qualified biologist verifying

the presence or absence of western white-tailed jackrabbit and describing measures developed and implemented to avoid hares, if determined present, shall be submitted to the Town for review and concurrence prior to initiation of construction activities.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1g Special Status Species

To avoid substantial adverse effects to badgers, a qualified wildlife biologist shall conduct an initial survey for active burrows at least 30 days prior to initiation of construction activities to confirm presence or absence of badger in the project vicinity (at least 150 feet around the development footprint). If no individual badgers or evidence of badger is found, no further mitigation would be required at this time. However, if badger is detected, site-specific measures (e.g., exclusion buffer zone, nesting monitoring) shall be prepared by a qualified biologist, in coordination with the CDFG and other agencies as appropriate, and implemented to prevent direct loss of active burrows and/or individuals. Regardless of whether badger is detected during the initial survey, a subsequent survey for badger in the Project vicinity shall be conducted no more than 3 days prior to the initiation of construction activities to confirm no new burrows have established in the intervening period. A survey report by the qualified biologist verifying that there are no active burrows present in the development footprint shall be submitted to the Town for review and concurrence prior to initiation of construction activities. The survey report shall also be submitted to the CDFG for review.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-2a Sensitive Natural Communities

To avoid potential inadvertent impacts to preserved sensitive habitats (riparian habitat, wet meadow, or other jurisdictional features) adjacent to the development area, the following measures shall be implemented prior to and during construction activities:

- Prior to construction activities, the boundaries of sensitive habitats that will not be impacted shall be plotted on all construction plans and maps, including a minimum buffer of 10 feet or more as determined by a qualified biologist.
- Silt fencing and construction fencing (or flagging to make the silt fencing more visible) shall be installed around the sensitive habitat and buffer, and the final location of the installed fencing shall be approved by a qualified biologist prior to initiation of construction activities.
- Encroachment into the sensitive habitat and buffer shall be prohibited by construction personnel, and storage of materials or equipment shall be prohibited in this area.
- Prior to the onset of construction activities, construction personnel shall be briefed on the location of sensitive habitat and other resources that shall be preserved and the importance of avoidance.
- The silt fence shall be monitored regularly during construction activities to ensure that the fencing remains intact and functional, and that no encroachment has occurred into the sensitive habitat or

boundary; any repairs to the fence or encroachment correction shall be conducted immediately. A memo summarizing monitoring dates, observations, and repairs/corrections shall be prepared following each construction season and submitted to the Town.

- Appropriate sediment and erosion control best management practices (BMPs) shall be implemented to protect water quality of Mammoth Creek and its adjacent wet meadow community during and following project construction. The BMPs to be implemented shall be described in the site's stormwater pollution prevention plan (SWPPP) and shall be installed according to the manufacturer's specifications.
- All fueling and maintenance of vehicles and other equipment and staging areas shall be at least 50 ft (15 m) from sensitive habitats.

Monitoring Phase	Pre-Construction/ Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-2b Sensitive Natural Communities

To minimize establishment of invasive, non-native plant species on the site, the following measures shall be implemented.

- A construction schedule shall be developed to closely coordinate activities such as clearing, grading, and reseeding, to ensure areas are not prematurely stripped of native vegetation and revegetation activities be conducted as soon as possible following development.
- Vegetation disturbances shall be limited to those areas identified on construction plans and maps as slated for development or construction staging.

- Native and compatible non-native plant species, especially drought resistant species, shall be used for revegetation. Refer to the list of Plants that Thrive in Eastern Sierra Gardens’ prepared by Mono County and the Town of Mammoth Lakes.
- Landscaping will not use invasive non-native plants that threaten wildlands according to the California Invasive Plant Inventory made available by the California Invasive Plant Council (Cal-IPC).
- Erosion and sediment control materials shall be certified as weed-free.

Monitoring Phase	Pre-Construction/ Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-3 Jurisdictional Resources

Prior to the onset of construction activities, including concrete and riprap removal associated with the reduction of the stormwater retention in the existing golf course pond, and vegetation clearing and grubbing and grading associated with the creation of the stormwater control basins and vegetative swale, a Waste Discharge Requirement (WDR) permit application shall be submitted to RWQCB and a Lake or Streambed Alteration Notification shall be submitted to CDFG for impacts to the existing golf course pond, the northernmost retention basin, and the drainage/ditch connecting these features. Mitigation measures associated with permits may include impact minimization measures such as implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions, and possibly habitat compensation measures such as the restoration plantings in the vicinity. Impacts to potentially jurisdictional features shall not occur until the permits are received from the

appropriate regulatory agencies, or correspondence is received from the agencies indicating that a permit is not required.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG/ RWQCB
Monitoring Agency	Building Division

Mitigation Measure BIO-4a Wildlife Movement, Migration-Corridors, and Native Wildlife Nurseries

To offset the loss of holding area deer habitat, the applicant shall purchase or contribute funds to purchase a conservation easement on property(ies) that contain important lands in the winter range, migration corridor, and/or holding area of the Round Valley mule deer herd or any other migratory mule deer herd within the Mammoth Lakes vicinity as determined by the CDFG. The amount of acreage to be purchased or made part of a conservation easement (“replacement land”) to offset the loss of mule deer habitat by this project shall be determined by the CDFG, and based upon the recommendation of a qualified biologist. The location and quantity of replacement land shall be based upon the acreage of deer habitat affected by the development and the comparative benefits or value to the mule deer herd of the habitat being removed by this project to the area being acquired or protected. Consequently, the CDFG shall not be required to utilize a simple removal to replacement ratio, but shall be permitted to consider other factors such as the quality and quantity of plant foraging material in the removal area and the replacement area and whether the replacement area land serves to protect important lands in the winter range, migration corridor and/or the holding area for the herd. In lieu of providing for replacement land, the CDFG may approve other means recommended by a qualified biologist by which the applicant shall

protect or enhance habitat for the Round Valley mule deer herd or any other migrating mule deer herd within the Mammoth Lakes vicinity, such as erecting fencing along U.S. Highway 395 to protect the deer herd from vehicular traffic, providing monetary contributions toward the construction of a deer undercrossing along U.S. Highway 395, or other means to enhance the herd's habitat, or protect the herd, that is roughly proportional to the impact on the deer herd of the loss of deer herd habitat caused by the project (the "in lieu protection program").

The proposed land protection agreement or in lieu protection program shall be prepared by the applicant in close consultation with the Town, CDFG and directly affected parties (i.e., the seller(s) of the conservation easement or the recipients of the monetary contributions under the in lieu program). Prior to the onset of construction activities associated with the development of the new golf course, located on those portions of the site that have historically been deer habitat (refer to areas labeled "I" on Figure III-4), the Town shall receive a signed copy of the land protection agreement, executed by all directly affected parties as defined above, or obtain written confirmation from CDFG of CDFG's approval of the in lieu protection program proposed by the applicant. Construction activities include vegetation clearing

and grubbing and grading. In all events, implementation of the approved land protection agreement or in lieu protection program shall be commenced to the CDFG's satisfaction, prior to any grading of the approximately 46 acres of impacted deer habitat. Implementation shall be completed in stages, to the satisfaction of the CDFG, so as to ensure that the mitigation occurs within a sufficiently short period of time after the impact has occurred, in order to minimize any possibility of an unmitigated impact. The Town will reserve the option to delay the onset of construction activities in the event it determines that

implementation of the proposed land protection agreement or in lieu protection program has been unduly delayed or obstructed by the applicant.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG
Monitoring Agency	Planning Division

Mitigation Measure BIO-4b Wildlife Movement, Migration-Corridors, and Native Wildlife Nurseries

Major construction activities (e.g., vegetation clearing and grubbing, and grading) within the development area south of Old Mammoth Road shall not occur when significant numbers of migrating deer are present in the Project vicinity (generally during the period from April 15 through June 1 and from October 1 through November 15) to avoid potential adverse impacts to the Round Valley mule deer herd using the Sherwin holding area and Mammoth Rock migration route during the spring and fall migration periods. Because the actual dates of construction will be based on deer arrival at and departure from the Project vicinity, which will depend on weather and snow conditions, a monitoring program shall be developed and implemented, in coordination with CDFG and other appropriate agencies, to determine the presence of deer in the area. All major construction activities shall be conducted during the interim periods between spring and fall migration periods only.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG
Monitoring Agency	Planning Division

Mitigation Measure BIO-4c Wildlife Movement, Migration-Corridors, and Native Wildlife Nurseries

In addition to the good wildlife management practices outlined in Mitigation Measure BIO-1e, the following habitat management practices shall be implemented:

- No fences or other potential impediments to deer and other wildlife movement shall be installed along the outer edges of the Project site, particularly along the southern and eastern Project boundaries for deer.
- No depredation permits for controlling deer shall be requested. The applicant recognizes that the development of lands within deer habitat contains associated risks of damage, which is acceptable.
- Require management practices of landscapes treated with pesticides that minimize low-level exposures and sub-lethal effects to wildlife. Herbicides, pesticides, and fungicide application records and other landscape and turfgrass management records shall be made available to the Town or CDFG at any time upon request.

Monitoring Phase	Pre-Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG
Monitoring Agency	Planning Division

CULTURAL RESOURCES

Mitigation Measure CULT-1 Impacts to Known Cultural Resources

The Revised Project Features propose no development of the portion of the Project site located north of Old Mammoth Road, including the CA-MNO-3 site. The improvements proposed for the Natural Resources Interpretive area would not involve significant excavation and would not be sufficient to trigger the protocols specified in this measure. In the event that this portion of the Project site is conveyed to another entity and proposed for development, then that portion shall be avoided or capped as determined by the Town based on the advice of the qualified archeologist in consultation with the Native American Monitors. If the archeologist determines that the site should be capped, the archeologist and Native American Monitors shall be on site during any capping activities. The archeologist and Native American Monitors shall be compensated for their services by the Project Applicant. The archeologist and Native American Monitors shall be selected and designated as described below.

1. The Native American Monitors shall be selected as follows: The Town shall request, in writing, that the Interested Tribes self-designate a Native American Monitoring candidate to be considered for selection by the Project Applicant. Interested Tribes as provided to the Town by the NAHC through the CEQA process shall include the following: Antelope Valley Paiute Tribe; Benton Paiute Reservation; Big Pine Band of Owens Valley; Bishop Paiute Tribe; Bridgeport Paiute Indian Colony; Mono Lake Indian Community; and the KutzadikaA Indian Community Cultural Preservation Association. The Town must maintain a record of

proof of delivery of the request for a period of not less than three years after the Project has completed build-out. The Interested Tribes shall present their individual Native American Monitoring candidate in writing, submitted to the Project Applicant within 25 days of Town's request in order to be considered for selection.

The Project Applicant shall select and notify at least one – but not more than three – Native American Monitors for this Project from candidates provided in writing to the Project Applicant; this selection shall occur within 15 business days of the expiration of the previously mentioned 25 calendar day submittal period. Proof of delivery shall accompany the notification of selection distributed to the chosen Native American Monitors.

There shall be no more than one Native American Monitor per construction crew. A “construction crew” shall be defined as those workers assigned to a specific task of the Project's construction. If the selected Native American Monitor(s) are not present at the designated work sites at the designated times as instructed by the Project Applicant, or selection of the Native American Monitors does not occur by the designated times identified above, construction shall proceed as scheduled under the sole monitoring of the qualified archeologist.

2. The archeologist shall be selected as follows: The Town shall prepare a list of at least three proposed qualified archeologists. The Project Applicant shall select and notify one of the archeologists on the Town's list within 25 calendar days after receipt of the list. If the Project Applicant cannot select an archeologist within 25 calendar days of receipt of the list, the Town shall make the decision as to the identity of the archeologist.

Phase	Pre-Construction
Implementing Party	Applicant or Property Owner at that time
Enforcement Agency	Community Development Department
Monitoring Agency	Community Development Department

Mitigation Measure CULT-2a Impacts to Unknown Cultural Resources

A Mitigation Monitoring and Reporting Plan (MMRP) shall be prepared by a qualified archaeologist meeting the Secretary of the Interior's Standards for Archaeology and the Native American Monitors as selected per requirements identified in Mitigation Measure CULT-1 prior to Project construction. The MMRP shall outline the protocol for notification, temporary protection, documentation, and evaluation of previously unrecorded cultural resources encountered during construction, as well as mitigation of Project-related impacts to any such resources that are considered significant under CEQA, and the curation of any artifacts or samples collected in the field. The MMRP shall include a sample data recovery plan and a curation agreement. This document shall be completed prior to commencement of any ground-disturbing activity associated with the Project site (including clearing, brushing, grubbing, vegetation removal, diking, grading, trenching, excavation, and/or boring) and shall include a provision requiring cultural resources awareness training for all Project construction personnel prior to the initiation of ground-disturbing activities.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure CULT-2b Impacts to Unknown Cultural Resources

A qualified archaeologist and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1 shall monitor all ground-disturbing construction in native soils for the portion of the Project site north of Old Mammoth Road. The archaeological and Native American monitor(s) shall be supplied with maps and site records for the previously recorded cultural resources within the Project site, so that she/he can distinguish new resources from those that have been previously recorded and evaluated. The monitors shall prepare daily monitoring logs recording the type of work monitored, soil conditions, discoveries, and general observations.

Monitoring Phase	Construction
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	Community Development Department

Mitigation Measure CULT-2c Impacts to Unknown Cultural Resources

Previously unknown cultural resources identified during Project construction shall be protected through temporary redirection of work and possibly other methods such as fencing (to be outlined in the MMRP) until formally evaluated for significance under CEQA. In the event that previously unrecorded cultural resources are exposed during construction, the qualified archaeological monitor and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1 shall be empowered to temporarily halt construction in the immediate vicinity of the discovery while it is documented and evaluated for significance. The monitors shall provide consultation when resources are found to determine how the resources

shall be handled. If the selected Native American Monitor(s) and the applicant cannot agree upon the proper treatment, the qualified archeologist monitoring the ground disturbing activities shall make the decision. Construction activities may continue in other areas. If the discovery is evaluated as significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate Project-related impacts to a less-than-significant level if preservation is not possible.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	Community Development Department

Mitigation Measure CULT-2d Impacts to Unknown Cultural Resources

Procedures of conduct following the discovery of human remains have been mandated by Health and Safety Code Section 7050.5, Public Resources Code Section §5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Mono County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the NAHC within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of

the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, re-inter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

Monitoring Phase	Construction
Implementing Party	Applicant/Mono County Coroner
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure CULT-2e Impacts to Unknown Cultural Resources

A monitoring report shall be prepared upon completion of construction monitoring, summarizing the results of the monitoring effort by both the qualified archaeological monitor and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1. Site records for any newly recorded or updated cultural resources shall be appended to the monitoring report.

Monitoring Phase	Operation
Implementing Party	Applicant/Archaeologist
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure CULT-2f Impacts to Unknown Cultural Resources

Artifacts or samples collected during the course of construction monitoring and any testing or data recovery associated with newly discovered resources by both the qualified archaeological monitor and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1 shall be curated in perpetuity in an

appropriate facility upon completion of analysis and processing.

Monitoring Phase	Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

GEOLOGY/SOILS

Mitigation Measure GEO-3a Liquefaction and Soil Instabilities

Prior to issuance of building permits and grading activities, a design level geotechnical report shall be prepared and all recommendations in the report shall be adhered to. The design-level geotechnical report shall evaluate the potential for localized liquefaction by performing supplemental subsurface exploration (to evaluate the thickness, in place density, fines content of the underlying loose to medium soil and gradation), laboratory testing, and engineering analysis.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure GEO-3b Liquefaction and Soil Instabilities

Implement all recommendations contained within these site-specific geotechnical reports, including those pertaining to site preparation, excavation, fill placement and compaction; foundations; concrete slabs-on-grade; pavement design; lateral earth pressures and resistance; and surface drainage control.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure GEO-3c Liquefaction and Soil Instabilities

The final grading, drainage, and foundation plans and specifications shall be prepared and/or reviewed and approved by a Registered Geotechnical Engineer and Registered Engineering Geologist. In addition, upon completion of construction activities, the Project applicant shall provide a final statement indicating whether the work was performed in accordance with Project plans and specifications and with the recommendations of the Registered Geotechnical Engineer and Registered Engineering Geologist.

Monitoring Phase	Pre-Construction/Pre-Occupancy
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure GEO-6 Volcanic Activity

The Project applicant shall prepare an emergency evacuation plan in consultation with the Town in order to provide for the orderly evacuation of the Project site in case the potential for volcanic hazards increases and residents need to vacate the Project site.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Mammoth Lakes Fire Protection District

Mitigation Measure GEO-8 Soil Erosion/Loss of Topsoil

The following measures shall be implemented to prevent soil erosion and loss of topsoil:

- A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared with the grading plans to fulfill regulatory requirements.

- Permanent erosion control measures shall be placed on all graded slopes. No graded areas shall be left unstabilized between October 15th and April 15th.
- Finish grading for all building areas shall allow for all drainage water from the building area to drain away from building foundations (two percent minimum grade on soil or sod for a distance of five feet). Ponding of water shall not be permitted.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

HYDROLOGY & WATER QUALITY

Mitigation Measure HYD-1a Water Quality Standards

The golf course expansion (Areas E2, E4, and F) area may be irrigated with reclaimed or potable water. At this time, mitigation requirements for the use of reclaimed water have not been determined. However, if reclaimed water is used for irrigation, options shall be explored to prevent reclaimed water from entering Mammoth Creek. These measures could include:

- Irrigate all retention basins and the swale from the retention basins (located to the west of Sherwin Creek Road) using potable water or reclaimed water with controls to prohibit application during stormwater runoff events.
- Irrigate any landscaping within or directly tributary to these features which requires irrigation using potable water or reclaimed water with controls to the satisfaction of the RWQCB.
- Grade southeasterly limits of the golf course expansion area in some locations to minimize tributary drainage from the south and direct it east toward Sherwin Creek Road.

At this stage, it is unknown if it will be required to limit reclaimed water from entering the tributary area that flows toward Mammoth Creek. The final determination of outflow conditions if reclaimed water is used will be made during the final design in coordination with the RWQCB and other applicable agencies. In the event that reclaimed water is used, the above mitigation measures will be implemented to the satisfaction of the RWQCB to minimize any impacts to the water quality of Mammoth Creek. Furthermore, the Project shall comply with all water recycling requirements duly adopted and enforceable by the Lahontan RWQCB.

In consultation with the Town, the Project applicant shall identify and implement a suite of stormwater quality BMPs designed to address the most likely sources of stormwater pollutants resulting from operation of the proposed development projects within the proposed Project area. Pollutant sources and pathways to be addressed by these BMPs include, but are not necessarily limited to, parking lots, maintenance areas, trash storage locations, rooftops, interior public and private roadways, the golf course, and storm drain inlets. These BMPs shall include detention and sedimentation basins as well as infiltration devices designed to filter runoff from paved areas on the Project site. The design and location of these BMPs will be subject to review and comment by the Town but shall generally adhere to the standards associated with the Phase II NPDES stormwater permit program.

Implementation of these BMPs shall be assured by the Community Development Director and Town Engineer prior to the issuance of Grading or Building Permits. Compliance with these mitigation measures and applicable regulatory requirements would reduce potential impacts resulting from Project operation on receiving water quality in Mammoth Creek to a less-than-significant level.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/Community Development Department
Monitoring Agency	Planning Division/Community Development Department

Mitigation Measure HYD-1b Water Quality Standards

Capacity of on-site retention basins for the golf course areas irrigated with recycled water shall include retention capacity for a 24-hour storm of an intensity established by the RWQCB in order to limit recycled water from entering Mammoth Creek and sufficient to limit recycled water from entering Mammoth Creek to levels consistent with RWQCB standards.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/Community Development Department
Monitoring Agency	Planning Division/Community Development Department

Mitigation Measure HYD-2 Groundwater Depletion or Recharge

All underground structures shall be designed with exterior wall drain board to a footing drain system as well as underslab subdrains. Crawl spaces shall be protected with proper ventilation and subdrains. The system shall be designed such that subdrains shall be designed with outlet systems that have maximum water surface elevations lower than the bottom of the subdrains to ensure that subdrains would not

be inundated with stormwater when retention basins reach capacity. Subdrain design shall be based on final Project design and shall be adequately sized so that retention basin capacity is maintained for stormwater retention purposes. Implementation of this measure would reduce this impact to a less-than-significant level.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure HYD-4 Drainage System Capacity

In consultation with the Town of Mammoth Lakes and RWQCB, and subject to Town approval, the Project applicant shall identify and implement a suite of storm drainage facilities designed to safely capture, treat, and convey runoff from the required design storms. In addition, a detailed set of maintenance procedures necessary to assure that storm drainage facilities continue to work as designed shall be established and approved by the Town, in consultation with the RWQCB. Particular items requiring maintenance include, but are not limited to, cleaning of grates, removal of foreign materials from storm drainage pipes, maintenance as necessary for outlet facilities and retention basins, and repairs as necessary to damaged facilities.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/RWQCB
Monitoring Agency	Planning Division

NOISE

Mitigation Measure NOISE-1a Exposure of Persons to Excessive Noise Levels

Construction activities shall be limited to between the hours of 7 A.M. and 8 P.M., Monday through Saturday. Work hours on Sundays and Town recognized holidays shall be limited to the hours between 9 A.M. and 5 P.M., and shall be permitted only with the approval of the building official or designee.

Monitoring Phase	Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure NOISE-1b Exposure of Persons to Excessive Noise Levels

Project developers shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- Provide advance notification of construction to the immediate surrounding land uses around a development site
- Ensure that construction equipment is properly muffled according to industry standards
- Place noise-generating construction equipment and locate construction staging areas away from residences, where feasible
- Schedule high noise-producing activities between the hours of 8 A.M. and 5 P.M. to minimize disruption on sensitive uses
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant/Contractor
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure NOISE-1c Exposure of Persons to Excessive Noise Levels

Project developers shall require by contract specifications that construction staging areas within the Project site would be located as far away from vibration-sensitive sites as feasible.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

PUBLIC SERVICES

Mitigation Measure PS-2a Police Services (Cumulative)

Bars and restaurants that cater to late night crowds will have trained security personnel in order to reduce demand on police services.

Monitoring Phase	Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure PS-2b Police Services (Cumulative)

Provide fair share of Developer Impact Fees to assist the MLPD in the construction of a public safety and dispatch facility and holding facilities as needed.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant

Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure PS-2c Police Services (Cumulative)

Provide private security within the site to patrol the non-residential complex in the evenings, if necessary, in order to reduce criminal behavior, and work in conjunction with law enforcement to solve crimes and crime problems.

Monitoring Phase	Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

TRAFFIC/CIRCULATION

Mitigation Measure TRANS-2 Cumulative Plus Project Intersection LOS

Evaluation of intersection LOS shows that the addition of the Project traffic to the cumulative traffic will significantly impact the Minaret Road/Main Street intersection in the cumulative plus Project scenario, according to the Town's criteria. The following improvement would be required for the cumulative plus Project condition to mitigate the intersection to LOS D or better:

- **Minaret Road/Main Street.** Provide protected northbound and southbound phasing. This improvement shall be implemented when warranted. Project may be required to construct the improvement based upon project phasing and available Developer Impact Fees (DIFs). Applicant costs to construct would be eligible for reimbursement pursuant to the provisions of the Town of Mammoth Lake's Municipal Code. This Project will also be

required to contribute to a Townwide traffic monitoring program. Implementation of this mitigation measure would reduce this impact to a *less-than-significant* level.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Public Works/Planning Division
Monitoring Agency	Public Works/Planning Division

UTILITIES

Mitigation Measure UTIL-5 Water Supply

The applicant shall be subject to the provisions of a recycled water ordinance adopted by the Town pursuant to Article 10.9, beginning with Section 65601 of the Government Code, and titled Water Recycling in Landscaping Act (Act) at such time as the Town is notified by the Mammoth Community Water District (MCWD) of the future availability of recycled water, pursuant to an executed agreement between MCWD and the Project Applicant and consistent with allowed and prohibited uses of reclaimed water established by the Lahontan RWQCB. In addition, the Snowcreek Master Plan shall include a provision that, for all projects constructed or approved prior to the notice, the applicant shall use their best efforts to use recycled water consistent with the Town, the Act, and water district policy.

In addition to using recycled water, untreated well water may be used for irrigation of the golf course expansion (Areas E2, E4, and F) area. At this time, mitigation requirements for the use of recycled water or untreated well water have not been determined. However, if recycled water or untreated well water is used for irrigation, options shall be explored to limit recycled water or untreated well water from entering the tributary area that flows toward Mammoth Creek. Mitigation

measures for the use of reclaimed water or untreated well water are specifically described in Mitigation Measure HYD-1, but could include increasing the capacity of on-site retention for the Golf course areas irrigated with recycled water or well water to include capacity for a storm of 100-year intensity, on-site retention of snow-melt runoff, and grading southeasterly limits of the golf course expansion area in some locations to minimize tributary drainage from the south and direct it east toward Sherwin Creek Road.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7a Cumulative Water Supply

The Town shall not approve new development applications that would result in a water demand in excess of available supplies as determined by the Mammoth Community Water District. The Town shall work with Mammoth Community Water District to ensure that development projects include phased demand increases so that the development of necessary additional water supply sources is established prior to respective development demand occurring.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Planning Division
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7b Cumulative Water Supply

The applicant shall ensure that the landscape irrigation system be designed, installed and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize over spray onto walkways and streets.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Public Works/Planning Division/ Building Division
Monitoring Agency	Public Works/Planning Division/ Building Division

Mitigation Measure UTIL-7c Cumulative Water Supply

The applicant shall install either a “smart sprinkler” system to provide irrigation for the landscaped areas or, at a minimum, set automatic irrigation timers to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be adjusted to avoid water runoff, especially when irrigating sloped property.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Public Works/Planning Division
Monitoring Agency	Public Works/Planning Division

Mitigation Measure UTIL-7d Cumulative Water Supply

The applicant shall select and use drought-tolerant, low-water consuming plant varieties to reduce irrigation water consumption.

Monitoring Phase	Pre-Construction/Construction/ Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7e Cumulative Water Supply

The applicant shall install low flush water toilets and urinals and shall limit the number of showerheads to one high efficiency fixture per stall, in new construction. Low-flow faucet aerators shall be installed on all sink faucets. These fixtures shall meet the U.S. EPA WaterSense standards or other comparable standard of water use efficiency.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7f Water Supply

The applicant shall install Energy Star dishwashers, clothes washers, and refrigerators.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division



APPENDIX G

CONDITIONS OF APPROVAL

Planning Standard Conditions

1. This approval authorizes the following: Snowcreek Master Plan Update 2007 date received April 23, 2009 (“Snowcreek Master Plan Update”). The Snowcreek Master Plan Update will update the 1981 Snowcreek Master Plan to include land uses, density, and development standards for build out of the Snowcreek VIII site. ZCA 2006-04 would allow for a hotel of up to 90 feet in height with architectural appurtenances exceeding the height limit by up to ten percent (up to 99 feet). Minor GPA 2009-01 would modify the Urban Growth Boundary (UGB) in Figure 4 of the 2007 General Plan as depicted in Exhibit 1 of Town Council Resolution 2009-46. The Snowcreek Master Plan Update includes modifications to the Sidewalk Master Plan, Trails System Plan (1991), and the 2008 Bikeway Plan.
2. This ordinance of approval, as conditioned herein, shall be recorded for the subject properties by the Mono County Recorder’s Office to commence the approved use on the properties or the issuance of any building permits for new or remodeled structures.
3. At all times the site shall be maintained in a neat, clean and orderly manner.
4. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning Commission approval in accordance with Municipal Code Chapter 17.68.
5. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business and shall, upon request, make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
6. Where compliance with the conditions of approval or applicant initiated changes to the Snowcreek Master Plan Update require additional staff work, that time shall be billed at the Town’s established billing rates.
7. All new improvements constructed on the site shall be in compliance with all local, state and federal laws, statutes, ordinances, regulations, rules, directives, orders, judgments, decrees, permits, approvals and the like requirements applicable thereto and in force at the time thereof (“applicable law”), and as may be legally modified by a development agreement. “Local, state and federal” applicable law shall include, without limitation, the applicable law of the Town of Mammoth Lakes; County of Mono; Mammoth Community Water District; the Mammoth Lakes Fire Protection District; the

CRWQCB Lahontan District; US Army Corps of Engineers; Great Basin Air Pollution Control District; OSHA; State of California; and United States of America.

8. Prior to receipt of a grading or demolition permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
9. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community Development Department of the Town. Any public or private property altered without Town approval, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
10. Throughout all of the various phases of project construction, public trails and bike lanes must be maintained in a safe and usable condition during construction. Trails or bike lanes that are to be relocated must be relocated prior to removal of the existing facility. Trails and/or bike lanes shall be constructed at the same time as any or all adjacent roadway segments are constructed.
11. The applicant shall submit to the Town, within 5 days of Town Council decision, payment of the Environmental Impact Report fee for the Snowcreek VIII, Snowcreek Master Plan Update Environmental Impact Report (“EIR”) made out to the County where the filing is made at the time of the Notice of Determination. The EIR fee is \$2,768.25 plus \$50 processing fee for the County (total \$2,818.25).

Engineering Standard Conditions

12. The maintenance of graded slopes and landscaped areas shall be

the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an approved maintenance district or property owners association.

13. The site grading design and all building construction shall conform to all local, State and federal disabled access regulations.
14. Paved access is required from each parcel being created to a maintained street (public or private). Town street name signs shall meet Manual of Uniform Traffic Control Devices letter size and reflectivity standards and shall be installed indicating street names, public and private.
15. Landscaping and irrigation systems within the public right of way within or adjacent to the project area shall be maintained by property owner, with the exception of benefit assessment district areas. Landscape within the Round a bout will be maintained by the Town funded by the Benefit Assessment District.
16. The applicant shall obtain an easement or letter of permission to grade for all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
17. The applicant shall submit to the Town an electronic file of the final map and other project plans for public infrastructure in AutoCAD, Version 2008, or other format as may be approved by the Town Engineer, within 30 days of approval the phase.
18. All easements and dedications shall meet the public works standards in a form and content acceptable to the Public Works Director.
19. This project is protected by the Mammoth Lakes Fire Protection District. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Marshal for verification of current fire protection development requirements.
20. A preliminary soils report shall be filed for each project phase and

reviewed by the Town Engineer. The report shall address and make recommendations as to the compacted and un-compacted fills on-site, fills related to any previous mass grading. A note shall be placed on final maps indicating which lots require grading remediation. An “as-graded” soils report shall be provided to the Town upon completion of the grading.

21. This master plan is for a phased project to be developed in multiple phases. Subsequent tentative and final tract maps, grading and improvement plans shall coincide with the phases indicated on the tentative tract map. The conditions of approval shall apply to each phase, unless otherwise indicated. The filing of multiple final maps shall be in accordance with Section 66456.1 of the Subdivision Map Act.
22. Section 17.16.200 of the Subdivision Ordinance requires that undergrounding of utilities shall be mandatory for all subdivisions and all condominium projects.
23. An application for a Floodplain Development Permit shall be prepared by a registered civil engineer and submitted for review and approval by the Engineering Division. A Floodplain Development Permit shall be obtained prior the issuance of a grading permit or a building permit or the approval by staff for work on the north side of Old Mammoth Road.
24. Relinquishment of Abutter’s Right of Vehicular Access shall be indicated on final maps for frontage along the south side of Old Mammoth Road except for the two entrances to the project.
25. In the event the applicant fails to acquire the required off-site right of way on the northeast corner, the roundabout may be relocated to the Applicant’s property.
26. Rights of way and improvements for the project to transition traffic and drainage flows from proposed to existing shall be required as necessary.
27. All documents that are required to record prior to or concurrent with the recordation of the recorded approvals shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by town staff. The originals of the executed documents shall be delivered to the Town Engineer together with the final map prior to recordation of approvals.
28. The applicant shall submit applications for unit, building and street addressing to the Town, and a request for street names for all streets within the subdivision. Approval of the addressing and street names shall be completed prior to approval of a final map for each phase by Public Works Director.
29. An application for a grading permit shall be submitted to the engineering services division of the Public Works Department in accordance Chapter 12.08 of the municipal code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until an engineered grading and drainage plan has been approved by the Town Engineer.
30. Street and public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor and extend at least 100 feet beyond work limits.

31. All import and export shall be taken to, and all import shall be taken from a permitted site, which shall be identified at grading permit issuance. The applicant shall prepare a haul route, subject to the approval of the Town Engineer prior to the import or export of material for the site.

Special Conditions

32. The final version of the Snowcreek Master Plan Update shall be modified globally to replace “may” with “is/are intended to” with the exception of the Natural Resources Interpretive Area.

33. The project includes a Resort Hotel that is intended to be operated at a four to five star quality. The Resort Hotel amenities shall include the Great Lawn, which is intended to provide a turnkey infrastructure for special events such as electricity, water, storage, covering/shelter, etc. Insert this language regarding the Great Lawn on page 5-6 of the Snowcreek Master Plan Update, Great Lawn section. The hotel use permit shall be reviewed for conformance with the Snowcreek Master Plan Update.

34. Although major re-contouring and reconfiguration of the existing 9-hole golf course is not anticipated, the 18-hole golf course shall be designed by a “top course architect.” The 18-hole golf course shall also be designed to accommodate winter recreational activities, including but not limited to cross country skiing, snowshoeing, snow play, and year round trails for public access (including both egress and ingress).

35. In conjunction with the use permit for the golf course, the applicant shall submit a trails system plan for the golf course, including year round public access to National Forest lands and winter trails

consistent with Figures 5.5, 5.6 and associated text of the Master Plan Update. The access points as shown on Figures 5.5 and 5.6 will provide a coordinated connection with the USFS planning for the Sherwin area and shall include the extension of the Sherwin Trail to the National Forest boundary.

36. When the USFS planning effort for land south and east of the project site (i.e. Sherwin area) is complete and if it is approved or other equivalent authorization is obtained, the project shall provide public access points and public connections from the project site to USFS lands, as generally shown on Figures 5.5 and 5.6 of the Snowcreek Master Plan Update (the Sherwin Range Egress point, identified by an asterisk, shall be moved to the west), subject to the review and approval of the USFS and the Town and consistent with the trails plans for the Snowcreek Master Plan. The access points as shown on Figures 5.5 and 5.6 will provide a coordinated connection with the USFS planning for the Sherwin area. Development that occurs on the project site prior to completion and approval of this USFS planning effort or other equivalent authorization shall be designed in consideration of future public access points and connections to USFS lands. In no event shall the project preclude the perpetual rights of public access through the project site to USFS lands as described in the first sentence of this paragraph (General Plan Goal P.3, Policies P.3.A, P.3.B, P.3.C, and Parks and Recreation Element Policy 2C-5).

37. An irrevocable offer of dedication or easement to the Town at the Applicant’s election shall be provided for the portion of the Sherwin Trail (The Sherwin Trail Multi-Use Path) within this project limits. This dedication or easement shall connect Old Mammoth Road at

the project's main entry near Sherwin Creek Road to the project's southern boundary with USFS land (this dedication or easement would not authorize new access to USFS lands; USFS approval is required for this authorization). The width of the irrevocable offer of dedication or easement shall be sufficient for paved path, shoulders, and slopes. The irrevocable offer of dedication or easement shall be in a standard form acceptable to the Town and will provide for realignment and relocation as the development progresses. The irrevocable offer of dedication or easement to the Town shall take place concurrently with the Planning Commission's approval of the final map(s).

38. Winter public access shall be provided to allow access from the Sherwin Range (USFS land) across the project site to the public pedestrian easement at Ranch Road. Such access may be realigned at the Applicant's election when transit service to an alternate point is provided so that access is provided to both the public pedestrian easement at Ranch Road and to transit service within Snowcreek VIII. This right of access shall be in a form that is recorded, runs with the land, and can only be modified or revoked with the concurrence of the Town of Mammoth Lakes.
39. Public access shall be allowed on all multi-use paths, pedestrian paths, and publicly accessible areas of the project, including but not limited to the mini-park.
40. The phasing and/or construction timing for the following shall be reviewed and approved by the Town in conjunction with each use permit or map for the project.
 - a. The Old Mammoth Road/Minaret Road roundabout shall be constructed prior to levels of service (LOS) exceeding LOS D.

The design of the roundabout shall include safe pedestrian/ bicycle crossings, including a crossing to connect the existing Main Path to the west of Minaret Road (Snowcreek VII Project) to the east side of Minaret Road. The Town shall approve the consultant that will be used to prepare these improvement plans prior to the selection of the consultant. The Town shall have reasonable approval rights over the consultant. The Town shall approve the consultant within five (5) business days of the request for approval. The Town's approval shall not be unreasonably withheld. If the Town fails to approve, the consultant shall be deemed approved. The design shall include all components of the facility including lighting, landscape and irrigation.

- b. The project multi-use path shall be extended from the Resort Entry road eastward to the Sherwin Creek Road opposite the existing sidewalk on the south side of Old Mammoth Road. This path shall be constructed in conjunction with the construction of the Resort Entry road, unless other phasing is approved by the Public Works Director. A safe pedestrian crossing shall be constructed from the Resort Entry road (south side of Old Mammoth Road) to the north side of Old Mammoth Road. The multi-use path will connect Old Mammoth Road to the public mini-park/market area before looping back to Old Mammoth Road at the Old Mammoth Road/Minaret Road intersection. The new intersection on Old Mammoth Road shall have street lighting in accordance with Town Standards.

- c. The emergency vehicle access (EVA) road connection to Sherwin Creek Road shall be constructed and available for use prior to construction of the hotel or prior to development of 2/3 of the project's units. If the golf course is constructed prior to the hotel or 2/3 of the project's units, the EVA shall be constructed with the golf course, unless other later phasing is approved by the Mammoth Lakes Fire Protection District and the Town. The EVA also doubles as a road to the golf maintenance facility; therefore, the maintenance road portion of the EVA may be constructed prior to the EVA connection to Sherwin Creek Road.
41. The necessary USFS permits (e.g. road use permit for emergency vehicle use of Sherwin Creek Road) shall be obtained prior to the construction of the EVA.
 42. Offers of Right of Way Dedications and Easements to the Town.
 - a. All new streets shall have irrevocable offers of dedication for rights of way, which shall be offered on the final map. These irrevocable offers of dedication for street rights of way will be rejected unless a maintenance district is formed. A statement to this affect shall be written on the cover sheet of the final map.
 - b. An 80-foot dedication of right of way is required to provide a half-width right of way of 40 feet on Old Mammoth Road. An ADA compliant sidewalk shall be installed on Old Mammoth Road from Sherwin Creek Road to the main easterly entrance to the project.
 - c. An irrevocable offer of dedication or sidewalk easement at the Applicant's election shall be provided to the Town for the sidewalk that loops into the project to the neighborhood store and continues to Minaret Road.
 43. Any and all land uses proposed on the Covenant property shall be reviewed and approved or denied by the Eastern Sierra Land Trust (ESLT) and the Town in accordance with the Covenant prior to any permits being issued for such uses.
 44. The lot line adjustment application shall be reviewed by the Town and the Eastern Sierra Land Trust in accordance with the Covenant. The LLA shall not result in a net decrease of land governed by the Covenant. The LLA shall not fragment the Covenant property.
 45. The mitigation of workforce housing shall be addressed through the preparation of a Housing Mitigation Development Plan (HMDP) for the project overall and for each phase of the project that generates full time equivalent employees (FTEEs) per Municipal Code Chapter 17.36, unless otherwise specified in an executed development agreement. The HMDPs may include a variety of strategies, consistent with the project envelope and mitigation requirements contained in the Final EIR, including the payment of in-lieu fees, credits, and/or construction of on- or off-site units. HMDPs shall be reviewed by the Town and Mammoth Lakes Housing, Inc. and approved by the Planning Commission.
 46. Prior to the approval of any permit for development outside or partially outside MCWD's current service area/legal boundary and outside the Arcularius/Dempsey Agreements ("Agreements") boundary, at least one of the following shall have occurred:
 - a. MCWD shall have obtained LAFCO approval to extend MCWD's legal boundaries to enclose all lands within the Snowcreek VIII site, including the proposed golf course expansion.

- b. MCWD and Snowcreek Investment Company, L.P or successor shall have approved an amendment to the Arcularius/Dempsey Agreements (“Agreements”) to extend the water and wastewater service commitment contained in the Agreements to those units of future development outside the current Agreements lands, and capping the total units of development to be provided with water and wastewater service per the Agreements based on the Snowcreek Master Plan Update maximum density.
47. The Town and Applicant shall coordinate with MCWD as early in the conceptual development stages as possible to ensure that off-site MCWD infrastructure necessary to provide water (potable and recycled) and wastewater service for the Snowcreek VIII site future development is in place or planned for prior to development as feasible. The applicant shall apply and obtain approvals for water and wastewater service in accordance with MCWD policy.
48. A utility easement shall be reserved for underground utilities from the entrance road near the hotel site to the southeast portion of the project that would serve the area near the proposed propane tanks located on Sherwin Creek for fire hydrants and other underground utilities.
49. The applicant shall submit to the Town a preliminary site grading plan for the project site that will address overall conceptual grading, dirt import, construction management, best management practices, and other grading components for Town’s review, and no grading will be permitted until the plan is approved by the Town. The Applicant shall also apply for subsequent phased grading permits for dirt import from other project sites within the Town’s jurisdiction to the Snowcreek VIII project site. Subsequent grading permits will be reviewed by the Town for consistency with the approved preliminary grading plan.
50. The grading plans, including preliminary grading and stockpiling, shall be consistent with the EIR, including the mitigation monitoring program.
51. Construction management/staging plans shall be submitted with each grading plan and shall minimize construction impacts to existing neighborhoods, residents and visitors to the maximum extent possible (i.e. providing construction access roads separate from existing residential roads). This may include construction management measures in addition to those mitigation measures identified in the EIR. Construction management/staging plans shall be reviewed and approved by the Town and MLFPD prior to commencement of construction and/or dirt import.
52. The applicant shall use commercially reasonable efforts to efficiently use energy during construction and operation. This may include innovative green building technologies that are developed after the Snowcreek Master Plan Update is adopted. In addition, the project shall implement measures to reduce greenhouse gas emissions to the maximum extent feasible. This shall be reviewed and approved by the Town with each use permit and building permit.
53. The final map shall provide access for public transit using the street network to and from the project. This map condition shall include the bus stops and provide for signage at all stops.
54. Review of the project traffic study and update shall be prepared and submitted for review and approval at each use permit application to evaluate timing of mitigation measures and consistency with

the original assumptions in the Snowcreek VIII, Snowcreek Master Plan Update – 2007 FEIR.

55. In consideration of the Town's Vision Statement requiring a de-emphasis of the use of the automobile, occupancy and mode of travel expectations and to mitigate the impacts of the project on air quality as required by CEQA, the applicant and the owners association, if formed, shall execute a transit agreement with the Town prior to recordation of the final map. If no owners' association is formed at that time, the applicant shall demonstrate, subject to review and approval of the Town Attorney, the ability to bind future homeowners to the transit agreement and shall execute the agreement on their behalf. The applicant shall be subject to an annual payment of \$121.00 per residential unit and as adjusted for inflation since inception (the Fiscal Year 2009 - 2010 rate is \$148.11). The annual payment shall be adjusted annually for inflation using the Los Angeles/Riverside Consumer Price Index. The transit service agreement, when executed, shall be recorded in the Official Records of Mono County and shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project. Once recorded, the agreement can be modified only by mutual written agreement of the Town and the owners' association when formed and the service shall not be discontinued for any reason without an amendment to the agreement.
56. Parking for non-residential uses shall be provided. A shared parking study shall be prepared and approved by Town staff for each phase that has non-residential parking if the parking is proposed to be less than required by the Mammoth Lakes Code so the project is not over parked. The parking analysis may use local data that has been collected for shared parking uses on similar projects.
57. The applicant shall apply for a street vacation of the irrevocable offer of dedication for the portion of Minaret Road and Fairway Drive prior to approval of the first final map and after the realigned Minaret Road and Fairway Drive. The new streets shall provide legal access for Snowcreek V. All realigned street right of way and new right of way for the roundabout at Minaret Road and Old Mammoth shall have an irrevocable offer of dedication. The Town will accept all offers of dedications for Old Mammoth Road improvements.
58. Streets within this development shall not be entered into the Town Maintained Street System unless a benefit assessment district for the maintenance of the street right of ways is formed including snow removal. Streets that are not maintained by the Town shall be maintained by the homeowners association.
59. Prior to staff approval of the final map, the Property Owner shall enter into an agreement with the Town to be annexed, nor appose to be annexed, the property into a Benefit Assessment District as appropriate, for the operation, maintenance and repair, pedestrian snow removal, landscaping and irrigation, street lighting, and other things, of the public improvements along Old Mammoth Road, Minaret Road and Old Mammoth Road round a bout, walkways along the property frontage and connections that serve the property. The Property Owner shall also enter into an agreement with the Town in which the Property Owner shall agree to waive their rights to vote in favor of the dissolution of the Benefit Assessment District. The agreements shall run with the land and shall be binding upon all future owners of the property.

60. Prior to approval of a use permit the property owner shall make application to be part of the Benefit Assessment District for publicly owned facilities including sidewalks, trail, street lights, roundabout, and erosion control/landscaping.
61. A Wildland Fire Urban Interface Hazard Plan (WFUIHP) shall be provided with the first use permit submittal for the Snowcreek VIII site. The WFUIHP shall be reviewed and approved by the MLFPD prior to issuance of a grading permit for that first use permit.
62. The applicant shall submit a story pole plan in conjunction with the use permit application for the hotel. The story pole plan shall be approved by the Town before it may be erected, and shall be used to inform the Town, Planning Commission, and public prior to and during the public hearing on the hotel use permit.
63. The applicant shall submit to the Town, a final, formatted electronic version of the Snowcreek Master Plan Update (“Master Plan”), including all appendices, in .pdf and/or Word format that can be edited by Town Staff for any future Master Plan amendments. The applicant shall also submit ten (10) bound hardcopies of the final Master Plan to the Town. A screen check that includes all required changes shall be reviewed by Town staff prior to submittal of the final bound hardcopies. These copies shall be submitted within 75 days of the Town Council meeting approving the Snowcreek Master Plan Update.
- a. The Master Plan shall be revised to reflect any changes approved by the Planning Commission and/or Town Council, including Town Council Resolutions 2009-45 and 2009-46.
 - b. The final Snowcreek Master Plan Update shall be revised as follows:
 - i. Insert the following language into section 2.1 – Use and Applicability of Master Plan Update Document, “All exhibits included in the Master Plan Update are for illustrative purposes.”
 - ii. Figure 2.1 (page 2-6), identify conceptual location(s) for public connections to USFS land to the south and east of the project site. Please revise throughout (e.g. Figure 5.1, 5.5, 5.6, 7.6, and 7.7).
 - iii. Global change, please revise public access language to be consistent with the language contained in these conditions of approval.
 - iv. Page 5-3 and throughout, revise statements about use of tertiary water to state that once an agreement between MCWD and Snowcreek Investment Company, L.P. or successor is executed, recycled water shall be used to the maximum extent feasible, in a conjunctive manner with untreated MCWD well water in compliance with such agreement, for the existing and future golf course and landscaped areas in compliance with State and local regulations.
 - v. Page 5-15, add that additional parking spaces will be required for the outfitters cabin/public access staging area and non-residential uses within the hotel area, and that the number of required spaces for these uses shall be determined at time of the use permit submittal for the hotel.
 - vi. Page 5-16, #7, revise last sentence to state, “Note that a master plan amendment shall not be required if qualifying affordable housing units are placed on-site; however,

additional CEQA analysis, including additional water supply analysis, may be required if the maximum development envelope studied in the Project EIR was proposed to be exceeded.”

- vii. Page 5-17 and 5-18 (Tables 5.3 and 5.4), Street Side Yard Setback, please add that development along the multi-use path (MUP) sides of the Neighborhood Road and Neighborhood Connector (60 feet right-of-ways) requires a 15 foot street side yard setback (also revise Figure 7.3).
- viii. Table 5.4, add that bicycle parking and storage plans will also be provided with use permits. This applies to all land use categories in Tables 5-3 and 5-4 (page 5-18).
- ix. Section 5.6, insert that conditions of approval related to public access were included in project approval (page 5-21).
- x. Page 5-21, please insert the revised the language in the Public Access section of the Snowcreek Master Plan Update to state, “One part of the USFS initiated planning process will be to consider access between the Project Site and adjacent National Forest land. Until completion of this planning process, access along the project boundary shall remain open, but undeveloped, other than for closures necessary to protect the public such as closures during construction. Upon completion of the USFS initiated planning process, public and project access will be formalized and improved consistent with type(s) and level of use anticipated and consistent with the trails plan for Snowcreek VIII.”
- xi. Revise Figures 5.5, 7.2 and 7.6 to show a multi-use path along the south side of Old Mammoth Road connecting the existing sidewalk ending at Sherwin Creek Road to the proposed multi-use path adjacent to the Resort Entry road (85 foot right of way) (pages 5-22 and 7-6).
- xii. Revise Figures 5.5, 7.6, and 7.9 to show that the high use multi-use path that connects the Commercial/Retail Facility (i.e. intersection of Commercial/Retail Facility area with Resort Entry road) to the hotel area would be ten feet wide.
- xiii. Revise Figures 5.5, 7.6, and 7.9 to show the internal pedestrian paths as having a minimum width of six feet and five feet clear of obstructions. Where less than six feet width is proposed, the snow management plan provided to the Town for that phase of development shall include and demonstrate how mechanized equipment will be used for efficient snow management of the pedestrian paths.
- xiv. Figure 7.1, revise the proposed loop road that serves the hotel to be a 60 foot Collector road or other standard acceptable to the MLFPD (page 7-2).
- xv. Page 7-5, insert a note that states, “All roads shall comply with applicable MLFPD Road Standards and Fire Code to ensure adequate public health and safety objectives are achieved.”
- xvi. Please insert as last two sentences under “Emergency Access” page 7-8: “The design of the EVA shall be reviewed and approved by the Mammoth Lakes Fire Protection District (MLFPD) prior to construction. In addition, Fire District access will need to be provided into the interior open space corridor of the project.”
- xvii. Page 7-13, Solid Waste Disposal, include here that a recycling program will be implemented for the project.

- xviii. Page 7-13, Energy, last sentence, insert "...2007 California Green Building Standards Code or other current adopted standard and will incorporate..."
 - xix. Insert the following language into Appendix B – Design Guidelines, "Lighting shall be shielded to the extent feasible to minimize glare."
 - xx. Insert the following language into Appendix B – Design Guidelines, "A high level of architectural diversity shall be implemented, including at least six building types throughout the project."
 - xxi. Appendix C – Landscape Master Plan, insert that the project will comply with the Town’s Municipal Code version of the State Model Water Efficient Landscape Ordinance (17.38), which includes use of recycled water consistent with the Lahontan Regional Water Quality Control Board regulations.
 - xxii. Add adoption date to cover.
 - xxiii. Add Ordinance to Appendix D.
 - xxiv. Add Mitigation Monitoring Program to Appendix F.
 - xxv. Add an appendix that includes all standard and special conditions of approval as approved by the Town Council.
 - xxvi. Typos and technical corrections shall be made; see attached list of these corrections.
64. Applicant shall indemnify and defend the Town, its officials, employees and representatives (the "Town Indemnitees") with respect to any legal action or proceeding, including any involving CEQA (the "Litigation") initiated by a third party against the Town’s final approval or final conditional approval of the application for the Snowcreek Master Plan Update 2007 (ZCA 2006-04, GPA

2009-01) requesting an update to the 1981 Snowcreek Master Plan and certification of the Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Environmental Impact Report (the "Project Approvals"); provided, however, that if any Town Indemnitee is involved in bringing the Litigation, this indemnification shall not be applicable to him or her personally. Applicant’s obligation to defend and indemnify, as set forth in this condition, shall expire once the applicable statute of limitations for the discretionary and ministerial approvals associated with the Project Approvals has run.

In the event any Litigation is filed, Applicant shall select and retain legal counsel ("Counsel") to represent both the Town and Applicant with respect to the Litigation, and Counsel shall cooperate with Applicant and the Town in the course of defending the Litigation. Applicant anticipates choosing as Counsel to provide the Town’s and Applicant’s legal defense in any Litigation the law firm of Allen Matkins Leck Gamble Mallory & Natsis LLP, subject to either party’s right to change counsel if Counsel does not provide adequate and timely professional services. Applicant shall also pay all filing fees, court costs and similar out-of-pocket expenses required for the Town and Applicant to defend the Litigation. However, if the Town Attorney elects to appear (either in person or by his designee) in any Litigation, Applicant shall not be responsible for paying any fees, costs, attorneys’ fees or expenses resulting from unreasonable actions taken by the Town against the written advice of Counsel. The Town shall cooperate with Counsel’s defense of the Litigation, and shall make its records (other than documents privileged from disclosure) and personnel available to Counsel as may be reasonably

requested by Counsel in connection with the Litigation.

New Conditions of Approval (Approved by Town Council)

65. Page 7-8, Public Transportation System #1, add “The bus stop closest to the hotel shall be designed to accommodate buses with bicycle trailers.”
66. In conjunction with the first use permit, tentative map, or grading permit the applicant shall submit a year round trails system plan, including multi-use paths, consisting of Figures 5.5, 5.6 and associated text. Subsequent design details shall be included in the improvement plans for each development phase. Design must be approved by the Public Works Director. Phasing shall be designed to assure that every development phase has efficient useable non-motorized access to the Town of Mammoth Lakes Trail system to the north and east and to the National Forest lands to the south.
67. Add the following sentence to the end of page 5-4 and in text of Figure 5.7, “The Town encourages the applicant to construct the hotel as early in the phasing of the development as possible so as to enhance the value of the existing and the remaining portions of the Project, and accomplish the economic interests of the applicant and the Town.”
68. Add the following sentence to pages 5-5 and 5-11, Outfitters Cabin, “The outfitters cabin shall have a public entrance that can be accessed from the exterior of the hotel.”
69. Page 7-12, Section 7.2.5, add the following sentence, “Grading quantities of cut and fill shall not exceed amounts necessary to accomplish project elements and shall be minimized to the

maximum extent possible.”

70. Page 5-18, Table 5.4, revise to replace the number “120 feet” where specified as the maximum height of the hotel with “90 feet plus up to 10% of such height for non-habitable architectural elements and appurtenances, consistent with the definition of Building Height.” Throughout, delete “up to a maximum height of 120 feet” (e.g. page 2-3 and 5-14).
71. Page B-26, Section 3.2.2, insert the following, “It is the intent of the Town Council that one of the factors to be considered during the design review of the hotel structure is the transitions in height between the edges of the structure and the uses adjacent to the structure.”

Typos and Minor Technical Corrections to the Snowcreek Master Plan Update

(Special Condition of Approval # 63.b.xxvi)

1. Page 1-1, footnote, delete “only”
2. Page 2-1, please add a footnote or sentence to clarify that the Town’s Municipal Code uses the term “Development Plan” which is considered to be synonymous with “Master Plan.”
3. Page 2-3, Accessory Dwelling Unit definition, last sentence, please clarify to state, “Accessory Dwelling Units are equal to one unit for the purposes of calculating density.”
4. Page 2-8, 2nd column, 2nd paragraph, correct/add parenthesis.
5. Page 2-11, first column, delete last sentence and change “would” to “will” in second to last sentence (same edit page 5-21).
6. Page 2-13, please revise Section 2.3 to be consistent with the Final EIR Addition for the project.

7. Page 2-10, Covenant, delete “and (3) mini-park and Residents’ Club” because that is not a direct quote from the Covenant.
8. Page 3-4, 2nd column, 1st full paragraph, please revise to reflect that the MCWD’s will-serve letter does not cover the entire project due to the development proposed outside of MCWD’s service area/legal boundary (MCWD letter dated May 12, 2009). Please revise to also include the boundary changes necessary for this project.
9. Section 4.2, please insert the revised public access project objective included in the Final EIR Addition for the project.
10. Page 5-9 and throughout, please correct spa square footage to 12,900 square feet (not 15,900 square feet).
11. Page 5-10, add “Recreational trails” under Recreation Land Uses.
12. Page 5-13, 4th paragraph, delete “the development envelope studied in the Project EIR,” because this is confusing (i.e. 790 units was not the development envelope studied).
13. Pages 5-15 and 5-18, please correct that parking for the Commercial/Retail Facility and Residents’ Club is a total of 20 parking spaces and not 14 spaces.
14. Page 5-16, #6, replace “Town staff, project planner” with “Public Works Director”
15. Page 5-17, please add a footnote stating that 1-bedroom/studio units are not anticipated for LDR.
16. Page 5-21, 2nd paragraph, 5th sentence, please insert “providing access to the south” consistent with the Final EIR Addition for the project.
17. Page 5-23, Figure 5.6, please include the pedestrian path on the west/southwest side of the hotel loop road as a winter maintained walking path (also revise Figure 7.7 on page 7-7 for consistency).
18. Page 6-1, last paragraph, replace last sentence with the language in Condition of Approval 45. Include the same language in Section 8.1.4 (page 8-6).
19. Page 7-3, Figure 7.2, revise note under figure title to state, “This illustration also shows the Collector Neighborhood Road (60 feet) condition when the intermittent median is present (refer to Figure 5.1 – Illustrative Master Plan drawing)”
20. Page 7-6, please identify that MUPs and pedestrian paths will be publicly accessible.
21. Page 7-10 (Section 7.2.3 Water) and 7-12 (Domestic Water Service), please revise to be consistent with the language included in the Final EIR Addition for the project, including the required boundary changes needed for the project.
22. Page 7-12, 5th sentence, please add to end of sentence “or as otherwise specific and/or required in the Project’s EIR.”
23. Page 7-12, 2nd column, last paragraph, move “Sanitary Service” to header and change to header font.
24. Page 8-1, Section 8.1.2 (Processing), first two sentences, please revise to state, “Permits for development shall be required in conformance with the Master Plan Update. A series of tract maps, use or administrative permits and design reviews will be necessary to entitle the Project as required by the Town’s Municipal Code.”
25. Pages 8-3 and 8-5, please clarify the empty rows (e.g. add footnote).
26. Pages B-25 and B-30, please eliminate use of wood shakes and shingles as they have been removed from consideration based upon local ordinance 08-01. If shake and shingle aesthetic is desired, consider replacing with “*imitation* wood shakes and shingles.”

