

**2007 General Plan Land Use Permit Application
Summary Evaluation Template
Sierra Star Neighborhood District Plan/Sierra Star Master Plan Project**

Summary Evaluation

This form is used to present the summary evaluation of land use permit applications filed with the Town of Mammoth Lakes; it will accompany staff reports to Town Commissions and Town Council. The evaluation form is organized by the Community Visions and the Goals contained in the adopted 2007 General Plan. As an umbrella summary, the findings and information placed in this evaluation will be drawn from the relevant studies and determinations required of the project. These include but are not limited to: California Environmental Quality Act analyses, traffic studies, district planning studies, market studies, design review, master plans and guidelines, the Municipal Code, and the General Plan.

This evaluation also provides a framework to address a number of topical issues that community members have been concerned to see addressed in the project review process.

Triple Bottom Line

The values of the community also encompass making decisions that benefit the community’s social, natural and economic capital – the triple bottom line. Decisions that enhance all three aspects of community provide the greatest benefit; decisions that improve or conserve two forms of capital without diminishing the third are also ideal. Decisions that only benefit one and decrease the other two forms of capital are undesirable.

COMMUNITY VISION

Surrounded by uniquely spectacular scenery and diverse four-season recreational opportunities, the community of Mammoth Lakes is committed to providing the very highest quality of life for our residents and the highest quality of experience for our visitors. To achieve this vision, Mammoth Lakes places a high value on:

Statement	Evaluation
1. Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources.	TBD - CEQA analysis, project evaluation
2. Being a great place to live and work. Our strong, diverse yet cohesive, small town community supports families and individuals by providing a stable economy, high quality educational facilities and programs, a broad range of community services and a participatory Town government.	TBD - District plan, project evaluation
3. Adequate and appropriate housing that residents and workers can afford.	TBD – Project evaluation
4. Being a premier year-round resort community	TBD - District plan, project evaluation

based on diverse outdoor recreation, multi-day events and an ambiance that attracts visitors.	
5. Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area.	TBD - CEQA analysis, project evaluation
6. Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees” with small town charm.	TBD - Project evaluation
7. Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to use of personal vehicle with a strong pedestrian emphasis.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study

COMMUNITY GOALS FOR EACH ELEMENT

ECONOMY

Goal	Evaluation
E.1. Be a premier destination community in order to achieve a sustainable year-round economy.	TBD - District plan, project evaluation
E.2. Achieve sustainable tourism by building on the area’s natural beauty, recreational, cultural, and historic assets.	TBD - CEQA analysis, project evaluation
E.3. Achieve a more diversified economy and employment base consistent with community character.	TBD - District plan, project evaluation

ARTS, CULTURE, HERITAGE AND NATURAL HISTORY

Goal	Evaluation
A.1. Be stewards of Mammoth’s unique natural environment.	TBD - CEQA analysis, project evaluation
A.2. Be a vibrant cultural center by weaving arts and local heritage and the area’s unique natural history into everyday life.	TBD - District plan, CEQA analysis, project evaluation
A.3. Encourage public art and cultural expression throughout the community.	TBD - District plan, project evaluation

COMMUNITY DESIGN

Goal	Evaluation
C.1. Improve and enhance the community’s unique character by requiring a high standard of design in all development in Mammoth Lakes.	TBD - CEQA analysis, project evaluation
C.2. Design the man-made environment to complement, not dominate, the natural environment.	TBD - District plan, CEQA analysis, project evaluation
C.3. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.	TBD - District plan, CEQA analysis, project evaluation
C.4. Be stewards of natural and scenic resources essential to community image and character.	TBD - District plan, CEQA analysis, project evaluation

C.5. Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.	TBD - CEQA analysis, project evaluation
C.6. Enhance community character by minimizing noise.	TBD - District plan, CEQA analysis, project evaluation

NEIGHBORHOOD AND DISTRICT CHARACTER

This element expands on Land use and Community design goals. Insert the relevant neighborhood and district character section relevant to the land use permit application:

Sierra Star

Characteristic	Evaluation
1. Full service four-season resort	TBD - District plan, project evaluation
2. Landmark destination	TBD - District plan, CEQA analysis, project evaluation
3. Special vistas to surrounding mountains	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
4. Extensive open space and tree preservation	TBD - District plan, project evaluation
5. Four-season recreation use; e.g. golf course and cross-country skiing, summer focus on open space and outdoor experiences	TBD - District plan, project evaluation
6. Non-vehicular access options to the Eagle Lodge, North Village District, Main Street and Old Mammoth Road	TBD - District plan, project evaluation

LAND USE

Goal	Evaluation
L.1. Be stewards of the community’s small town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.	TBD - District plan, CEQA analysis, project evaluation
L.2. Substantially increase housing supply available to the workforce.	TBD - District plan, CEQA analysis, project evaluation
L.3. Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.	TBD - district plan, project evaluation, sustainable transportation study
L.4. Be the symbolic and physical heart of the Eastern Sierra: the regional economic, administrative, commercial, recreational, educational and cultural center.	TBD - District plan, CEQA analysis, project evaluation
L.5. Provide an overall balance of uses, facilities and services to further the town’s role as a destination resort community.	TBD - District plan, project evaluation
L.6. Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.	TBD - CEQA analysis, project evaluation

MOBILITY

Goal	Evaluation
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M.1. Develop and implement a townwide way-finding system.	TBD - District plan, project evaluation
M.2. Improve regional transportation system.	TBD - District plan, CEQA analysis, project evaluation
M.3. Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting Level of Service standards.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
M.4. Encourage feet first by providing a linked year-round recreational and commuter trail system that is safe and comprehensive.	TBD - District plan, CEQA analysis, project evaluation
M.5. Provide a year-round local public transit system that is convenient and efficient.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
M.6. Encourage alternative transportation and improve pedestrian mobility by developing a comprehensive parking management strategy.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
M.7. Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet first initiative.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
M.8. Enhance small town community character through the design of the transportation system.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
M.9. Improve snow and ice management.	TBD - District plan, project evaluation

PARKS, OPEN SPACE, AND RECREATION

Goal	Evaluation
P.1. Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.	TBD - District plan, CEQA analysis, project evaluation, Parks and Recreation Master Plan
P.2. Provide additional parks within town.	TBD - District plan, CEQA analysis, project evaluation, Parks and Recreation Master Plan
P.3. Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.	TBD - District plan, CEQA analysis, project evaluation, Trails Master Plan
P.4. Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.	TBD - District plan, CEQA analysis, project evaluation, Parks and Recreation Master Plan, Trails Master Plan
P.5. Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study, Trails Master Plan

RESOURCE MANAGEMENT AND CONSERVATION

Goal	Evaluation
R.1. Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.	TBD - District plan, CEQA analysis, project evaluation
R.2. Maintain a healthy regional natural ecosystem	TBD - District plan, CEQA analysis,

and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.	project evaluation
R.3. Preserve and enhance the exceptional natural, scenic and recreational value of Mammoth Creek.	N/a - Project is not located in or near Mammoth Creek
R.4. Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.	TBD - District plan, CEQA analysis, project evaluation
R.5. Minimize erosion and sedimentation.	TBD - CEQA analysis, project evaluation
R.6. Optimize efficient use of energy.	TBD - District plan, CEQA analysis, project evaluation
R.7. Be a leader in use of green building technology.	TBD - District plan, CEQA analysis, project evaluation
R.8. Increase use of renewable energy resources and encourage conservation of existing sources of energy.	TBD - District plan, CEQA analysis, project evaluation
R.9. Reduce volume of solid waste.	TBD - CEQA analysis, project evaluation
R.10. Protect health of community residents by assuring that the town of Mammoth Lakes remains in compliance with or improves compliance with air quality standards.	TBD - District plan, CEQA analysis, project evaluation
R.11. Reduce greenhouse gas emissions.	TBD - District plan, CEQA analysis, project evaluation

PUBLIC HEALTH AND SAFETY

Goal	Evaluation
S.1. Support high quality health care and child care for Mammoth Lakes' residents and visitors.	TBD - District plan, CEQA analysis, project evaluation
S.2. Keep Mammoth Lakes a safe place to live, work and play.	TBD - District plan, CEQA analysis, project evaluation
S.3. Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.	TBD - CEQA analysis, project evaluation
S.4. Maintain adequate emergency response capabilities.	TBD - District plan, CEQA analysis, project evaluation, sustainable transportation study
S.5. Support high quality educational services and life-long learning resources within the community.	TBD - District plan, project evaluation
S.6. Enhance quality of life by encouraging and supporting high quality facilities and services.	TBD - District plan, CEQA analysis, project evaluation

HOUSING ELEMENT (2003)

Goal	Evaluation
1. To ensure the provision of a variety of housing types suitable to the needs of the different social and economic segments of Mammoth Lakes' population.	TBD - District plan, project evaluation
2. Housing programs and opportunities that maximize choice, and avoid discrimination based upon age, ethnic background, sex, marital status, handicaps, or family size.	TBD - Project evaluation
3. Energy efficient structures and sites.	TBD - District plan, CEQA analysis,

	project evaluation
4. Maintenance or enhancement of the quality and availability of existing residential units.	TBD - Project evaluation

PARK AND RECREATION ELEMENT (1990)

Goal	Evaluation
1. To develop the Mammoth Lakes community as a quality year-round recreation destination resort.	TBD - District plan, CEQA analysis, project evaluation
2. To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes.	TBD - District plan, CEQA analysis, project evaluation

NOISE ELEMENT (1997)

Goal	Evaluation
1. To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise.	TBD - CEQA analysis, project evaluation
2. To protect the economic base of the Town by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.	TBD - District plan, CEQA analysis, project evaluation
3. To preserve the tranquility of residential areas by preventing noise-producing uses from encroaching upon existing or planned noise-sensitive uses.	TBD - District plan, CEQA analysis, project evaluation
4. To educate the citizens of the Town concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.	TBD - District plan, CEQA analysis, project evaluation