



5.1 Land Use and Relevant Planning

5.1 LAND USE AND RELEVANT PLANNING

This section identifies the existing land use conditions, evaluates the project's consistency with relevant planning policies, and recommends mitigation measures that would avoid or lessen the significance of potential impacts. This section identifies on-site and surrounding land use conditions and relevant land use policies and regulations, as set forth by the Town of Mammoth Lakes (Town). Information in this section is based in part upon the *Town of Mammoth Lakes General Plan 2007* (General Plan), the *Town of Mammoth Lakes Municipal Code* (Municipal Code), and the *Town of Mammoth Lakes Parks and Recreation Master Plan* (Parks and Recreation Master Plan), adopted February 1, 2012.

5.1.1 EXISTING SETTING

ON-SITE LAND USES

The project site is comprised of Mammoth Creek Park West, which currently includes playground equipment, grass/open space, picnic areas, trail connections, and a surface parking lot for 44 vehicles. Based on the *Town of Mammoth Lakes General Plan 2007* (General Plan) Land Use Map, the project site is designated Open Space (OS). Based on the Town's Zoning Map, the project site is zoned Public and Quasi Public (P-QP).

SURROUNDING LAND USES

The land uses that surround the project site are further described below.

- *North:* Commercial/office uses, including The Stove restaurant and Mammoth Dental office, and multi-family residential uses (Chateau Blanc Condominiums) are located to the north of the project site. The General Plan land use designation to the north is Commercial 2 (C-2) and High Density Residential 2 (HDR-2). The zoning districts to the north are Old Mammoth Road (OMR) and Residential Multi-Family 2 (RMF-2).
- *East:* Open space/recreational trail uses (Town Loop trail), Mammoth Creek, Mammoth Creek Park East, and Old Mammoth Road are located to the east of the project site. The General Plan land use designation to the east is National Forest (NF), which is applied to lands administered by the Inyo National Forest owned by the United States Forest Service (USFS) that are outside the adopted urban growth boundary. Zoning districts are not applicable to the uses adjoining the project site to the east, as these uses are associated with the Inyo National Forest.
- *South:* The southern portion of Mammoth Creek Park West [owned by the USFS and in part under a Special Use Permit to the Town], open space/recreational trail uses (Town Loop trail), and Mammoth Creek bound the project site to the south. In addition, Old Mammoth Road is located further to the south. The General Plan land use designation is OS. The zoning district is P-QP with an Open Space/Stream Corridor overlay.



- *West:* Multi-family residential uses (La Visa Blanc Condominiums bound the project site to the west. Mammoth Creek Condominiums are situated further southwest of the project site. The General Plan land use designation to the west and southwest are HDR-2. The zoning district to the west and southwest are RMF-2 and RMF-2 with an Open Space/Stream Corridor overlay respectively.

5.1.2 REGULATORY SETTING

LOCAL LEVEL

Town of Mammoth Lakes General Plan

The General Plan establishes standards, guidelines, and priorities that define the Mammoth Lakes community now and for the future. The “Community Vision” for Mammoth Lakes embodies values and principles that recognize the uniqueness of its natural surroundings and character as a “village in the trees.”

The General Plan is organized by elements. Each element is introduced with an explanation of the intent of the goals, policies, and actions within that element. The General Plan contains the following elements:

- Economy Element;
- Arts, Culture, Heritage, and Natural History Element;
- Community Design Element;
- Neighborhood and District Character Element;
- Land Use Element;
- Mobility Element;
- Parks, Open Space and Recreation Element;
- Resource Management and Conservation Element; and
- Public Health and Safety Element.

It is noted that the Noise Element was not updated as part of the General Plan. Additionally, the 1990 Parks and Recreation Element was not formally superseded with the Parks, Open Space, and Recreation Element; however, in 2012 the Parks, Open Space, and Recreation Element was amended and the 1990 Parks and Recreation Element was revoked.

The Town adopted the General Plan Housing Element Update on June 18, 2014. The Housing Element covers the planning period from 2014 to 2019 and establishes goals, policies, and programs that help the Town meet its share of the regional housing need.

The General Plan Elements relevant to the proposed project are further discussed below. The General Plan goals and policies relevant to the proposed project are outlined in [Table 5.1-1, *General Plan Policy Consistency Analysis*](#), provided in [Section 5.1.4, *Impacts and Mitigation Measures*](#), below.

COMMUNITY DESIGN ELEMENT

The Community Design Element's goals and policies describe the relationship between people and the man-made and natural environment. Because the community is set within the forest, the trees and natural landscape are prominent, create a sense of scale, and set a strong aesthetic character. Topography, vegetation, existing buildings, and open spaces create the structure and pattern of Mammoth Lakes.

Figure 1, *Major View Corridors and Vistas*, of the General Plan identifies the important scenic resources and depicts the major view corridors and vistas throughout Mammoth Lakes. Scenic western views of Mammoth Mountain, and southern views of the Sherwin Range and Mammoth Crest are afforded from the project site. Refer to [Section 5.2, *Aesthetics/Light and Glare*](#), for further discussion regarding aesthetic resources potentially occurring in the project area.

NEIGHBORHOOD AND DISTRICT CHARACTER ELEMENT

The Neighborhood and District Character Element addresses the development of individual sites and districts in order to enhance the unique character of Mammoth Lakes.

Districts. The General Plan denotes that the Town is comprised of 12 districts and four mountain portals. District boundaries are based on the 1987 General Plan Planning Districts and are defined by existing development, patterns of vegetation, topographic features, circulation patterns, and the relationships of land uses. According to Figure 3, *Neighborhood Character Map*, of the General Plan, the project site is within the Snowcreek District. This Element summarizes the desired characteristics and roles of the districts where the greatest amount of change is expected to occur. Snowcreek District objectives that are particularly relevant to the proposed project in the context of land use are outlined in [Table 5.1-1](#).

LAND USE ELEMENT

The policies of the Land Use Element describe and determine how the community would retain its community character and small town atmosphere, while enhancing its success as a destination resort. An overarching principle of the community is to maintain the Town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl. The Land Use Element policies relevant to the proposed project are outlined in [Table 5.1-1](#).

The Town established the Urban Growth Boundary (UGB) limiting the area available for future development to achieve these principles. Figure 4, *Planning Area, Municipal, and Urban Growth Boundaries*, of the General Plan, illustrates the Planning Area, Municipal, and Urban Growth Boundaries and indicates the project site is located within all three boundaries.

District Planning. Some areas of the community have special needs or conditions that would benefit from detailed investigation to address issues such as allowable land use patterns, design standards, zoning codes, and other property development standards and protections. The General Plan designates underlying land use and character designations for these areas, until such time as the district plans are completed and subsequent development standards are adopted; refer to the *Neighborhood and District Character Element* discussion above.

Land Use Designations. The distribution of land use designations throughout the Town are illustrated on Figure 5, *Land Use Diagram*, of the General Plan. According to Figure 5, the project site is designated Open Space (OS), which is described as follows:

This designation is established to protect the community's public and private open space resources. It is intended to preserve existing parks and encourage future parks, maximize recreation opportunities, preserve open space, and protect sensitive environmental resources. Facilities that support the environmental and recreational objectives of the community are permitted. The designation may apply to environmentally sensitive areas such as wetlands, floodplains, and streams. This designation allows parks, athletic fields, golf courses, community gathering spaces and supporting facilities. The designation also applies to the Bell Shaped Parcel and patented mining claims located in the Sherwin Range.

Buildout. The Land Use Element addresses buildout forecast for the 20-year planning period of the General Plan. The analysis projected that the total number of residents, visitors, and workers on a winter weekend would grow to between 45,000 to 52,000 by the year 2025. Based on these analyses, the General Plan establishes a policy of a total peak population of residents, visitors, and employees at 52,000 persons.

MOBILITY ELEMENT

The Mobility Element describes how the Town achieves a progressive and integrated multi-modal transportation system, one that serves the various needs of residents, employees, and visitors. Appendix D of the General Plan describes the Town's circulation and specifies the roadway classifications used in the Town. The General Bikeway Plan, adopted April 16, 2014, guides the future development of bicycle facilities and programs in the town. Its recommendations would facilitate bicycling for transportation and recreation and help attain the goals identified in the Mobility Element. The *Town of Mammoth Lakes Trail System Master Plan* (Trail System Master Plan), adopted October 19, 2011, envisions an integrated system of infrastructure and programs that support recreation and mobility simultaneously, by seamlessly connecting homes, hotels, businesses, recreation nodes, and backcountry experiences with a strong focus on providing facilities that would improve access to trails from all modes of transportation. Refer to [Section 5.5, *Traffic and Circulation*](#), for a discussion regarding the project area's transportation system.

PARKS, OPEN SPACE, AND RECREATION ELEMENT

The Parks, Open Space, and Recreation Element, amended in 2012, identifies parks, open space, and recreational opportunities as critical to residents and to the success of Mammoth Lakes tourism-based economy. It emphasizes a wide variety of outdoor winter and summer activities, as well as the integration of surrounding public lands through points of public access. Refer to [Section 8.0, *Effects Found Not To Be Significant*](#), for discussions regarding recreation and public services (e.g., parks).

RESOURCE MANAGEMENT AND CONSERVATION ELEMENT

The Resource Management and Conservation Element establishes and emphasizes the Town's stewardship of the community's natural resources. The Element establishes goals and policies to wisely manage resources and to establish the Town as a leader in managing and conserving its resources. Refer to [Section 5.3, *Biological Resources*](#), for discussions regarding biological resources. Refer



to Section 5.6, *Air Quality*, and Section 5.7, *Greenhouse Gas Emissions*, for discussions regarding air quality, greenhouse gas emissions, and energy conservation. Refer to Section 8.0, *Effects Found Not To Be Significant*, for discussions regarding water resources and solid waste.

PUBLIC HEALTH AND SAFETY ELEMENT

The Public Health and Safety Element addresses the Town's quality of life to encourage people to live and work in the Town. Issues addressed in this Element include public health, public safety, hazards, emergency preparedness, education, and public facilities and services. Refer to Section 8.0, *Effects Found Not To Be Significant*, for discussions regarding public health, public safety, hazards, emergency preparedness, education, public facilities and services.

NOISE ELEMENT

The Noise Element provides a policy framework for addressing potential noise impacts encountered in the planning process. The content of a Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302 (f) of the California Government Code and by the *State of California General Plan Guidelines* (General Plan Guidelines) published by the California Office of Planning and Research in 1990. The General Plan Guidelines require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions.

The Noise Element was not updated as part of the General Plan; however, additional overlapping statements were included to maintain consistency and assist in completing future updates to the General Plan. The goals and policies from the Community Design Element describe the relationship between people and the man-made and natural environment. Refer to Section 5.8, *Noise*, for a discussion of the existing noise environment and Town standards.

Town of Mammoth Lakes Municipal Code

MUNICIPAL CODE TITLE 17, ZONING

Title 17, *Zoning*, of the Municipal Code (codified through Ordinance No. 14-02, passed March 19, 2014 and effective May 2, 2014) (Zoning Code), provides the legislative framework to enhance and implement the goals, policies, plans, principles, and standards of the General Plan. The Zoning Code, which establishes classifications of zones and regulations within these zones, was established and adopted by the Town Council “to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and business in the Town.”

The Town is divided into zones in order to classify, regulate, restrict, and separate the use of land, buildings and structures; to regulate and to limit the type, height, and bulk of buildings and structures in the various districts; to regulate areas of yards and other open areas abutting and between buildings and structures; and to regulate the density of population. According to the Town's official Zoning Map, the project site is zoned P-QP.



Zoning Code Chapter 17.88, *Design Review*. Chapter 17.88 implements the design review procedural requirements of the Town of Mammoth Lakes Design Guidelines. Specifically, the design review requirements are included to achieve the following purposes:

- Implement the goals, policies and objectives of the General Plan related to community design and character;
- Promote excellence in site planning and design and the harmonious appearance of buildings and sites and ensure the man-made environment is designed to complement, not dominate, the natural environment;
- Regulate the design, coloration, materials, illumination, and landscaping of new construction, and renovations within the Town in order to maintain and enhance the image, attractiveness, and environmental qualities of the Town as a mountain resort community;
- Ensure that new landscaping provides a visually pleasing setting for structures on the site and within the public right-of way and to prevent indiscriminate destruction of trees and natural vegetation, excessive or unsightly grading, indiscriminate clearing of property, and destruction of natural significant landforms;
- Ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and the high-elevation climate of Mammoth Lakes and are visually harmonious with surrounding development and natural landforms, trees, and vegetation; and
- Supplement other Town regulations and standards in order to ensure control of aspects of design that are not otherwise addressed.

Pursuant to Section 17.88.020, *Applicability*, design review is required for new construction, reconstruction, rehabilitation, alteration, or other projects involving improvements to the exterior of a structure, site, or parking area.

The Town's Design Guidelines adopted by the Town Council provide recommendations to be used in the design review process. They are intended to promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities in both public and private projects.

The Planning and Economic Development Commission (PEDC) has design review authority for all projects requiring major design review. Pursuant to Section 17.88.040, *Scope of Design Review*, design review considers the design of the site plan, structures, lighting, landscaping, and other physical features of a proposed project, including:

- Building proportions, massing, and architectural details;

- Site design, orientation, location, and architectural design of buildings relative to existing structures, outdoor areas, walkways, trails, and streets on or adjacent to the property; topography; trees and vegetation; and other physical features of the natural and built environment;
- Size, location, design, development, and arrangement of circulation, parking, pedestrian ways, and other paved areas;
- Exterior colors and materials as they relate to each other, to the overall appearance of the project, the mountain environment, and to surrounding development;
- Height, materials, colors, and variety of fences, walls, and screen plantings;
- Location and screening of mechanical equipment and refuse storage areas;
- Location, design, and compliance of exterior lighting features;
- Location and type of landscaping including selection, size, and water-efficiency of plant materials, design of hardscape, and irrigation; and
- Size, location, design, color, lighting, and materials of all signs.

Pursuant to Section 17.88.050, *Design Review Criteria*, when conducting design review, the review authority evaluates applications to ensure that they satisfy the following criteria, conform to the policies of the General Plan and any applicable specific or master plan, the Town's Design Guidelines, and are consistent with any other policies or guidelines the Town Council may adopt for this purpose. To obtain design review approval, projects must satisfy these criteria to the extent that they apply.

- The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.
- The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.
- Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians and cyclists; minimize storm water run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.
- Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.

- Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.

The Town of Mammoth Lakes Parks and Recreation Master Plan

The *Town of Mammoth Lakes Parks and Recreation Master Plan* (Parks and Recreation Master Plan) was adopted February 1, 2012, to outline a vision of parks and recreation facilities to serve the year-round recreational needs of the Town of Mammoth Lakes, while also reinforcing the expressly stated values of the Mammoth Lakes community. As an updated vision for parks and recreation, it may be used to replace the 1990 Parks and Recreation Element of the Town's General Plan. It is anticipated that parks and recreation would be coordinated with the Town's trails, which would undergo a separate planning process in the near future. The Parks and Recreation Master Plan is an outcome of a collaborative process and provides the following: an assessment of existing parks and recreation facilities; a presentation of goals and policies that reflect community values; an analysis of parkland and recreation facility needs; recommendations of parks and recreation facilities to address unmet community needs, and an implementation and phasing strategy that considers funding and partnerships.

The Town of Mammoth Lakes Trail System Master Plan

The *Town of Mammoth Lakes Trail System Master Plan* (Trail System Master Plan) was adopted October 19, 2011, with a strong focus on providing facilities that will improve access to trails from all modes of transportation. In addition to new trails, paved pathways, signage and wayfinding and associated amenities, the Trail System Master Plan includes suggestions for other improvements such as sidewalks, crosswalks, bus stops, bike lanes, bicycle parking, summer maintenance, and snow removal. The Trail System Master Plan replaces the former Trail System Plan and is consistent with the Town's General Plan. The Trail System Master Plan focuses on the trail system plan within the Town's Urban Growth Boundary (UGB) and contains thorough analysis and evaluation of existing conditions, public input/surveys, gap analysis and potential recommendations for future implementation. In addition, it provides a Soft-Surface Trails Concept to help define the interface potential between the UGB and the public lands outside the boundary. Refer to [Section 8.0, *Effects Found Not To Be Significant*](#), for discussions regarding bicycle and pedestrian facilities.

Town of Mammoth Lakes Pedestrian Master Plan

The *Town of Mammoth Lakes Pedestrian Master Plan* (Pedestrian Master Plan), adopted April 16, 2014, serves as an update to the Town's Sidewalk Master Plan and guides the future development and enhancement of pedestrian facilities within the Town. It is intended to follow the General Plan Mobility Element goals, policies, and actions related to pedestrian infrastructure. The Pedestrian Master Plan focuses on the triple-bottom-line, which is where transportation complements the community's social, economic, and natural capital and seeks to implement feet-first transportation, which emphasizes and prioritizes: 1) non-motorized travel; 2) public transportation; and 3) vehicles. The Pedestrian Master Plan inventories existing infrastructure, assesses current and future needs, and makes recommendations for the funding and implementation of projects. Refer to [Section 8.0, *Effects Found Not To Be Significant*](#), for further discussion regarding pedestrian facilities.

Town of Mammoth Lakes Bikeway Plan Update

The *Town of Mammoth Lakes Bikeway Plan Update* (Bikeway Plan Update), adopted April 16, 2014, guides the future development of bicycle facilities and programs in the Town. Its recommendations facilitate bicycling for transportation and recreation and help attain the goals identified in the bicycle section of the General Plan Mobility Element. The Bikeway Plan Update seeks to meet the community needs and desires for a pleasant, enjoyable, and safer bicycle experience by establishing an overall framework for developing the bicycle network. Refer to Section 8.0, *Effects Found Not To Be Significant*, for further discussion regarding bicycle facilities.

The Town of Mammoth Lakes Design Guidelines

The *Design Guidelines for the Town of Mammoth Lakes* (Town of Mammoth Lakes Design Guidelines), approved are intended to bring a comprehensive and unified approach to the review of development projects so that integration of individual projects can create an attractive community. Adopting design guidelines acknowledges the connection between pleasant surroundings in the built environment and the natural beauty around Mammoth Lakes. Community values including Mammoth's unique eclectic character, identifiable neighborhoods, maintenance of important views and vistas, the natural beauty of Mammoth, healthy forest, convenient pedestrian, bike, and transit connections, scale and proportions appropriate to a pedestrian environment, use of natural, regional materials in the built environment, integrated elements of the built environment, and environmentally sensitive design underpin the content of the Design Guidelines. The Town of Mammoth Lakes Design Guidelines have been written to provide a greater level of detail regarding the type of development that promotes the Town's Vision Statement, General Plan and Municipal Code. The design goals and standards included in this document are to be applied to all commercial and residential development, except single-family residences. Items addressed are: project concept, site design, building design, landscape design, public space furnishings, lighting, signage, and outdoor sales/storefront displays.

5.1.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Environmental Checklist form that was used during the preparation of this EIR. Accordingly, a project may create a significant adverse environmental impact if it would:

- Physically divide an established community (refer to Section 8.0, *Effects Found Not To Be Significant*);
- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect (refer to Impact Statements LU-1 through LU-3); and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plans (refer to Section 8.0, *Effects Found Not To Be Significant*).



For the purposes of this impact analysis, a significant impact would occur if project implementation would result in inconsistencies or conflicts with the adopted goals and policies of the General Plan and/or applicable rules and regulations of the Zoning Code, as well as other specified regional and local plans. Based on these standards, the project’s effects have been categorized as either a “less than significant impact” or “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

5.1.4 IMPACTS AND MITIGATION MEASURES

TOWN OF MAMMOTH LAKES GENERAL PLAN

LU-1 THE PROPOSED PROJECT WOULD NOT CONFLICT WITH GENERAL PLAN POLICIES OR REGULATIONS.

Impact Analysis: The General Plan is the primary planning document that guides land uses in the Town. The General Plan contains requirements for development, which pertain to the proposed project; refer to the *Regulatory Setting* discussion above.

Table 5.1-1, *General Plan Policy Consistency Analysis*, analyzes the project’s consistency with the relevant General Plan goals and policies. As demonstrated in Table 5.1-1, the proposed project is consistent with the relevant General Plan goals and policies.

**Table 5.1-1
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
Community Design Element	
Goal C.1: Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.	
Goal C.2: Design the man-made environment to complement, not dominate, the natural environment.	
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. As indicated in Section 3.3, <i>Project Characteristics</i> , the project would provide new community multi-use facilities at the project site, encompassing an ice rink (winter)/recreation/event area (RecZone), a community center, an active outdoor recreation area, reconfiguration and improvements to an existing playground to add accessible interactive components, restroom improvements, and 107 additional surface parking spaces. The ice rink, RecZone, and community center would provide a number of daily, weekly, monthly and occasional community-based activities. The ice rink, RecZone, and community center are open facilities for daily social interaction, frequently programmed community events with complementary space/amenities. In addition, the existing park playground may be moved or new integrated and interactive features may be added. The park playground would provide integrated and interactive features including freestanding play, horizontal ladders/upper body pedalers, rubberized surfacing, adaptive swings, communication skills, sensory walls, and story circles.

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
	The active outdoor recreation area may provide possible activities such as a dog park, a BMX bicycle dirt track (during summer months), sledding hill (during winter months), and/or a community garden. The project's proposed community multi-use facilities would increase the available services and amenities and support social interaction and community activity in the area.
C.2.C: Encourage development of distinct districts, each with an appropriate density and a strong center of retail, services, or amenities.	<u>Consistent.</u> Refer to Response C.2.A. The project proposes new community multi-use facilities that includes public amenities and active/passive recreation facilities, consistent with the uses envisioned by the Snowcreek district. The site is located in proximity to commercial/office uses, multi-family residential uses, and open space/recreational trails located to the north, west, east, and south.
C.2.D: Preserve and enhance special qualities of districts through focused attention on land use, community design, and economic development.	<u>Consistent.</u> Refer to Response C.2.C.
C.2.F: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
C.2.J: Be stewards in preserving public views of surrounding mountains, ridgelines and knolls.	<u>Consistent.</u> As indicated in <u>Section 5.2, Aesthetics/Light and Glare</u> , the project site is located within the viewshed of Town-designated public views and represent views toward Mammoth Mountain, the Sherwin Range, and Mammoth Crest (identified visual resources). Motorists, bicyclists, and pedestrians traveling southbound along Old Mammoth Road would experience the most significant alteration of current views of Mammoth Mountain, the Sherwin Range, and Mammoth Crest with implementation of the proposed project. However, due to the proposed setbacks for the multi-use facilities structure (approximately 265 feet west of Old Mammoth Road), and the mass and scale of the project in comparison to the surrounding uses, southern views of the Sherwin Range and Mammoth Crest, as well as western views of Mammoth Mountain from southbound Old Mammoth Road would remain visible compared to existing conditions.
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.	<u>Consistent.</u> As indicated in <u>Section 5.2, Aesthetics/Light and Glare</u> , per Municipal Code Chapter 17.88, the overall color scheme would be subject to the Town Design Guidelines Color Handbook, subject to approval by the Town PEDC. Per Municipal Code Section 17.32.100(c), landscape design would be required to be Town standards. Large pine trees are present on-site and may be required to be removed as part of the proposed project. However, all tree removal activities would be required to comply with Municipal Code Section 17.36.140, which requires a tree removal and protection plan. For those trees removed, the Town would be required to mitigate with tree replacement at a ratio determined by the Community and Economic Development Manager (refer to Mitigation Measure BIO-1). Overall, the Design Review process would ensure that landscaping would enhance the character of the on-site development and would be required to be compatible with, and complementary to, the natural environment in Mammoth Lakes and the surrounding region.

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
	Further, the proposed 35-foot structure would be similar in visible massing to the existing buildings in the surrounding area (which range in height from 15 to 40 feet). Last, the proposed project would be consistent with the recreational intent of the site, and would comply with the existing OS designation and P-QP zoning for the site. With implementation of the recommended Mitigation Measure BIO-1 and the Town's Municipal Code, including compliance with the Town's Design Review process, long-term impacts pertaining to the degradation of character/quality would be reduced to less than significant levels.
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.	<u>Consistent.</u> Refer to Response C.2.J. The overall open space character of the project site would be developed with ice rink/community multi-use facilities, as well as hardscape plazas, and additional surface parking spaces. The project site lies on the urban edge of the Town and significant open space areas are currently located to the south and east (both within Snowcreek and within the public lands beyond) of the project site. Although the proposed project would develop the current open space/park use on-site with a new community multi-use facilities structure, expansive open space character would remain in the project area upon development. As discussed above, existing scenic views of the Sherwin Range, Mammoth Mountain and Mammoth Crest would remain visible with implementation of the project.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	<u>Consistent.</u> As indicated in <u>Section 5.2, Aesthetics/Light and Glare</u> , the proposed structure would not be taller than 35 feet at its highest point (at the peak of the ice rink roof). Overall, the mass and scale of the proposed multi-use facilities structure would be similar to those of the surrounding land uses, which range between approximately 15 and 40 feet in height.
C.2.U: Require unique, authentic and diverse design that conveys innovation and creativity and discourages architectural monotony.	<u>Consistent.</u> Refer to Response C.2.L.
C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	<u>Consistent.</u> Refer to Responses C.2.J, C.2.L, and C.2.T.
C.2.W: Maintain scenic public views and view corridors (shown in Figures 1 and 2) that visually connect community to surroundings.	<u>Consistent.</u> Refer to Response C.2.J. Implementation of the project would not result in increased view blockage of identified visual resources (i.e., Mammoth Mountain, the Sherwin Range, and Mammoth Crest), as seen from motorists, bicyclists, and pedestrians traveling along Old Mammoth Road. Additionally, as indicated in <u>Section 8.0, Effects Found Not To Be Significant</u> , there are no designated State scenic highways located adjacent to the site. However, State Route 203 (SR-203) (Main Street) is located approximately 0.73-mile north of the project site, which is eligible to become a State scenic highway, but has not yet been officially designated, and Highway 395, the nearest Officially Designated State Scenic Highway is located approximately 2.8 miles to the east of the project site. Views of the project site are not afforded from SR-203 or Highway 395 due to intervening structures, topography, and vegetation. Thus, the proposed project would not damage any identified scenic public views and view corridors.

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
Goal C.3: Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.	
C.3.D: Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
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.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
Goal C.4: Be stewards of natural and scenic resources	essential to community image and character.
C.4.A: Development shall be designed to provide stewardship for significant features and natural resources of the site.	<p><u>Consistent.</u> As identified in <u>Section 5.3, Biological Resources</u>, there are no special-status habitats within the project site. Additionally, all special-status plant species and remaining special-status wildlife species are presumed to be absent from the project site. Pine trees, primarily Jeffery pine, and lodgepole pine, were noted on-site. Project implementation could include the removal of trees. If tree removal is proposed, the project would be required to prepare a tree removal and protection plan that is consistent with Section 17.36.140 of the Municipal Code (Mitigation Measure BIO-1). The tree removal and protection plan would be required to depict all trees to be preserved and/or removed on the site. If trees are removed, the ratio of tree removal to replacement planting would be determined by the Community and Economic Development Manager. Replacement trees would be required to be consistent with the species identified in the Town of Mammoth Lakes' Recommended Plan List and be a minimum size of seven gallons. A Registered Professional Forester or arborist may also determine the value of the tree and include additional replacement requirements. It will be the Contractor's responsibility to maintain the plantings. Adherence to the Town's Municipal Code (Section 17.36.140) and implementation of Mitigation Measure BIO-1 would reduce impacts in this regard to a less than significant level.</p> <p>The plant community found on the western half of the project site provides foraging habitat, nesting/denning sites, and shelter for wildlife including migrant and nesting bird species. Although nests were not observed during the Habitat Assessment, the proposed construction activities could potentially impact nesting birds within the project site and within the immediate vicinity. Implementation of Mitigation Measure BIO-2 would require a pre-construction clearance survey if construction cannot occur outside of the nesting season. The survey would ensure that no birds are nesting on or within 500 feet of the project site. A negative survey would be required by a biologist prior to construction to indicate no impacts to active bird nests. If active nests are found during the pre-construction clearance survey, construction activities would be required to stay outside a buffer determined by the biologist in consultation with CDFW, or construction would need to be delayed until the nest is inactive. During site disturbance activities, a biological monitor would be required to delineate the boundaries of the buffer area and monitor the active nest.</p>



**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
	Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, a monitoring report and written authorization by the CDFW Contractor would be required prior to initiation of construction activities within the buffer area. Therefore, adherence to Mitigation Measure BIO-2 would reduce impacts to a less than significant level.
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.	<u>Consistent</u> . Refer to Response C.4.A.
C.4.D: Retain the forested character of the town by requiring development to pursue aggressive replanting with native trees and other compatible species.	<u>Consistent</u> . Refer to Response C.4.A.
Goal C.5: Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.	
C.5.A: Require outdoor light fixtures to be shielded and down-directed so as to minimize glare and light trespass.	<u>Consistent</u> . As indicated in Section 5.2, <i>Aesthetics/Light and Glare</i> , with implementation of Mitigation Measure AES-3, all construction-related nighttime security lighting, if necessary, would be oriented downward and away from adjacent residential areas. Lighting would consist of the minimal wattage necessary to provide safety at the construction site. As these impacts would only last until 8:00 p.m., and would cease upon completion of construction, with compliance with Mitigation Measure AES-3, impacts in this regard would be reduced to less than significant levels. The proposed project would also be required to comply with the Municipal Code Section 17.36.030, <i>Exterior Lighting</i> . An outdoor lighting plan would be required to be submitted in conjunction with the design review. The plan would be required to show that all outdoor lighting fixtures are designed, located, installed, aimed downward or toward structures, retrofitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution. Outdoor lighting installations must be designed to avoid harsh contrasts in lighting levels between the project site and the adjacent properties. With compliance with the Town's Municipal Code, impacts in this regard would be reduced to less than significant levels.
C.5.B: Enforce removal, replacement, or retrofit of non-shielded or non-down-directed light fixtures that contribute to glare and light pollution.	<u>Consistent</u> . Refer to Response C.5.A.
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.	<u>Consistent</u> . Refer to Response C.5.A.

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
Goal 6.6: Enhance community character by minimizing noise.	
C.6.A: Minimize community exposure to noise by ensuring compatible land uses around noise sources.	<u>Consistent.</u> As concluded in Section 5.8, <i>Noise</i> , implementation of Mitigation Measures NOI-1 through NOI-3 would reduce potential noise impacts from construction activities and stationary noise sources (e.g., mechanical equipment, group conversation and crowd noise, recreational skating, ice hockey activities, amplified live or recorded music, ice resurfacers/zamboni equipment, organized sports games, park playground, outdoor recreation area, and parking areas) at surrounding sensitive receptors to a less than significant level. Compliance with Mitigation Measures NOI-1 through NOI-3 would ensure that noise levels from all sources at the project site would be within the Town noise standards.
C.6.B: Allow development only if consistent with the Noise Element and the policies of this Element. Measure noise use for establishing compatibility in dBA CNEL and based on worst-case noise levels, either existing or future, with future noise levels to be predicted based on projected 2025 levels.	<u>Consistent.</u> Refer to Response C.6.A. As indicated in Section 5.8, <i>Noise</i> , the proposed project would not result in long-term mobile noise impacts based on project generated traffic as well as cumulative noise levels.
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.	<u>Consistent.</u> Refer to Responses C.6.A and C.6.B.
C.6.D: Require development to mitigate exterior noise to “normally acceptable” levels in outdoor areas.	<u>Consistent.</u> Refer to Responses C.6.A and C.6.B.
C.6.F: Require mitigation of all significant noise impacts as a condition of project approval.	<u>Consistent.</u> Refer to Response C.6.A. As indicated in Section 5.8, <i>Noise</i> , Mitigation Measure NOI-1 would require disturbance coordinator response for construction noise complaints and directing equipment away from receptors in order to reduce construction-related noise and minimize any impacts from construction noise. Mitigation Measure NOI-2 would be required to prohibit use of the active outdoor recreation area after 10:00 p.m. and impacts in this regard would be less than significant. Additionally, Mitigation Measure NOI-3 prohibits amplified music after 10:00 p.m., unless the volume of the amplification system is adjusted to not exceed 82 dBA at 20 feet from the source. This adjustment would ensure that noise levels do not exceed the Town’s 50 dBA nighttime standard at the closest sensitive receptors. Implementation of Mitigation Measures NOI-1 through NOI-3 would ensure that impacts are reduced to a less than significant level.
Neighborhood District and Character Element	
<i>Snowcreek District</i>	
Characteristic #1: Western range and meadow: spacious setting, broad and wide open with backdrop of Sherwin Range.	<u>Consistent.</u> Refer to Response C.2.J.
Characteristic #3: Stress stewardship of land and resources.	<u>Consistent.</u> Refer to Responses C.2.J and C.2.M.
Characteristic #4: Provide access and staging areas to Sherwin Range and “community” uses accessible from Old Mammoth Road.	<u>Consistent.</u> Refer to Response C.2.A.

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
Characteristic #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.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
Land Use Element	
Goal 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.	
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.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.M. The project proposes a variety of project design features that would increase energy efficiency on-site including drought-tolerant landscaping, low-flow plumbing fixtures, recycled content on building finishes, and low or no VOCs in building finishes. The project would also install photovoltaic and/or solar panels on the south-facing pitch of the roof. The project would also provide transit and pedestrian connections throughout the site.
Goal L.3: Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.	
L.3.A: Achieve a diversity of uses and activities and efficient use of land by maintaining a range of development types.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
L.3.B: Develop vital retail centers and streets.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
L.3.C: Encourage development of small neighborhood-serving retail and services dispersed through town.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
L.3.F: Ensure appropriate community benefits are provided through district planning and development projects.	<u>Consistent.</u> Refer to Response C.2.A. The project proposes new community multi-use facilities, with associated active indoor and outdoor recreation areas. The community center will offer weekly scheduled programs including educational programs; adult and youth introductory fitness classes (e.g., dance, Zumba, gymnastics/tumbling, yoga); games (e.g., table tennis, foosball, air hockey); arts and crafts programs/camps; training/certification courses (e.g., first-aid training); family support groups; and seasonal theatre productions and rehearsal space. Monthly programs or special events may include drop-in art programs; Technology, Entertainment, Design (TED) Talks; community and social holiday celebrations; fairs/festivals; rotating art gallery; and community variety/talent shows. The community center will also schedules occasional activities and events such as facility rentals for small events/conferences, movie nights, and an after-dance teen hangout space. The ice rink will offer daily or frequently programmed activities including recreational skating, youth and adult hockey, as well as programs for ice skating and figure skating. Weekly programs will include curling and skate programs, ice rentals for hockey, and birthday parties while monthly programs or special events include community events, hockey tournaments, special programs/events, private facility rentals, and professional/club/college/school rentals and events. In the summer months, the RecZone will offer frequent youth and adult programmed court sports for drop-in and league play, adaptive sports, summer sports camps, roller/inline skating, and tennis. Weekly programs scheduled at the facility include community area for sports teams and events, professional/club/college/school rentals, birthday parties, climbing wall,

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
	indoor cricket and handball. Community events such as farmers market, art and music festivals, movie nights, holiday events, and special events could be accommodated at the facility. Special events may include, but are not limited to weddings, trade shows, birthday parties, small carnivals, and other private events.
Goal L.5: Provide an overall balance of uses, facilities and services to further the town's role as a destination resort community.	
L.5.E: Development shall complement and diversify the range of resort community activities and amenities.	<u>Consistent</u> . Refer to Responses C.2.A, C.2.C, and L.3.F. The project proposes new community multi-use facilities with associated active indoor and outdoor recreation areas.
L.5.F: Require all multi-family, resort, and specific plan development to include activities, amenities and services to support long-term visitation.	<u>Consistent</u> . Refer to Responses C.2.A and C.2.C, and L.3.F.
Mobility Element	
Goal M.3: Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting Level of Service standards.	
M.3.A: Maintain a Level of Service D or better on the Peak Design Day at intersections along arterial and collector roads.	<u>Consistent</u> . As indicated in <u>Section 5.5, Traffic/Circulation</u> , results of the LOS analyses indicate that all intersections currently operate at an acceptable LOS and would continue to do so with the implementation of the proposed project although the LOS may degrade by one level under future cumulative conditions.
M.3.B: Reduce automobile trips by promoting and facilitating: <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 	<u>Consistent</u> . The project proposes multi-use community facilities and is surrounded by multi-family residential uses and open space/recreational trail uses. The surrounding residences are within walking distance of the project site, reducing the need for additional automobile trips by promoting and facilitating walking and bicycling. In addition, pedestrians/trail users can access the site via the Town Loop trail to the east and south of the project site, allowing for pedestrian integration and improved circulation within the area. Further, major transit stops are currently located immediately adjacent to the project site along Old Mammoth Road and Mammoth Creek Road and in close proximity to the project area along Old Mammoth Road and Chateau Road. Access to the transit stops would be maintained, further encouraging reduction in automobile trips by providing access to transit.
M.3.E: Require development to implement Transportation Demand Management (TDM) measures.	<u>Consistent</u> . Since the project meets the Town's parking requirements, TDMs are not required pursuant to Municipal Code Section 17.44.050.
M.3.G: Construction activities shall be planned, scheduled and conducted to minimize the severity and duration of traffic impediments.	<u>Consistent</u> . As indicated in <u>Section 5.5, Traffic/Circulation</u> , a Construction Management Plan would be required to be submitted for review and approval by the Community and Economic Development Department in order to minimize the severity and duration of traffic impediments during construction activities.
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.	<u>Consistent</u> . The proposed project involves multi-use community facilities that would receive occasional deliveries from vans and small trucks that would occur off of Old Mammoth Road in the driveway area.
Goal M.4: Encourage feet first by providing a linked year-round recreational and commuter trail system that is safe and comprehensive.	

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
M.4.A: Improve safety of sidewalks, trails and streets.	<u>Consistent.</u> Pedestrians/trail users can access the site via the Town Loop trail to the east and south of the project site. The project promotes connectivity within the project site by linking the existing trail connections with indoor and outdoor active recreation areas.
M.4.B: Provide a high quality pedestrian system linked throughout the community with year-round access.	<u>Consistent.</u> Refer to Response M.4.A.
M.4.C: Design streets, sidewalks and trails to ensure public safety such as: <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 • snow removed from sidewalks 	<u>Consistent.</u> Refer to Response M.4.A.
M.4.D: Provide safe travel for pedestrians to schools and parks.	<u>Consistent.</u> Refer to Response M.4.A.
M.4.E: Development shall improve existing conditions to meet Town standards.	<u>Consistent.</u> The existing trail would be improved to meet Town standards with connections to indoor and outdoor active recreation areas.
Goal M.5: Provide a year-round local public transit system that is convenient and efficient.	
M.5.B: Encourage transit use by requiring development and facility improvements to incorporate features such as shelters, safe routes to transit stops, and year-round access.	<u>Consistent.</u> Eastern Sierra Transit transit and town trolley stops are currently located immediately adjacent to the project site along Old Mammoth Road and Mammoth Creek Road and in close proximity to the project area along Old Mammoth Road and Chateau Road. Access to the transit stops would be maintained. In addition, pedestrians/trail users can access the site via the Town Loop trail to the east and south of the project site, allowing for pedestrian integration and improved circulation within the area.
Goal M.7: Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the first initiative.	
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.	<u>Consistent.</u> As indicated in <u>Section 5.5, Traffic/Circulation</u> , project implementation would maintain a Level of Service D or better on the peak design day at all study intersections. No new turn lanes are expected to be necessary along Old Mammoth Road at the site access point. Adequate traffic conditions are expected to be provided with the proposed project. Impacts would be less than significant and would not require implementation of mitigation. The project would be required to pay any development impact fees owed at time of building permit issuance.
M.7.H: Development shall dedicate, design and construct internal and adjacent streets, sidewalks and trails to Town standards.	<u>Consistent.</u> Refer to Response M.4.E.
Parks, Open Space, and Recreation Element	
Goal P.1: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.	
Goal P.4: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.	

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
P.4.A: Expand recreational opportunities by proactively developing partnerships with public agencies and private entities.	<u>Consistent.</u> Refer to Responses C.2.A and L.3.F. In the summer months, the Mammoth RecZone would be the home of Parks and Recreation Department summer camps and programs. The facility would offer daily and weekly programs, host monthly programs, and provide a venue for special events.
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 but are not limited to: 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, snowmobiling, fishing, sleigh rides, fall-color viewing, tennis, birding, swimming, health & fitness, soccer, off-highway vehicles, racquetball, equestrian activities, snow play, BMX, and skateboarding.	<u>Consistent.</u> Refer to Responses C.2.A, C.2.C, and L.3.F.
Goal P.5: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.	
P.5.A: Create open space corridors by combining open space on neighboring properties.	<u>Consistent.</u> Refer Responses C.2.A and C.2.C.
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.	<u>Consistent.</u> Refer to Response M.4.A.
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.	<u>Consistent.</u> Refer to Responses C.2.A and C.2.C.
Resource Management and Conservation Element	
Goal R.1: Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.	
R.1.A: Be stewards of important wildlife and biological habitats within the Town's municipal boundary.	<u>Consistent.</u> As identified in Section 5.3, <i>Biological Resources</i> , there are no special-status habitats within the project site. Additionally, compliance with Mitigation Measures BIO-1 and BIO-2 would reduce any potential impacts to important wildlife and biological habitats.
R.1.B: Development shall be stewards of Special Status plant and animal species and natural communities and habitats.	<u>Consistent.</u> Refer to Responses C.4.A and R.1.A. As noted in Section 5.3, <i>Biological Resources</i> , all special-status plant species and remaining special-status wildlife species are presumed to be absent from the project site.
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.	<u>Consistent.</u> Refer to Responses C.4.A, R.1.A, and R.1.B.
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.	<u>Consistent.</u> Refer to Responses C.4.A, R.1.A, and R.1.B.



**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
R.1.I: Encourage the management of forest resources in and adjacent to the town to ensure forest health, minimize insect and pathogen outbreaks and reduce fuel loading.	<u>Consistent.</u> Refer to Responses C.4.A, R.1.A, and R.1.B.
Goal R.2. Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.	
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 the mountain character of Mammoth Lakes. Minimize tree removal for development to the greatest extent possible.	<u>Consistent.</u> Refer to Responses C.4.A, R.1.A, and R.1.B.
Goal R.3. Preserve and enhance the exceptional natural, scenic and recreational value of Mammoth Creek.	
R.3.B: Manage all properties held by the Town of Mammoth Lakes along the Mammoth Creek corridor for open space, habitat preservation and passive recreation.	<u>Consistent.</u> According to the <i>Town of Mammoth Lakes Parks and Recreation Master Plan</i> , the Town owns a deed-restricted open space along the Mammoth Creek corridor (just east of Valentine Eastern Sierra Reserve) that can serve passive recreational uses and offer trail routes. Additionally, the Town's deed-restricted open space along Meridian Boulevard (between Mammoth Schools and Trails End Park) has an existing trail. The proposed project provides new community multi-use facilities and integrated interactive features to the existing Mammoth Creek Park playground to serve as recreational services and activities within the area. The proximity to the Mammoth Creek corridor affords interpretive opportunities as a staging area and portal for activities such as hiking, biking, horseback riding, and snowplay. However, given that the area east of Valentine Eastern Sierra Reserve is located approximately 7.5 miles southeast from the project site, the open space and habitat preservation area along the Mammoth Creek corridor would not be impacted. As the Town of Mammoth Lakes has limited in-town acreage for developing new parks and recreation facilities, the Town is considering partnership opportunities to develop facilities on other public and private properties to allow for more flexibility of park uses and development. Additionally, as noted in <u>Exhibit 3-4, Conceptual Site Plan</u> , the project development area and activities would not encroach upon Mammoth Creek. Furthermore, as noted in <u>Section 5.9, Hydrology and Water Quality</u> , there would not be any short- or long-term runoff from the project site that would impact Mammoth Creek.
R.3.D: Improve public access to Mammoth Creek through discretionary project review and other available means.	<u>Consistent.</u> Refer to Responses M.4.A, M.5.B, and M.7.E.
Goal R.4. Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.	
R.4.B: Support and encourage water conservation and recycled water use within private and public developments.	<u>Consistent.</u> Refer to Response L.1.B.
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.	<u>Consistent.</u> Refer to Response L.1.B.

**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
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.	<u>Consistent.</u> Refer to Response L.1.B.
Goal R.6: Optimize efficient use of energy.	
R.6.C: Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials.	<u>Consistent.</u> Refer to Response L.1.B.
Goal R.7: Be a leader in use of green building technology.	
R.7.A Use green building practices to greatest extent possible in all construction projects.	<u>Consistent.</u> Refer to Response L.1.B.
Goal 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.	
R.10.B: Promote land use patterns that reduce number and length of motor vehicle trips, including: <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 	<u>Consistent.</u> Refer to Responses M.3.B, M.3.E, and M.5.B.
R.10.C: Support strategies for development that reduce projected total vehicle miles traveled including, but are not limited to: <ul style="list-style-type: none"> • circulation system improvements • mass transit facilities • private shuttles • design and location of facilities to encourage pedestrian circulation 	<u>Consistent.</u> Refer to Responses M.3.B, M.3.E, and M.5.B.
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 address compliance with adopted air quality standards.	<u>Consistent.</u> As indicated in <u>Section 5.6, Air Quality</u> , construction emissions would not exceed thresholds. Mitigation Measures AQ-1 through AQ-3 would be required to minimize fugitive dust emissions and ensure compliance with Great Basin Unified Air Pollution Control District (GBUAPCD) Rules. The project would not result in overall growth beyond what is anticipated in the General Plan. Operational emissions would not exceed the applicable thresholds.
R.10.E: The Town of Mammoth Lakes will strive to attain and maintain the National Ambient Air Quality Standard (NAAQS) for PM-10.	<u>Consistent.</u> Refer to Response R.10.D.
R.10.G: Reduce air pollutants during construction through implementation of Best Management Practices (BMPs).	<u>Consistent.</u> Refer to Response R.10.D.
Goal R.11 Reduce greenhouse gas emissions.	
R.11.A: Support the objectives of the U.S. Mayors Climate Protection Agreement, Assembly Bill 32, and California Executive Order S-03-05 and implement actions to reduce Mammoth Lakes' carbon footprint.	<u>Consistent.</u> As indicated in <u>Section 5.7, Greenhouse Gas Emissions</u> , the project would not conflict with or impede implementation of reduction goals identified in AB 32 and other strategies to help reduce GHG emissions. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.



**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
R.11.A: Support the objectives of the U.S. Mayors Climate Protection Agreement, Assembly Bill 32, and California Executive Order S-03-05 and implement actions to reduce Mammoth Lakes' carbon footprint.	<u>Consistent.</u> As indicated in <u>Section 5.7, Greenhouse Gas Emissions</u> , the project would not conflict with or impede implementation of reduction goals identified in AB 32 and other strategies to help reduce GHG emissions. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.
Public Health and Safety Element	
Goal S.3. Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.	
S.3.B: Design buildings so that snow shed, ice shed and snowmelt are not a hazard to people and property.	<u>Consistent.</u> As indicated in <u>Section 5.9, Hydrology and Water Quality</u> , implementation of Mitigation Measure HWQ-5 would ensure that storm drain facilities are properly maintained through a Storm Drain Facilities Maintenance Plan. The Maintenance Plan would ensure that snow removal activities conducted near proposed storm drain facilities do not restrict drainage collection in gutters, inlets, and flow paths.
S.3.I: Require geotechnical evaluations and implement mitigation measures prior to development in areas of potential geologic or seismic hazards.	<u>Consistent.</u> The proposed project would be required to be constructed to current regulatory requirements.
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.	<u>Consistent.</u> The Town and surrounding area have been rated as having a very high fire potential. Thus, implementation of the proposed project could expose people or the new structure to risk involving wild land fires, as would be true for any development within the Town. The proposed project is subject to compliance with the Uniform Fire Code, which was amended by the Mammoth Lakes Fire Protection District (MLFPD) to ensure that Fire Code regulations are met. The proposed development would be reviewed to ensure adequate emergency access, signing and building numbering, and private water supply reserves are provided.
Goal S.4. Maintain adequate emergency response capabilities.	
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.	<u>Consistent.</u> The site is located on the urban fringe of the Town within a developed area of the Town of Mammoth Lakes and would have adequate emergency vehicle access extended to the new community multi-use facilities. The project does not conflict with the adopted Town of Mammoth Lakes Emergency Operations Plan. In addition, the project is required to comply with applicable Town and MLFPD's codes for emergency vehicle access. Further, construction of the proposed project is not anticipated to require road closure during construction.
Noise Element	
4.2.1: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn in outdoor activity areas or 45 dB Ldn in interior spaces.	<u>Consistent.</u> As indicated in <u>Section 5.8, Noise</u> , noise within the area from mobile noise ranges from 52.4 dBA to 65.4 dBA with the 60 CNEL noise contour located 19 feet from the roadway centerline. The increase in trips associated with the proposed project would be nominal and would not be expected to increase noise levels to levels that would exceed Town Noise Standards.
4.2.2: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB Ldn within outdoor activity areas and 45 dB Ldn within interior spaces of existing noise sensitive land uses.	<u>Consistent.</u> Refer to Response 4.2.1.



**Table 5.1-1 [continued]
General Plan Policy Consistency Analysis**

General Plan Policy	Consistency of Proposed Project with Current Policy
4.2.3: New development of noise-sensitive land uses shall not be permitted where the noise level from existing stationary noise sources exceeds the noise level standards of Table VII, <i>Maximum Allowable Noise Exposure-Stationary Noise Sources</i> , of the General Plan Noise Element.	<u>Consistent</u> . Refer to Responses C.6.A and C.6.B.
4.2.4: Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table VII at noise-sensitive uses.	<u>Consistent</u> . Refer to Response C.6.A.
Sources: Town of Mammoth Lakes, <i>Town of Mammoth Lakes General Plan 2007</i> , dated August 15, 2007. Town of Mammoth Lakes, <i>Town of Mammoth Lakes Housing Element Update 2014-2019</i> , dated June 18, 2014. Town of Mammoth Lakes, <i>Noise Element of the General Plan</i> , dated June 18, 1997.	

District Planning. The project is located within the Snowcreek District. Snowcreek District characteristics relevant to the proposed project have been analyzed within Table 5.1-1. As indicated in Table 5.1-1, the project would be consistent with the characteristics of the Snowcreek District.

Land Use Designation. The project site is designated OS. Development of the project site with community multi-use facilities would be consistent with the land use anticipated for the site by the General Plan.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

TOWN OF MAMMOTH LAKES MUNICIPAL CODE

LU-2 THE PROPOSED PROJECT WOULD NOT CONFLICT WITH THE TOWN OF MAMMOTH LAKES MUNICIPAL CODE STANDARDS OR REGULATIONS.

Impact Analysis: The project does not include a request to amend any Municipal Code provisions. The project components include a Major Design Review, among others. The following is an analysis of the project's consistency with applicable sections of the Municipal Code.

Title 17, Zoning

Section 17.144.030, Recreation, Education, and Public Assembly Use Classifications. The proposed Project falls within the following use classification as described in Section 17.144.030: *Parks and Playgrounds, Public. Public parks, play lots, playgrounds, and athletic fields for non-commercial neighborhood or*



community use, including open space areas for passive recreation and picnicking, swimming pools, tennis courts, and other sport and active recreation facilities. This classification also includes related food concessions or community centers within the facilities. If privately owned, the same facilities are included under the definition of "Private Recreation Facility."

Section 17.32.100, *Public and Quasi-Public Zone (P-QP)*. Section 17.32.100 describes the permitted uses within the P-QP zone. Public parks and playgrounds are a permitted use within the P-QP zone.

Chapter 17.88, *Design Review*. Chapter 17.88 implements the design review procedural requirements of the Town's Design Guidelines. Design review considers the design of the site plan, structures, lighting, landscaping, and other physical features of a proposed project. The review authority would evaluate the project to ensure that it satisfies the criteria established in Chapter 17.88, as well as its conformance to the policies of the General Plan and any applicable specific or master plan, the Town's Design Guidelines, and any other policies or guidelines the Town Council may adopt for this purpose. Approval of the Design Review Application would result in the project's consistency with Chapter 17.88.

The development review process is intended to ensure that the performance standards identified in the Town's Zoning Code are maintained and implemented. Thus, with approval of the Major Design Review, the project would not conflict with the Zoning Code.

As evidenced by the discussion above, the project would not conflict with the Town of Mammoth Lakes Municipal Code and a less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

TOWN OF MAMMOTH LAKES PARKS AND RECREATION MASTER PLAN

LU-3 THE PROPOSED PROJECT WOULD NOT CONFLICT WITH THE TOWN OF MAMMOTH LAKES PARKS AND RECREATION MASTER PLAN POLICIES AND STANDARDS.

Impact Analysis: The project proposes new community multi-use facilities at the project site, encompassing an ice rink (winter)/recreation/event area (RecZone) and additional storage and support space. In addition, the proposed project includes a complementary community center, reconfiguration and improvements to an existing playground to add accessible interactive components, restroom improvements, and additional surface parking spaces. The project would also include an active outdoor recreation area to the west of the new community multi-use facilities.

The Parks and Recreation Master Plan goals and policies are used to help guide decision-making for the Town's park and recreation facilities and programs, in a way that promotes collective values and aspirations. The Parks and Recreation Master Plan first five goals have been developed and presented in the General Plan, for the Parks, Open Space, and Recreation Element. The Master Plan also



includes an additional (sixth) goal, which was developed as a result of public input during the Park Master Plan process and proposed policies specific to this Master Plan. The following is an analysis of the project’s consistency with relevant Parks and Recreation Master Plan’s policies and standards; refer to Table 5.1-2, Parks and Recreation Master Plan Consistency Analysis. The project’s consistency analysis in Table 5.1-2 also relies on and refers to responses stated in Table 5.1-1 above.

**Table 5.1-2
Parks and Recreation Master Plan Consistency Analysis**

Parks and Recreation Master Plan Policy	Consistency of Proposed Project with Current Policy
Goal 1: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation	
Proposed Policy 1.2: Continue to maintain and upgrade existing parks and recreation facilities, and develop a plan to retrofit existing parks and design all new facilities to ADA standards, to provide for accessibility and enjoyment by physically impaired citizens.	<u>Consistent</u> . Refer to Response C.2.A. In addition, the proposed Community Center would include ADA accessible bathrooms. The existing bathroom at the Mammoth Creek Park West would be updated for year round use and to comply with ADA standards.
Proposed Policy 1.3: Upgrade parks and recreation facilities to promote resource efficiency and cost-effective maintenance practices.	<u>Consistent</u> . Refer to Response C.2.A.
Goal 2: Provide additional parks within town.	
Policy 2D: Increase understanding and appreciation of the cultural, natural and historical resources of the region and town through development of programs, facilities and interpretive signage.	<u>Consistent</u> . Refer to Responses C.2.A and L.3.F.
Proposed Policy 2.2: Provide parks and recreation facilities in a timely manner with existing and planned development.	<u>Consistent</u> . Refer to Responses C.2.A and L.3.F.
Proposed Policy 2.5: Design and build parks and recreation facilities to ensure compatibility with the surrounding neighborhood and natural environment.	<u>Consistent</u> . Refer to Responses C.2.A, C.2.L, and C.2.M.
Proposed Policy 2.6: Assure that new parks and recreation facilities comply with ADA standards and, for safe use and enjoyment by physically impaired citizens.	<u>Consistent</u> . Refer to Response Proposed Policy 1.2.
Proposed Policy 2.7: Develop parks and recreation facilities to facilitate efficient and cost-effective maintenance practices, and to conserve water, energy, and other resources.	<u>Consistent</u> . Refer to Response L.1.B.
Goal 4: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.	
Policy 4A: Expand recreational opportunities by proactively developing partnerships with public agencies and private entities.	<u>Consistent</u> . Refer to Responses C.2.A, L.3.F, and P.4.A.
Policy 4B: Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors. Activities include but are not limited to: ¹	<u>Consistent</u> . Refer to Responses C.2.A, C.2.C, and L.3.F.
Proposed Policy 4.4. Acquire, construct, or upgrade indoor recreation facilities to accommodate desired indoor recreation activities and leisure programs.	<u>Consistent</u> . Refer to Response C.2.A.

**Table 5.1-2 [continued]
Parks and Recreation Master Plan Consistency Analysis**

Parks and Recreation Master Plan Policy	Consistency of Proposed Project with Current Policy
Proposed Policy 4.5. Provide recreation facilities, programs, and classes that are available to all citizens, including people of all ages, abilities, ethnic background, and income levels. Keep programs affordable, and develop program packages for those with more moderate incomes (including seasonal workers).	<u>Consistent</u> . Refer to Response C.2.A.
Goal 5: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.	
Policy 5E: Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health and safety.	<u>Consistent</u> . Refer to Responses C.2.A and C.2.C.
Policy 5G: Identify, zone and procure land for new and expanded parklands including: ²	<u>Consistent</u> . Refer to Responses C.2.A and L.3.F.
Goal 6: Provide parks and recreational facilities and programs that foster a sense of community and nurture the emotional connection people have with each other and Mammoth Lakes.	
Proposed Policy 6.3: Offer and accommodate events and activities that foster community gathering and celebration.	<u>Consistent</u> . Refer to Responses C.2.A and C.2.C.
Proposed Policy 6.4: Encourage neighborhood district identity and cohesion through events and programs.	<u>Consistent</u> . Refer to Response L.3.F.
Proposed Policy 6.5: Provide facilities and programs that support togetherness within and among families.	<u>Consistent</u> . Refer to Responses C.2.A and C.2.C.
Notes: 1. P.4.B. Policy lists 29 activities. 2. P.5.G. Policy lists 11 activities.	
Source: Wallace Roberts & Todd, Inc., <i>Town of Mammoth Lakes Parks and Recreation Master Plan</i> , February 1, 2012.	

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.1.5 CUMULATIVE IMPACTS

The following discussions are included per topic area to determine whether a significant cumulative effect would occur.

- **THE PROPOSED PROJECT WOULD NOT CONFLICT WITH THE TOWN OF MAMMOTH LAKES GENERAL PLAN POLICIES AND REGULATIONS.**
- **THE PROPOSED PROJECT WOULD NOT CONFLICT WITH THE TOWN OF MAMMOTH LAKES MUNICIPAL CODE STANDARDS OR REGULATIONS.**

Impact Analysis: Development projects within the Town undergo a similar plan review process, in order to determine potential land use planning policy and regulation conflicts. Each cumulative project would be analyzed independent of other projects, within the context of their respective land use and regulatory setting. As part of the review process, each project would be required to demonstrate compliance with the provisions of the applicable land use designation(s) and zoning district(s). Each project would be analyzed in order to ensure that the goals, objectives, and policies of the General Plan and Municipal Code. Thus, the proposed project would not result in significant cumulatively considerable impacts in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

● **THE PROPOSED PROJECT WOULD NOT CONFLICT WITH THE TOWN OF MAMMOTH LAKES PARKS AND RECREATION MASTER PLAN.**

Impact Analysis: The project's goals and objectives are based on applicable Parks and Recreation Master Plan and the Parks, Open Space, and Recreation Element goals, policies, and tasks. As discussed, the proposed project would not result in significant impacts. The cumulative projects illustrated on [Exhibit 4-1](#) would be required to demonstrate consistency with the Parks and Recreation Master Plan. Other cumulative development that would result in additional recreational resources would benefit the Town and further the goals and policies of the Parks and Recreation Master Plan. Because the project would not result in adverse land use impacts, implementation of the proposed project, in combination with other cumulative development, including recreational projects, would result in less than significant cumulative land use impacts. Thus, the proposed project would not result in cumulatively considerable impacts in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: No Impact.

5.1.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project would not result in any significant impacts pertaining to land use and relevant planning.



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