

# **Attachment 5**

## **General Plan Policy Consistency Analysis**

**YOTELPAD**

**2007 GENERAL PLAN POLICY CONSISTENCY ANALYSIS**

<b>Goal, Policy, or Action</b>	<b>Explanation of Project Conformance with Goal, Policy, or Action</b>
<b>Economy Element</b>	
E.1.D. Encourage restaurants, retail, entertainment, lodging, and services.	The proposed project is a mixed-use development that includes a condominium-hotel, restaurant and lounge space, and flexible outdoor areas that can be used for a variety of entertainment uses.
E.2.A. Support a range of outdoor and indoor events facilities, and services that enhance the community’s resort economy.	The proposed project includes indoor and outdoor guest amenity spaces that can be used for a variety of entertainment uses and will attract guests to the site, thereby enhancing the community’s resort economy.
E.3.A. Encourage mix of uses in the Main Street, Old Mammoth Road, and Shady Rest District and the North Village District.	The proposed project is a mixed-use development within the North Village District that includes a condominium-hotel, restaurant and lounge space, and flexible outdoor areas that can be used for a variety of entertainment uses. The project is consistent with the goals of the North Village District since the project is a condominium-hotel project that incorporates restaurants and active, open pedestrian plazas that showcase the mountain views.
E.3.C. Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The project is a mixed-use condominium-hotel development where the units will be privately owned, but will be operated under the umbrella of a hotel operator and all of the units have the ability to be rented as transient nightly rentals. This use will contribute to destination resort visitation in the Town.
E.3.D. Encourage adequate and appropriate commercial services for residents and visitors.	The proposed project includes an approximate 4,100 sq. ft. restaurant and a 1,000 sq. ft. lounge bar that will attract residents and visitors.
<b>Community Design Element</b>	
Goal C.1. Improve and enhance the community’s unique character by requiring a high standard of design in all development in Mammoth Lakes.	The proposed project will provide a mountain lodge with a unique contemporary design that takes advantage of the surrounding mountain views through the siting of the buildings and the open space areas. The project was reviewed by the Town’s Advisory Design Panel (ADP) and revisions were made to the project, which resulted in a higher quality design that reflects the mountain setting. Additionally, the project is consistent with the height, setback, and site coverage standards of the North Village Specific Plan (NVSP) which help to preserve the public views of the Sherwins and the Knolls. The project complements neighboring land uses by siting the townhome buildings with a lower building height

	adjacent to the hotel and residential uses to the north and east.
Goal C.2. Design the man-made environment to complement, not dominate, the natural environment.	As shown in the photo simulations completed for the project, the public views of the Sherwins and the Knolls will remain substantially unchanged from the current view. Additionally, the proposed building heights are consistent with what is permitted by the NVSP and the project will be consistent with the average height of the trees in the vicinity of the site.
C.2.A. Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.	The proposed project includes indoor and outdoor guest amenity spaces that can be used for a variety of entertainment and dining uses and will attract guests to the site and encourage social interaction. Additionally, a new sidewalk is proposed along the western property frontage adjacent to Minaret Road which will enhance the pedestrian connectivity.
C.2.B. Maximize opportunities for public spaces that support community interaction, such as outdoor café and restaurant patios, performance and arts spaces, and child activity centers through public-private partnerships.	Refer to response C.2.A.
C.2.C. Encourage development of distinct districts, each with an appropriate density and a strong center of retail, services or amenities.	Refer to response C.2.A. The project proposes a mixed-use development that includes a condominium-hotel, restaurant and lounge spaces, and flexible outdoor spaces. The proposed use is consistent with the uses envisioned by the NVSP for this site. The project would not increase the maximum allowable density of the NVSP.
C.2.D. Preserve and enhance special qualities of districts through focused attention on land use, community design, and economic development.	Refer to response C.2.C.
C.2.E. Ensure that each district center is an attractive destination that is comfortable and inviting with sunny streets, plazas, and sidewalks.	As shown in the Shadow Study in the project plans (Attachment 2, Sheet F.0), the project would not result in significant shadow impacts to the public spaces within the project area and in the areas adjacent to the project. Additionally, existing and future pedestrian or vehicular travelways will require implementation of a snow plowing and cindering plan or the installation of heat traced pavement on any portion of the street or sidewalk that receives less than two hours of mid-day sun for more than a week, in order to maintain safe travel conditions. Furthermore, the public outdoor spaces are located in areas that are open to the south, in order to maximize solar access and minimize shadows, and create comfortable and inviting public spaces.

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.	Refer to response C.2.A. and C.2.C.
C.2.G. Ensure that development in commercial areas provides for convenient pedestrian movement between adjoining and adjacent properties.	The proposed project includes a new sidewalk that will connect to the existing sidewalk near the corner of Minaret Road and Main Street and will run adjacent to Minaret Road along the western property frontage. This sidewalk will help to facilitate the closing of the sidewalk gap that exists along the east side of Minaret Road. This feature will help to improve the pedestrian connectivity in the area.
C.2.I. Achieve highest quality development that complements that natural surroundings by developing and enforcing design standards and guidelines.	The project was reviewed for conformance with the NVSP Design Guidelines.
C.2.J. Be stewards in preserving public views of surrounding mountain, ridgelines, and knolls.	As shown in the photo simulations completed for the project, the public views of the Sherwins and the Knolls will remain substantially unchanged from the current view. The buildings are sited to minimize public view impacts. The building heights at the perimeter of the site are consistent with what would be allowed on adjacent sites pursuant to the zoning designations of those sites and the project complements neighboring land uses by siting the townhome buildings with a lower building height adjacent to the hotel and residential uses to the north and east.
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.	The proposed project will provide a mountain lodge with a unique contemporary design that takes advantage of the surrounding mountain views through the siting of the buildings and the open space areas. The project was reviewed by the Town's Advisory Design Panel (ADP) and revisions were made to the project, which resulted in a higher quality design that reflects the mountain setting. The proposed colors will include a combination of natural earth-tone colors that will be aesthetically pleasing. Additionally, the project is consistent with the height, setback, and site coverage standards of the North Village Specific Plan (NVSP) which help to preserve the public views of the Sherwins and the Knolls. The project complements neighboring land uses by siting the townhome buildings with a lower building height adjacent to the hotel and residential uses to the north and east.

<p>C.2.M. Enhance community character by ensuring that all development, regardless of scale or density, maximizes provision of all types of open space, particularly scenic open space.</p>	<p>Refer to response C.2.J. As shown in the photo simulations completed for the project, the public views of the Sherwins and the Knolls will remain substantially unchanged from the current view. The buildings are sited to minimize public view impacts. The building heights at the perimeter of the site are consistent with what would be allowed on adjacent sites pursuant to the zoning designations of those sites and the project complements neighboring land uses by siting the townhome buildings with a lower building height adjacent to the hotel and residential uses to the north and east. Furthermore, the public outdoor spaces are located in areas that are open to the south, in order to maximize solar access and minimize shadows, and create comfortable and inviting public spaces.</p>
<p>C.2.T. Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.</p>	<p>The project would use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting including a combination of natural stone veneer in a dark charcoal color, horizontal (natural ash wood finish) and vertical (natural cedar wood finish) fiber cement board siding, corrugated metal panels in a gray color, flat metal panels with a charred wood appearance, natural cedar soffits, and board-formed concrete site walls.</p>
<p>C.2.U. Require unique, authentic and diverse design that conveys innovation and creativity and discourages architectural monotony.</p>	<p>Refer to response C.2.L and C.2.T.</p>
<p>C.2.V. Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.</p>	<p>Refer to response Goal C.2 and C.2.J.</p>
<p>C.2.W. Maintain scenic public views and view corridors (shown in Figures 1 and 2) that visually connect community to surroundings.</p>	<p>Refer to response C.2.J. As shown in the photo simulations completed for the project, the public views of the Sherwins and the Knolls will remain substantially unchanged from the current view. Additionally, tree mitigation is required for the removal of all trees larger than 12-inches diameter at breast (DBH) and replanting is required to be with native trees.</p>
<p>C.2.X. Limit building height to the trees on development sites where material tree coverage exists and use top of forest canopy in general area as height limit if no trees exist on site.</p>	<p>As shown in the photo simulations completed for the project, the project has a height that is consistent with the average tree height in the vicinity of the project site. The proposed maximum 56-foot building height is consistent with what is permitted for this site by the NVSP and analyzed in the 1999 SPEIR for the NVSP.</p>
<p>Goal C.3. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.</p>	<p>Refer to response C.2.A and C.2.E.</p>

C.3.B. Require distinctive design features at unique sites such as mountain portals, the terminus of a public view and other important public spaces and social gathering places.	The ADP review of the project resulted in revisions to the southwest corner of the site in order to enhance that important gateway corner and the extended patio area is intended to animate that corner and provide a social gathering space where people can enjoy the views of the surrounding mountains.
C.3.D. Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	Refer to response C.2.A.
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.	Refer to response C.2.A, C.2.E, C.2.L, C.2.T, and C.2.W. Additionally, a sign permit and/or a master sign program (MSP) will be required for all future signage to ensure compatibility of all signage throughout the site.
Goal C.4. Be stewards of natural and scenic resources essential to community image and character.	Refer to response C.2.J and C.2.W.
C.4.A. Development shall be designed to provide stewardship for significant features and natural resources of the site.	Refer to response C.2.W.
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.	Refer to response C.2.W.
C.4.C. Retain overall image of a community in a forest by ensuring that native trees are protected wherever possible and remain an important component of the community.	Refer to response C.2.W.
C.4.D. Retain the forested character of the town by requiring development to pursue aggressive replanting with native trees and other compatible species.	Refer to response C.2.W.
Goal C.5. Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.	An outdoor lighting plan was provided that shows the locations and light fixtures for the project site and requires all light fixtures to be shielded and down-directed. The outdoor lighting plan will be further reviewed for conformance with Section 17.36.030.G, <i>Outdoor Lighting Plans</i> , of the Town's Municipal Code prior to building permit issuance.
C.5.A. Require outdoor light fixtures to be shielded and down-directed so as to minimize glare and light trespass.	Refer to response Goal C.5.

<p>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.</p>	<p>Refer to response Goal C.5.</p>
<p>Goal 6.6. Enhance community character by minimizing noise.</p>	<p>The project is required to comply with the Noise Mitigation Measures specified in Section 5.6 of the 1999 SPEIR for the NVSP. Since the proposed use and intensity of the development is consistent with what was analyzed in the 1999 SPEIR, no increase in the impacts beyond those already anticipated are expected to occur as result of the project.</p>
<p>C.6.A. Minimize community exposure to noise by ensuring compatible land uses around noise sources.</p>	<p>Refer to response Goal 6.6.</p>
<p>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.</p>	<p>Refer to response Goal 6.6.</p>
<p>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.</p>	<p>Refer to response Goal 6.6.</p>
<p>C.6.D. Require development to mitigate exterior noise to “normally acceptable” levels in outdoor areas.</p>	<p>Refer to response Goal 6.6.</p>
<p>C.6.F. Require mitigation of all significant noise impacts as a condition of project approval.</p>	<p>Refer to response Goal 6.6. The project is required to comply with the Noise Mitigation Measures specified in Section 5.6 of the 1999 SPEIR for the NVSP. Since the proposed use and intensity of the development is consistent with what was analyzed in the 1999 SPEIR, no increase in the impacts beyond those already anticipated are expected to occur as result of the project..</p>
<p><b>Neighborhood and District Character Element</b></p>	
<p><i>North Village</i></p>	
<p>Characteristic #1: Viewsheds to the Sherwin Range and the Knolls are preserved.</p>	<p>As shown in the photo simulations completed for the project, the public views of the Sherwins and the Knolls will remain substantially unchanged from the current view. The buildings are sited to minimize public view impacts.</p>

<p>Characteristic #2: Landscape that recalls the Eastern Sierra and establishes scale and street edge.</p>	<p>The proposed site will be landscaped throughout with native trees and shrubs and the area nearest the street will have enhanced landscaping in order to screen the development and establish scale and street edge.</p>
<p>Characteristic #3: Create a sense of exploration using pedestrian-oriented sidewalk, plazas, and courtyards with pedestrian comforts.</p>	<p>Pedestrian connectivity is provided through a sidewalk that runs along the western frontage of the property and via two pedestrian paths that connect to that sidewalk and provide access to the hotel lobby and the restaurant. Additional pedestrian connectivity and animation will be provided through the numerous outdoor plaza areas that will feature a variety of guest entertainment features and views of the surrounding mountains.</p>
<p>Characteristic #4: Easy pedestrian access across main streets.</p>	<p>A new sidewalk will be constructed that runs along the western property frontage adjacent to Minaret Road and will provide connectivity to the existing sidewalk near the corner of Main Street and Minaret Road.</p>
<p>Characteristic #5: Gateway intersection at Minaret Road and Main Street.</p>	<p>The project site is located at this prominent gateway corner and as you turn the corner, you will see the prominent landscaping that steps up to the building façade and the hotel structures that feature unique architecture and a contemporary design.</p>
<p>Characteristic #6: Visitor-oriented entertainment retail district</p>	<p>The site will feature a 4,100 sq. ft. restaurant and a 1,000 sq. ft. lounge bar that will bring in visitors.</p>
<p>Characteristic #7: Active day and evening through all four seasons, designed to achieve a 2-3 hour visit.</p>	<p>The site will be active day and evening through all four seasons through the incorporation of the numerous indoor and outdoor plaza areas that will feature an assortment of activities (i.e., pool, bocce ball, fire pits, etc.). Additionally, the site will feature a 4,100 sq. ft. restaurant and a 1,000 sq. ft. lounge bar that will bring in visitors.</p>
<p>Characteristic #8: Resort and resident activities, amenities, and services.</p>	<p>The site features numerous guest amenities, including a restaurant, fitness center, pool and hot tub, game room, and indoor/outdoor lounge and plaza areas. Additionally, the site will have a central front desk that will address the needs and services of the guests.</p>
<p>Characteristic #11: A variety of resort lodging supported by meeting facilities, outdoor activities and restaurants, arts, culture, and entertainment.</p>	<p>Refer to response C.2.A. The project is a mixed-use condominium-hotel project that will feature numerous guest amenities, including a restaurant, fitness center, pool and hot tub, game room, and indoor/outdoor lounge and plaza areas.</p>

Characteristic #12: Create year-round non-vehicular links to mountain portals.	The proposed sidewalk along the western property frontage will provide a convenient link to the sidewalk on the west side of Minaret Road that connects to the Village Plaza and the Village Gondola.
<b>Land Use Element</b>	
L.1.A. Limit total peak population of permanent and seasonal residents and visitors to 52,000 people.	The maximum proposed project density is consistent with the maximum density allowed by the NVSP for this site (i.e., 198 rooms). Therefore, the project is consistent with the buildout assumptions of the 2007 General Plan.
L.1.B. Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.	Refer to response Goal C.1, C.2.A, C.2.L, C.2.M, and C.2.T.
L.1.C. Give preference to infill development.	The project would occur on an existing infill site located within the Town limits.
Goal L.2. Substantially increase housing supply available to the workforce.	The project is consistent with the options permitted by the Town's Housing Ordinance and utilizes an existing housing credit balance that remains from the development of a previous affordable housing project (i.e., the Aspen Creek Apartments, operational in 2007); these units continue to serve as a valuable affordable housing resource for the community and help to mitigate the housing impacts of the proposed project.
Goal L.3. Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.	Refer to response C.2.A and Characteristic #4. The project will provide pedestrian connectivity to other areas of the North Village and will feature numerous outdoor plaza and path throughout the site.
L.3.A. Achieve a diversity of uses and activities and efficient use of land by maintaining a range of development types.	The project will be the first "micro-unit" condominium-hotel project in Mammoth and will offer a unique mix of unit types and amenities.
L.3.D. Encourage outdoor dining in resort and commercial districts to increase street level animation.	The prominent southwest corner of the site will feature a 4,100 sq. ft. restaurant that has a large outdoor patio component. Additionally, there is a flexible patio space located below the restaurant patio that can be utilized by either guests of the hotel or the restaurant, which will further animate the street level.
Goal L.5. Provide an overall balance of uses, facilities and services to further the town's role as a destination resort community.	The proposed project is a mixed-use development that includes a condominium-hotel, restaurant and lounge spaces, and flexible outdoor areas that can be used for a variety of entertainment uses.

L.5.B. Locate visitor lodging in appropriate areas.	The project is located within the NVSP area. The intent of the NVSP is to develop a visitor-oriented entertainment retail and lodging district. The project would develop a mixed-use project consisting of a condominium-hotel and restaurant and lounge spaces. These uses are consistent with the intent of the NVSP.
L.5.C. Ensure there are an adequate number of units available for nightly rental.	The proposed project is a mixed-use lodging project and all of the units could be available for use as nightly rentals.
L.5.E. Development shall complement and diversify the range of resort community activities and amenities.	Refer to response C.2.A and C.2.C. The project proposes a condominium-hotel use along with restaurant and lounge spaces, a fitness center, pool and hot tub, game room, and other resort amenities.
L.5.F. Require all multi-family, resort, and specific plan development to include activities, amenities and services to support long-term visitation.	Refer to response C.2.A and C.2.C. The project is located with the NVSP area. The proposed project would construct a condominium-hotel, restaurant and lounge spaces, a fitness center, a pool and hot tub, and a game room. Additionally, the units have a kitchen, which further the support of long-term visitation.
Goal L.6. Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.	The project is within the Urban Growth Boundary.
L.6.A. No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary (UGB).	Refer to response Goal L.6.
Land Use Designation: North Village Specific Plan (NVSP): This designation is intended to create a visitor-oriented entertainment retail and lodging district. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development products will provide a wide range of amenities and services that enhance the visitor experience.	The project proposes a mixed-use condominium-hotel lodging product that has a supporting restaurant and lounge bar area. Additionally, the site will have numerous amenities to enhance the visitor experience and support long-term visitation, including, a fitness center, a pool and hot tub, game room, and kitchen within each unit.
<b>Mobility Element</b>	
M.1.3. Emphasize feet first, public transportation second, and car last in planning the community transportation system.	The project is a mixed-use development project that will provide easy pedestrian access to the retail and restaurant uses within the North Village area. Additionally, the project proposes subterranean parking for the hotel and restaurant uses that will be 100% valet parked.
M.5.3. Maintain a Level of Service D or better on the Peak Design Day at intersections along arterial and collector roads.	As indicated in the traffic analysis prepared for the project, impacts from the project would be less than significant with the implementation of the 1999 SPEIR mitigation measures. The project is consistent with the maximum density that was

	analyzed in the 1999 SPEIR, which determined there would be no significant impacts to traffic from the development of the NVSP area, and therefore no impacts are anticipated to occur. The proposed project would not result in any new, different, or potentially adverse traffic and circulation impacts not previously considered and addressed.
M.6.6. Require commercial developments to provide adequate delivery and loading facilities to avoid impeding traffic flow, according to the Town of Mammoth Lakes Zoning Code, Delivery Loading Space Requirements.	The project is required to provide a delivery operational plan and prohibit delivery vehicles from being parked on Minaret Road during unloading.
M.10.1. Ensure that all planning processes identify and implement bicycle improvements and that new development improves existing conditions to meet Town standards.	The project is required to provide a minimum of 35 bicycle parking spaces, of which 30 are required to be for long-term storage and a minimum of five for short-term storage.
Goal M.13. Ensure the financial sustainability of transit.	Since the project is a transient type project, it is required to be annexed into the Town’s transit CFD, which helps to ensure the financial sustainability of the transit system.
Goal M.15. Design parking to meet applicable design goals and minimize negative impacts on pedestrians, bicyclists and transit users.	The parking for the project will be mostly understructure with the exception of the five guest check-in spaces and the nine oversized vehicle spaces and will be 100% valet parked, which will reduce the vehicle traffic on the site. Additionally, the site features only one driveway, which will help to minimize negative impacts on pedestrians and bicyclists.
M.15.3. Encourage new development to provide underground or understructure parking and discourage the development of surface parking through the application of incentives, disincentives, and parking adjustments.	Refer to response Goal M.15.
M.15.5. Require adequate on-site loading and unloading areas for lodging uses and other uses with intensive passenger drop-off demands.	Five guest check-in spaces will be provided on the site and the site will be 100% valet parked.
M.15.6. Require adequate delivery and loading areas for commercial projects and ensure that these activities do not impact access to surrounding streets or properties. This may include delivery and loading areas both in front of and behind structures.	Refer to response M.6.6.
<b>Resource Management and Conservation</b>	
R.4.B. Support and encourage water conservation and recycled water use within private and public developments.	The project will be required to utilize low-flow toilets, faucets, and showers, and water-efficient irrigation systems, per the CA Building Code.

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.	The landscaping will be required to comply with the Town's and the State's Water Efficient Landscape Ordinances and the NVSP Landscape Design Guidelines. The project proposes to use native plants, shrubs, and related groundcover. Native trees with a minimum height of 10-feet will be installed throughout the open space areas.
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.	Refer to response R.4.C.
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.	Impacts to air quality from the proposed project would be similar to those analyzed in the 1999 SPEIR. Those impacts were determined to be significant in the 1999 SPEIR and impacts from the project would contribute to the cumulative air quality impacts on some level. The mitigation measures are intended to reduce dust from construction activities and limit the emissions of particulate matter into the air by prohibiting solid fuel burning appliances.
R.10.E. The Town of Mammoth Lakes will strive to attain and maintain the National Ambient Air Quality Standard (NAAQS) for PM-10.	The Town was re-designated by the United State Environmental Protection Agency (EPA) as in attainment for the federal air quality standard for particulate matter less than 10 microns (PM10) in November 2016.
R.10.G. Reduce air pollutants during construction through implementation of Best Management Practices (BMPs).	Refer to response R.10.D.
R.10.J. No solid fuel burning appliances will be installed within any multi-unit development.	Refer to response R.10.D.
<b>Public Health and Safety Element</b>	
S.3.B. Design buildings so that snow shed, ice shed and snowmelt are not a hazard to people and property.	A snow cornice/icicle management plan will be required to be reviewed and approved by the Mammoth Lakes Fire Protection District and the Town prior to building permit issuance. Additionally, the project has a flat roof design which will facilitate the storage of snow on the roofs and avoids snow shedding issues.
S.3.C. All developments shall provide and maintain adequate on-site snow storage or maintain a Town-approved snow-hauling program.	A snow removal/storage plan is required to be approved by the Community and Economic Development Department and Public Works Department as part of the building permit application.
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.	The project is required to comply with the Wildland Urban Interface requirements. Additionally, conditions of approval have been included which address emergency access, water supply, and construction materials.

S.3.M. Involve local fire department in the development review process.	Refer to response S.3.L.
Goal S.4. Maintain adequate emergency response capabilities.	The proposed project will be required to mitigate increased emergency response times due to construction activity, increased visitation, and project related traffic, particularly on Minaret Road, to the satisfaction of the Mammoth Lakes Fire Protection District.
<b>Noise Element</b>	
Goal 1. To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise.	All short-term, long-term, and cumulative noise impacts were determined to be less than significant in the 1999 SPEIR with the implementation of mitigation measures and the applicable mitigation measures have been included as conditions of approval for the project.
Goal 2. To protect the economic base of the Town by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.	
Goal 3. To preserve the tranquility of residential areas by preventing noise-producing uses from encroaching upon existing or planned noise-sensitive uses.	