# The Clearwater Specific Plan

**Town of Mammoth Lakes, California**

April 7, 2009

**Revised April 21,2010 (DZA 09-001 and DZA 10-002)**

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Prepared for

**Town of Mammoth Lakes, California**

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**by the Town of Mammoth Lakes**

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# 1.0 Introduction

The Clearwater site is located in the Town of Mammoth Lakes, CA, along Old Mammoth Road approximately two blocks south of Main Street (see Figure A, *Vicinity and Location Map*).

The Clearwater Specific Plan establishes land use guidelines and development standards for the Clearwater Specific Plan area. These guidelines and standards provide a framework for development of a cohesive, mixed-use, pedestrian-oriented condominium hotel opportunity that will significantly contribute to the revitalization of the Old Mammoth Road corridor. Implementation of the Clearwater Specific Plan, through adoption by ordinance, shall provide a mechanism for directing and focusing development of proposed projects on the site. After approval of the Clearwater Specific Plan, a tentative map, use permit, and other approvals shall be necessary to implement a project.

## 1.1 Vision and Goals

### 1.1.1 Specific Plan Vision

The Clearwater Specific Plan envisions a pedestrian-oriented mixed use corridor along Old Mammoth Road. The plan provides for a blend of retail, condominium hotel, and conference uses, along with on-site workforce housing for local workers, in addition to a plaza area that provides a venue for a variety of community activities and events.

The vision of the Clearwater Specific Plan enhances the vision for Old Mammoth Road established in the Town of Mammoth Lakes 2007 General Plan. The condominium hotel will provide a contemporary and enjoyable place to stay for Mammoth visitors, central to the multitude of recreational opportunities available in and around the Town of Mammoth Lakes. Visitors and residents alike will be able to utilize the outdoor spaces provided by development within the Clearwater Specific Plan area, including pedestrian walkways, the plaza/outdoor recreation area, and the on-site conference space. The Clearwater Specific Plan establishes multiple means of access to and from the site, including pedestrian circulation, a project-run shuttle to major recreational sites in town, bikeways, and transit operated by the Eastern Sierra Transit Authority (ESTA) and Mammoth Mountain Ski Area (MMSA).

### 1.1.2 Project Background

An initial concept of the Clearwater Specific Plan was presented to the Town of Mammoth Lakes Planning Commission on February 8, 2006. Commissioners gave feedback on their impressions of the proposal, as presented. Key issues identified by the Commissioners at this meeting included pedestrian access and building height. Subsequent amendments have been made to the proposal to address these issues.

In 2007, the North Old Mammoth Road District Special Study (NOMRDSS) was prepared, which established general provisions to guide the planning process for projects in the North Old Mammoth Road area. For a discussion of the Clearwater Specific Plan in relation to the NOMRDSS, see Section 4.2.

### 1.1.3 Specific Plan Goals

The overall goal of the Specific Plan is to create an attractive, pedestrian-friendly, mixed-use condominium hotel opportunity that shall serve to revitalize the economy of the core of the North Old Mammoth Road District area.

Additional goals include the following:

- To provide and encourage a range of transportation options.
- To provide retail and mixed uses that add to Old Mammoth Road's "Main Street" character.
- To develop a more attractive and efficient use of land on the site.
- To provide comfortable, livable, quality workforce housing, well integrated with the neighborhood.

Detailed objectives, along with policies and standards are listed in later sections of this Specific Plan.

## 1.2 Purpose of the Specific Plan

A specific plan is a planning document which establishes the type and pattern of land uses for an identified development project site, which are more specific than those normally provided by either the local General Plan or zoning ordinances. As defined by the State of California Government Code, Article 8, Section 6540, a specific plan includes text and diagrams which specify the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the specific plan.

- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the specific plan, needed to support uses described in the specific plan.

- Standards and criteria by which development shall proceed, and standards for conservation, development, and utilization of natural resources, where applicable.

- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the project or projects described in the specific plan.

In addition, a specific plan includes a statement of its relationship to and conformity with the local General Plan. It is adopted by ordinance, and replaces the existing zoning regulations, effectively becoming the new zoning regulations for the area covered by the specific plan. The specific plan provides a detailed land development plan and zoning requirements, which address site-specific conditions and constraints (State of California OPR, "The Planners Guide to Specific Plans", 1998).

## 1.3 Current Zoning and Land Use Designations

According to the Town of Mammoth Lakes 2007 General Plan, the Clearwater Specific Plan site has a land use designation of Commercial-2 (C-2) (see Town of Mammoth Lakes 2007

General Plan p. 35). The Municipal Code for the Town of Mammoth Lakes designates the site as having a Commercial General (CG) zoning designation. The standards in this specific plan will replace and supersede the existing zoning and land use designations.

Although The Clearwater Specific Plan creates its own development standards, which differ from the existing Town of Mammoth Lakes standards, the Specific Plan nonetheless aims to be consistent with existing standards set forth in the Town of Mammoth Lakes 2007 General Plan.

An environmental impact report (EIR) analyzing both the Clearwater Specific Plan and the proposed project, in compliance with the California Environmental Quality Act (CEQA) guidelines, has been prepared and circulated to the public, and will be certified by the Town Council of the Town of Mammoth Lakes concurrently with its adoption of the Clearwater Specific Plan.

# 2.0 Existing Setting & Conditions

## 2.1 Regional Setting

The Town of Mammoth Lakes is located in the Eastern Sierra in the southern portion of Mono County and is comprised of approximately 2,400 acres of private property surrounded by National Forest lands. Incorporated in 1984, Mammoth Lakes is the largest population center in Mono County. Access to Mammoth Lakes is provided by State Route 203, which meets U.S. Highway 395 approximately two miles east of the Town. U.S. Highway 395 is the major north-south thoroughfare of the Eastern Sierra, providing access to Reno (180 miles north) and Los Angeles (300 miles south).

Mammoth Lakes is renowned for its many varied outdoor recreational opportunities, particularly the alpine skiing opportunities of MMSA. Located immediately west of Mammoth Lakes on National Forest lands, MMSA offers more than 3,000 acres of skiable terrain and draws more than 1.5 million skier visits to Mammoth Lakes each year.

Mammoth Lakes and the Eastern Sierra are also well known for the many summer recreational opportunities offered by the vast acreage of the Inyo National Forest surrounding the town.

As a consequence of its excellent recreational opportunities, the overwhelmingly dominant component of the town's economy is tourism. With the recent change in ownership at MMSA and the anticipated development in the town, the number of visitors to Mammoth Lakes is expected to grow.

## 2.2 The Clearwater Specific Plan Area

The area covered by The Clearwater Specific Plan is in the Eastern Sierra, in the southern portion of Mono County, within the limits of the Town of Mammoth Lakes. The site fronts Old Mammoth Road and is surrounded on the remaining three sides by Sierra Nevada Road, Laurel Mountain Road, and the Mammoth Mall and Krystal Villa East condominiums (see Figure B, *Site Context*). The gross area of the Clearwater site is 6.09 acres. For a description of the parcels composing the Specific Plan area, see Section 3.0.

## 2.3 Existing Site Conditions

Current uses on the Clearwater Specific Plan area include a motel (Sierra Nevada Rodeway Inn) and two former restaurants (Igor 's and Ocean Harvest) (see Figure B, *Site Context*).

The majority of the existing site is covered with parking lots, a motel, closed restaurants, various concrete areas, former tennis courts, and other man-made surfaces. Most of the buildings on the site were constructed in the late 1960's.

The Sierra Nevada Rodeway Inn has 159 bedrooms, consisting of 16 studio-like 1-bedroom units with kitchens, 116 hotel-style 1-bedroom units, and eight 3-bedroom units with kitchens. There are also 3 bedroom areas above the existing office which have been used as employee housing for the maintenance manager, relief manager, and shift manager. There is no hotel-operated shuttle service currently, nor is there a restaurant. Food machines are available and a complimentary continental breakfast is served.

Over the years, the two restaurants have generated substantial traffic. Existing parking lots are not striped and may not comply with disabled parking and signage standards.

Traffic enters the site at several locations and is largely uncontrolled once on the premises; thus, the site as presently operated is not always pedestrian safe. The site is currently used by the community as a venue for outdoor events and a cut-through route for local pedestrians and students to and from school.

## 2.4 Surrounding Uses

Land to the north, east and immediate west of the Specific Plan area is zoned CG in the Municipal Code and has a land use designation of C-2 under the Town of Mammoth Lakes 2007 General Plan. Land to the south of the Specific Plan area is zoned RMF-2, and is designated HDR-2 under the 2007 General Plan.

The Sierra Manors condominiums are east of the Specific Plan area across Old Mammoth Road and have 150 units. Many of the units are occupied by year-round residents. The units are privately owned, and the project is governed by an association of unit owners.

Sierra Park Villas condominiums are to the south of the Specific Plan area across Sierra Nevada Road and have 100 units. This project was built in the 1970's. Most of the units are second homes. The units are privately owned, and the project is governed by an association of unit owners. Some parking for Sierra Park Villas is provided on-street along Sierra Nevada Road as front-in parking.

The Laurel Mountain Professional Center, a relatively new structure housing several businesses, is west of the Specific Plan area across Laurel Mountain Road. Also to the west is an un-named, smaller, apartment building, and the Sierra Park Apartments, which has 19 units.

The Mammoth Mall is adjacent to the Clearwater site to the north. The Mammoth Mall contains a large, two-story L-shaped building, housing business, offices, and retail establishments. The Chart House restaurant is in a separate structure at the northeast corner of the mall.

The Krystal Villa East condominium project, which has 56 units, also abuts the north side of the Clearwater site. This project consists of several adjoined buildings containing the condominium units. None of the units face toward the Clearwater site; however, the southern edge of the buildings is approximately 10 feet from the property line. Units are privately owned, and the project is governed by an association of unit owners.

## 3.0 Project Description

The Clearwater Specific Plan provides for a mix of uses on the site, including hotel or condominium hotel, workforce housing, retail and restaurant facilities, and a plaza/outdoor recreation area. The entire Specific Plan area consists of Parcel 1 (A.P.N. 35-230-05, currently the Sierra Nevada Rodeway Inn site), Parcel 2 (A.P.N. 35-230-06, currently Igor's restaurant site) and Parcel 3 (A.P.N. 35-230-07, currently Ocean Harvest site) of Parcel Map 36-47 per Parcel Map Book 2 Page 5. The gross site area is 6.09 acres.

### 3.1. Conceptual Plan

The Conceptual Plan for the Clearwater site is based on three different land use areas: retail/mixed-use (Land Use Areas 1A and 1B), condominium hotel use and workforce housing (Land Use Area 2), and plaza/outdoor recreation (Land Use Area 3). Conference/meeting space is also permitted by the Clearwater Specific Plan, in Land Use Areas 1 and 2. For the portions of the Clearwater site proposed for each of these land use areas, see Figure C: *Land Use Diagram*. Standards for development in the land use areas are detailed in Section 5.2 of this document.

### 3.2 Design Objectives

The following is a list of objectives for development under the Specific Plan, followed by the policies and standards that shall be used to meet these objectives.

Objective 3.2.1: To create an attractive, pedestrian-friendly, mixed use area

*Policies and Standards:*

- Final design should include pedestrian-friendly streetscapes along Old Mammoth Road.
- Any site plan should utilize pathways that streamline pedestrian connectivity. At least one east-west and one north-south pedestrian connector may be included in the site design of any new development.
- Commercial spaces should be sited along Old Mammoth Road to create a sense of vitality.
- All pedestrian facilities, including plazas, pathways, and other areas, shall have adequate lighting, visible signage, and markings for pedestrian safety.
- All development should provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas, and other streetscape improvements.
- Landscaping, signage, public art, street enhancements, and building design shall result in a more hospitable and attractive pedestrian environment.

Objective 3.2.2: To discourage the use of personal vehicles for transportation around Mammoth Lakes and encourage guests to park their vehicles for the duration of their stays and walk, bike, and use public transit facilities and/or hotel shuttles

*Policies and Standards:*

- Guests shall be provided information on the local transit systems.
- Guests shall have easy access to the local transit stop in front of the site.

- Any project developer shall improve the existing Town of Mammoth Lakes transit stop on Old Mammoth Road in front of the site, which shall consist of construction of a bus shelter built to Town of Mammoth Lakes standards.
- The condominium hotel shall operate a separate shuttle service to MMSA, the airport, the golf courses, Vons (or other major grocery store), and other areas of Mammoth Lakes, in addition to a taxi-call service. Operational details for the shuttle service shall be submitted with a use permit application.
- Bicycle parking and storage shall be provided on-site at a minimum rate of 2 spaces per commercial unit, 2 spaces per 2,500 square feet of plaza space, and 1 space for every 5 condominium /hotel units. If the Town of Mammoth Lakes adopts Town-wide bicycle parking requirements prior to submittal of a use permit for this site, whichever requirements are stricter will apply to development within the Clearwater Specific Plan area. All bicycles racks shall be large enough to accommodate a minimum of 6 bicycles at any one time. Condominium/hotel bicycle parking shall be safe and secure and shall be indoors or within a garage. Workforce housing bicycle parking rates are established in section 7.3 of this plan.
- Changing rooms and lockers shall be provided on-site for employees of the hotel and commercial units who choose to walk or bike to work. The exact configuration and operational details of the changing rooms shall be determined with approval of a use permit.

Objective 3.2.3: Encourage a successful commercial environment in Mammoth Lakes

*Policies and Standards:*

- A project shall provide guests with a variety of information about the skiing, hiking, golfing, and fishing areas, as well as restaurant and commercial facilities available throughout the Town of Mammoth Lakes and the larger community.

Objective 3.2.4: To design building massing so that it is considerate of neighbors and the pedestrian environment

*Policies and Standards:*

- Taller structures shall step back from the perimeter of the site.
- Design shall include varied building heights throughout the site and along street frontages to provide visual interest.

## 3.3 Sustainability Guidelines

All development proposed on the Clearwater site shall incorporate sustainable design features throughout its architectural design and construction to reduce its impact on the environment. Development shall utilize integrated site design and green building features. After completion, any project shall provide green maintenance standards that will also reduce the long-term energy demands and reduce waste from the project (see below).

Sustainable features incorporated into the design include, but are not limited to, the following:

- Redevelopment of a mostly impervious infill site along the historic Old Mammoth Road Corridor.
- Utilization of pervious material, where feasible, to reduce storm water runoff.

- Utilization of native, drought-tolerant plants to reduce water requirements.
- The exact provisions of green maintenance standards shall be established by a Green Project and Landscape Maintenance Plan to be submitted and approved with any project's conditional use permit.
- All appliances throughout any project shall be Energy Star or similar energy efficient appliances. In instances where Energy Star rated appliances are not used, the developer shall provide documentation of the level of energy efficiency of proposed appliances.
- Design with reduced thermal bridging on exterior elements to increase energy efficiency.
- Low-E thermally efficient glass. A plan that identifies where low-e glass will be used shall be submitted with the use permit application.
- Ample daylight and passive solar gain in units with south facing windows that are not shaded by other buildings to reduce the need for artificial light and related energy use.
- Comprehensive recycling storage facilities and a recycling program throughout any project site (see 8.2.1.3).
- Low VOC paints, carpets, caulks and adhesives.
- Reuse or recycling of materials from the existing structures on-site shall be evaluated and provided for, to the extent feasible, with a demolition plan to be submitted with the use permit for any project. This plan should identify which materials are intended to be reused or recycled, and if materials are not proposed to be reused or recycled, it should identify the reason.
- Use of energy efficient HVAC systems.
- Use ventilation systems to reduce air conditioning demand.
- Energy efficient lighting, roofing, and window systems.
- All development shall explore the option of LEED certification or use of LEED construction practices. Evidence of this research and findings shall be submitted to the Town of Mammoth Lakes with a use permit application.
- The developer for all new projects shall consult with the High Sierra Energy Foundation (HSEF), or successor organization, and Edison's Savings by Design (SBD) program and shall provide evidence of these consultations with the use permit submittal. The developer shall provide a report with the use permit application, which identifies the recommendations from HSEF and SBD and illustrates how these recommendations have been responded to in the project design. If recommendations have not been incorporated into the project design, the report should state the reason.

## 3.4 Operations

Operations of a project and its related uses under the Clearwater Specific Plan shall be subject to terms of a conditional use permit, where applicable.

Although individual units will be privately owned, any project will operate like a hotel. There will be a lobby area for check-in, housekeeping service, laundry facilities, and transient occupancy.

Transient occupancy taxes will be remitted to the Town of Mammoth Lakes. The operator will manage the areas typically under the control of and per the level of "quality hotel management." A homeowner association will own and maintain the remaining common areas (see also Section 9.5).

The operation of the hotel or condominium hotel shall include the following services and amenities:

- Reception area with 24-hour supervised front desk and key disbursement.
- A central switchboard connecting to all units.
- Space for a rental management operation.
- The condominium hotel management entity shall have at least five years experience in the hotel management business and shall ensure that all portions of the condominium hotel are maintained and operated in accordance with a quality hotel standard.
- Units will be sold fully furnished with standardized furniture, fixtures and equipment at the time of initial sale.
- Daily housekeeping and linen service.
- Ski and luggage storage.
- Participation in any future Town central reservation and booking system.
- An in-place reservation system.
- Food and beverage operations on the site (restaurant or room service).
- Meeting/conference and/or performance facility, which shall include the following features:
    a. Commercial food and beverage support and prep area for public space. The size of this space shall be based upon the current industry standards for the size of the space to be serviced. These standards shall be provided by the applicant and agreed upon by the Town of Mammoth Lakes.
    b. Divisible and flexible configuration, so that more than one function can be accommodated at the same time.
    c. Pre-function space for registration area/reception area.
    d. Current industry standards for audiovisual, internet and wireless infrastructure, and teleconferencing.
    e. Cooperative booking and management with Town of Mammoth Lakes.
    f. Available for community use and designed to accommodate meetings and/or small performances.
    g. On-site (or access anytime to) A/V equipment (LCD projectors, overheads, etc).
    h. Complement or have the ability to be used in conjunction with the outdoor plaza space.
- Concierge/Guest Services on-site (reservations for restaurants/activities).
- Participation in joint marketing and promotional activities that include the Town of Mammoth Lakes' current marketing, promotional and informational programs.
- Participation in Destination Marketing Organization (membership and/or support).
- Hotel-operated shuttle service.
- Room configuration shall complement the proposed uses for the hotel.

## 3.5. Public Improvements and Circulation

### 3.5.1 Traffic Mitigation

The offsite improvements under the circulation mitigations of the Clearwater Specific Plan EIR for the signals at Sierra Nevada Road and Old Mammoth Road and Azimuth and Meridian Boulevard, if required, shall be entirely funded by the developer and constructed by the Town of Mammoth Lakes (see Section 10.1).

To mitigate traffic at Laurel Mountain Road and Main Street, any traffic improvement along the Main Street corridor that will sufficiently mitigate the level of service impacts at this intersection will be acceptable. It is anticipated that the construction of a signal at USPO/Center Street and Main Street will mitigate this intersection level of service. These improvements are currently in design and planned to be constructed in the 2008/2009 Five Year Capital Improvement Plan by the Town of Mammoth Lakes. In

the event the Town of Mammoth Lakes has not completed the required improvements before a certificate of occupancy is issued, the developer shall provide a schedule to the Town of Mammoth Lakes that will have the improvements completed before the issuance of the first certificate of occupancy.

The developer and/or completed projects shall financially participate in the Town of Mammoth Lakes' annual traffic monitoring program.

The developer shall re-stripe and sign the intersections at Laurel Mountain and Main, Old Mammoth and Main Street, and Tavern Road and Old Mammoth Road to provide a through and left turn lane.

### 3.5.2 Site Access

Main access to the site may be taken from one of two places: at or near the northeast corner of the site or off Sierra Nevada Road. If access is proposed to be taken at the northeast corner of the site via a mid-block connector, main access to underground parking shall also be taken from this vehicular connector. Access is only permitted to be taken from Sierra Nevada Road if access to the parking garage is also taken from this location and cars do not need to go back onto the street in order to access the parking garage. Access to the site is not permitted to be taken from Old Mammoth Road at or near the southeast corner of the site.

Driveways on Sierra Nevada Road located between 75 feet and 100 feet from the southeast corner of the site shall be right-in only. Additional driveways on Sierra Nevada Road located greater than 100' from the southeast corner of the site shall be permitted to be full-access driveways provided that the eastbound left-turn 95$^{th}$ percentile queue at the intersection of Old Mammoth Road and Sierra Nevada Road does not exceed the distance between the southeast corner of the site and any full-access driveway, as specified in the Traffic Impact Analysis.

### 3.5.3 Transit Improvements

A transit stop turnout shall be provided with the improvements to Old Mammoth Road to replace the existing stop at the east side of the Clearwater site. A transit shelter shall be included consistent with the Town of Mammoth Lakes' standards and guidelines.

For all transient uses (condo/hotel units), the developer and the owners' association, if formed, shall execute a transit agreement with the Town of Mammoth Lakes prior to recordation of the final map. If no owners' association is formed at that time, the developer shall demonstrate, subject to review and approval of the Town of Mammoth Lakes Attorney, the ability to bind future homeowners to the transit agreement and shall execute the agreement on their behalf. The developer shall be subject to an annual payment per residential unit, or an amount as adjusted for inflation. The annual payment shall be adjusted annually for inflation using the Los Angeles/Riverside Consumer Price Index. The transit service agreement, when executed, shall be recorded in the Official Records of Mono County and shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project. Once recorded, the agreement can be modified only by mutual written agreement of the Town of

Mammoth Lakes and the owners' association when formed and the service shall not be discontinued for any reason without an amendment to the agreement.

### 3.5.4 Street Improvements

At a minimum, the applicant shall be required to make street and/or sidewalk improvements consistent with the standards of the Public Works Department in place at the time of submittal of a use permit. Any additional improvements that the applicant wishes to make shall be consistent with the descriptions in this section.

All street improvements shall be consistent with the street sections approved as Appendix IV to this plan, unless otherwise approved by the Public Works Director. Additional requirements related to improvements are below.

The west side of Old Mammoth Road shall be improved to include on-street parking, a transit turnout, a bike lane, one through lane in each direction and a center turn lane. Landscaping, streetlights, and sidewalk shall be included. Easements shall be granted for any additional sidewalk right-of-way required. Dimensions of all improvements shall be consistent with the Town of Mammoth Lakes' street sections. The right-of-way along the west side of Old Mammoth Road shall be expanded to 40 feet to the centerline, to allow the upgrade of the artery to a "complete street".

The Specific Plan area side of Sierra Nevada Road and Laurel Mountain Road shall be improved to include a curb and gutter with 8-10 foot sidewalks (minimum 6-foot clear), 9-foot parallel parking bay, 5-foot bike lane, and an 11-foot travel lane. Easements shall be granted for any space needed to accommodate the required public sidewalks.

The property currently is within the Old Mammoth Road benefit assessment district for maintenance and snow removal along Old Mammoth Road. The limits of the maintenance district shall be expanded to include the frontages along Sierra Nevada Road and Laurel Mountain Road.

Two east-west connectors shall be constructed from Old Mammoth Road to Laurel Mountain Road: one vehicular, one pedestrian. A north-south pedestrian connector shall be provided from Sierra Nevada Road to the northern property boundary. The vehicular connector shall provide for internal vehicular and pedestrian circulation, tour busses, and delivery vehicles. Pedestrian access through the site shall be made available to the general public by way of a public access easement, but shall be maintained by the hotel operator. Pedestrian connectors shall have a minimum clear width of 8 feet, or 26 feet if the connector is required by MLFPD to be used for fire access.

The vehicular connector shall include a sidewalk and shall have a 40-foot right-of-way that will be offered to the Town of Mammoth Lakes via an irrevocable offer of dedication (IOD) for use as a public road. The road shall be named, and the name shall be approved by the Town of Mammoth Lakes and the MLFPD. The vehicular connector shall be improved to include a curb and gutter on both sides and shall have 6 – 10-foot sidewalks (minimum 6-foot clear) on the Specific Plan area side of the road. The road shall be a one-way westbound road, but it may be two-way from Laurel Mountain Road to the entrance of the parking structure. Heat tracing or an

alternative suitable automatic method of ice removal, that shall be approved by the Public Works Director, shall be provided for all pedestrian and vehicular travelways that receive less than two hours of mid-day sun for more than a week, have a slope of 10% or greater, and/or ice prevalent areas of the street and sidewalks, as deemed necessary by the Public Works Director. The street may be accepted by the Town of Mammoth Lakes for maintenance provided there is a maintenance district formed for funding these activities.

Where one-way, the vehicular connector shall be constructed with a 10-foot parallel parking/loading/unloading/bus parking lane and one 14-foot travel lane (see Appendix III). If two-way, the road shall have two drive lanes of at least 11 feet with 5-foot shoulders.

Deviation from the above requirements may be acceptable upon approval by the Public Works Director.

### 3.5.5 Storm Drainage

Curb and gutter improvements are required along the property frontages. All new curb and gutter shall be consistent with the Town of Mammoth Lakes Public Works standards. The design of the improvements shall provide for adequate drainage along all fronting streets. The existing drainage inlets at the intersection of Old Mammoth Road and Main Street shall be expanded with the first phase of development, if a project creates any additional runoff.

The drainage improvements for any project shall include drainage improvements that provide positive drainage from the intersection of Sierra Nevada Road and Laurel Mountain Road, and Old Mammoth Road and Sierra Nevada Road, and increase the capacity of the inlets at Old Mammoth Road and Main Street.

All new development shall comply with the requirements and standards of the Regional Water Quality Control Board, Lahontan District, for the retention and treatment of storm water, including meeting the infiltration requirements of the Board.

### 3.5.6 Sewer and Water

Sufficient sewer and water infrastructure is in place to meet the demands of development. Laterals shall be extended to the site to serve a project's needs.

### 3.5.7 Dry Utilities

All existing, on-site overhead utilities serving the property and all existing overhead utilities within the property and along the property frontage, shall be placed underground. All necessary permits shall be obtained from the Town of Mammoth Lakes and other agencies prior to any work commencing.

### 3.5.8 Phasing

A phasing plan for the construction of the public improvements shall be prepared by the developer and evaluated by the Community Development and Public Works Department staff with a tentative map or use permit application for the first phase of

development for any project. All public and private improvements shall be constructed as necessary as development occurs.

Any approved phasing shall provide that construction work and traffic control be scheduled and constructed to provide for a minimum of inconvenience and a maximum of safety to the public vehicular and pedestrian traffic. Multi-seasonal impacts to the public sidewalks and streets shall not be approved. All work shall comply with the mitigation measures established in the EIR.

### 3.5.9 Public Facilities

Public facilities and infrastructure (restrooms, drinking fountains, etc.) shall be provided with the capacity to serve events in the plaza area. Capacity for the plaza shall be determined by the Tourism and Recreation Department during the use permit phase, and the facilities and infrastructure provided shall be based on the current industry standard at the time of use permit submittal.

## 3.6 Community Benefits

The Clearwater Specific Plan may provide numerous benefits to the community, which may include, but are not limited to the following:

- A plaza/outdoor recreation space for public events, fairs, etc.
- A vibrant pedestrian streetscape/retail experience.
- Transit stop and shelter improvements shall be made by any project developer, consistent with Town of Mammoth Lakes standards.
- Site design should include east-west and north-south pedestrian connections.
- Site design should include at least one east-west vehicular connection with a sidewalk.
- Conference space.
- Street widening, new sidewalks, bike lanes, and other improvements to the Laurel Mountain Road, Sierra Nevada Road, and Old Mammoth Road frontages shall be included in projects under the Clearwater Specific Plan to contribute to establishing “complete streets”.

The above-mentioned community benefits are optional and the applicant may choose to include some or all of them as part of a future use permit proposal with the intent of achieving density of more than 40 hotel rooms per acre (see also 5.2.3).

### 3.6.1 Community Benefits for Old Mammoth Place Project

For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005, Adjustment 09-004 and District Zoning Amendment 09-001, the portion of the project that qualifies as community benefits are as follows:

- Outdoor plazas and public open spaces (Old Mammoth Square, Market Commons, The Grove and Cascade Park but excluding the River Terrace).
- Mid-block connector and widening of Old Mammoth Road.
- Retail/Restaurant Space (32,000 of the total 40,000 square feet of such area is regarded as a community benefit.)

- Meeting/Conference Space (6,400 of the total 9,500 square feet of such area is regarded as a community benefit.)
- Portions of the underground parking spaces. Specifically, 100% of the parking spaces for the commercial and restaurant areas, 50% of the parking spaces for the hotel and residential areas, and none of the parking spaces for the workforce housing, are counted as community benefits.

The portion of development within the Specific Plan that is approved as either incentive density or as a community benefit, as defined in this Section, by the Planning Commission or the Town Council pursuant to the Town's "Community Benefits/Incentive Zoning (CB/IZ) Policy" shall be exempt from the payment of Development Impact Fees, Public Art Fee and Program requirements, and Workforce Housing Ordinance requirements. The portions of the development within the Specific Plan that are proposed as part of the base density or as square footage that does not qualify as a community benefit shall be subject to the applicable Development Impact Fees, Public Art Fee and Program requirements, and Workforce Housing Ordinance requirements. For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005 and Adjustment 09-004, the amount of the fee or requirement shall be based upon the formulas in effect when the above-mentioned development applications were deemed complete (November 9, 2009), or if the formulas are adjusted downward between November 9, 2009 and one year after the development project was approved (April 21, 2011), then the fees and requirements applicable to the development shall be based upon the formulas in effect on April 21, 2011.

# 4.0 Relationship to Other Planning Documents

## 4.1 Consistency with the Town of Mammoth Lakes 2007 General Plan

Development in Mammoth Lakes is presently regulated by the Town of Mammoth Lakes 2007 General Plan. The Clearwater Specific Plan is proposed to be consistent with this plan. However, a General Plan amendment and district zoning amendment will be required to change the zoning and land use designations from CG and C-2 to Clearwater Specific Plan.

The Town of Mammoth Lakes 2007 General Plan states that "the Main Street, Old Mammoth Road and Shady Rest areas should invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial and workforce housing" (p. 24). The Clearwater Specific Plan lays the groundwork for this type of environment, with guidelines and standards for commercial lodging, workforce housing, and possible retail/mixed-use, conference center, and plaza/outdoor recreation space along Old Mammoth Road.

The Town of Mammoth Lakes 2007 General Plan further directs that "uses should be mixed to allow offices, residential housing and visitor accommodations above ground floor retail" (p.24). The Clearwater Specific Plan establishes retail/mixed-use along Old Mammoth Road and places condominium hotel uses above and around the ground floor commercial.

The Town of Mammoth Lakes 2007 General Plan also portrays the Old Mammoth Road corridor as a "mixed-use 'Main Street' development pattern" (p. 25). The Clearwater Specific Plan enacts this vision. The conceptual land use plan orients ground-floor retail and mixed-uses along Old Mammoth Road, creating a "Main Street" area. The Clearwater Specific Plan also establishes lodging and workforce housing uses at a pedestrian-oriented scale and density.

## 4.2 Consistency with North Old Mammoth Road District Special Study (NOMRDSS)

The NOMRDSS establishes guidelines for development along and surrounding the North Old Mammoth Road corridor, including the Clearwater site. The development standards set forth in the Clearwater Specific Plan are consistent with the guidelines suggested in the NOMRDSS.

The Clearwater Specific Plan establishes a framework for development that is consistent with the form and context recommended under the NOMRDSS. The Specific Plan helps to enhance the economic vitality of the district by orienting retail/mixed uses along Old Mammoth Road. The Clearwater Specific Plan also emphasizes the creation of a pedestrian-orientated project, and this location will become an integral and key connective element to the Old Mammoth Road Commercial District with its pedestrian friendly atmosphere and streetscapes.

The Clearwater Specific Plan also follows the planning standards set forth by the NOMRDSS for building setbacks and step backs, massing, and building height. The Clearwater Specific Plan conforms to the height step backs recommended in the NOMRDSS. The Clearwater Specific Plan maximum height zones are well within the step backs established under the NOMRDSS. In addition, the Clearwater Specific Plan concentrates building heights to the center of the site, and ensures that heights along the perimeter of the Clearwater site do not exceed 35 feet.

## 4.3 Consistency with Town of Mammoth Lakes Municipal Code

The development standards set forth in the Clearwater Specific Plan are consistent with the Town of Mammoth Lakes Municipal Code's standards for development zoned Commercial General, with the exception of maximum allowable height, maximum site coverage, and the required parking. The discrepancies and rationale are explained below.

*Height*
Municipal Code Section 17.20.040.G sets maximum height at 35 feet, with a possible allowance of up to ten additional feet for understructure parking. Under the Clearwater Specific Plan, sections of the site are permitted additional height to 55 feet, with architectural appurtenances permitted to an additional two feet. The additional height allows for an increase in amenity areas, such as outdoor plazas, pedestrian walkways, and/or landscaping. The higher zones are set to the center of the site to minimize impacts on surrounding properties.

*Site Coverage*
The Municipal Code sets maximum site coverage for all developed impervious surfaces at 70%, where site coverage is defined as "the area of a lot covered by all structures and impervious surfaces, including decks, driveways, walkways and parking areas" for land designated CG. The Clearwater Specific Plan also proposes maximum site coverage of 70%, but site coverage is defined as "the percent of lot area that may be covered by buildings or structures. Subterranean or podium structures topped by landscaped open areas (of at least a minimum dimension of 10' x 10' x 4' deep) shall not be considered structures for purposes of calculating lot coverage." This allows for building massing to be consistent with the intent of the Municipal Code, but permits more urban improvements that would otherwise count toward site coverage, such as pedestrian connectors and plazas to be constructed. The Specific Plan also requires infiltration to mitigate stormwater runoff.

*Parking*
The Clearwater Specific Plan requires parking to be provided at a rate consistent with the existing Municipal Code for condominium hotel uses, however, it allows the developer the ability to negotiate a lower parking rate during the use permit phase provided that the site is annexed into a parking district. Additionally, this plan establishes a consistent parking rate for all commercial uses, with the exception of full-service restaurant, which will allow maximum flexibility for future commercial uses on this site. Parking requirements of the Clearwater Specific Plan are discussed in Section 5.2.9 of this document.

# 5.0 Land Use

The purpose of this section is to describe the proposed land uses for the Clearwater Specific Plan area, to identify the objectives and policies for those land uses, and to establish the land use standards for development.

## 5.1 Land Use Objectives, Policies and Standards

This section defines the objectives of the land uses in the Clearwater Specific Plan, followed by the policies and standards proposed to support those objectives.

Objective 5.1.1: To support the needs of the Town of Mammoth Lakes as a premier destination resort community

*Policies and Standards:*

- A project shall provide additional "hot beds" for tourists.
- A project shall provide additional transient occupancy options to the Town of Mammoth Lakes.

Objective 5.1.2: To improve the efficiency of land use on the site

*Policies and Standards:*

- Underground parking shall minimize the amount of surface level parking, while still maintaining more than adequate parking on the site.
- All residential parking shall be underground.

Objective 5.1.3: To improve the visual quality of the streetscape along Old Mammoth Road

*Policies and Standards:*

- A project should replace current deteriorated and scattered buildings, and parking area, with street-front pedestrian-friendly mixed-uses.

Objective 5.1.4: To enhance the pedestrian experience along Old Mammoth Road and throughout the area

*Policies and Standards:*

- A project shall serve as a transition zone along Old Mammoth Road between Meridian and Main Street, increasing a pedestrian's sense of connectedness.
- A project shall provide pedestrian-oriented, mixed-use residential units, and may provide commercial uses for guests and residents.

Objective 5.1.5: To improve both vehicular and pedestrian circulation patterns and foster use of public transportation

*Policies and Standards:*

- A project shall provide convenient access to ESTA and MMSA transit stops.
- A project may be designed with a minimum of two pedestrian pathway connections through the site, one east-west and one north-south.
- A project may provide a minimum of one east-west vehicular mid-block connector with a sidewalk.

Objective 5.1.6: To provide housing for employees

*Policies and Standards:*

- Developer shall comply with the Town of Mammoth Lakes' Workforce Housing Mitigation Ordinance (see 7.0, *Housing*).

Objective 5.1.7: To bring more jobs and housing to the North Old Mammoth Road District

*Policies and Standards:*

- Required workforce housing shall be provided on-site.
- Retail/commercial and hotel uses should provide new jobs.

Objective 5.1.9: To contribute to the overall revitalization of the Old Mammoth Road corridor

*Policies and Standards:*

- A project shall orient retail uses toward Old Mammoth Road.
- A project shall attract visitors, shoppers, and diners to Old Mammoth Road to help support local businesses.
- A project shall enhance the connections to and between recreation amenities as identified by the Mammoth Lakes Trails and Public Access (MLTPA) GIS Inventory Contract (GIC) points (see Appendix VI) and other recreation destinations so as to maximize the integration of residential, commercial, and recreational uses.

## 5.2 Development Standards

All development within the Clearwater Specific Plan boundaries shall be subject to the following requirements and standards. Except as specified herein, all requirements of the Town of Mammoth Lakes Municipal Code shall apply.

### 5.2.1 Land Use Designations

There are three land use designations under The Clearwater Specific Plan:

- Land Use Area 1: Retail/Mixed-Use: Retail and residential uses are permitted in this area.

- Land Use Area 2: Residential: A building or combination of buildings that function as a hotel with privately-held condominium hotel units or traditional hotel units and a building or buildings and related appurtenances for housing workers serving the community.

- Land Use Area 3: Plaza/outdoor recreation: Paved, open-air events venue with a central/southeastern location on the project site; possible site for outdoor recreation uses.

Additionally, conference space may be provided in either the retail/mixed use area, the condominium hotel area, or some combination of these areas. The land uses permitted by the Clearwater Specific Plan and the various elements of the site are illustrated in *Figure C, Land Use Diagram*.

### 5.2.2 Permitted Uses

The following is a discussion of the uses permitted within each land use area of the Specific Plan area:

Land Use Area 1 – Retail/Mixed Use: This designation allows for retail commercial uses, with the option of including condominium hotel or other commercial uses above the retail.

Land Use Area 2 – Residential: This designation allows for visitor-oriented, major lodging activities and accessory activities, including retail shops, restaurants, bars, recreational facilities, pools, and spas. This land use area also permits workforce housing units that may be either for rent or for sale and accessory uses.

Land Use Area 3 – Plaza/outdoor recreation: This designation allows for open-air, paved areas for use in public events and other community functions. Recreational uses will be also permitted within this designation, and may include an ice rink or snow play area.

*Table 1: Permitted Uses by Land Use Area*
P – Permitted use
A – Administrative permit required
U – Use permit required
S – Administrative permit for events required (through Tourism and Recreation Department)
- – Not permitted

| | **Land Use Areas** | | |
|---|---|---|---|
| | **1** | **2** | **3** |
| **Office and Related Uses** | | | |
| Administrative, real estate, clerical, leasing and sales, and professional services | P | - | - |
| Financial institutions | P | - | - |
| Live/work spaces | P | - | - |
| Medical, dental and related health service for humans including laboratories, clinics, physical therapy and massage; only the sale of articles clearly incidental to the services shall be permitted. | P | - | - |
| Property management offices | P | U* | - |
| Public utility service offices | P | - | - |
| Studios for professional work or teaching | A | - | - |

| | Land Use Areas | | |
|---|---|---|---|
| | 1 | 2 | 3 |
| **General Commercial Uses** | | | |
| Amusement arcades, bowling alleys, and billiard halls | U | - | - |
| Art galleries | P | - | - |
| Art studios or workshops | A | - | - |
| ATM | P | - | - |
| Bakeries, retail | P | - | - |
| Barber and beauty shops, salons, and spas | P | - | - |
| Bicycle sales, rental and service | P | - | - |
| Blueprint and photocopy services | P | - | - |
| Catering establishments | P | - | - |
| Cocktail lounges, bars, or taverns | A | - | - |
| Convenience markets, neighborhood grocery stores | P | - | - |
| Dance studios | P | - | - |
| Delicatessen | P | - | - |
| Drug stores and pharmacies | A | - | - |
| Furniture stores, repair and upholstery | A | - | - |
| Hotels | U | U | - |
| Laundry pickup and delivery agencies and self-service laundries | A | - | - |
| Liquor sales | A | - | - |
| Nightclubs/dancing | A | - | - |
| Outdoor food vendors | A | - | A |
| Photography studios | A | - | - |
| Printing shops and publishing | P | - | - |
| Restaurants, full service | A | - | - |
| Restaurants, indoor dining only | P | - | - |
| Restaurants, outdoor dining permitted | A | - | - |
| Restaurants, take-out | P | - | - |
| Retail | P | - | - |
| Seasonal outdoor retail | A | - | - |
| Specialty foods, fewer than 20 seats | P | - | - |
| Supermarkets (10,000 square feet, minimum) | U | - | - |
| Theaters | U | U | - |
| **Residential** | | | |
| Condominium Hotel | U | U | - |
| Deed restricted apartments for rent | U | U | - |
| Deed restricted condominiums | U | U | - |

| | Land Use Areas | | |
|---|---|---|---|
| | **1** | **2** | **3** |
| **Public and Quasi-Public Uses** | | | |
| Conference/meeting facilities | U | U | - |
| Cultural center | P | - | - |
| Day nurseries and nursery schools | A** | A | - |
| Governmental offices and facilities | P | - | - |
| Public parks | U | U | U |
| Public plaza | U | U | U |
| **Utilities and communication** | | | |
| Cell tower or antennae | U | U | - |
| Radio/TV station | U | - | - |
| Solar panels | P | P | - |
| Other alternative energy generators | U | U | - |
| **Accessory Uses** | | | |
| Bar or lounge, within a hotel | - | U | - |
| Bus parking, loading/unloading | - | U | - |
| Hotel lobby | U | U | - |
| Kitchen/prep area | - | A | A |
| Parking facilities, underground | U | U | U |
| Parking, surface | - | U | - |
| Pool/spa | - | A | A |
| Recreational facilities for hotel guests | - | A | A |
| Restaurant, within a hotel | - | A | - |
| Retail, within a hotel | - | A | - |
| Snow removal equipment within a fully enclosed building | - | U | - |
| Other accessory commercial uses within a hotel | - | U | - |
| **Recreational Uses** | | | |
| Ice rink | - | - | U |
| Snow play area | - | - | U |
| **Temporary Uses** | | | |
| Farmer's market | - | - | A |
| Outdoor food vendors | - | - | A |
| Special Events and activities (also see Municipal Code Section 17.32.075) | - | - | S |
| **Other Uses** | | | |
| Other commercial uses as may be determined by the Community Development Director or staff to be similar to and no more detrimental than existing permitted uses in any commercial zone. | | | |

*For workforce housing only

** Not permitted to front onto Old Mammoth Road

Land use area boundaries are permitted to overlap up to 50 feet in order to permit flexible site design.

### 5.2.3 Density

The base density shall be 40 hotel rooms per acre. At the time of adoption of this Specific Plan, the Town Council intended to adopt policies regarding "population at one time (PAOT)" and "community benefits and incentive zoning," consistent with the goals and policies set forth in the 2007 General Plan. Policy L.5.G of the General Plan reads as follows:

> *In the C-1 and C-2 Designations, density may be increased to no more than twice the density for hotel, motel, and similar transient lodging projects that specifically enhance the tourism, community, and environmental objectives of the Town of Mammoth Lakes. This enhancement must be through the provision of amenities, services, and/or environmental benefits above and beyond those required to meet the incremental demands of the project. These amenities, services, and environmental benefits include, but are not limited to those listed under "Community Character" on page 24 of this General Plan. Any such increase shall further the Community Vision, shall be consistent with the discussion of "Build-out" on page 37 of this General Plan, shall be consistent with approved District Plans, and shall be subject to such rules, processes, and findings as may be adopted by the Town Council in its sole discretion.*

This Specific Plan shall allow existing and future policies to be applied through the use permit application process to justify a density of more than 40 hotel rooms per acre. Density above the base density, up to a maximum of 80 hotel rooms per acre, may be granted based upon criteria established by the Town Council pursuant to any "PAOT" and/or "Community Benefits and Incentive Zoning" policy. For the purpose of considering increased density up to 80 units per acre, this Specific Plan contemplates the community benefits listed below to be among those that may be determined to be desired by the Town of Mammoth Lakes and may be appropriate for the site. The final community benefits will be determined pursuant to future policy and will be applied during use permit application.

- Indoor meeting and conference space.
- Outdoor public events plaza.
- Commercial, retail, and restaurant uses along Old Mammoth Road.
- Underground parking.
- Pedestrian and vehicular mid-block connectors.
- Dedication of property for the purpose of improving public rights-of-way and sidewalks and the achieving "complete streets."
- Public access to the events plaza and mid-block connectors secured through easements.

All workforce housing that meets the requirements of the Town of Mammoth Lakes and Mammoth Lakes Housing shall be exempt from density calculations.

Other non-residential uses are permitted in the 6.09 acre Clearwater Specific Plan area (see 5.2.2: Permitted Uses), and do not count toward overall density.

The portion of development within the Specific Plan that is approved as either incentive density or as a community benefit (see Section 3.6.1) by the Planning Commission or the Town Council pursuant to the Town's "Community Benefits/Incentive Zoning (CB/IZ) Policy" shall be exempt from the payment of Development Impact Fees, Public Art Fee and Program requirements, and Workforce Housing Ordinance requirements. The portions of the development within the Specific Plan that are proposed as part of the base density or as square footage that does not qualify as a community benefit shall be subject to the applicable Development Impact Fees, Public Art Fee and Program requirements, and Workforce Housing Ordinance requirements. For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005 and Adjustment 09-004, the amount of the fee or requirement shall be based upon the formulas in effect when the above-mentioned development applications were deemed complete (November 4, 2009), or if the formulas are adjusted downward between November 4, 2009 and one year after the development project was approved (April 21, 2011), then the fees and requirements applicable to the development shall be based upon the formulas in effect on April 21, 2011.

### 5.2.4 Site Coverage

Site coverage is defined as: the percent of lot area that may be covered by buildings or structures. Subterranean or podium structures topped by landscaped open areas (of at least a minimum dimension of 10' x 10' x 4' deep) shall not be considered structures for purposes of calculating lot coverage.

Maximum site coverage for all developed impervious surfaces shall not exceed 70%.

Sufficient area(s) shall be set aside for storm water infiltration to meet the requirements of the State Water Quality Control Board, Lahontan District.

### 5.2.5 Building Separation

Building separations shall be in accordance with the 2007 California Building Code for all land use areas. These separations shall be based on occupancy, building type, and other considerations.

If increased separation is required per the Mammoth Lakes Fire Protection District or other agencies, these standards shall take precedence.

### 5.2.6 Building Height

The maximum allowable building height is established through assigned Building Height Zones (see Figure D, *Maximum Building Height Zones*). The maximum allowable heights for these zones are defined in Table 2, below. All height that exceeds 35 feet is discretionary, and shall be approved by the Town of Mammoth Lakes Planning Commission.

Architectural appurtenances are permitted to extend an additional 2 feet beyond stated maximum height in any zone.

*Table 2: Maximum Allowable Building Height by Zone*

| Height Zone | Maximum Allowable Height |
|---|---|
| Zone 1 | Maximum 55 feet |
| Zone 2 | Maximum 45 feet |
| Zone 3 | Maximum 35 feet. Building heights along street frontages shall be varied to allow for architectural interest within the pedestrian realm. |

### 5.2.7 Setbacks

Setbacks shall be in accordance with the North Old Mammoth Road District Special Study. Street improvements may necessitate the dedication of right-of-way; setbacks are then measured from the ultimate right-of-way, unless otherwise stated.

Driveway surfaces may be built within building setback areas.

*Table 3: Setbacks*

| Setback from | Minimum setback distance from right-of-way (unless otherwise stated) |
|---|---|
| Old Mammoth Road | Maximum range from 0 – 5 feet from sidewalk* |
| Sierra Nevada Road | 10 feet |
| Laurel Mountain Road | 10 feet |
| Other properties | 10 feet |

*Outdoor dining is permitted on the sidewalk pursuant to Section 5.2.2 and if there is a minimum 6-foot clearance for sidewalks from all objects.

### 5.2.8 Parking

The Clearwater Specific Plan requires that parking be provided for uses at a minimum of the following rates:

*Table 4: Parking Provision Rate by Use*

| Land Use | Minimum rate of parking provision |
|---|---|
| Condominium Hotel | One space for every guest room |
| | Guest parking: One space per 20 rooms |
| | Management parking: Two spaces |
| Workforce Housing | One space per studio or 1-bedroom unit |
| | Two spaces per 2-3 bedroom unit |
| | .5 guest spaces per unit – 1st 12 units |
| | .25 guest spaces per unit – 13th-48th units |

| | |
|---|---|
| Retail and Commercial | One space per 250 square feet |
| Restaurant (full service only) | One space per 150 square feet |
| Conference | No on-site parking requirement (see below) |
| Plaza/outdoor recreation space | No on-site parking requirement (see below) |

A tandem parking configuration will be permitted for spaces in the understructure facility. In cases where a tandem parking plan is implemented, parking shall be provided through a central, valet-operated system. Under this system, valet staff will park guests' and visitors' vehicles in the understructure parking garage.

Additional Parking Standards:

- Maximum gradients for private driveways, ramps, and aisles within the parking structure shall not exceed 10 percent.

- Any valet parking, tandem parking, or lift stacked parking requires a use permit and Planning Commission approval in accordance with the Municipal Code. All spaces assigned for retail uses shall not be valet parked.

- On-site parking requirements for the Specific Plan area may be reduced if the developer requests and is annexed into a parking district and pays all required in-lieu fees. Reduction of parking requirements shall require approval of a use permit.

- Parking spaces may be shared among conference, restaurant, and retail uses, as necessary, to accommodate shifts in demand among these uses throughout the day. A shared parking plan shall be submitted and approved with a use permit with a study identifying how shared parking will operate.

- Parking for public use of conference center space and/or plaza/outdoor recreation space may be accommodated through shared parking and/or through off-site parking if an event management plan is submitted with a use permit, which includes the following information about the anticipated types of events that may take place in these venues: a description of the events, the proposed hours of use, the estimated total attendance, and estimated number of vehicles. A parking management plan citing locations to be used for event parking (shared on-site parking and/or off-site parking), which may include use of the public parking facility located on Old Mammoth Road and Tavern Road, shall be included with the parking management plan.

- Where the application of the off-street parking requirements results in a fractional number of spaces, a fraction of one-half or greater shall be resolved to the next higher whole number.

- The Clearwater Specific Plan area shall include a bus loading and drop-off facility and overnight parking with electrical plug-ins for at least two busses.

- Facilities shall be provided for service and delivery vehicles related to the Clearwater Specific Plan area's permitted uses, and shall be designed in

accordance with requirements of the Town of Mammoth Lakes Municipal Code and applicable 2007 California Building Code standards. Delivery vehicles and unloading activity shall not impede traffic flow at any time. A delivery management plan will be required to be approved with a use permit.

- The site shall be designed with at least one truck loading bay built to a minimum length of 65 feet from the back of the sidewalk to the dock. Any second truck loading bay shall be a minimum of 40 feet long from the back of the sidewalk to the dock. If no dock is proposed for either bay, then an additional 5 feet shall be included for loading/unloading at the rear of the truck.

- Handicap parking and its relationship to the retail and other amenities needs to be taken into consideration.

- Surface parking should be time-limited to prevent guests of the local residents or of visitors to the site from parking this area for extended periods.

### 5.2.9 Snow Storage and Removal

Any areas designated as snow storage are to be a minimum of ten feet wide and deep at the smallest dimension, and shall be readily accessible and usable. The areas are to be unpaved, and be substantially free and clear of obstructions (trees, tanks, boulders, and utilities). All development shall design buildings so that snow shed, ice shed, and snowmelt are not a hazard to people and property.

A snow management plan is required to show snow storage areas, snow melt areas, and how snow shall be removed from the site. This plan shall propose methods that will minimize environmental damage while optimizing road and pedestrian safety. It shall also show how any new development provides sufficient snow storage areas consistent with the Town of Mammoth Lakes Municipal Code for commercial zones.

### 5.2.10 Signage

Regulations governing the establishment and display of signs within the Clearwater Specific Plan shall be in accordance with the Town of Mammoth Lakes Municipal Code. Additionally, a master sign plan for the Specific Plan area is required to be submitted to and approved by the Town of Mammoth Lakes before any signs are installed, and all signage shall be in accordance with that plan and shall coordinate with Town of Mammoth Lakes' wayfinding signage.

### 5.2.11 Lighting

All projects developed under the Clearwater Specific Plan shall comply with the Town of Mammoth Lakes lighting ordinance and lighting policies established by the 2007 Town of Mammoth Lakes General Plan.

### 5.2.12 Public Art

The developer shall be required to use some portion of the required Public Art Fee to provide art on-site. Art should be incorporated into the design of public spaces such as the plaza and the streetscape.

The developer should consider the possibility of a utilitarian function of on-site public art. This could include integration into paver designs, sidewalk murals, benches, drinking fountains, manhole covers, etc. The developer should work with the Public Arts Commission (PAC) to ensure that proposed art is consistent with the PAC's goals for public art in Mammoth Lakes.

The portion of development within the Specific Plan that is approved as either incentive density or as a community benefit (see Section 3.6.1) by the Planning Commission or the Town Council pursuant to the Town's "Community Benefits/Incentive Zoning (CB/IZ) Policy" shall be exempt from the Public Art Fee and Program requirements. The portions of the development within the Specific Plan that are proposed as part of the base density or as square footage that does not qualify as a community benefit shall be subject to the applicable Public Art Fee and Program requirements. The Public Art Program requirement shall be satisfied by the installation of art within the Specific Plan area and not by the payment of an in lieu fee, unless otherwise approved by the Community Development Director. For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005 and Adjustment 09-004, the public art requirement shall be based upon the formula in effect when the above-mentioned development applications were deemed complete (November 4, 2009), or if the formula is adjusted downward between November 4, 2009 and one year after the development project is approved (April 21, 2011), then the public art program requirement applicable to the development shall be based upon the formula in effect on April 21, 2011.

### 5.2.13 Additional Standards and Requirements

Development of all properties shall conform to the Mammoth Lakes Municipal Code and other standards, except as otherwise specified in this Specific Plan.

## 6.0 Design Guidelines

The Clearwater Specific Plan shall follow the Town of Mammoth Lakes Design Guidelines for all architectural and landscape design of any project.

All development shall incorporate the highest quality of architecture and thoughtful site design and planning, especially in commercial mixed-use areas. Building materials shall be of high quality and shall reflect Mammoth Lakes' character and mountain setting. All development shall include unique, authentic, and diverse design that conveys innovation and creativity and discourages architectural monotony.

# 7.0 Housing

The State of California and the Town of Mammoth Lakes 2007 General Plan require the development of a balanced residential environment with provision of suitable housing for all people regardless of age, race, status, or income. Any development within the Clearwater Specific Plan area shall provide housing for the employees generated by the proposed development, in accordance with the Town of Mammoth Lakes' Workforce Housing Mitigation Ordinance.

## 7.1 Housing Objectives

Objective 7.1.1: To provide on-site workforce housing

*Policies and Standards:*

- All development shall provide required workforce housing on-site (also see 7.2.1).
- All development shall comply with the Town of Mammoth Lakes' housing mitigation standards in place at the time of an application submittal.

## 7.2 Housing Mitigation Plan

A Workforce Housing Mitigation Plan is required of any project built under the Clearwater Specific Plan. Exact unit numbers and types of workforce housing to be provided shall be agreed upon between the developer, the Town of Mammoth Lakes, and Mammoth Lakes Housing, and shall be calculated prior to and during the use permit application submittal and review.

The exact housing requirement shall be determined per Table 17.36.030-1 of the Town of Mammoth Lakes Municipal Code, or other applicable housing standard in place at the time of an application submittal. Full Time Equivalent Employee (FTEE) generation for any project will be subtracted from the employee generation of current uses on the Clearwater site (see 7.2.4).

Notwithstanding the requirements of Table 17.36.030-1 of the Town of Mammoth Lakes Municipal Code and any other applicable housing standard in place, the portion of development within the Specific Plan that is approved as either incentive density or as a community benefit (see Section 3.6.1) by the Planning Commission or the Town Council pursuant to the Town's "Community Benefits/Incentive Zoning (CB/IZ) Policy" shall be exempt from the Workforce Housing Ordinance requirements. The portions of the development within the Specific Plan that are proposed as part of the base density or as square footage that does not qualify as a community benefit shall be subject to the applicable Workforce Housing Ordinance requirements. For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005 and Adjustment 09-004, the amount of the fee or requirement shall be based upon the formula in effect when the above-mentioned development applications were deemed complete (November 4, 2009), or if the formula is adjusted downward between November 4, 2009 and one year after the development project was approved (April 21, 2011), then the fees and requirements applicable to the development shall be based upon the formula in effect on April 21, 2011.

### 7.2.1 Methods by which Housing is to be Mitigated

- All required housing mitigation shall be provided on-site.
- If the developer cannot provide workforce housing on-site, because it is undesirable for the community or infeasible, an alternate housing mitigation plan may be proposed for consideration by the Planning Commission. The alternate housing mitigation plan shall comply with the standards and findings required by the Municipal Code. Additionally, this plan shall address the impact to the permitted density based on workforce housing being exempt from on-site density and its relationship to the total on-site density.

### 7.2.2 Timetable for Mitigation

The workforce housing units shall be constructed contemporaneously with the condominium hotel. Certificates of occupancy for the required workforce housing units must be obtained before or simultaneously with the first certificates of occupancy for the hotel or condominium hotel units.

### 7.2.3 Description of Type, Number & Size of Workforce Units

The developer shall work with the Town of Mammoth Lakes and Mammoth Lakes Housing to determine the current needs of the workforce community prior to the time of submittal to determine unit number and size, income levels, and whether the units shall be for rent, for sale, or a combination of both. This determination shall be based on the Mammoth Lakes Housing wait list, needs assessment, and/or housing element. Deed restrictions shall be subject to the standard requirements of Mammoth Lakes Housing.

Total number of workforce housing units required of any project under the Clearwater Specific Plan shall be a factor of FTEEs that project is projected to generate. FTEE generation of existing uses on the Specific Plan site shall credited to that project and shall be subtracted from that of a proposed project.

The FTEE generation of current uses on the Clearwater Specific Plan site is as follows:

| | | |
|---|---|---|
| Transient uses: | 74,250 sq. ft. x 0.0005 FTEE/sq. ft. = | 37 FTEE |
| Commercial uses: | 11,948 sq. ft. x 0.00042 FTEE/sq. ft. = | 5 FTEE |
| | TOTAL = | 42 FTEE |

The portion of development within the Specific Plan that is approved as either incentive density or as a community benefit (see Section 3.6.1) by the Planning Commission or the Town Council pursuant to the Town's "Community Benefits/Incentive Zoning (CB/IZ) Policy" shall be exempt from the Workforce Housing Ordinance requirements. The portions of the development within the Specific Plan that are proposed as part of the base density or as square footage that does not qualify as a community benefit shall be subject to the applicable Workforce Housing Ordinance requirements. For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005 and Adjustment 09-004, the amount of the fee or requirement

shall be based upon the formula in effect when the above-mentioned development applications were deemed complete (November 4, 2009), or if the formula is adjusted downward between November 4, 2009 and one year after the development project was approved (April 21, 2011), then the fees and requirements applicable to the development shall be based upon the formula in effect on April 21, 2011.

### 7.3 Workforce Housing On-site Amenities

All workforce housing developments shall provide a minimum of one hundred fifty square feet of on-site common area/recreation area per unit. Said area may include recreation rooms, swimming/spa facilities, tennis courts, play areas, etc. This area shall be for use by occupants of the workforce housing units.

Bicycle storage shall be provided for residents on-site. Storage spaces shall be provided at a minimum rate of at least one space per each 1.5 units. The majority of bicycle storage shall be safe and secure and shall be indoors or in a garage, with 10-15 spaces of outdoor bicycle parking provided. If the Town of Mammoth Lakes adopts Town-wide bicycle parking requirements prior to submittal of a use permit for this site, whichever requirements are stricter will apply to development within the Clearwater Specific Plan area.

Storage for skis and other recreational equipment shall be provided for the workforce housing units. This can be accommodated as closets within or for each unit, storage lockers in a storage or locker room, or in some other manner.

# 8.0 Additional Specific Plan Standards

## 8.1 Recreation

The Specific Plan area shall serve as a destination for those who seek to participate in a full array of Mammoth's recreational opportunities, including skiing, golf, hiking, fishing, biking, shopping, and dining. The following section describes the general objectives, policies, and standards for recreation established by the Clearwater Specific Plan. Additional standards required by the Town of Mammoth Lakes Municipal Code or the State of California 2007 California Building Code may apply.

### 8.1.1 Recreation Objectives

Objective 8.1.1.1: To provide guests with access to recreational opportunities both on-site and throughout the Town of Mammoth Lakes

*Policies and Standards:*

- A project shall provide guests with access to public transit for dining, shopping, and recreation.
- A project shall encourage guests to explore the numerous recreational options around Mammoth Lakes by providing information including signage and wayfinding and providing appropriate on-site support facilities and infrastructure to connect to nearby recreation amenities as identified by MLTPA GIC points (see Appendix VI). A wayfinding plan shall be submitted with a use permit to identify specific details regarding how wayfinding information may be displayed and distributed.
- Pathways to transit and shuttle connections shall be cleared and maintained year-round.
- A project shall provide guests with shuttle service to key community recreational opportunities.
- On-site leisure/recreation opportunities may include dining, a possible ice rink or snow play area, and various outdoor events in the plaza/outdoor recreation area.

## 8.2 Conservation and Open Space

The Clearwater Specific Plan covers an already developed site and thus development on this site will not remove existing open space. By concentrating density, the Specific Plan discourages sprawled development that would take up natural open space. The Clearwater Specific Plan area constitutes a primarily urban development, therefore, "urban-type" open space areas (i.e. plazas and pathways) shall be included throughout a project to enhance aesthetics and provide opportunities for pedestrians to relax, shop, and interact.

### 8.2.1 Conservation and Open Space Objectives

Objective 8.2.1.1: To develop a high-density urban infill project that includes newly revitalized urban open space areas throughout

*Policies and Standards:*

- Development takes place on an existing developed site.
- Development of a project may create a plaza/outdoor recreation space in site-specific design.
- A project design shall incorporate the preservation of existing trees to the fullest extent feasible (see Figure E).
- A project design shall be sensitive to the preservation of view corridors.
- All projects shall include some natural open space area on-site, which may include retention of existing trees and landscaped areas.

Objective 8.2.1.2: To conserve energy resources

*Policies and Standards:*

- All residential structures shall be designed to comply with State energy conservation standards to reduce the need for fossil fuels and wood burning for heating.
- Per the Town of Mammoth Lakes 2007 General Plan, wood burning appliances shall not be permitted.
- See section 3.3 Sustainability Guidelines for additional sustainable design features.

Objective 8.2.1.3: To maintain air quality, reduce waste, and conserve and protect natural resources and wildlife

*Policies and Standards:*

- A project shall be equipped with waste compaction and recycling facilities to reduce the volume of waste disposed. Recycling bins shall be required in all residential units, commercial units, and common areas. A comprehensive recycling program shall be developed and approved for any project as a part of the use permit.
- Application for all new development shall include a conceptual tree replacement plan to be approved by the Planning Commission during the design review and/or use permit process. A final tree removal and replacement plan shall be approved with a grading permit. Tree replacement shall be on a value for value basis, by providing an equivalent diameter of trees.
- Landscaping shall utilize native and/or climate-adapted, drought-resistant species to reduce irrigation water demands. Landscaping shall include aggressive replanting with native trees and other compatible species.
- Use of turf over root zones of native trees shall be limited in order to avoid or minimize adverse impacts of excessive water to native trees.
- Environmentally sensitive land management practices shall be utilized. Details of these practices shall be outlined in the Green Project and Landscape Maintenance Plan, to be submitted and approved with a use permit application.
- Water conservation devices shall be installed in all residential and commercial structures.

- Any parking garage shall have oil/water separators sufficient to serve the garage. Oil or other petroleum contaminants shall not be discharged to the TMLSSS. Any parking garage shall also have facilities in place to separate silt from storm water.
- Infiltrators shall be used for groundwater recharge.
- Construction Management Plans shall be required for all phases of construction.
- The reuse or recycling of materials from the existing structures on-site shall be consistent with the requirements of 3.3 of this plan.
- All trash enclosures, receptacles, and food storage areas on-site shall be animal resistant.
- All development shall be wildlife friendly by minimizing possible denning sites and minimizing exterior lighting.

## 8.3 Noise

The following section describes the general objectives, policies, and standards for noise established by the Clearwater Specific Plan. Additional standards required by the Town of Mammoth Lakes or 2007 California Building Code may apply.

### 8.3.1 Noise Objectives

Objective 8.3.1.1: To minimize inappropriate noise levels through a project to provide a setting conducive to a high quality destination experience

*Policies and Standards:*

- Appropriate noise attenuation features shall be included in the design of all facilities.
- All construction and maintenance equipment shall be properly equipped and operated to minimize noise disturbance.
- Construction equipment shall be operated in accordance with Town of Mammoth Lakes regulations. Improperly equipped vehicles shall not be permitted to operate.
- Construction activities shall be in accordance with Town of Mammoth Lakes regulations.
- Construction hours shall be limited to those hours typically permitted by the Town of Mammoth Lakes. Construction is prohibited on Sundays.
- All development shall comply with all noise related mitigation measures established by the EIR.
- Residential buildings shall be constructed to meet the Town of Mammoth Lakes Municipal Code noise level limits of 35 dBA for residence interiors between 10:00 p.m. and 7:00 a.m.
- Hours of operation and limits for noise levels for outdoor uses will be established during the use permit phase of any project under the Clearwater Specific Plan.
- An administrative permit for events shall be obtained from the Tourism and Recreation Department for all outdoor events.

## 8.4 Safety

The following section describes the general objectives, policies, and standards for safety established by the Clearwater Specific Plan. Additional standards required by the Town of Mammoth Lakes or the 2007 California Building Code may apply.

### 8.4.1 Safety Objectives

Objective 8.4.1.1: To construct and operate development under the Clearwater Specific Plan in a manner that minimizes potential hazards to human life, safety and property and promotes sound safety practices

*Policies and Standards:*

- Access to and circulation through the Clearwater Specific Plan site for emergency vehicles shall be provided, per Town of Mammoth Lakes Municipal Code and Mammoth Lakes Fire Protection District (MLFPD).
- A project shall adopt all traffic mitigation measures recommended in Traffic Analysis (see Appendix III).
- Reasonable speed limits and adequate lighting shall be approved by the Town of Mammoth Lakes along project roads and parking areas to increase safety. New roadway lighting shall be installed that eliminates glare without compromising safety.
- Throughout the Clearwater Specific Plan area, a system of hydrants and storage tanks shall be developed in accordance with MLFPD regulations.
- Prior to construction of any proposed projects within the Clearwater Specific Plan area, construction plans shall be reviewed by the Fire Chief to determine that a project implements sufficient fire safety practices.
- All structures shall be designed and constructed in accordance with the 2007 California Building Code incorporating lateral force requirements for the appropriate seismic zone.
- A lateral force (seismic) analysis shall be prepared by a licensed structural or civil engineer for all building structures. The analysis must analyze lateral forces under maximum snow load conditions.
- In areas where soils exhibit potential for liquefaction or other instability during a seismic event, building construction shall be avoided unless a soils engineering report indicates that remedial soils conditioning can eliminate hazards.

### 8.4.2 MLFPD Requirements

The Fire District will require access to the internal fire lanes to be a minimum of 26 feet wide (can be pedestrian paths but must be built to fire apparatus weight requirements). Planters can be on either side, but no steps or other barriers to emergency vehicle movement are permitted.

If an ice rink is proposed as part of a use permit, or if it is substituted with some other facility, the Fire District reserves the right to further comment on this area.

The width of the access road on the north side of the property will be determined by degree of roadside parking, if any. This could change the dimensions in the street section included in appendix III.

For portions of exterior building walls that are located more than 150 feet from fire apparatus access, a stand/yard pipe system will be required to satisfy code requirements.

All development shall mitigate increased response times due to construction activity, increased visitation and project related traffic, particularly on Old Mammoth, Laurel Mountain, and Sierra Nevada Roads, to the satisfaction of MLFPD.

All development shall comply with current State and local fire code requirements in place at the time of an application submittal.

# 9.0 Implementation

The purpose of this section is to identify implementation measures developed in the Clearwater Specific Plan for snow storage and removal, and maintenance. For implementation measures related to site grading and drainage, site utilities, project implementation and financing, phasing plan, and operations, see Appendix I.

## 9.1 Maintenance

Public improvements to the Clearwater Specific Plan area are to be maintained by a "benefit assessment district" paid by special assessments on property tax bills. Private (common area) improvements are to be maintained by a Home Owners' Association of Clearwater property owners, and paid for through HOA dues.

## 9.2 Construction and Grading

### 9.2.1 Site Grading and Drainage

In an effort to reduce impacts to pedestrian circulation, acceptable public pedestrian access around the site, consistent with Sections 3306.1 and 3306.2 of the 2007 California Building Code, shall be provided and approved by the Public Works Director and the Building Official. Said pedestrian access shall be included as part of the grading permit and shall be phased appropriately. All grading or construction activity shall comply with the mitigation measures that are established by the EIR and a copy of said mitigation measures shall be posted on-site at all times during grading and construction activities.

Demolition is to be done on the entire site, all structures, pavement, and utilities. Proper dust control measures are to be followed, as well as proper disposal of demolished materials.

The existing site generally slopes from the west to the east. Site elevations range between 7,863 feet at the northwest corner to 7,844 at the northeast of the site. The slope of the site varies, with an average slope of approximately 2-3%. Currently, storm water runoff from the site and its tributary area flows, via sheet flow or through piping, through the property and enters the Town of Mammoth Lakes Storm Sewer System ("TMLSSS").

Once the existing structures and materials are removed from the site, construction will consist of the underground parking structure, the slab and the ground level buildings, drives, parking, and landscaped areas. Grading during this process shall be managed to avoid environmental and/or physical damage to adjacent non-graded areas, and to minimize or eliminate any impacts on adjacent or nearby properties and streets. One method of ensuring this is to utilize proper dust control measures during the construction process, ensuring proper storage and disposal of materials on the site. All trees to remain shall be protected from demolition, grading and construction operations with temporary construction fencing at or beyond the dripline that shall stay in place throughout the entirety of construction activities. Also, shoring shall be implemented wherever necessary to protect existing trees, utilities, adjacent roadways, sidewalks, and adjacent property.

On-site storm drainage systems shall be designed in conformance with the TOML Storm Drain Master Plan and the TOML Storm Drainage and Erosion Control Design Manual. Additionally, the storm drainage system shall be constructed to include retention/infiltration systems to conform to the Lahontan RWQCB, Section 4.8, Specific Policy and Guidelines for Mammoth Lakes Area.

The developer for any new project within the Specific Plan area shall also be required to submit a Notice of Intent ("NOI") to the State Water Quality Control Board ("SWQCB") to be included in the National Pollution Discharge Elimination System for Small Construction Projects in California, NPDES CAS 000002. This will also require preparation of a Storm Water Pollution Prevention Plan ("SWPPP").

The area of ponding which occurs at the southeast corner of the existing site shall be designed to ensure that drainage flows into the existing cross gutter and the inlet at Sierra Nevada Road, which enters into the TMLSSS, and shall include extension of storm drain lines where necessary.

On-site drainage facilities shall be designed to collect and transport the on-site runoff through the site to retention facilities. Underground parking structure may encompass the majority of the site, and if retention facilities are located under the parking structure, they shall be designed by a mechanical engineer, structural engineer, and architect. The retention facility shall be designed to retain storm water runoff generated from the site for a Lahontan 20–year 1–hour intensity storm. Overflow from the facility shall be directed to drop inlets located at the lower elevations of the site (one at the southeast and one at the northeast) where the overflow can then enter the TMLSSS. The overflow shall be pumped, and it should also be designed to ensure that that water from the facility does not back up into the garage. Runoff in excess of what is collected by the on-site retention system shall be conveyed to the storm drain in Old Mammoth Road.

### 9.2.2 Site Utilities

The site is located within the Mammoth Community Water District ("MCWD"). The on-site water system shall be installed as part of any development, and MCWD may require off-site main line improvements. Any required off-site water system improvements shall be constructed prior to occupancy.

There is an existing main water line, an 8" ductile pipe, located in Old Mammoth Road that serves the existing site.

Water lines and facilities shall be designed and constructed in conformance with MCWD standards, specifications and requirements. Appropriate connection fees shall be paid to the MCWD.

Sanitary sewer system is provided by MCWD. The sewer system installed as part of any development shall include any required off-site improvements. Any needed off-site improvements shall be constructed prior to occupancy and shall meet the requirements of MCWD.

Sanitary sewer lines and facilities shall be designed and constructed in conformance with the MCWD standards, specifications, and requirements. Appropriate connection fees shall be paid to the MCWD.

Dry utilities including electric (Southern California Edison, “SCE”), television (Cablevision), propane, and telephone (Verizon) exist in Old Mammoth Road. On-site, dry utilities shall be placed in common utility trenches. For propane, electricity, phone, and cable television, the developer shall install main line and lateral conduits, transformer pads, utility pads, and pull boxes. The propane supplier shall install propane lines, laterals, and valves within the common utility trench.

# 10.0 ADMINISTRATIVE PROCEDURES

## 10.1 Process for All Projects

Development plans shall be submitted along with all necessary applications and fees to the Town of Mammoth Lakes for review by appropriate departments. All development projects shall comply with the submittal and processing requirements of the Town of Mammoth Lakes, and shall be required to submit, at a minimum, applications for a use permit and design review, which will require review and approval by the Planning Commission. Following adoption of the Specific Plan by the Town Council, developers may submit development plans for review.

## 10.2 Process for Projects that do not Conform with the Clearwater Specific Plan

Individual projects that do not conform to the standards established by The Clearwater Specific Plan cannot be approved without an amendment to the Specific Plan and other documents, as appropriate.

## 10.3 Adjustments

Pursuant to Municipal Code Section 17.76, *Adjustments*, minor modifications or adjustments to certain requirements of this specific plan may be considered. In granting an adjustment, the Community Development Director may consider one additional finding: a strong design rationale (such as enhanced relationship to the street frontage; enhanced retail environment; enhanced pedestrian spaces; enhanced tree and landscaping provisions; offsetting building heights; and setbacks in the vicinity improved building scale and massing; and other design factors).

## 10.4 CEQA (California Environmental Quality Act)

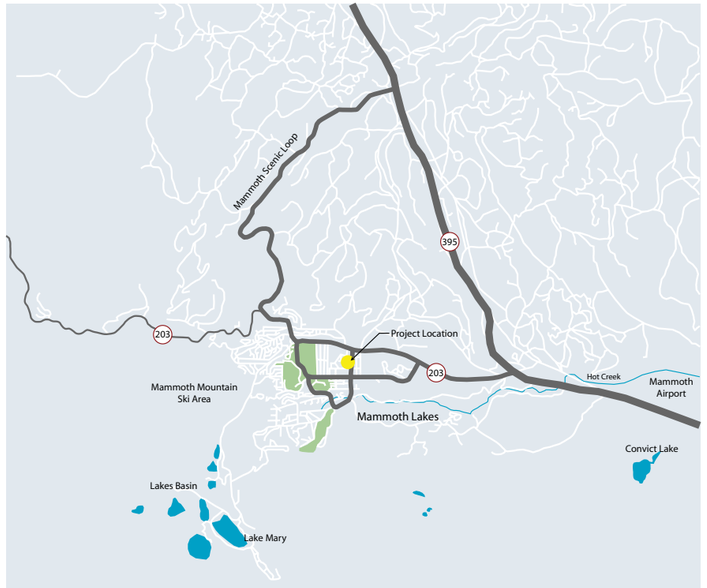
All projects shall be subject to environmental review procedures pursuant to CEQA (the California Environmental Quality Act).

## 10.5 Payment of Fees

As noted in prior sections of this Specific Plan, the portion of development within the Specific Plan that is approved as either incentive density or as a community benefit (see Section 3.6.1) by the Planning Commission or the Town Council pursuant to the Town's "Community Benefits/Incentive Zoning (CB/IZ) Policy" shall be exempt from the payment of Development Impact Fees, Public Art Fee and Program requirements, and Workforce Housing Ordinance requirements. The portions of the development within the Specific Plan that are proposed as part of the base density or as square footage that does not qualify as a community benefit shall be subject to the applicable Development Impact Fees, Public Art Fee and Program requirements, and Workforce Housing Ordinance requirements. These exemptions shall be applied at the time the required fees or requirements are to be paid or satisfied. For the Old Mammoth Place project only, as that project was approved by Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005 and Adjustment 09-004, the amount of the fee or requirement shall be based upon the formulas in effect when the above-mentioned development applications were deemed complete (November 4, 2009), or if the formulas are adjusted downward between November 4, 2009 and one year after the development project

was approved (April 21, 2011), then the fees and requirements applicable to the development shall be based upon the formulas in effect on April 21, 2011.

## Vicinity Map




Not to Scale

## Site Location Map

Note: North is oriented upward in these figures. In other figures in the Clearwater Specific Plan, North is oriented to the right.

Not to Scale

**The Clearwater Specific Plan**

April 7, 2009

**Figure A**

**Vicinity and Location Map**

## Legend

Town of Mammoth Lakes Zoning Designation

- Commercial General (CG)
- Residential Multi-family (RMF-2)

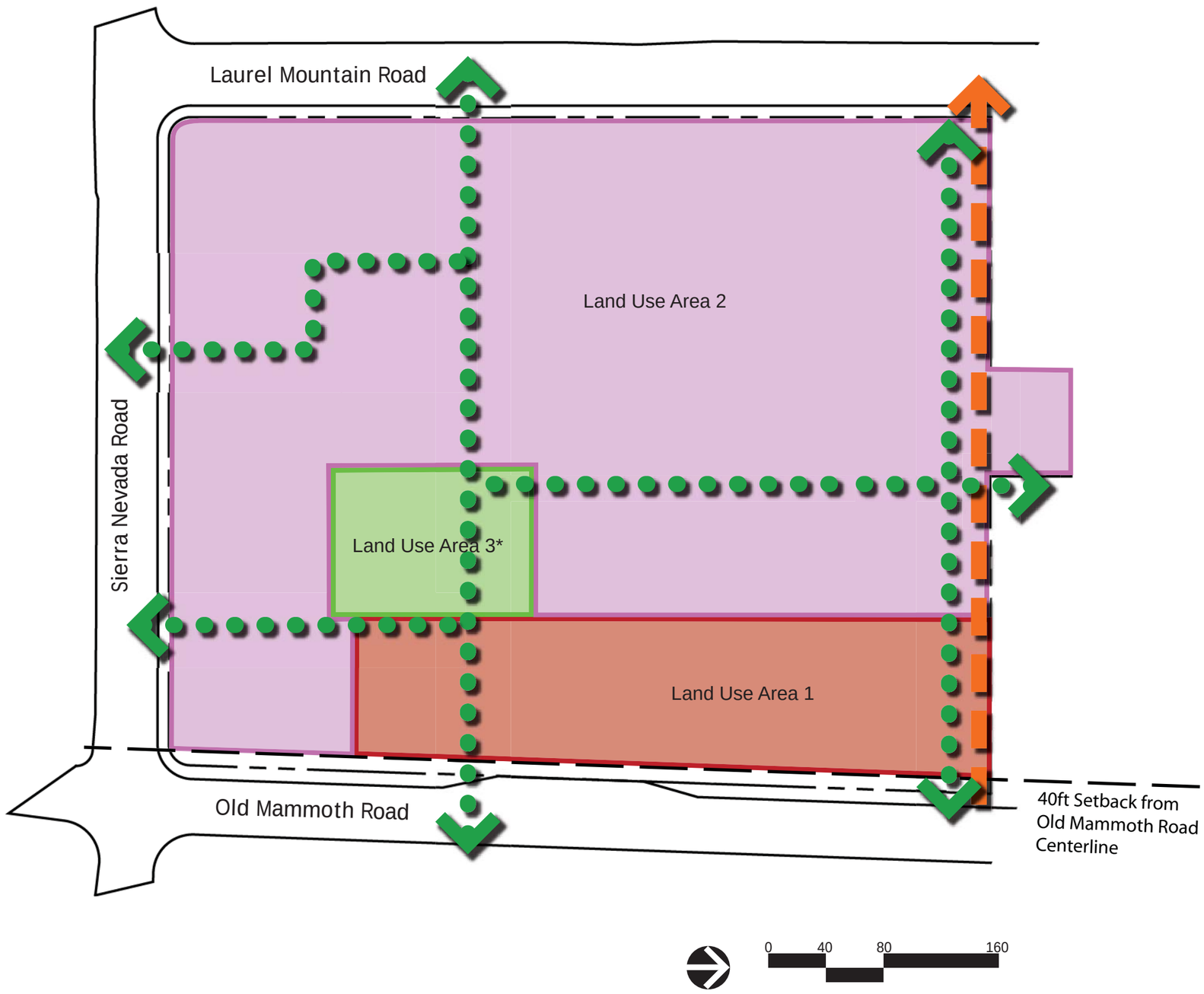
Note: properties surrounding the Clearwater site on the East, North, and directly West are given the land use designation C-2 and properties to the South, HDR-2, under the 2007 Town of Mammoth Lakes General Plan (Town of Mammoth Lakes 2007 General Plan Figure 5: *Land Use Diagram*, p. 35)

0 100 200 400

**The Clearwater Specific Plan**

April 7, 2009

**Figure B**
**Site Context**




## Legend

Land Use Area 1
Retail / Mixed Use

Land Use Area 2
Condominium Hotel

Land Use Area 3*
Plaza/Outdoor Recreation

*Note: exact shape and location of plaza area yet to be determined

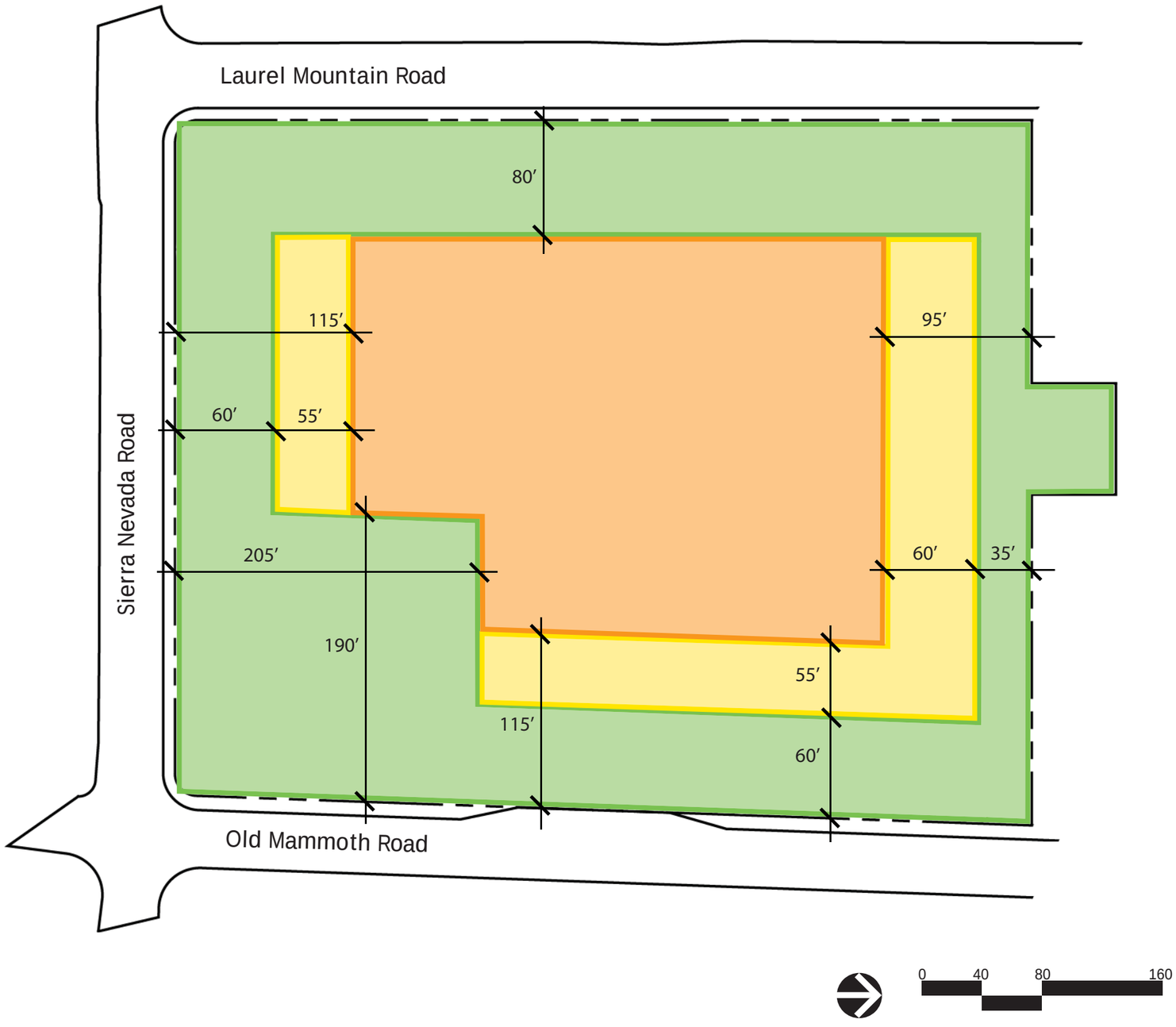
Major Vehicular Circulation

Major Pedestrian Circulation

**The Clearwater Specific Plan**

April 7, 2009

**Figure C**
**Conceptual**
**Land Use Diagram**




## Legend

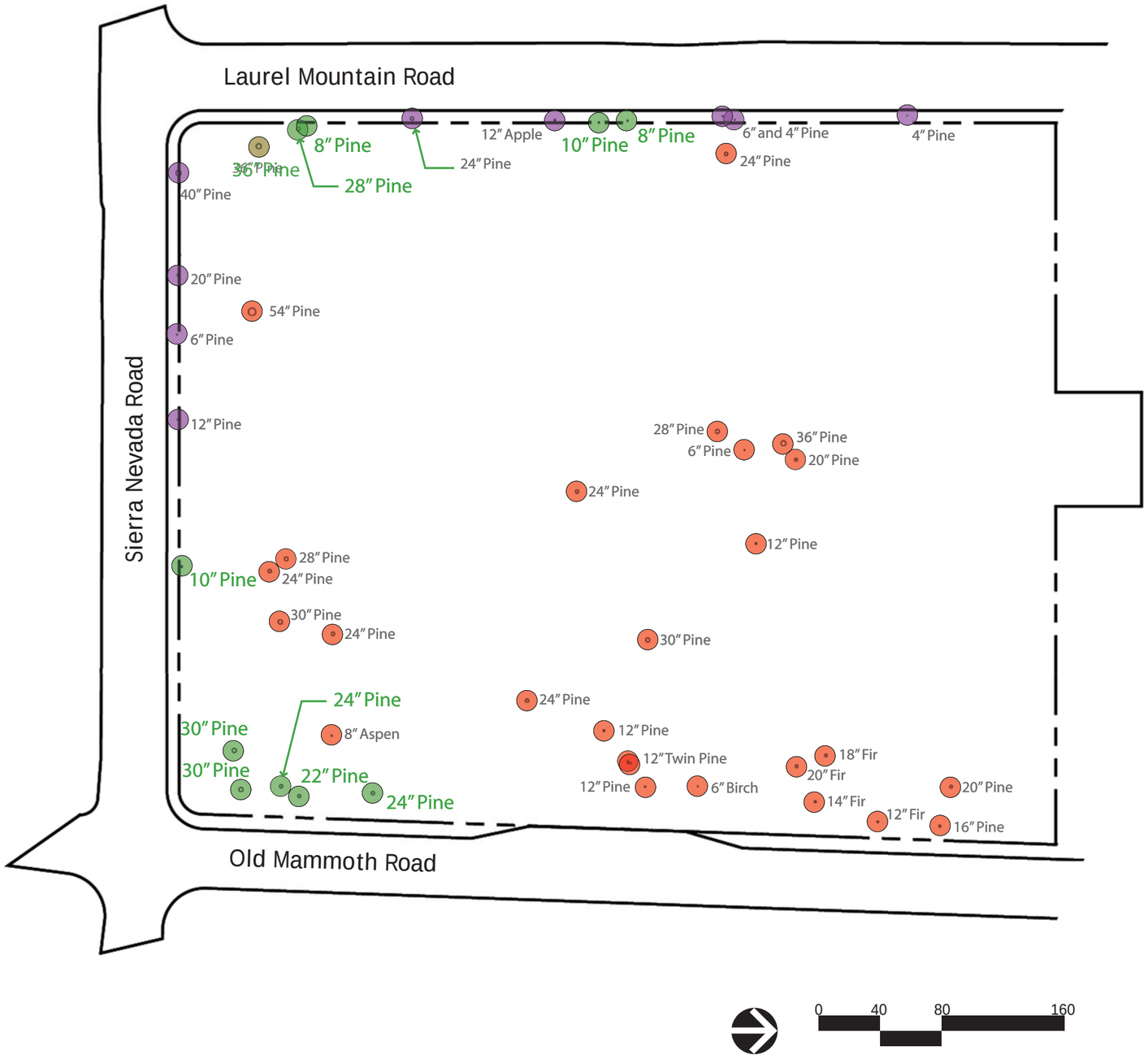
- Zone 1: 55 ft. Maximum Building Height
- Zone 2: 45 ft. Maximum Building Height
- Zone 3: 35 ft. Maximum Building Height

**The Clearwater Specific Plan**

April 7, 2009

**Figure D**

**Maximum Building Height Zones**




## Legend

- Existing Tree To Remain
- Existing Tree To Be Removed (per Specific Plan development)
- Existing Tree That May Be Removed (per public improvements/sidewalks required by Town). Sidewalk design may be modified in an effort to save existing trees. Any modifications shall be approved by the Public Works Director.

**The Clearwater Specific Plan**

April 7, 2009

**Figure E**

**Existing Trees to Remain**

Conceptual Site Plan by The Landau Partnership Architects

Note: this conceptual site plan is only one possible configuration under the standards of the Clearwater Specific Plan. Final configuration of buildings and uses may differ.

0 40 80 160

**The Clearwater Specific Plan**

April 7, 2009

**Figure F**
**Conceptual Site Plan**

# Appendix I

# Glossary of Terms

## Appendix I

## Glossary of Terms

Building height: The height of any building located above structured parking shall be measured from the top of the podium to the topmost point of the building, provided that maximum podium height is based on existing grade adjacent to the structure on at least two sides and is no more than nine feet six inches above any other adjacent existing grade. The height of elevator and/or stairway overruns required for standard building operation and code required ADA and rooftop access shall be excluded from the height calculations, as are solar energy and water conservation devices.

For buildings located on grade, the height of buildings shall be measured using the average grade using the outermost corners of any distinct building mass defined by physical separation between building elements or significant plan offsets greater than ten feet.

FTEE (Full-time equivalent employee): A full-time employee or combination of part-time employees. When employee generation calculation results in seasonal or part-time employees, those employees are grouped together to form FTEEs. Full-time year round employees equal one FTEE, part-time year round employees and full-time seasonal employees equal one-half FTEE, and part-time seasonal employees equal one-quarter FTEE.

Ground level: The units that are located at grade and are easily accessible and visible to pedestrians (first story or floor). Along Old Mammoth Road, ground level uses shall be at grade with the adjacent sidewalk.

Hotel/Motel room (guest room, room): A traditional studio-type hotel room. In cases where a hotel unit has more than one bedroom, each bedroom shall be counted as a room.

Site coverage: The percent of lot area that may be covered by buildings or structures. Subterranean or podium structures topped by landscaped open areas (of at least a minimum dimension of 10' x 10' x 4' deep) shall not be considered structures for purposes of calculating lot coverage.

Upper level: The units that are located above the ground level units (second or third level or story).

Workforce housing: Housing that is restricted for rent or purchase by individuals and households working in the community of Mammoth Lakes. Employment criteria, rental rates and sales prices for workforce housing shall be established administratively. Workforce housing also includes affordable housing, which is defined as a housing unit or units, for which the purchase price or rental rate shall be established using the California Department of Housing and Community Development criteria and formulas for determining income levels to establish affordability applicable to the town. The purchase price or rental rate developed from this procedure shall be qualifiable for a person or persons within the very low, lower, or moderate income categories. Affordable housing further means housing units developed pursuant to this title wherein the sale, resale or rental is restricted by contract, covenants, conditions and restrictions (CC&R's), deed restrictions or other restrictions which assure their continuation as workforce housing.

## Appendix II:

## The Clearwater Specific Plan Environmental Impact Report Mitigation Monitoring and Reporting Program

# 5.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

> *". . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The developer will have the responsibility for implementing the measures, and the various Town of Mammoth Lakes departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

# THE CLEARWATER SPECIFIC PLAN EIR
# MITIGATION MONITORING AND REPORTING CHECKLIST

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| **LAND USE AND RELEVANT PLANNING** | | | | | | | |
| LU-1 | Prior to issuance of Certificate of Occupancy, the project shall comply with the housing requirements set forth within Chapter 13.60 of the Zoning Code that were in effect on the date of application for tentative map and use permit. | Compliance with housing requirements within Zoning Code | Prior to Issuance of Certificate of Occupancy | Town Community Development Department | | | |
| **AESTHETICS/LIGHT AND GLARE** | | | | | | | |
| AES-1 | Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Final Development Plans and Grading Plans. | Review and Approval of Final Development Plans and Grading Plans; Building and Engineering Inspections | Prior to Construction; Ongoing During Construction | Town Community Development Department and Public Works Department | | | |
| AES-2 | A grading plan shall be submitted concurrently with the development plans and shall be approved through the design review process by the Planning Commission. All grading and earthwork activities must be conducted in accordance with an approved construction grading plan and grading permit issued by the Mammoth Lakes Public Works Department. All grading plans must meet Lahontan Regional Water Quality Control Board standards for interim and permanent erosion control measures. | Review and Approval of Grading Plan and Development Plans; Building and Engineering Inspections | Prior to Construction; Ongoing During Construction | Town Community Development Department and Public Works Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| AES-3 | The applicant shall prepare and submit a construction hauling plan to be reviewed and approved by the Community Development Department prior to issuance of grading permit. The plan shall ensure that construction haul routes do not affect sensitive uses in the project vicinity. | Review and Approval of Construction Hauling Plan; Building and Engineering Inspections | Prior to Issuance of Grading Permit; During Construction | Town Community Development Department and Public Works Department | | | |
| AES-4 | All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the Community Development Department for review concurrent with Grading Permit application. | Review and Approval of a Construction Safety Lighting Plan; Building and Engineering Inspections | Prior to Issuance of Grading Permit; Ongoing During Construction | Town Community Development Department and Public Works Department | | | |
| AES-5 | The overall color scheme shall be determined by the Town Design Guidelines and Town of Mammoth Lakes Advisory Design Panel, subject to approval by the Town of Mammoth Lakes Planning Commission. The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or man-made. Accent colors shall integrate with the overall color scheme and form of the building. | Review and Approval of Building Color Scheme | Prior to Approval of Use Permit and Prior to Issuance of Building Permits | Town Community Development Department | | | |
| AES-6 | All signs shall be in accordance with general provisions, prohibitions, exemptions, and special purposes delineated in Chapter 17.40 of the Town's Municipal Code, the Clearwater Specific Plan, and the Clearwater Landscape Design Guidelines as established and adopted hereafter by the Town Planning Commission. | Review and Approval of Development Plans | Prior to Approval of all Sign Permits | Town Community Development Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| AES-7 | Landscape design shall be consistent with TOML Municipal Code Chapter 17.20.040, property development standards, and the Clearwater Specific Plan Landscape Design Guidelines. The landscape shall enhance the character of the on-site development and shall be compatible with, and complementary to, the natural environment in Mammoth Lakes and the surrounding region. | Review and Approval of Landscape Design Plans | Prior to Issuance of Building Permits | Town Community Development Department | | | |
| AES-8 | Flat roofs shall be designed to carry snow accumulations of a minimum of 161 pounds per square foot, and have a minimum slope of 3/12 for adequate drainage. Roofs shall be designed to not shed ice and snow onto adjacent properties, walkways, plaza, driveways, and decks. | Review and Approval of Development Plans | Prior to Issuance of Building Permits | Town Community Development Department | | | |
| AES-9 | Roof appurtenances shall be integral parts of the architecture of the structure. Non-functional roof ornamentation shall be avoided. Mechanical, electrical and roof access equipments, vents, and antennas shall be integrated into the roof design to avoid visual impact on other properties. Skylights, solar collectors and clerestories shall be designed as masses at angles relating to the primary roof, and building architecture, not applied forms. Exposed chimney flues shall not be permitted. | Review and Approval of Development Plans | Prior to Issuance of Building Permits | Town Community Development Department | | | |
| AES-10 | All appurtenances (i.e., meters and electrical equipment, etc.) shall be integrated into the project design to avoid visual impact from pedestrians and other properties. These appurtenances shall be screened or placed in areas that are not highly visible, where possible. | Review and Approval of Project Design | Prior to Issuance of Building Permits | Town Community Development Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| AES-11 | Fencing and outdoor enclosures shall be compatible in material, color, and design to adjacent structures, and the neighborhood and regional character. Fences and enclosures shall be designed to withstand heavy snowfall conditions and snow removal operations. Fences, walls, and enclosures shall be no higher than necessary to perform the intended function. Landscape features, fences, and walls in dedicated snow slope areas shall be designed to accommodate snow storage and removal activities. | Review and Approval of Development Plans | Prior to Issuance of Building Permits | Town Community Development Department | | | |
| AES-12 | All outdoor furnishings shall complement adjacent building character and scale, and shall be appropriate to the project theme, allow for snow removal operations, and accessibility requirements. The tree grates shall be used in areas of high pedestrian activity and traffic. They shall be constructed of cast iron, metal, or concrete. | Review and Approval of Development Plans | Prior to Issuance of Grading Permits | Town Community Development Department and Public Works Department | | | |
| AES-13 | The applicant shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060, Outdoor Lighting Plans, of the Municipal Code) to the Community Development Director that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. | Review and Approval of Outdoor Lighting Plan | Prior to Issuance of Building Permits | Town Community Development Department | | | |
| AES-14 | Landscape lighting should be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. | Review and Approval of Landscaping Plans | Prior to Approval of Development Plans; Prior to Issuance of | Town Community Development Department and Public | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| | Lighting fixture locations shall not interfere or impair snow storage or snow removal operations. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas. | | Grading Permit; Prior to Issuance of Building Permit | Works Department | | | |
| AES-15 | The Applicant shall implement a snow plowing and cindering plan during the three worst-case shadow months of the year at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week. The Community Development Director shall review the methodology and effectiveness of the plan during its implementation. If it is determined by the Town that the plan does not adequately reduce hazards resulting from shadows (i.e. black ice), the Town shall require the applicant to install heat traced pavement at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week. | Review and Approval of Snow Plowing and Cindering Plan | Prior to Issuance of Building Permit; Ongoing throughout operation of project | Town Community Development Department and Public Works Department | | | |
| **TRAFFIC AND CIRCULATION** | | | | | | | |
| TRA-1 | Old Mammoth Road/Sierra Nevada Road. Since the project contributes to an existing, cumulative, and long-range General Plan deficiency at the intersection of Old Mammoth Road/Sierra Nevada Road, a traffic signal shall be installed. As part of the signalization, permitted left-turn phasing in the eastbound and westbound directions and protected phasing in the northbound and southbound directions would need to be constructed. | Receipt of Fair-Share Contribution Payment | Constructed prior to Issuance of the first Certificate of Occupancy | Town Public Works Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| TRA-2 | Azimuth Drive/Meridian Boulevard. Since the project contributes to an existing, cumulative, and long-range General Plan deficiency at the intersection of Azimuth Drive/Meridian Boulevard, a traffic signal shall be installed. As part of the signalization, permitted left-turn phasing in the northbound and southbound directions and protected phasing in the eastbound and westbound directions as well as a separate northbound left-turn lane would need to be constructed. Based on the access analysis, the project design shall be required to include separate eastbound left- and right-turn lanes at Old Mammoth Road/Driveway A.. | Receipt of Fair-Share Contribution Payment | Constructed prior to Issuance of the first Certificate of Occupancy | Town Public Works Department | | | |
| TRA-3 | Old Mammoth Road/Driveway A. Since the project contributes to a long-range General Plan deficiency at Driveway A, the project design shall be required to include separate eastbound left- and right-turn lanes at Old Mammoth Road/Driveway A. | Review and Approval of Traffic Management Plan | Constructed prior to Issuance of the first Certificate of Occupancy | Town Public Works Department | | | |
| TRA-4 | Prior to site plan approval, the Applicant shall demonstrate to the satisfaction of the Director of Community Development that the project meets or exceeds the requirements of the Town of Mammoth Lakes Code requirements. The parking configuration shall be designed so that all project related vehicles are parked on-site. | Review and Approval of Development Plans | Prior to Use Permit and Tentative Tract Map Approval; Prior to Issuance of Building Permit | Town Community Development Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| **AIR QUALITY** | | | | | | | |
| AQ-1 | Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with GBUPACD Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the GBUPACD Rules and Regulations. In addition, GBUPACD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:<br><br>• All active portions of the construction site shall be watered to prevent excessive amounts of dust;<br>• On-site vehicles' speed shall be limited to 15 miles per hour (mph);<br>• All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;<br>• All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day; | Review and Approval of Project Plans and Specifications; Building and Engineering Field Inspections | Prior to Issuance of Grading Permit; Ongoing During Construction | Town Public Works Department or Director | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| | • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and<br>• All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. | | | | | | |
| AQ-2 | Under GBUAPCD Rule 200-A and 200B, the project Applicant shall apply for a Permit To Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution. | Review and Approval for Grading Permit | Prior to Issuance of Grading Permit | GBUAPCD; Town Public Works Department | | | |
| AQ-3 | Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the project Applicant shall complete the necessary permitting approvals prior to commencement of construction activities. | Consistency with GBUAPCD Rule 216-A | Prior to Issuance of Grading Permit | GBUAPCD; Town Public Works Department | | | |
| AQ-4 | Prior to demolition activities, the Applicant shall demonstrate to the GBUAPCD that the project is consistent with the Toxic Substance Control Act (TSCA), (15 U.S.C. Section 2601 et. seq.) Title 2 - Asbestos Hazard Emergency Response for handling asbestos. | Review and Consistency with the Toxic Substance Control Act | Prior to Issuance of Demolition Permit | GBUAPCD; Town Building Official | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| AQ-5 | Prior to approval of building plans, the Applicant shall provide confirmation, to the satisfaction of the Town of Mammoth Lakes Community Development Department, that wood fired stoves or appliances would not be used on-site. | Review and Approval of Building Plans | Prior to Issuance of Building Permits | Town Community Development Department | | | |
| **NOISE** | | | | | | | |
| N-1 | Prior to Grading Permit issuance, the project shall demonstrate, to the satisfaction of the Town of Mammoth Lakes Community Development Department, that the project complies with the following:<br>• All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;<br>• Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;<br>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers; | Review and Approval of Construction Equipment; Building and Engineering Inspections | Prior to Issuance of Grading Permit; Ongoing During Construction | Town Public Works Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| | • During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;<br>• Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and<br>• Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the Town or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action and report the action taken to the reporting party. | | | | | | |
| N-2 | The proposed project shall be required to adhere to Chapter 8.80.090 of the *Municipal Code,* which prohibits loading activities between the hours of 10:00 P.M. and 7:00 A.M. | Building and Engineering Inspections | Ongoing During Construction | Town Community Development Department; Town Police Department | | | |
| N-3 | Mechanical equipment shall be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and | Building and Engineering Inspections | Ongoing During Construction | Town Community Development Department | | | |

| Mit. No. | Mitigation Measure | Monitoring and Reporting Process | Monitoring Milestones | Party Responsible for Monitoring | VERIFICATION OF COMPLIANCE | | |
|---|---|---|---|---|---|---|---|
| | | | | | Initials | Date | Remarks |
| | incorporating the use of parapets into the building design. | | | | | | |
| **UTILITIES SERVICE SYSTEMS** | | | | | | | |
| USS-1 | The Applicant shall provide lateral sewer lines to the centerlines of the nearest adjacent roadways. The lateral sewer lines shall be constructed in accordance with Town and MCWD standards and specifications, to the satisfaction of the Town of Mammoth Lakes. | Review and Approval of Sewer Plan | Prior to Issuance of Grading Permit | Town Public Works Department and MCWD | | | |

# Appendix III:

# Submittal Requirements

## Appendix III

## Submittal Requirements

Submittal of the following shall be a condition of approval for a use permit under the Clearwater Specific Plan:

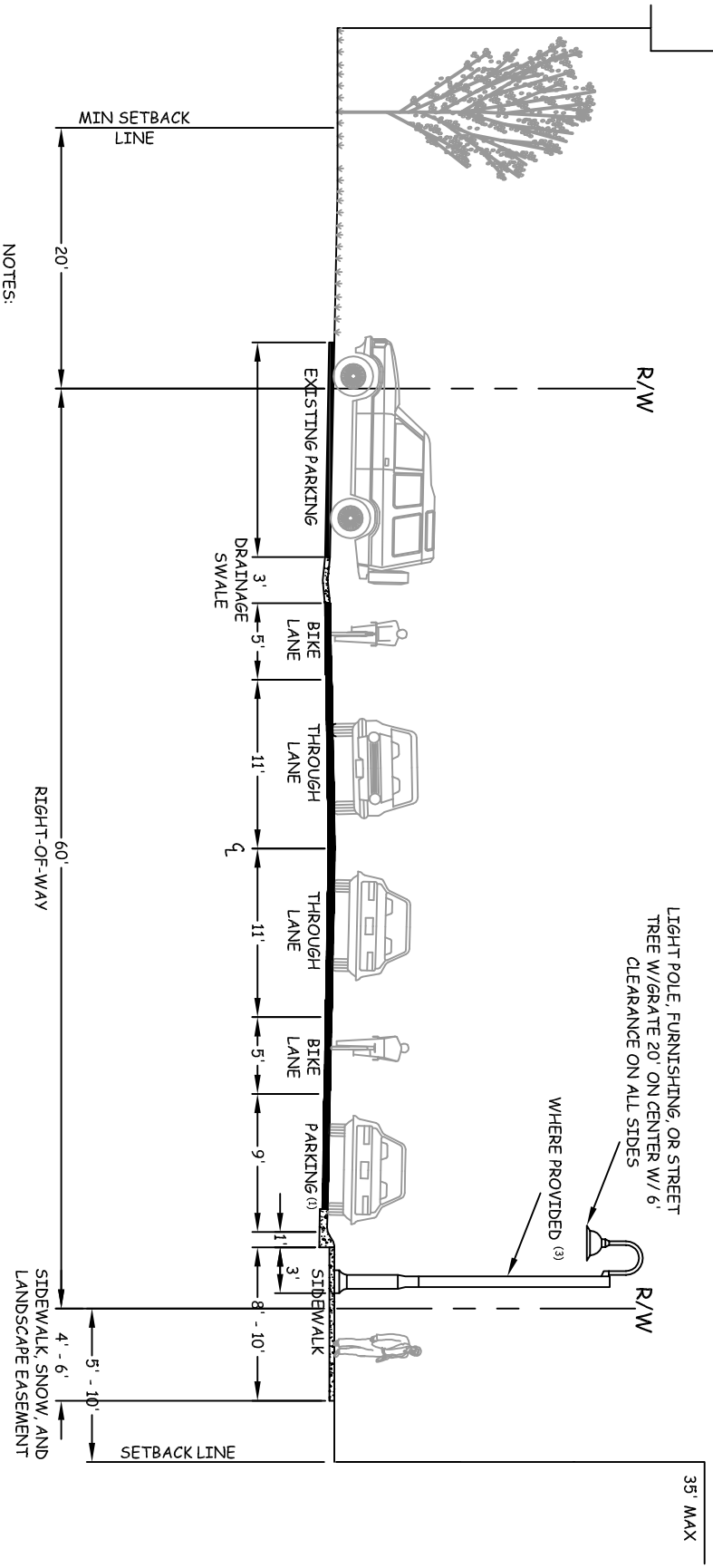
- Low-e glass location plan
- Delivery management plan
- Comprehensive recycling program plan
- Shared parking plan and analysis
- Parking plan that addresses valet parking, tandem parking, and shared parking (if proposed)
- Operational plan and details for the shuttle service
- Operational plan for the condominium hotel
- All development shall explore the option of LEED certification or use of LEED construction practices. Evidence of this research and findings shall be submitted to the Town with a use permit application.
- Evidence of consultation with the High Sierra Energy Foundation (HSEF) and Edison's Savings by Design (SBD) program. The applicant shall incorporate recommendations from HSEF and SBD and shall illustrate how these recommendations have been incorporated into the project design.
- Conference space and plaza operational plan that includes details about the size and type of amenities and services that will be provided to ensure success of these spaces.
- Phasing plan for the construction of the public improvements
- Conceptual tree replacement plan
- Hours of operation and limits for noise levels for outdoor uses
- Ice rink operation and maintenance plan (if ice rink is proposed)
- Snow management plan that shows snow storage areas, snow melt areas, and how snow shall be removed from the site. This plan shall address items discussed in 9.1 of the Specific Plan.
- Completed Mitigation Monitoring & Reporting Plan or other checklist or memo that identifies how mitigation measures have been addressed
- Green Project and Landscape Maintenance Plan
- Documentation for energy efficient appliances
- Demolition plan
- Site coverage plan that shows how site coverage is calculated. This plan should identify different types of coverage (ie. parking structure, plaza, buildings, etc.) by using different hatching.
- Event management plan
- A sign master plan including a site wayfinding plan

**Appendix IV:**

**North Old Mammoth Road District Special Study**
**Typical Road Sections**

Provided by the Town of Mammoth Lakes Department of Public Works

# TYPICAL SECTION
# SIERRA NEVADA ROAD
# (WEST OF OLD MAMMOTH ROAD)
# LOOKING WEST




NOTES:

(1) PARALLEL PARKING WHERE APPROVED BY PUBLIC WORKS DIRECTOR

(2) PROVIDE STANDARD LIGHTING AT DRIVES AND INTERSECTIONS ONLY

**TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS**

**NORTH OLD MAMMOTH ROAD DISTRICT SPECIAL STUDY**

**TYPICAL SECTION - SIERRA NEVEADA ROAD (WEST OF OMR)**

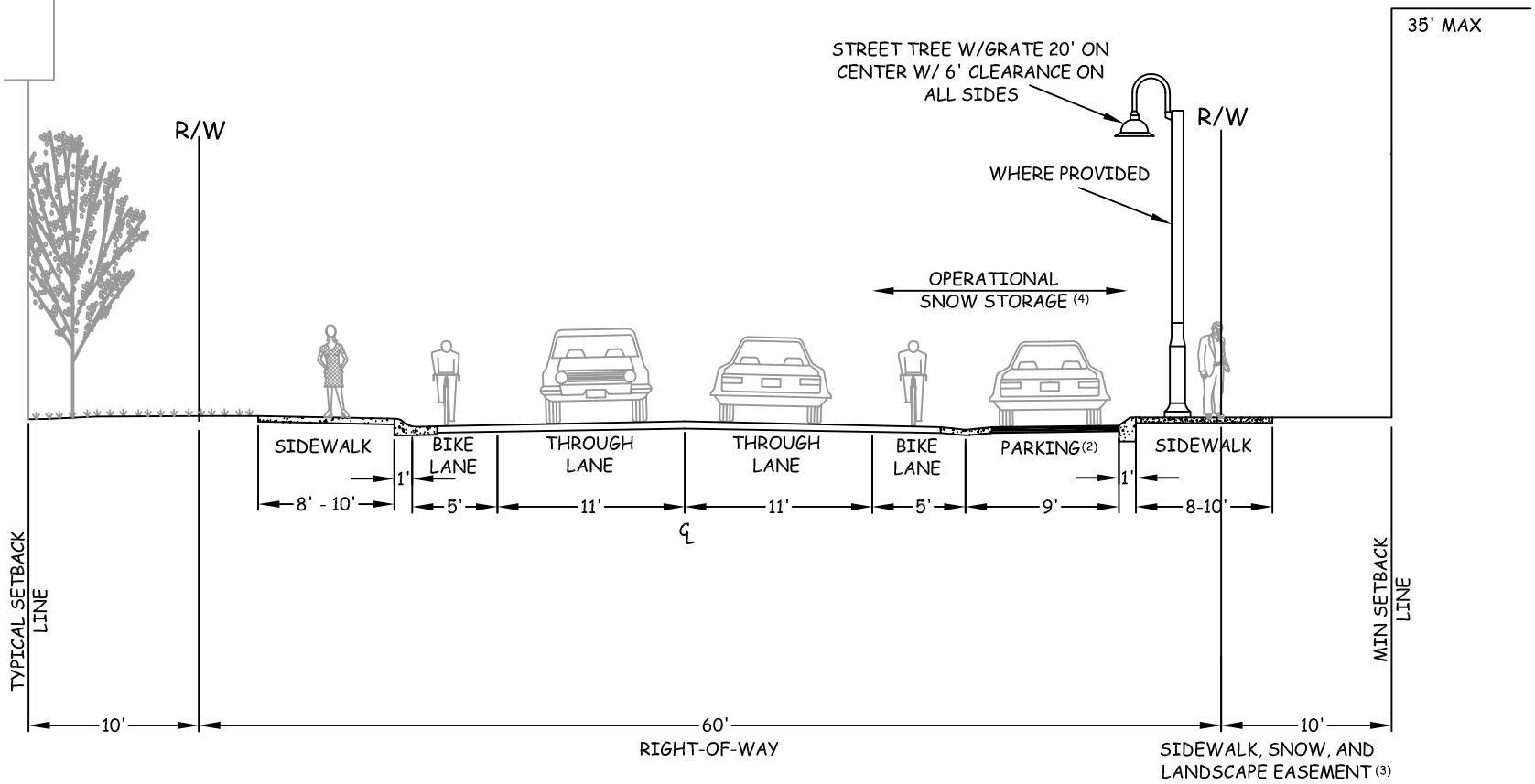
PUBLIC WORKS DIRECTOR APPROVAL: _____ DATE: _____

STANDARD PLAN

- - - -

SHEET 1 OF 1

# TYPICAL SECTION
# LAUREL MOUNTAIN ROAD
# (SOUTH OF TAVERN ROAD)
# LOOKING NORTH




NOTES:

(1) SIDEWALKS ON BOTH SIDES PER NORTH OLD MAMMOTH ROAD DISTRICT SPECIAL STUDY

(2) PARALLEL PARKING WHERE APPROVED BY PUBLIC WORKS DIRECTOR

(3) MIN 10' SETBACK PURSUANT TO NORTH OLD MAMMOTH ROAD DISTRICT SPECIAL STUDY

(4) PROVIDE "NO PARKING DURING WINTER STORMS" SIGNS IF PARALLEL PARKING IS APPROVED

TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN

- - - - -

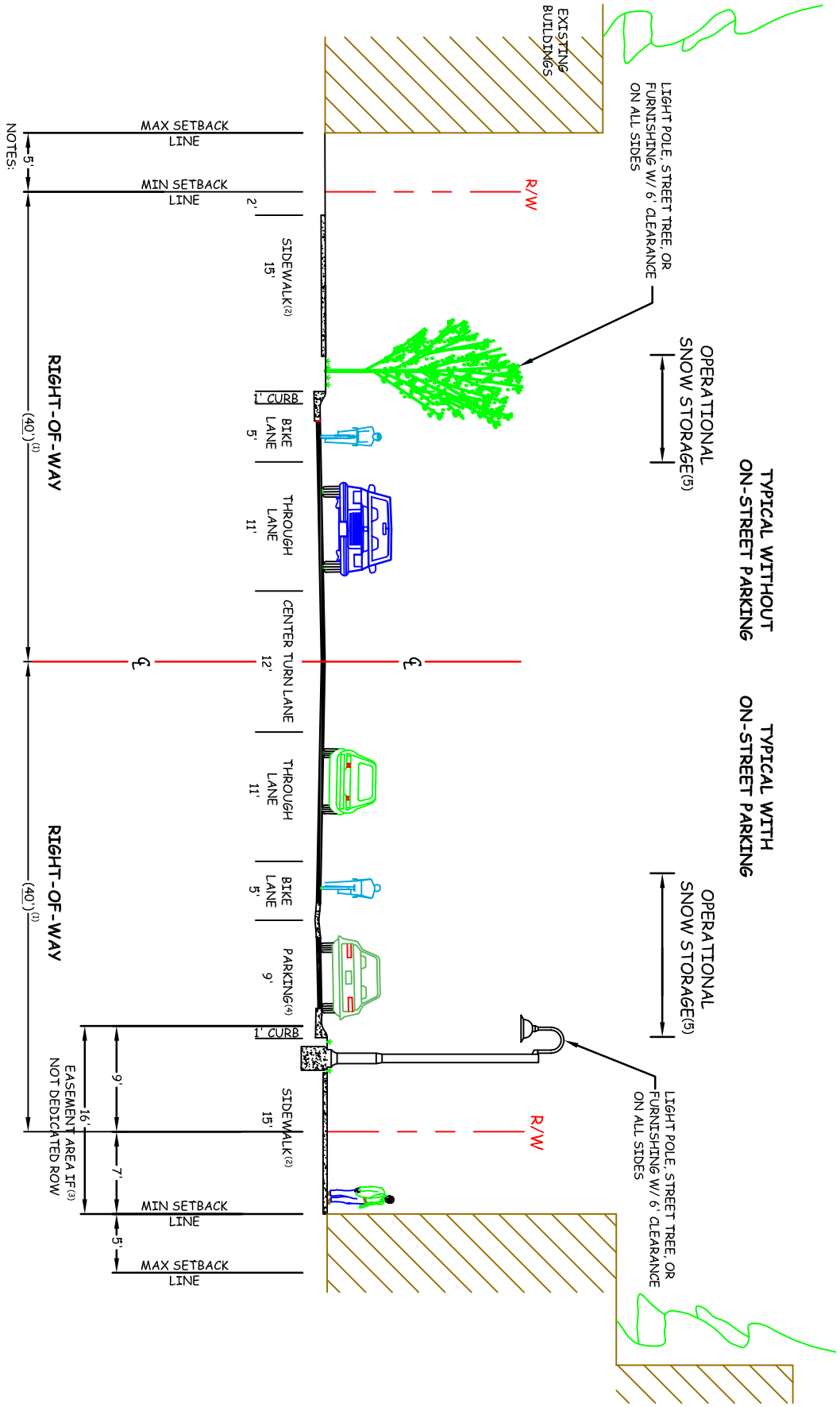
SHEET 1 OF 1

NORTH OLD MAMMOTH ROAD DISTRICT SPECIAL STUDY

TYPICAL SECTION - LAUREL MOUNTAIN ROAD(SOUTH OF TAVERN)

PUBLIC WORKS DIRECTOR APPROVAL: _____ DATE: _____

# TYPICAL SECTION OLD MAMMOTH ROAD BUSINESS DISTRICT




NOTES:

(1) (___) INDICATES FUTURE LONG TERM DIMENSION

(2) 8' CLEARANCE TO ALLOW FOR PEDESTRIAN CORRIDOR AND PEDESTRIAN MOVEMENT

(3) PRIVATE ENCROACHMENTS INTO THE EASEMENT AREA REQUIRE AN ENCROACHMENT PERMIT AND SHALL NOT INTERFERE WITH PEDESTRIAN USE OR MAINTENANCE OPERATIONS.

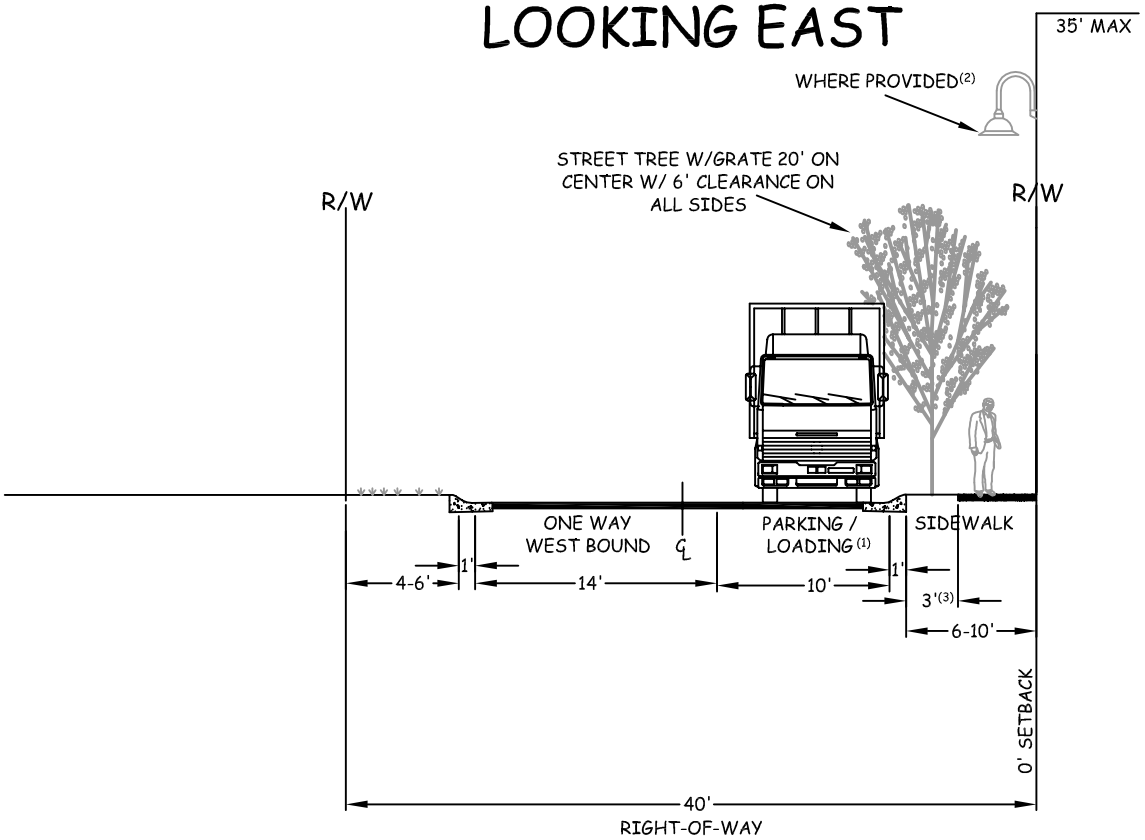
(4) WHERE APPROVED BY PUBLIC WORKS DIRECTOR

(5) NO PARKING OVERNIGHT, DURING WINTER STORMS, OR AS NEEDED FOR SNOW STORAGE

**TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS**

| | | |
|---|---|---|
| THE TOWN OF MAMMOTH LAKES CALIFORNIA | **NORTH OLD MAMMOTH ROAD DISTRICT SPECIAL STUDY**<br>**TYPICAL SECTION - OMR Buisiness District**<br>PUBLIC WORKS DIRECTOR APPROVAL: _____ DATE: _____ | STANDARD PLAN<br>- - - -<br>SHEET 1 OF 1 |

# TYPICAL SECTION
# ONE-WAY MID-BLOCK CONNECTOR
# LOOKING EAST




NOTES:

(1) PARKING / LOADING ZONE WHERE APPROVED BY PUBLIC WORKS DIRECTOR

(2) OPTIONAL - ATTACH STREET LIGHTING TO BUILDING FACE. PROVIDE STANDARD LIGHTING AT DRIVES AND INTERSECTIONS

(3) VARIES FROM 0' - 3' TO PROVIDE LANDSCAPE POCKETS

TOWN OF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS

NORTH OLD MAMMOTH ROAD DISTRICT SPECIAL STUDY

TYPICAL SECTION - ONE-WAY MID-BLOCK CONNECTOR

PUBLIC WORKS DIRECTOR APPROVAL: _____ DATE: _____

STANDARD PLAN

- - - - -

SHEET 1 OF 1

# Appendix V:

# Proposed Project

# Appendix V

# Proposed Project

## A. Project Description

The Clearwater Project is envisioned as a dynamic, mixed-use project that will enhance the vision and environment of the North Old Mammoth Road District. The Conceptual plan is based on three different Land Use Areas. These proposed uses are depicted in Figure C, *Conceptual Land Use Diagram*. Land Use Area 1, designated Retail/Mixed-Use, fronts Old Mammoth Road, in order to generate an active street front. Land use Area 2 is set further back and designated for Condominium Hotel use. Land Use Area 3, the Plaza/Outdoor Recreation Area, will be sited at the southeast central area of the project site, available for public events, shows, markets, or other uses. A conference space may be included in either the Condominium Hotel land use area, or in the Retail/Mixed-Use land use Specific Plan area.

The majority of the circulation on the surface of the site will be pedestrian. The Project will include one east-west vehicular connection along the northern portion of the site, and two dedicated public pedestrian connections, one east-west and one north-south, across the site through the site.

## B. Development Summary

The following development summary describes a possible site plan for the project under the Clearwater Specific Plan. These plans were provided by Landau Partnership on March 7, 2008.

**Table 1: Project Index**

| | | |
|---|---|---|
| **Site** | 6.09 acres | 265,280 sf |
| **Building:** | | |
| **Condominium/Hotel** | 480 rooms (78.75 rooms/acre) | |
| | 308 units | |
| **Conference** | | 7,000 sf |
| **Retail** | | 18,000 sf |
| **Events Plaza** | | 15,000 sf |
| **Workforce Housing** | 32 DU | |
| **Site Coverage -incl. Parking** | 96% | |

## C. Operations

The Project will have three operating entities. A facilities operator will own or operate the hotel-related facilities, including the parking area, the lobby, the conference rooms, and certain other common areas. There will be a Homeowner Association consisting of the owners of the condominium units which will also own and maintain certain common areas. It will be governed by recorded covenants, conditions and restrictions enforceable by the association. There will also be either an owner-operator of the workforce housing building, or an association of owners of units in that building also governed by recorded covenants, conditions and restrictions.

## D. Project Implementation & Financing

Prior to the initiation of any construction activities on the site, the applicant intends to apply for and obtain all necessary approvals from the California Department of Real Estate to: (1) accept advance reservations for purchase of the Condominium Hotel units; and (2) enter into binding contracts for the sale of those units. Upon execution of a sufficient number of purchase contracts to satisfy the requirements of the applicant's preferred institutional lender, the applicant intends to obtain one or more loans to finance the construction of the Project. The applicant anticipates that the construction loan(s) will be secured by the Property, the Project entitlements, the purchase contracts, and the plans and specifications for the Project.

## E. Phasing Plan

Based on market conditions and the availability of a construction workforce, construction of the Project will likely be phased as follows:

Construction Year 1

- Demolition and removal of existing structures
- Rough grading
- Construction of underground parking garage and slab
- Offsite improvements, including utility and connections to Old Mammoth Road and curb, gutter, and sidewalks along Sierra Nevada Road

Construction Years 2, 3, and 4

- Construction of Condominium Hotel and associated retail improvements
- Construction of workforce housing
- Installation of landscaping improvements
-

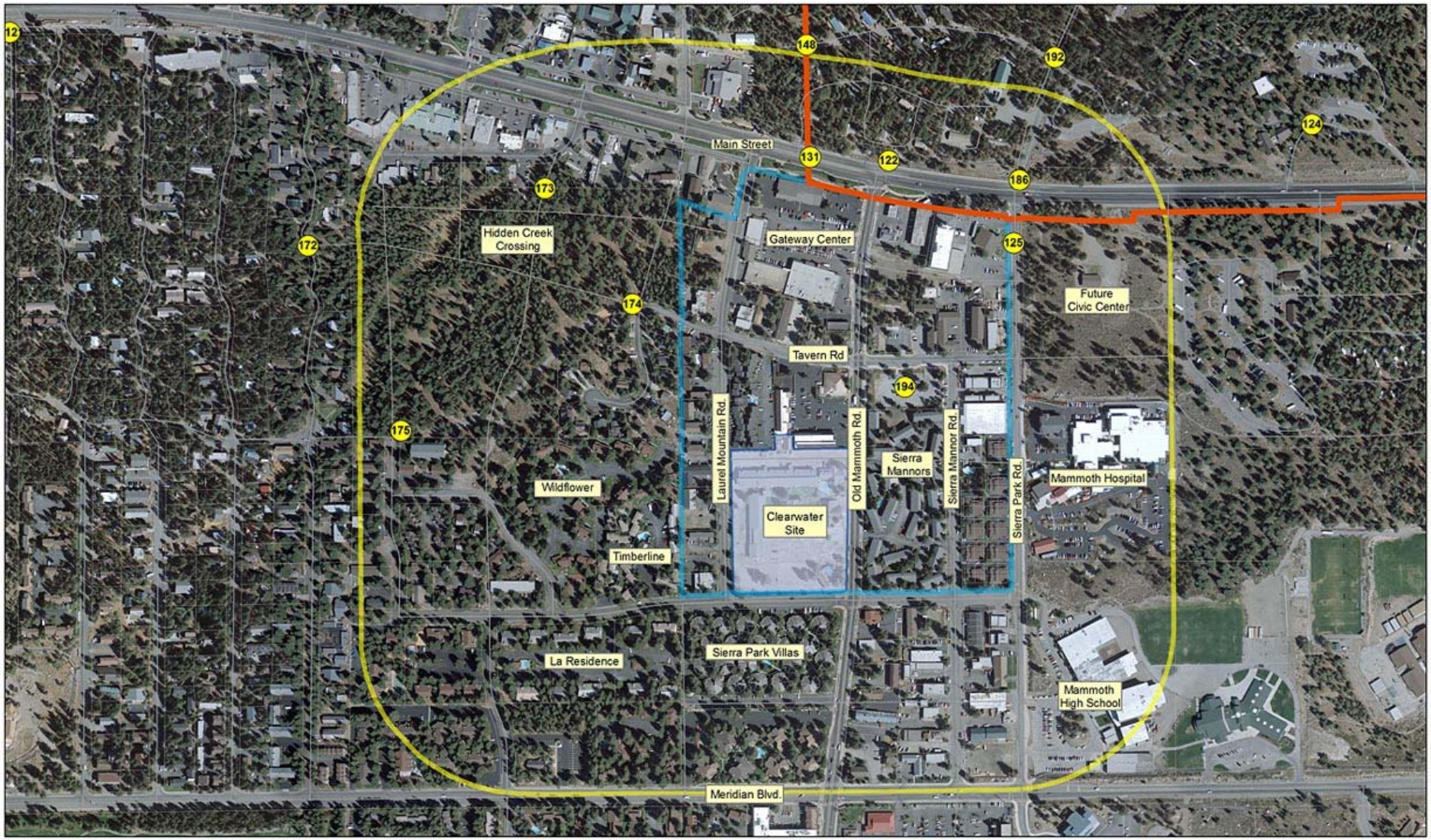
Notes:

- Hours of operation for all construction will follow TOML Municipal Code.
- A construction management plan will be required for all phases of the project.

**Appendix VI:**

**Geographic Informational Contract (GIC) Point Information**
**North Old Mammoth Road District**

Provided by Mammoth Lakes Trails and Public Access (MLTPA)




**Map Legend**

- Roads
- Parcels
- Clearwater Site
- GIC Points
- District Sphere of Influence
- Town Urban Growth Boundary
- Town Municipal Boundary
- North Old Mammoth Road District

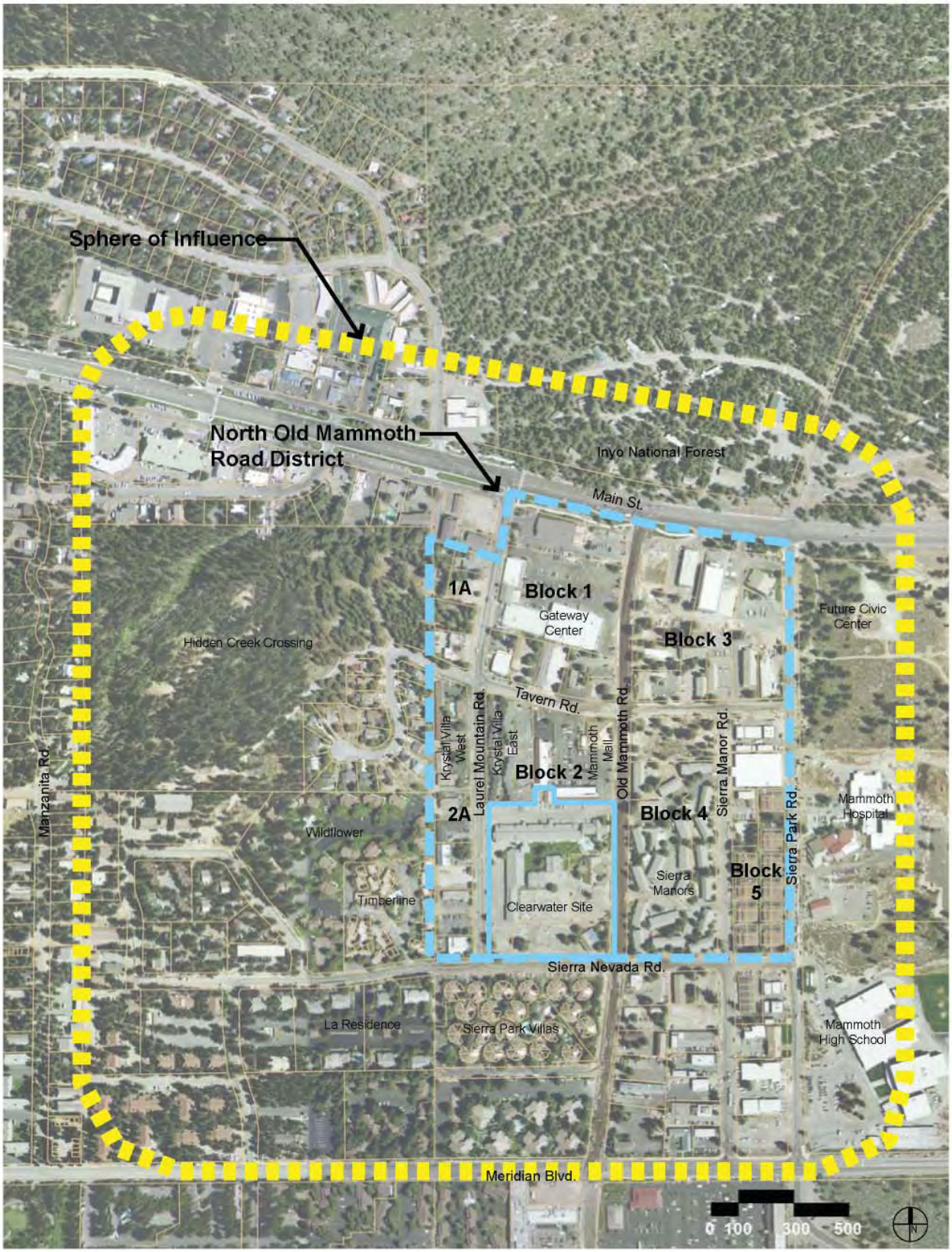
Clearwater Specific Plan
MLTPA GIC Points
Draft 2/5/09

MLTPA
MAMMOTH LAKES TRAILS - PUBLIC ACCESS

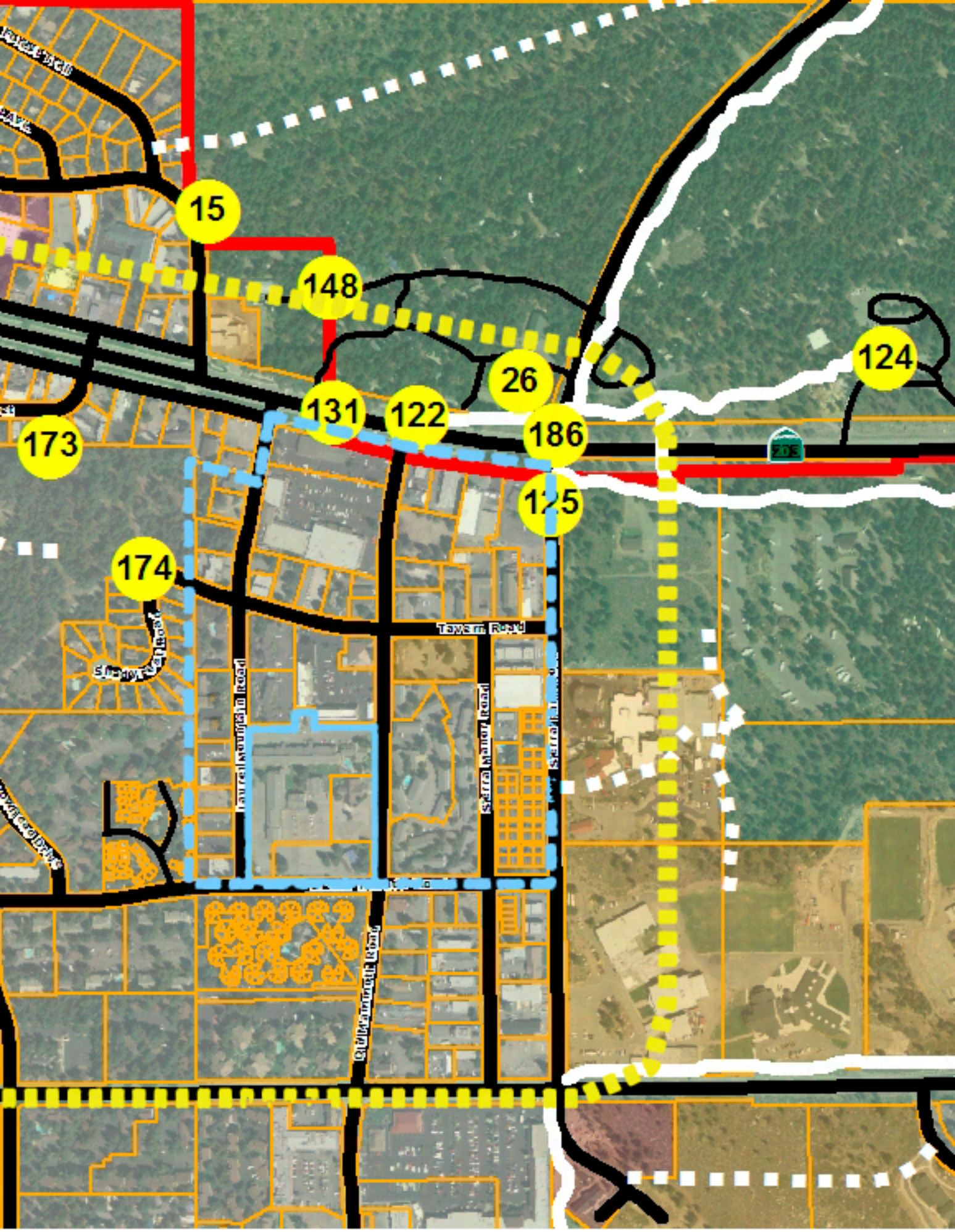
0 125 250 500 750 1,000 Feet

Map Scale 1:4,000
Aerial Background: September 2008

N




North Old Mammoth Road District
Figure 1: Vicinity Diagram


15
148
26
124
131
122
186
173
125
174
Taxam Road
Laurel Mountain Road
Sierra Manor Road
Sierra Manor Road
Glenwood Drive
205

| | | | |
|---|---|---|---|
| **POINT NAME** | **MLTS Main Path, N. side of Main St., west of Old Mammoth Rd.** | **New MLTPA #** | **0122** |
| | | **Old MLTPA #** | **—** |
| **Point Location** | MLTS Main Path, north side of Main St., west of Old Mammoth Rd. | | |

**USFS Route Designation #** —

**Documented By:** Aris Cox **Date:** 9/15/06
**Phone:** (925) 348-3521 **Email:** acox@spyder.com
**Alt Phone:** —

| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | N |
| Parking | N |
| Public Transport | N |
| Signage | Y |
| Bathroom | N |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | N |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | N |
| Ungroomed, Public | Y |
| **Pets** | |
| Area | N |
| Walking | Y |
| **Snowmachine** | |
| Trail | N |
| Open Area | N |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | N |
| Open Area | N |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | Y |
| **Workforce** | N |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | N |
| **Backcountry** | |
| General Access Point | N |
| **Biking** | |
| Unpaved | N |
| Paved | Y |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | N |
| RV | N |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | Y |
| Unpaved | N |
| **OHV** | |
| ATV | N |
| Motorcycle | N |
| **Pets** | |
| Area | N |
| Walking | Y |
| **Running** | |
| Cross-Country | Y |
| Trail | N |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | N |

**NOTES:**

**Photo #1 Notes**
Site photo

**Photo #2 Notes**
Signage photo

**Photo #3 Notes**
Site photo

**Photo #4 Notes**

**New MLTPA #** **0122**
**Old MLTPA #** **—**

**POINT NAME** **MLTS Main Path terminus at Visitors Center**

**New MLTPA #** **0124**

**Old MLTPA #** **—**

**Point Location** MLTS Main Path terminus at Visitors Center

**USFS Route Designation #** —

**Documented By:** Aris Cox

**Date:** 9/15/06

**Phone:** (925) 348-3521

**Email:** acox@spyder.com

**Alt Phone:** —

| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | N |
| Parking | Y |
| Public Transport | N |
| Signage | Y |
| Bathroom | Y |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | N |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | N |
| Ungroomed, Public | Y |
| **Pets** | |
| Area | N |
| Walking | Y |
| **Snowmachine** | |
| Trail | N |
| Open Area | N |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | N |
| Open Area | N |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | Y |
| **Workforce** | N |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | N |
| **Backcountry** | |
| General Access Point | N |
| **Biking** | |
| Unpaved | N |
| Paved | Y |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | N |
| RV | N |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | Y |
| Unpaved | N |
| **OHV** | |
| ATV | N |
| Motorcycle | N |
| **Pets** | |
| Area | N |
| Walking | Y |
| **Running** | |
| Cross-Country | Y |
| Trail | Y |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | N |

**NOTES:**

Trail begins and ends with signage

There are many paved and unpaved trails off back of parking lot

**Photo #1 Notes**
Site photo

**Photo #2 Notes**
Site photo

**Photo #3 Notes**
Signage photo

**Photo #4 Notes**
Site photo

**New MLTPA #** **0124**
**Old MLTPA #** **—**

**POINT NAME** **MLTS Main Path at Sierra Park Rd. and Hwy. 203**

**New MLTPA #** **0125**

**Old MLTPA #** **—**

**Point Location** MLTS Main Path; intersection of Sierra Park Rd. and south side of Hwy. 203

**USFS Route Designation #** —

**Documented By:** Aris Cox

**Date:** 9/15/06

**Phone:** (925) 348-3521

**Email:** acox@spyder.com

**Alt Phone:** —

| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | N |
| Parking | N |
| Public Transport | N |
| Signage | Y |
| Bathroom | N |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | N |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | N |
| Ungroomed, Public | Y |
| **Pets** | |
| Area | N |
| Walking | Y |
| **Snowmachine** | |
| Trail | N |
| Open Area | N |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | N |
| Open Area | N |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | Y |
| **Workforce** | Y |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | N |
| **Backcountry** | |
| General Access Point | N |
| **Biking** | |
| Unpaved | N |
| Paved | Y |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | N |
| RV | N |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | Y |
| Unpaved | N |
| **OHV** | |
| ATV | N |
| Motorcycle | N |
| **Pets** | |
| Area | N |
| Walking | Y |
| **Running** | |
| Cross-Country | Y |
| Trail | Y |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | N |

**NOTES:**

Paved trail continues past McDonald's

**Photo #1 Notes**
Site photo

**Photo #2 Notes**
Signage photo

**Photo #3 Notes**
Site photo

**Photo #4 Notes**

**New MLTPA #** **0125**
**Old MLTPA #** **—**

**POINT NAME** **Hwy. 203 at UGB, east side**

**New MLTPA #** **0131**
**Old MLTPA #** **—**

**Point Location** Hwy. 203 at UGB, east side

**USFS Route Designation #** —

**Documented By:** Greg Hadfield
**Phone:** (760) 709-1255
**Alt Phone:** —

**Date:** 9/22/06
**Email:** greghad@gmail.com

| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | Y |
| Parking | N |
| Public Transport | N |
| Signage | N |
| Bathroom | N |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | N |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | N |
| Ungroomed, Public | N |
| **Pets** | |
| Area | N |
| Walking | N |
| **Snowmachine** | |
| Trail | N |
| Open Area | N |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | N |
| Open Area | N |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | N |
| **Workforce** | N |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | N |
| **Backcountry** | |
| General Access Point | N |
| **Biking** | |
| Unpaved | N |
| Paved | N |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | N |
| RV | N |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | N |
| Unpaved | N |
| **OHV** | |
| ATV | N |
| Motorcycle | N |
| **Pets** | |
| Area | N |
| Walking | N |
| **Running** | |
| Cross-Country | N |
| Trail | N |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | N |

**NOTES:**

Urban limit point only

**Photo #1 Notes**
Site photo

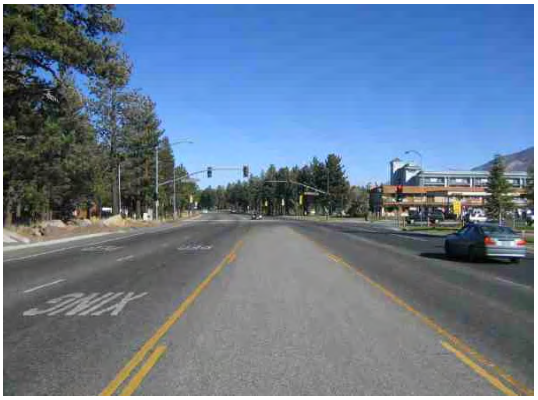


**Photo #2 Notes**
Site photo

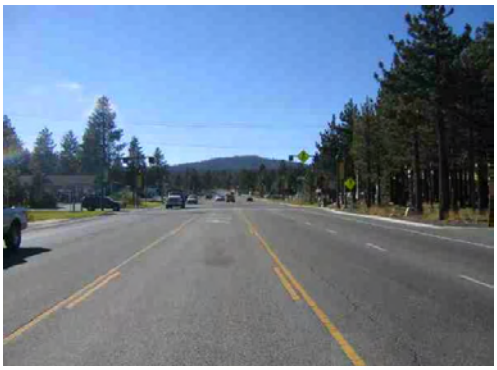


**Photo #3 Notes**
Site photo

**Photo #4 Notes**
Site photo

| | |
|---|---|
| **New MLTPA #** | **0131** |
| **Old MLTPA #** | **—** |

**POINT NAME** **Shady Rest Parcel at Center St.** **New MLTPA #** **0173**
**Old MLTPA #** **--**

**Point Location** Shady Rest Parcel access at Center St.

**USFS Route Designation #** —

**Documented By:** Ken Warner **Date:** 10/12/06
**Phone:** (760) 924-3891 **Email:** kwarner@uneedspeed.net
**Alt Phone:** —

| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | N |
| Parking | N |
| Public Transport | N |
| Signage | N |
| Bathroom | N |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | N |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | N |
| Ungroomed, Public | Y |
| **Pets** | |
| Area | Y |
| Walking | Y |
| **Snowmachine** | |
| Trail | N |
| Open Area | N |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | N |
| Open Area | Y |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | Y |
| **Workforce** | Y |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | N |
| **Backcountry** | |
| General Access Point | N |
| **Biking** | |
| Unpaved | Y |
| Paved | N |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | N |
| RV | N |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | N |
| Unpaved | Y |
| **OHV** | |
| ATV | N |
| Motorcycle | N |
| **Pets** | |
| Area | Y |
| Walking | Y |
| **Running** | |
| Cross-Country | Y |
| Trail | Y |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | Y |

**NOTES:**

**Photo #1 Notes**
Site photo

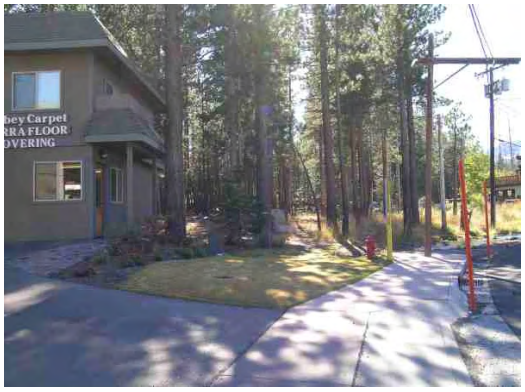


**Photo #2 Notes**
Site photo

**Photo #3 Notes**
Site photo

**Photo #4 Notes**
Site photo

| | |
|---|---|
| **New MLTPA #** | **0173** |
| **Old MLTPA #** | **--** |

**POINT NAME** **Shady Rest Parcel at Tavern Rd.** **New MLTPA #** **0174**
**Old MLTPA #** **--**

**Point Location** Shady Rest Parcel access at Tavern Rd.

**USFS Route Designation #** —

**Documented By:** Ken Warner **Date:** 10/12/06
**Phone:** (760) 924-3891 **Email:** kwarner@uneedspeed.net
**Alt Phone:** —

| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | N |
| Parking | N |
| Public Transport | N |
| Signage | N |
| Bathroom | N |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | N |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | N |
| Ungroomed, Public | Y |
| **Pets** | |
| Area | Y |
| Walking | Y |
| **Snowmachine** | |
| Trail | N |
| Open Area | N |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | N |
| Open Area | Y |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | Y |
| **Workforce** | Y |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | N |
| **Backcountry** | |
| General Access Point | N |
| **Biking** | |
| Unpaved | Y |
| Paved | N |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | N |
| RV | N |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | N |
| Unpaved | Y |
| **OHV** | |
| ATV | N |
| Motorcycle | N |
| **Pets** | |
| Area | Y |
| Walking | Y |
| **Running** | |
| Cross-Country | Y |
| Trail | Y |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | Y |

**NOTES:**

**Photo #1 Notes**
Site photo

**Photo #2 Notes**
Site photo

**Photo #3 Notes**
Site photo

**Photo #4 Notes**
Site photo

| | |
|---|---|
| **New MLTPA #** | **0174** |
| **Old MLTPA #** | **--** |

**POINT NAME** **Sawmill Cutoff Rd. at Hwy. 203**

**New MLTPA #** **0186**
**Old MLTPA #** **—**

**Point Location** Sawmill Cutoff Rd. at Hwy. 203 (northern entrance to Shady Rest Town Park)

**USFS Route Designation #** —


**Documented By:** John Wentworth
**Phone:** (760) 934-3154
**Alt Phone:** (760) 934-1279
**Date:** 11/1/06
**Email:** johnwentworth@mltpa.org


| | |
|---|---|
| **GENERAL** | |
| Summer Use | Y |
| Winter Use | Y |
| Urban Limit | Y |
| Parking | Y |
| Public Transport | N |
| Signage | Y |
| Bathroom | Y |
| **WINTER** | |
| **Backcountry** | |
| General Access Point | Y |
| Kicker Zone | N |
| Ski/Snowboard | N |
| Ski/Snowboard Access | N |
| Ski/Snowboard Egress | N |
| **Biathlon** | N |
| **Dog Sledding** | N |
| **Ice Climbing** | N |
| **Ice Fishing** | N |
| **Ice Skating** | N |
| **MMSA** | |
| Access Point | N |
| Egress Point | N |
| **Nordic** | |
| Groomed, Fee Area | N |
| Groomed, Public | Y |
| Ungroomed, Public | Y |
| **Pets** | |
| Area | Y |
| Walking | Y |
| **Snowmachine** | |
| Trail | Y |
| Open Area | Y |
| **Snowplay** | |
| Fee Area | N |
| Public | N |
| **Snowshoe** | |
| Trail | Y |
| Open Area | Y |
| **Vistas** | N |
| **Winter Camping** | N |
| **Winter Hiking/Walking** | |
| Groomed | N |
| 4-Season | N |
| **Workforce** | N |

| | |
|---|---|
| **SUMMER** | |
| **Automobiles** | Y |
| **Backcountry** | |
| General Access Point | Y |
| **Biking** | |
| Unpaved | Y |
| Paved | Y |
| Road | N |
| **Birding** | N |
| **Boating Access** | |
| Motor | N |
| Non-Motor | N |
| **Bouldering** | N |
| **Bow Hunting** | N |
| **Camping** | |
| Tent | Y |
| RV | Y |
| **Caving** | N |
| **Climbing** | N |
| **Equestrian** | |
| Commercial Packing | N |
| Packing | N |
| Trail Riding | N |
| Commercial Trail Riding | N |
| **Fall Color Viewing** | N |
| **Fishing** | |
| Lakes from Shore | N |
| Streams/Creeks | N |
| **Frisbee Golf** | N |
| **Hiking/Walking** | |
| Paved | Y |
| Unpaved | Y |
| **OHV** | |
| ATV | Y |
| Motorcycle | Y |
| **Pets** | |
| Area | Y |
| Walking | Y |
| **Running** | |
| Cross-Country | Y |
| Trail | Y |
| **Swimming Access** | N |
| **Vistas** | N |
| **Wildflowers** | N |
| **Workforce** | N |

**NOTES:**

**Photo #1 Notes**
Signage photo

**Photo #2 Notes**
Condition photo

**Photo #3 Notes**
Signage photo

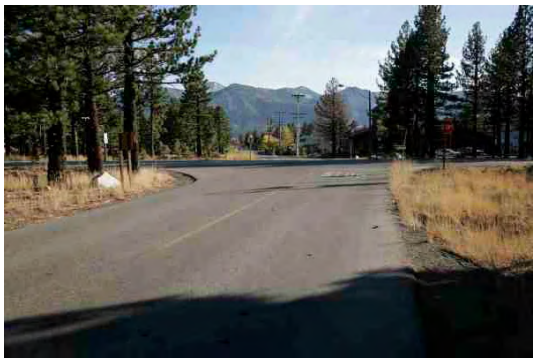


**Photo #4 Notes**
Site photo

**New MLTPA #** **0186**
**Old MLTPA #** **—**