

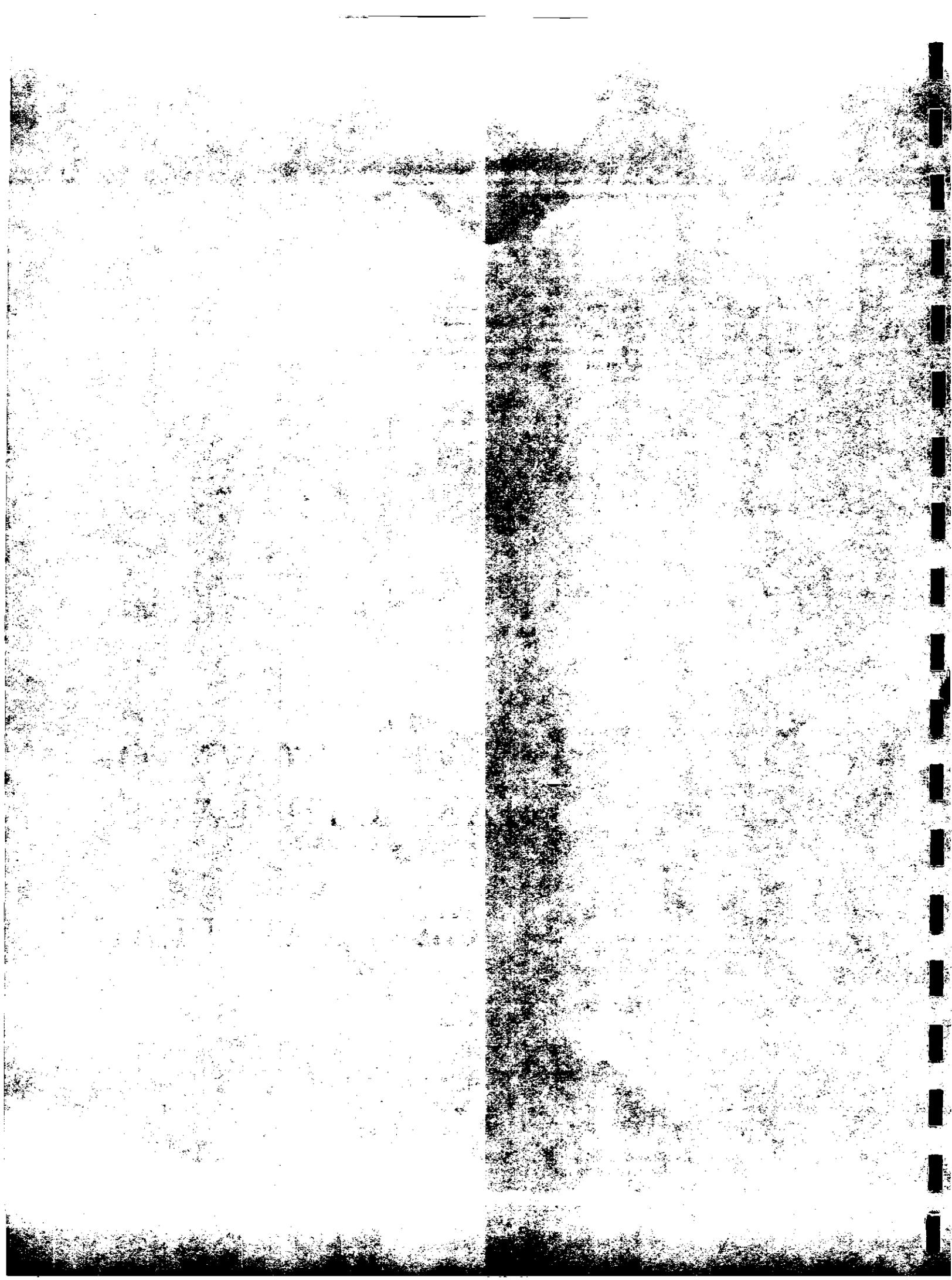


THE TOWN OF  
MAMMOTH LAKES

GENERAL PLAN

THE TOWN OF  
MAMMOTH LAKES

GENERAL PLAN



RESOLUTION NO. 87-35

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF  
MAMMOTH LAKES, STATE OF CALIFORNIA, ADOPTING THE  
GENERAL PLAN OF THE TOWN OF MAMMOTH LAKES

WHEREAS, in accordance with the requirements of the State  
Planning and Zoning Law (Section 65300 et seq.), the Town  
Planning Commission adopted a Resolution approving the General  
Plan on April 22, 1987 and transmitted the General Plan for  
consideration by the Town Council; and

WHEREAS, the Town Council conducted the first public  
hearing on July 1, 1987 and subsequently held three hearings on  
the document receiving both verbal and written communications  
from numerous individuals; and

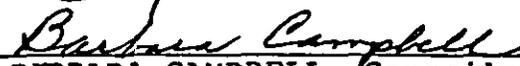
WHEREAS, the Town Council referred several changes back  
to the Planning Commission for review and comment, and, upon  
receipt of those comments took action on the General Plan.

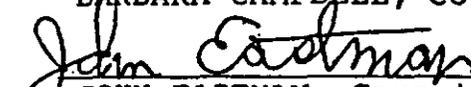
NOW, THEREFORE, BE IT RESOLVED that the Town Council of  
the Town of Mammoth Lakes does hereby adopt the General Plan  
of the Town of Mammoth Lakes.

APPROVED AND ADOPTED this 14th day of October, 1987.

  
\_\_\_\_\_  
GARY FLYNN, Mayor

  
\_\_\_\_\_  
GREG NEWBERRY, Mayor Pro Tem

  
\_\_\_\_\_  
BARBARA CAMPBELL, Councilmember

  
\_\_\_\_\_  
JOHN EASTMAN, Councilmember

  
\_\_\_\_\_  
KIRK STAPP, Councilmember

ATTEST:

  
\_\_\_\_\_  
PAM AINSWORTH, Town Clerk

RESOLUTION NO. 87-10

RESOLUTION OF THE TOWN OF MAMMOTH LAKES PLANNING COMMISSION  
APPROVING THE GENERAL PLAN

WHEREAS, the Town of Mammoth Lakes was incorporated on August 20, 1984; and

WHEREAS, in accordance with the requirements of the State Planning and Zoning Law (Section 65300 et seq.), the Town prepared a Draft General Plan and scheduled public hearings on the draft document before the Town Planning Commission; and

WHEREAS, the Planning Commission conducted the first public hearing on June 25, 1986 and subsequently held a total of 19 hearings on the draft document receiving both verbal and written communications from numerous individuals and groups; and

WHEREAS, as a result of this public input, the Commission made substantial changes to the draft document as originally presented.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Mammoth Lakes having concluded the public hearings and discussion hereby approves the General Plan, Town of Mammoth Lakes and recommends adoption of the plan by the Town Council.

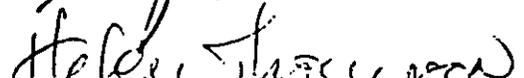
PASSED AND ADOPTED this 22nd day of April, 1987.

  
MIMI LYSTER, Chairman

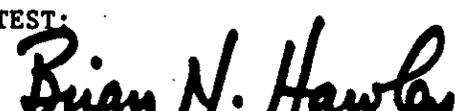
  
JORDAN GLAZOV, Vice Chairman

  
SHIRLEY BLUMBERG, Member

  
TOM JACOBSEN, Member

  
HELEN THOMPSON, Member

ATTEST:

  
BRIAN N. HAWLEY  
Secretary to the Commission

RESOLUTION NO. 97-34

A RESOLUTION OF THE TOWN COUNCIL OF MAMMOTH LAKES,  
CALIFORNIA, ADOPTING  
GENERAL PLAN AMENDMENT 97-2, A REVISED NOISE ELEMENT AND  
ADDITIONS TO  
LAND USE INTENSITY STANDARDS

WHEREAS, The California Government Code requires that all local agencies adopt a general plan covering all lands within their jurisdictions; and

WHEREAS, Said general plan must include a noise element and include within the land use element standards for building intensity; and

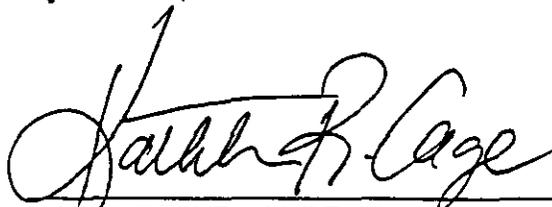
WHEREAS, The Town of Mammoth Lakes has annexed the Mammoth Lakes airport; and

WHEREAS, The Town Council desires to clarify the description of building intensity in the land use element;

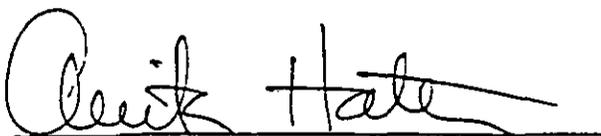
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes, California, as follows:

1. That the above recitations are true.
2. That the Town Council does hereby adopt General Plan Amendment 97-2, adopting the revised noise element as attached and adopting the language attached as Exhibit I as an amendment to the land use element

APPROVED AND ADOPTED this 18th day of June, 1997.

  
KATHLEEN R. CAGE, Mayor

ATTEST:

  
ANITA HATTER, Town Clerk

GENERAL PLAN AMENDMENT 97-2  
EXHIBIT I

Additions to the Land Use Element of the Town of Mammoth Lakes General Plan

Page 42 b. Commercial

At the end of the first paragraph add the sentences "The maximum intensity of commercial development shall be a floor area ratio of 1.5 square feet of commercial floor area for each square foot of gross lot area. Residential units may also be included up to 12 units per acre."

Page 42 c. Industrial

Add the sentence "The maximum intensity of development shall not exceed 1.2 square feet of floor area for each square foot of gross lot area."

Page 42 d. Resort

At the end of the paragraph, add the sentence "Support commercial may be included as a part of a resort development at a floor area ratio not to exceed .1 square feet of commercial floor area for each square foot of land area included in a resort development."

These FAR's are consistent with the lot coverage restrictions in the general plan and development standards as currently applied.

TOWN OF MAMMOTH LAKES GENERAL PLAN

ACKNOWLEDGEMENTS

THE TOWN COUNCIL

Gary Flynn - Mayor  
Greg Newbry - Mayor Pro Tem  
Barbara Campbell  
John Eastman  
Kirk Stapp

Ray Windsor - Town Manager

THE TOWN PLANNING COMMISSION

Mimi Lyster - Chairman  
Jordan Glazov - Vice Chairman  
Shirley Blumberg  
Tom Jacobsen  
Helen Thompson

THE TECHNICAL ADVISORY COMMITTEE

MEMBERS

Willie Bauer  
Dan Dawson  
Gail Frampton  
Don Koenig  
Allan O'Connor  
Jim Ognisty

EX OFFICIO

Shirley Blumberg  
Dave Marlow  
Dean McAllister  
Greg Newbry

THE TOWN STAFF

Brian N. Hawley, Planning Director  
William T. Taylor, Associate Planner  
Tina Smith, Administrative Secretary

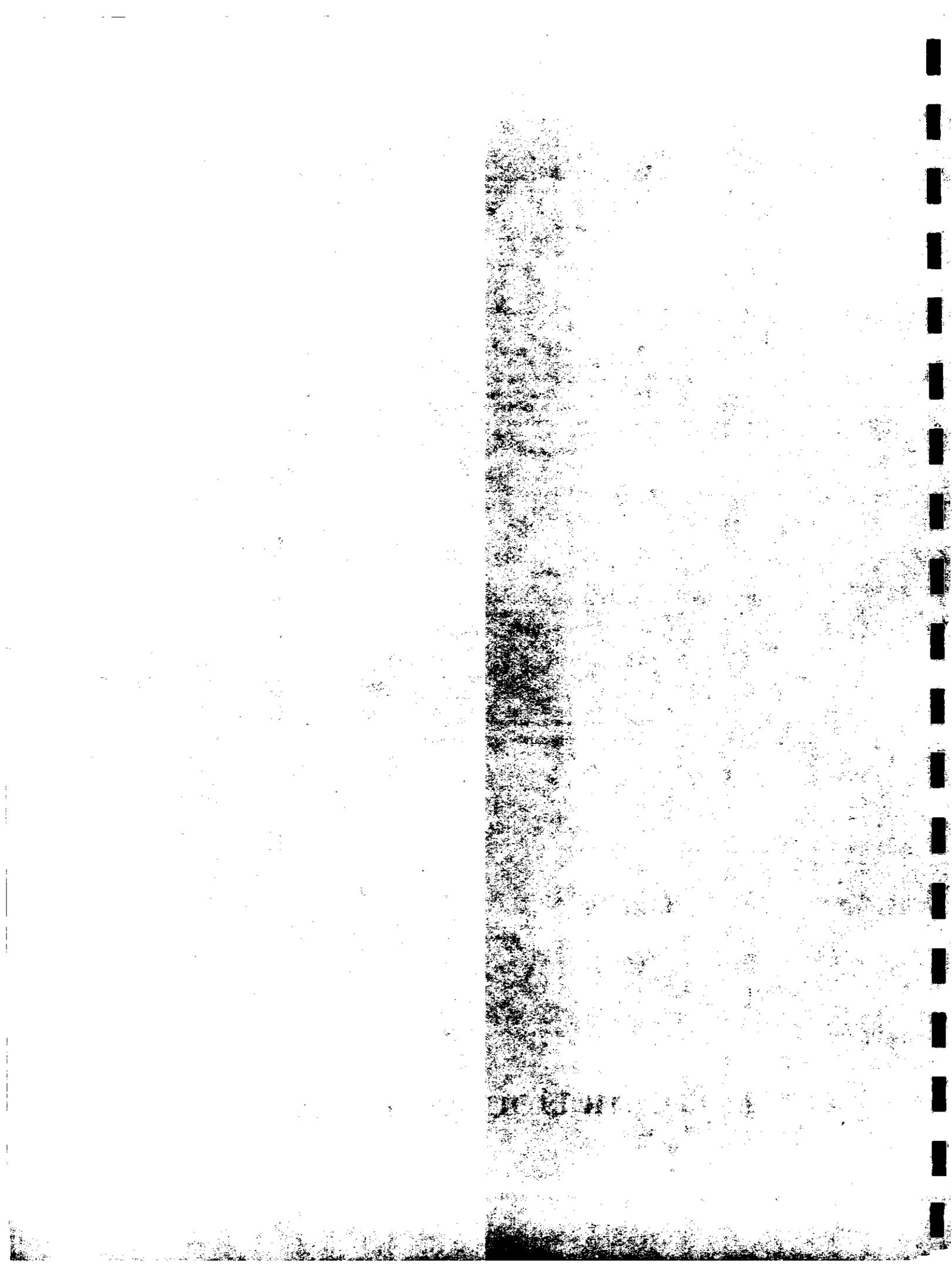
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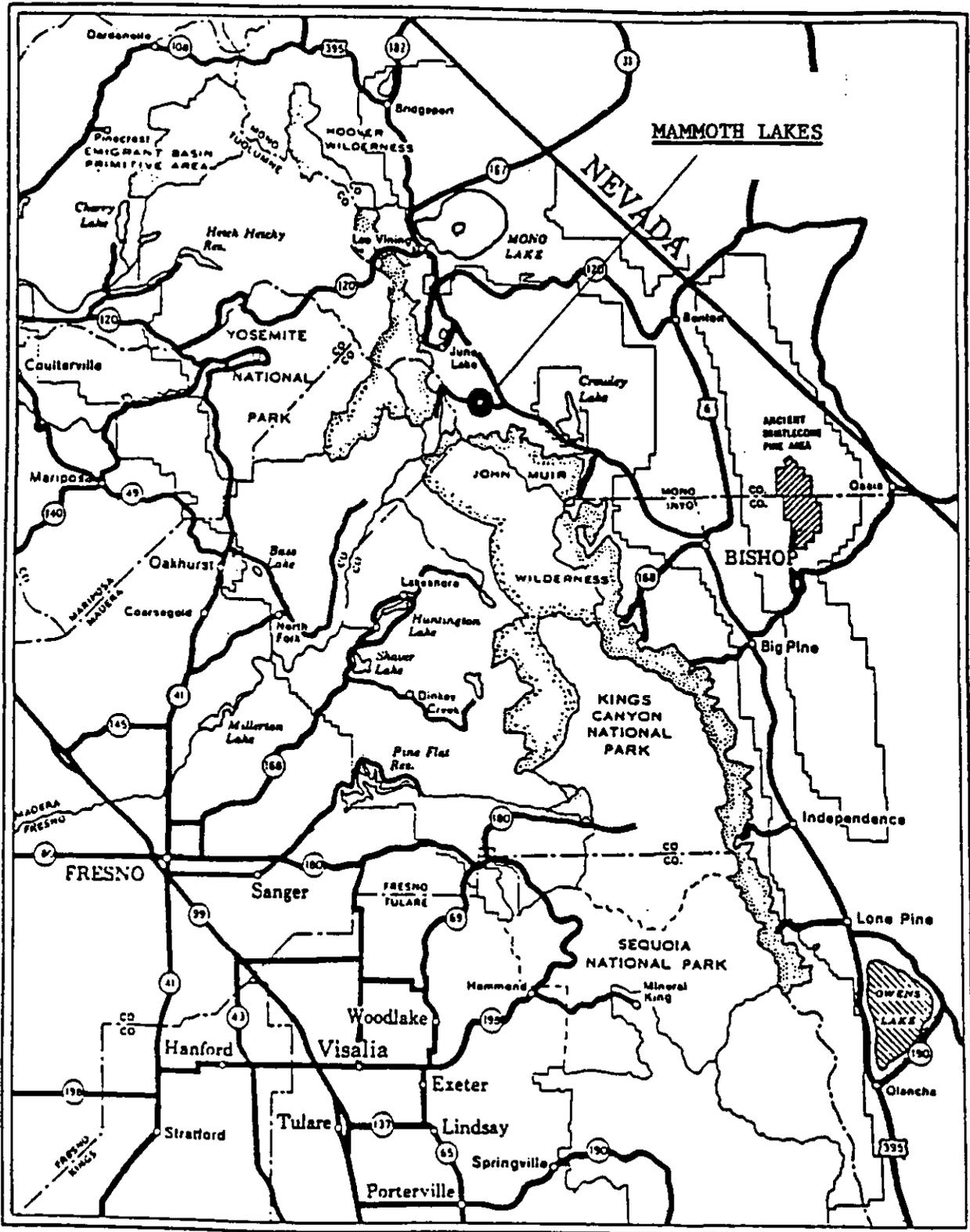
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# VICINITY MAP



adapted from U.S.D.A. Forest Service, Inyo N.F., 1972

Figure 1



## INTRODUCTION AND ADMINISTRATION

### A. Introduction

Mammoth Lakes nestles like a jewel between the steep eastern escarpment of the Sierra Nevada on the west and the beautiful White Mountains on the east. Its dramatic mountain scenery, rich natural resources and diverse recreational opportunities have long attracted residents and visitors. Indians once lived and traded in the area, goldseekers prospected in the 1870's, and skiers, hikers, sightseers, fishermen and hunters enjoy the area today.

The tremendous growth of the ski industry in the 1960's and 1970's changed the Town of Mammoth Lakes from a small community of 390 people in 1960 to its present assumed permanent population of 5,000. The Mammoth Mountain Ski Area, one of the nation's leading ski resorts, hosts over one million skiers each winter season.

The Town of Mammoth Lakes incorporated in August, 1984 and includes within its boundaries the Mammoth Mountain Ski Area and the Lakes Basin - recreational and scenic assets that make the Town a year-round resort community.

### B. The Planning Area

Government Code Section 65300 requires that "Each planning agency shall prepare and the legislative body of each city shall adopt a comprehensive, long-term general plan for the physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." The planning area for the Town of Mammoth Lakes includes areas where existing or proposed facilities have a direct relationship to the current Town boundaries. The planning area incorporates the Mammoth-June Lake Airport which primarily serves the Town; the Whitmore Park facilities southeast of the airport which the Town operates and maintains; Smokey Bear Flat easterly of Highway 395 which offers active recreational opportunities such as snowmobiling for Town residents and visitors; the Mammoth Scenic Loop road which the Town maintains; and the Deadman Creek - San Joaquin Area where proposed activities such as future ski facilities will have an impact on Town services.

Cooperative planning in this extraterritorial area will help establish consistency in development standards, promote the orderly and efficient extension/expansion of community facilities and services, and, will clearly identify the Town's continued interests and involvement in the area.

### C. The Mammoth Lakes General Plan - Description and Purpose

The General Plan of the Town of Mammoth Lakes is designed to promote the public health, safety and general welfare of the

community. The Plan is a comprehensive, long term and internally consistent document that sets forth goals and policies for the Town to follow when making decisions concerning the community's future. The goals and policies are intended to ensure that the community's livability is enhanced rather than reduced as the Town develops .

The Mammoth Lakes General Plan is formulated for a 20 year planning horizon. The plan includes: 1) A discussion of current and future planning issues concerning the community's functional and natural systems and activities relating to the use of lands, 2) findings which identify the major issues the General Plan should address, 3) community goals addressing those issues, and 4) specific policies to implement the goals.

**The Mammoth Lakes General Plan:**

- Is an expression of public policy in the form of generalized maps, goals and policy statements.

- Identifies the Town's environmental, social and economic goals.

- Sets forth policies for the maintenance and improvement of the existing community development and for the location and character of future development.

- Is the basis for the development of more specific standards, regulations and ordinances which comprise the Town Development Code.

- Forms the basis for subsequent planning studies such as the preparation of Specific Plans and special reports.

- Identifies the need for, and methods of improving coordination of community development activities among all units of government.

- Serves as a basis for evaluating specific projects prepared by the private sector.

- Assures that all public (agency) actions are consistent and coordinated with the policies of the General Plan.

- Will be regularly reviewed and revised as necessary to be consistent with the needs and desires of the community.

The progress of the implementation of the General Plan will be monitored by the Town Planning Department and Planning Commission, which will submit an annual report to the Town Council regarding the Plan's status. The Plan will be regularly reviewed and revised as new information becomes available and as community needs and values change.

#### D. Plan Development

In developing the Mammoth Lakes General Plan the Town reviewed the existing County General Plan for the community (Mono Plan IV) and the draft Mammoth Lakes General Plan prepared by the Mono County Planning Staff. The data collected as part of the county draft plan preparation process and the Preliminary Draft EIR prepared for that Plan were also used in the development of the Town's General Plan. In addition, the Technical Advisory Committee assisted in the identification of community issues, values and planning problems.

The General Plan reflects the needs and desires of the community as determined by public hearings and comments.

#### E. Structure of the General Plan

The Mammoth Lakes General Plan is organized into three sections:

##### I. - Introduction and Administration

##### II. - General Plan Elements

- Land Use and Public Facility Element
- Transportation and Circulation Element
- Housing Element
- Conservation and Open Space Element
- Safety Element (including Seismic Safety)
- Noise Element

##### III. - Land Use Districts

Each element of the General Plan and the Introduction and Administration Section contain background information and findings relevant to present and future planning issues and community needs. Each Plan element includes overall and specific goals, and policies addressing the issues identified in the element. The Land Use District Section identifies the Land Use Districts within the Town and sets forth the general type and intensity of land use to be developed within each District.

##### 1. Background Data and Findings

The background data and findings presented in each section are based on previous studies, environmental analyses and surveys conducted prior to and during the preparation of the Mammoth Lakes General Plan.

The background information was evaluated to determine the issues and community needs. These issues and needs were then concisely stated in the form of Findings.

## 2. Goals

The General Plan goals are the statements of the results desired through the implementation of the General Plan. They specify what the planning effort is supposed to accomplish.

## 3. Policies

The policies are the official strategy statements of the Town to achieve the community's goals for the future growth and development of Mammoth Lakes. In addition to providing the Town's official position regarding the community's future, the policies also provide:

- 1) General evaluation guidelines for development proposals and community improvements.
- 2) A guide for public programs and improvements, and
- 3) A concise statement of Town planning policy which can be used by the public, the business community and other governmental agencies in developing their respective development plans.

## 4. Implementation

The implementation of the General Plan goals and policies will be through the enactment of regulatory measures in the Town Development Code, including land use guidelines and criteria, development incentives and disincentives, codes, and subdivision ordinances. General Plan implementation will also be accomplished through capital improvement programs, Specific Area Plans and approved development proposals and agreements.

## F. How to use the General Plan

The Mammoth Lakes General Plan is to be used by both decision-makers and the general public. The Plan contains diagrams of the location and types of planned land uses, transportation systems and public facilities and services. The Plan also contains development guidelines for specific community sub-areas or land use districts. The Plan is thus tailored for neighborhood-specific as well as community-wide application.

Parcel-Specific Use information will be found in the community-wide land use map(s). These maps indicate the planned use for the parcel, and the planning district the parcel is located in. The district land use guidelines in Section III of the General Plan should then be consulted to determine more specific land use information for the parcel. As definitive plans for the planning districts are prepared, these may also be consulted.

The community-wide land use goals and policies are presented in the individual elements of the General Plan. The goals and policies indicate the Town's position regarding community growth and resource conservation and development. The goals and policies, along with the General Plan Map, provide the overall guide for community development.

Development Permit Processing can be initiated once the General Plan Map, goals and policies and district guidelines have been consulted. If a proposed project is consistent with the provisions of this Plan, the next step is to determine which review procedures and approvals are required. The determination of plan consistency and approval procedures shall be made by the Town's Planning Department and its determination may be appealed to the Town Planning Commission and Town Council.

The Town may require planning studies, environmental and alternative analyses and planning documents and maps be prepared as part of the project approval process. The specific procedures for project approval are set forth in the Town Development Code and other Town ordinances, as well as in state and federal codes, laws and requirements, and the requirements of affected agencies and jurisdictions.

#### G. Plan Revisions and Changes

As no general plan can forecast future changes in community values and objectives, or new information and data, the Mammoth Lakes General Plan will require revisions from time to time. The governing body of the Town, developers or citizens wanting changes, can seek a revision in the Plan. General Plan revisions or amendments will be considered up to four times per year in accordance with state law.

Changes, additions or deletions in the General Plan findings, goals, land use designations or policies will be required for example, when a development proposal significantly alters permitted uses. Amendments may also be required if major changes in community growth rates, composition, commercial development or the environment occur.

Amendments to and revisions of the Mammoth Lakes General Plan will require environmental analyses, either an Environmental Impact Report (EIR) or Negative Declaration, to be prepared in accordance with the California Environmental Quality Act (CEQA).

## GENERAL GOALS OF THE MAMMOTH LAKES GENERAL PLAN

The following are the goals of the Mammoth Lakes General Plan:

1. To provide for community development that is consistent with the community's general health, safety and welfare.
2. To preserve and maintain the unique natural setting and mountain resort character of Mammoth Lakes while accommodating changing community needs and conditions.
3. To preserve and maintain the natural environment and wildlife of the area.
4. To provide opportunities for economic growth and diversification.
5. To provide a wide range of housing, employment and community facilities for the Town.
6. To provide a land use plan and policies that provide suitable types and intensities of land use.
7. To establish conservation and development policies for the wise management of the Town's resources.
8. To establish transportation policies that will promote the development of a comprehensive transportation system for the community.
9. To establish policies for the development of public services and facilities in accordance with the community's needs and the Town's resources to provide for those needs.

### Administrative Policies

The following policies are set forth to facilitate the achievement of the overall planning goals for the Town of Mammoth Lakes:

1. The Mammoth Lakes General Plan shall serve as the comprehensive guide for planning and development for the Town.
2. The General Plan shall be thoroughly reviewed on a regular basis, but not less than every five years, and will be amended and revised to reflect the Town's changing needs and conditions.

3. The proposed revisions and amendments to the General Plan shall be fully reviewed at public hearings before adoption by the Town Planning Commission and Town Council.

4. The Town Development Code and other ordinances shall be in conformance with the General Plan and shall provide performance standards for development.

5. Land use information and other planning data shall be continually maintained and updated in order to monitor how well the objectives of the General Plan are being met, and to detect any changes in community needs and requirements which should be addressed in the General Plan. Existing land uses shall be inventoried and updated as occupancy permits are issued in order to easily maintain the land use data base.

- The Town shall monitor changes in the ski industry development and other economic developments which could have a direct effect on community facility requirements and growth.

- The Town shall monitor the community's population trends and characteristics to detect changes in community needs which should be reflected in the General Plan.

- The Town shall monitor transportation patterns and housing needs in order to detect when improvements should be made and when General Plan policies should be modified.

6. The Town shall monitor and maintain a liason with the Mammoth Mountain Ski Area (MMSA), U.S. Forest Service and all public agencies and private entitites which might have an impact on the Town. This will require joint planning and decision making regarding the development of ski areas commensurate with the community's ability to accommodate additional visitors and growth. Any agreements should set forth each participant's responsibilities for provision of seasonal and year-round employee housing, transit, overhead lift facilities and services required commensurate with existing and future ski area expansion. Also, a similar arrangement shall be established between the Town, the Sherwin Bowl or other operators and the U.S. Forest Service. Additional areas of concern between the Town and the Forest Service include any future ski area or major recreation developments potentially affecting the Mammoth Lakes Community.

7. The Town shall establish a Planning Area which includes lands beyond the Town Boundaries in which the Town has an interest or activity or on which development or other activities could be established which may impact the Town. Within the Planning Area, the Town shall establish an Urban

Service Boundary as a prerequisite to the establishment of a Sphere of Influence by the Local Agency Formation Commission.

8. The Town's Capital Improvement Program shall be reviewed by the Planning Commission and Town Council on an annual basis to determine conformity with the Mammoth Lakes General Plan.



# General Plan Elements

Land Use

## LAND USE ELEMENT

The Land Use Element of the General Plan discusses the recommended use of land within the Mammoth Lakes boundaries and provides policy guidelines for the planning of the appropriate land use types, location, intensity and design of future community development.

The purpose of the Land Use Element is:

1. To identify existing and future land use issues;
2. To provide guidance through goals and policies, that identify appropriate land use patterns and development intensities, provide for facilities and services commensurate with community needs and establish overall development guidelines; and,
3. To designate planning districts within the community. Section III of the General Plan presents a thorough discussion of each Planning District's location and development potential.

The Land Use Element is divided into six sections:

1. Population and economic issues
2. Existing land use and development patterns
3. Public facilities and services
4. Land use classifications and distribution
5. Identification of planning districts, and
6. Land Use Element findings, goals and policies

### 1. Population and Economic Issues

Community Population and Economic Information - provides a basis for determining land use, housing, transportation and public facility needs and for identifying potential environmental impacts due to projected community population and economic growth. The existing population and economic data and projections in this element were used to develop the goals and policies for the other Plan Elements.

Mammoth Lakes is a year-round destination resort community which depends primarily on the ski industry and summer activity visitors for its economic survival. The number of permanent residents, the amount of commercial, service, and industrial

development, and the extent of community facilities and services development is directly related to the number of winter and summer recreation visitors to the Mammoth Lakes area. Presently, the number of winter visitors controls the growth of housing and commercial development within the community, and defines the type and size of transportation and school facilities. As summer visitors grow in number and spend money in the community, the summer visitor may also begin to significantly affect commercial, industrial and housing development in the community.

The population of Mammoth Lakes fluctuates throughout the year because of the seasonal tourist oriented nature of the community. The Elements of the Town's General Plan must therefore address the needs of both the permanent population, as well as the winter and summer visitor population.

The year-round permanent population constitutes the base population of the community. The Town of Mammoth Lakes has the largest permanent year-round and visitor resident population in Mono County. The Town's estimated resident population in 1987 is approximately 5000 people.(1)

The actual population of the Town is always greater than the permanent population due to visitors and second home owners. This fact is critical because the majority of public services and facilities which are and will be required are based on the maximum people at one time rather than the base permanent population. In other words, the determination of the Town's holding capacity is a function of the maximum number of persons that can be accommodated without destroying the Town's rural alpine ambiance and without jeopardizing the health and safety of residents and visitors alike.

The maximum number of people at one time (PAOT) in Mammoth Lakes occurs during major winter ski weekends. At that time, approximately 29,000 PAOT including approximately 22,000 skiers at one time (SAOT) are estimated to be in Mammoth Lakes. As shown in Figure 3, approximately 7,000 others,(2) which includes the 5,000 permanent Mammoth Lakes residents are also present.

Average winter weekdays are estimated to have 75% of the peak winter day population or 21,750 PAOT.(3) The maximum persons at one time (PAOT) estimate is based on surveys of the occupancy rates and persons per unit during major winter ski weekends and the current number of housing units as shown in Figure 4. The estimated number of skiers at one time is based on the maximum number of skiers at the Mammoth Mountain Ski Area during major ski weekends.

---

(1) Earth Metrics, Housing Needs Study, 1984

(2) Others are persons in Mammoth Lakes who either reside there or are visiting, but not using the skiing facilities.

(3) Quad Consultants, Inc., Winter Population Survey Report, 1983.

FIGURE 3<sup>(1)</sup>

EXISTING MAXIMUM PEOPLE AT ONE TIME (PAOT)

Existing Skiers, PAOT, Residents and Observers

29,000 Existing Maximum PAOT  
-22,000 Existing SAOT (19,000 Alpine, 3,000 Nordic)<sup>(2)</sup>  
 7,000 Others<sup>(3)</sup> (5,000 Permanent Residents and 2,000  
 Observers)<sup>(4)</sup>

FUTURE SKIERS, RESIDENTS, OBSERVERS AND OTHERS<sup>(5)</sup>

Future Skiers At One Time (SAOT)

Mammoth Mountain	24,000
Sherwin Bowl	8,000
Nordic	<u>5,000</u>
TOTAL SAOT	37,000

Future Persons At One Time (PAOT) (By mathematical ratio method)

$$\frac{22,000 \text{ Existing SAOT}}{7,000 \text{ Existing Others}} = \frac{37,000 \text{ Future SAOT}}{X \text{ Future Others}}$$

$$X = 11,800 = \begin{matrix} (8400 \text{ Permanent Res.}) \\ (3400 \text{ Observers}) \end{matrix} \quad \begin{matrix} 11,800 \text{ Future Others} \\ + 37,000 \text{ SAOT} \\ \hline 48,800 \text{ PAOT} \end{matrix} \text{ (6)}$$

Comparison Of Future PAOT To Present PAOT

48,800 Future Maximum PAOT  
-29,000 Current Maximum PAOT  
 19,800 Additional PAOT to Accommodate 37,000 SAOT

- (1) The controlling growth rate is based on the ratio of existing alpine skiers (19,000) to proposed number of alpine skiers (32,000).
- (2) Source: Allan O'Connor & Assoc. & USFS.
- (3) 'Others' are persons present in Mammoth Lakes on major ski weekends who are not skiing. This includes permanent residents.
- (4) 'Observers' are non-skiing visitors.
- (5) Source: U.S.F.S., O'Connor & Assoc.
- (6) Assuming 32,000 alpine SAOT and using QUAD Consultants weighted average ratio of 1.63 PAOT per SAOT, the peak population at the end of this planning period would be 52,000 PAOT.

**FIGURE 4**

**CURRENT HOUSING AND POPULATION<sup>(1)</sup>**

<u>Permanent Resident Units</u>	<u># Units</u>	<u>% of Total</u>	<u>Population @ 2.7/Unit</u>
Single Family	1150	55	3105
Apartments	400	19	1080
Condominiums	412	20	1112
Mobile Homes	<u>120</u>	<u>6</u>	<u>324</u>
TOTAL	2082	100%	5621

<u>Visitor Units (available for rental)</u>	<u># Units</u>	<u>Persons Per Unit</u>	<u>Population</u>
Single Family (80% occup.)	190	6.8	1033
Apartments	88	3.5	308
Condominiums (80% occup.)	3708	6.8	20,171
Hotel/Motel	<u>920</u>	<u>2.0</u>	<u>1,840</u>
TOTAL	4906		23,352

Total Population .... 28,964  
or (rounded) 29,000

(1) Estimates by D. A. Woolfe & Assoc. based on discussions with local realtors, motel operators and various local residents.

Population and Growth Trends - In 1877, when gold was discovered on Mineral Hill, three cities in the vicinity of the present community of Mammoth Lakes were established: Mill City, Pine City and Mammoth City. Approximately 1500 persons flocked to Mammoth seeking their fortunes. The peak mining activity of 1879 was followed by a decline in the mines and eventually the whole mining community due to inadequate technology to economically retrieve the gold.

Between 1880 and 1900 the area was populated by the seasonal migration of cow hands who grazed cattle in the high meadow areas. The mines were reopened briefly in 1898, but once again they failed to prosper and were closed shortly thereafter.

Tourism began during the early 1900's when Mammoth Camp was established in the Mammoth Meadow. During the twenties and thirties the Town prospered, providing tourists with lodgings, boat rentals and pack trips. Winter recreational activities during this period were greatly restricted due to the heavy snow fall in the Sierras.

With the completion of State Highway 203 in 1937 tourism continued to grow, and began to include winter recreational activities. Downhill skiing became popular in the 1930's at McGee Mountain, and the Mammoth Mountain Ski Area initiated operations.

In 1941 with improved snow removal capability, the popularity of downhill skiing increased and by 1960, Mammoth Lakes had a permanent population of 390.

In 1965 the U.S. Forest Service designated this area as a Winter Sports area. The tremendous growth of the skiing industry during the 1960's and 1970's has been paralleled by a commensurate increase in the Town's population and economic development. In order to continue this trend, sensitive ski area planning, development and marketing are essential elements in the future growth of Mammoth Lakes.

The Mammoth Mountain Ski Area (MMSA) has a present current permit capacity of 19,000 skiers per day. In the future with planned lift and base lodge improvements, the maximum permitted skiers at one time (SAOT) has been established by the Forest Service, the primary regulatory agency, at 24,000 skiers. This permit level can be exceeded approximately five times during the winter ski season until MMSA reaches buildout. In addition to the Mammoth Mountain Ski Area, a second ski facility at Sherwin Bowl is proposed for development during the next 20 year planning horizon subject to Forest Service approval. The preferred maximum SAOT at Sherwin Bowl is projected to be 8,000 skiers. Nordic skiing activity in the Mammoth Lakes area is also expected to increase from the current number of cross country skiers to 5,000 skiers at one time.

If the downhill activity at the Mammoth Mountain and Sherwin Bowl Ski Areas and nordic skiing activity increases as expected, the peak persons at one time (PAOT) occurring within the next 20 years would be approximately 48,000 (See Figure 3).\* The permanent community population is anticipated to increase to approximately 8,400 persons, an increase of 3,400 (See Figure 3.)

The Economy - of Mammoth Lakes is built primarily around one industry, the skiing industry. As shown in Figure 5, the majority of the community's work force is based on servicing winter tourism. The economic and employment imbalance between the winter ski season and off-season periods is therefore of critical concern to the community.

There are approximately 560 employers in Mammoth Lakes, with the trade sector containing the largest number of employers, 162, or 29% of the total. Employers in the service sector number 108, or 19% of the total.

The community's reliance on one industry which is based on the discretionary income of tourists leaves the Town vulnerable to down turns in the national and state economy. Further, poor skiing conditions (i.e., low snowfall seasons or extended periods of inclement weather) negatively affect the community's economy.

The unusually low winter skiing activity in 1981, which is discussed in the Recreation Land Use section, is one of the factors which has stimulated the community's interest in strengthening the winter economy and in increasing the summer economy. Currently, the Town of Mammoth Lakes has a limited summer economy, which is again based on tourist and construction activity. While winter activities will undoubtedly continue to dominate, the expansion of summer visitor activity and expenditures, and the development of possible industrial and manufacturing activities, will reduce the community's near complete reliance on the ski industry and provide potential year-round employment for winter seasonal employees and other residents.

The Town, through the General Plan goals and policies and criteria in the Town's Development Code, is endeavoring to reinforce winter tourism, encourage the development of summer recreational activities and light industrial development in order to develop a more stable economic climate. Light industrial uses are being encouraged through the development of an industrial park area in the Gateway District.

The recent formation of the Mammoth Lakes Resort Association should provide the needed coordination and planning for tourism marketing and promotion. In other ski communities, such as Vail and Aspen, Colorado, and Bend, Oregon, coordinated promotional activities have resulted in higher year-round visitation numbers.

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\* See footnote (6), Page 12

FIGURE 5

EMPLOYMENT BY EMPLOYMENT SECTOR

<u>Employment Sector</u>	<u>Permanent/Full Time Employees</u> <sup>(1)</sup>		<u>All Employees</u> <sup>(1)</sup>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Services	369	14	667	12
Wholesale, retail trade	369	14	890	16
Finance, insurance, real estate	343	13	334	6
Recreation	316	12	1390	25
Restaurant, bar	316	12	556	10
Construction	316	12	778	14
Lodging, property management	290	11	556	10
Government	132	5	361	6.5
Transportation utilities	132	5	167	3
Agriculture, forest, fish	0	0	0	0
Mining, manufacturing	0	0	0	0
Total Number of Employees:	2,637		5,559	

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(1) Numbers do not add to 100% due to rounding.

Source: ESA, 1984, Earth Metrics, 1983

## 2. Existing land use and development patterns

Existing Land Use Activities - in the Mammoth Lakes community are characterized by a wide range of land use type, intensities and ownership patterns. The urbanized portion of the community consists of less than 2500 acres of privately owned land which is surrounded entirely by land administered by the U.S. Forest Service. Other nearby major land owners include the U.S. Department of Interior (1) and the City of Los Angeles.

To the west of the community are National Forest System lands used for active and passive recreation which include the Lake Mary/Twin Lakes Basin, Red's Meadow, Mammoth Mountain and also Devils Post Pile National Monument administered by the National Park Service. The Mammoth Mountain Ski Area (MMSA) is the most important land use activity and employer in Mammoth Lakes. Major activity nodes at the MMSA are the main lodge, warming hut II, chair 2, and chair 15. Other recreational areas in the vicinity of Mammoth Lakes are described in the Recreation Land Use section.

A major characteristic of the community is the seasonality of land use activities. During the seven-month winter season when the MMSA is available for skiing, activity is centered in the Town of Mammoth Lakes. During the summer months of July, August and September, activity shifts to areas outside of the Town, and includes hiking, camping, fishing and other outdoor recreation activities. As a result, many businesses experience large fluctuations in demand for services and products. October and November are the lowest period of visitor and business activity. Figure 6 summarizes the existing residential, commercial and industrial development within the community. The existing development reflects the recreational visitor orientation of the Town.

The Present Pattern of Development - in the Mammoth Lakes community is shown in Figure 7. Commercial areas parallel the major roadways, principally Highway 203 (also known as Main Street), north Old Mammoth Road and Minaret Boulevard. The Main Street Commercial District is the oldest business district in the community and is characterized by haphazard strip commercial development. Parking, snow storage, pedestrian and auto access and circulation present problems in the area during peak winter months. The area lacks any cohesive architectural theme which further contributes to an impression of fragmentation.

The Minaret Road commercial area is also auto oriented and primarily serves the winter visitor although some non-winter, non-visitor uses have established in this area. Pedestrian access is difficult and the intersection of Minaret and Main is very heavily congested during peak travel periods.

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(1) The Bureau of Land Management, and the National Park Service.

FIGURE 6

EXISTING DEVELOPMENT

. Residential Uses<sup>(1)</sup>

<u>Permanent Resident Units</u>	<u># of Units</u>	<u>% of Total Units</u>
Single Family	1150	16
Apartments	400	6
Condominiums	412	6
Mobile Homes	<u>120</u>	<u>2</u>
Total	2082	30%

<u>Visitor Units (available for rental)</u>	<u># of Units</u>	<u>% of Total Units</u>
Single Family	190	3
Apartments	88	1
Condominiums	3708	53
Hotel/Motel <sup>(2)</sup>	<u>920</u>	<u>13</u>
Total	4906	70%
GRAND TOTAL	6988	100%

. Commercial/Industrial Uses (Constructed Area)

Commercial/office development <sup>(3)</sup>	681,150 sq. ft.
Industrial/warehousing <sup>(4)</sup>	119,430 sq. ft.

(1) Estimates by D. A. Woolfe & Assoc.

(2) Includes hotel, motel, lodge and dorm units.

(3) Includes retail sales/shops, restaurants, markets, groceries and liquor stores, offices, entertainment, movies, auto service and repair, government and public utilities, and existing non-conforming uses.

(4) Includes contractors' building supplies, industrial and manufacturing uses, and warehousing and storage facilities

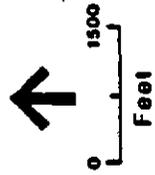
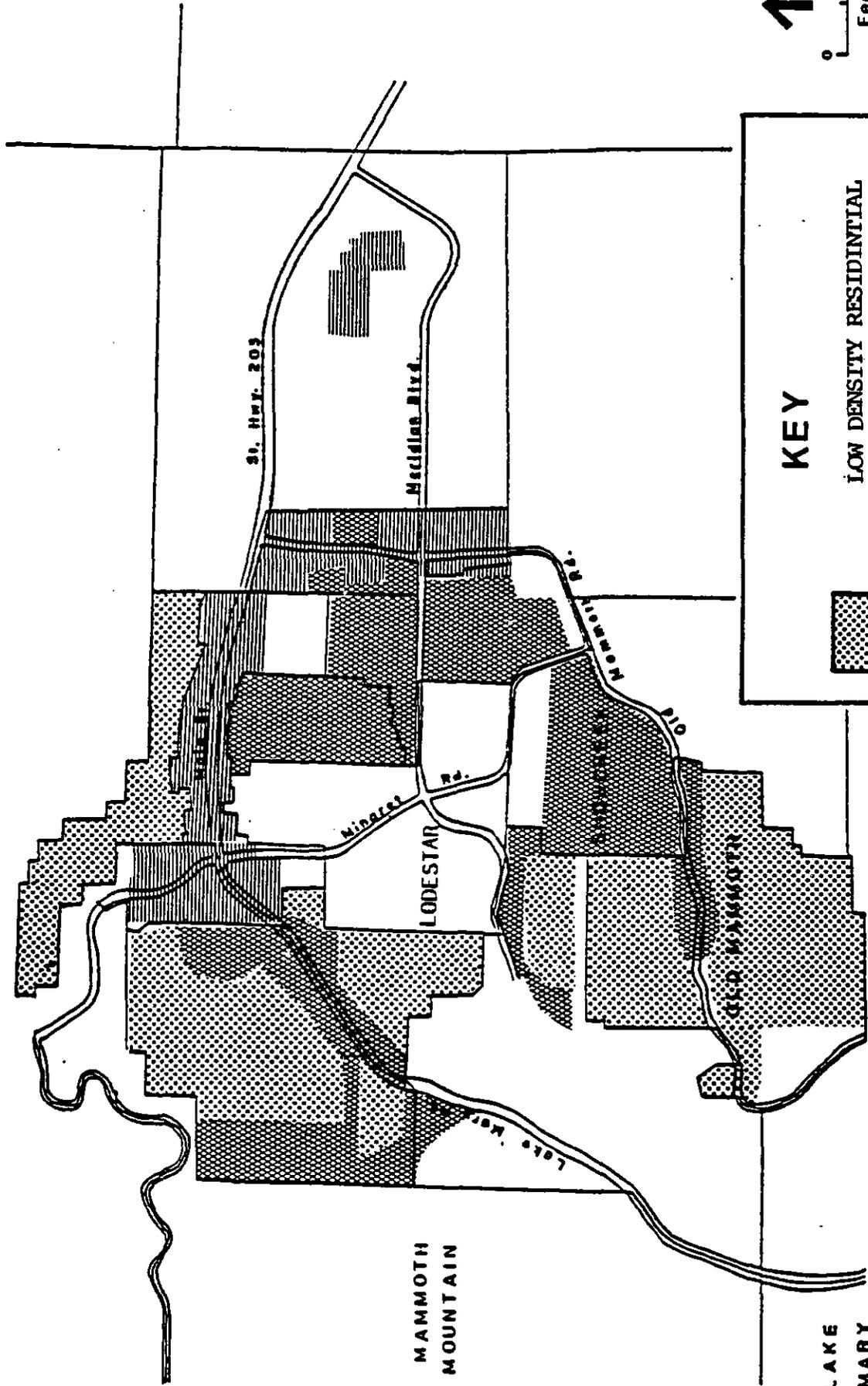


FIGURE 7

**KEY**

-  LOW DENSITY RESIDENTIAL
-  HIGHER DENSITY RESIDENTIAL
-  COMMERCIAL & INDUSTRIAL
-  UNDEVELOPED & PUBLIC

Note: Roadway system shown indicates both existing and planned arterials.

Residential land uses primarily make up the remaining area surrounding the commercial strips. As presented in Figure 6, approximately 6900 dwelling units exist in Town. The vast majority, approximately 4120 units are condominiums, which comprise the dominant feature of the Town's urban landscape. In the past, the absence of urban design consideration and the lack of rigid application of required zoning setbacks and height limits has resulted in a community image which reflects missed design opportunities.

Lodging unit residential uses, approximately 920 units, are presently concentrated in the three major commercial districts. Mobile home residential uses are a minor component of the total dwelling unit supply.

Industrial uses contain approximately 119,430 square feet of industrial space (1) of which approximately 11,100 square feet are vacant. Industrial uses along Sierra Park and Sierra Manor roads in the Old Mammoth District do not conform to existing zoning district designations and conflict with adjacent residential and commercial uses. These incompatible uses are encouraged to relocate to the industrial park in the Gateway District.

Vacant Land - which has not been committed for development is shown in Figure 8. Vacant land available for development outside the Gateway Planning District, is approximately 1115 acres. Approximately 305 acres are designated for single family development, 480 acres for planned unit development, 50 acres of Commercial, and 83 acres for multi-family residential development. The remaining 197 acres is located in the Lodestar area whose development status is undetermined. However, the General Plan land use designation is Resort.

The Gateway District contains approximately 120 acres of undeveloped area of which approximately 12 acres are designated for additional school facility development, over 15 acres are planned for the completion of the existing industrial park, approximately 4 acres to be used for a Town corporation yard and other public uses, about 40 acres for housing, approximately 41 acres of open space and recreation uses and 8 acres for church purposes.

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(1) Inventory of Commercial Space by Triad Engineering, February 1985.

FIGURE 8

VACANT DEVELOPABLE LAND (Approximate Acreage)

<u>PLANNING DISTRICT</u>	<u>LAND USE DESIGNATION</u>						
	<u>Single Family</u>	<u>MDR</u>	<u>HDR</u>	<u>Institutional/ Public Facilities</u>	<u>Resort</u>	<u>Commercial</u>	<u>Industrial</u>
Mammoth Slopes	56		8 (lodge)		8		
Minaret Commercial			11			25	
Mammoth Knolls	22						
Main Street Commercial			25 (HDR) 30 (lodge)			12	
The Pines	21		1 (HDR)				
Lodestar					197		
Sierra Valley		24					
Meridian			30 (lodge)				
Old Mammoth Commercial		3	9			13	
Gateway(1)	(40)			(24)			(15)
West Ridge	17		24				
Old Mammoth	185		7				
Snowcreek					298		

(1) Vacant land in brackets included within the SP designation.

Mammoth Lakes Land Use Inventory, Quad Consultants, 1983.

Significant Development Projects - ongoing or proceeding through the planning approval process are discussed below and summarized in Figure 9.

- The Expansion of the Mammoth Mountain Ski Area - to a 24,000 skiers at one time (SAOT) capacity from the current 19,000 SAOT. Major facility improvements programmed to reach projected SAOT levels include: development of skiing areas/facilities on the Mammoth Community side of MMSA, increased capacity of base 7 (located in the Juniper Ridge area at the western terminus of Meridian Boulevard) from 4500 SAOT to 7900 SAOT only if adequate transportation to the base is available. Base 5 is planned to be located to the north of base 6 along Route 203 north of the Main Street/Minaret intersection. The number of MMSA employees are anticipated to increase from the present number of 1100 to 2290. The majority of these employees are seasonal. Existing MMSA employee housing accommodates 120 employees in 60 units.(1)
- Sherwin Bowl Ski Area - is a second ski area which may be developed in Mammoth Lakes subject to U.S. Forest Service approval. The area is proposed to accommodate 8000 SAOT. In addition to downhill skiing facilities, nordic and snow play areas are also proposed. Commercial uses are proposed for the base lodge facility. Approximately 475 employees may be employed at Sherwin Bowl.
- The SnowCreek Development - was approved by Mono County in 1981 and could result in up to 2332 condominium units and 150,000 square feet of commercial space. A 9-hole golf course has also been approved and may be expanded to a 18-hole course on adjacent National Forest System lands if current exchange policies for national forest system lands are modified to accommodate this type of exchange.
- Juniper Ridge Project - located in the West Ridge District, east of Lake Mary Road, is a proposed multi-use development proposal consisting of condominium units and hotel/motel units in a resort/convention hotel. The site also includes base lodge 7 for the Mammoth Mountain Ski Area.
- Gateway Project - includes completion of the existing industrial park, construction of a municipal yard, maintenance and storage facility, and approximately 100 single family units. A Specific Area Plan has been approved for the area.

Additional potential projects include Meridian Village, Shady Rest, Bluffs and Laurel Meadows sites which are described in Figure 9.

(1) Mammoth Mountain Ski Area, 1984, Development Plan update.

FIGURE 9

MAJOR FUTURE PROJECTS UNDER CONSIDERATION

PROJECT AREA	SINGLE FAMILY	CONDO/APT.	HOTEL/MOTEL	M.H./R.V.	POPULATION	% OF NEEDED POPULATION INCREASE OF 19,800 TO SERVE 37,000 SAOT
Snow Creek Alt. #1		2,332			11,408	58%
" " #2		1,901	863		11,025	56%
" " #3		1,469	1,726		10,638	54%
Juniper Ridge		284	300		1,890	9%
Meridian Village		300	150		1,768	9%
Gateway	100			400	1,170	6%
Lodestar		(Resort project 197 acres x 6.0 units/ac.)			5,780	29%
Shady Rest*		300*			978	5%
Bluffs	101				273	1%

Alternative #1 is emphasis on condo development  
 " #2 is emphasis on both Condo and hotels  
 " #3 is emphasis on hotel/motel development

\* Reserved primarily for affordable housing units

### 3. Public Services and Facilities

The orderly, efficient and timely location and provision of public facilities and services serves as a framework for community development. The public facilities, services and utilities within the Town will need to be improved or expanded to support the community's growing needs. As public facilities are usually expensive and permanent improvements, it is important that they be planned, programmed and developed in an economic and coordinated manner. The following section contains inventories and discussions of the Town's needs, both present and future for community facilities and services, including the water supply system, wastewater management, storm drainage system, public schools, fire protection services, police services, street and road maintenance, and community recreation facilities and services.

The goals and policies which appear at the end of the Land Use Element, have the objective of providing sufficient public services and facilities in phase with community development, up to the growth levels anticipated within the next twenty years. The policies require that the development of public facilities and services be coordinated to achieve balanced community growth which is in accordance with the natural resource opportunities and constraints of the community.

The Water System - The Mammoth County Water District (MCWD) provides both water and sewer service to the urbanized portion of the Mammoth Lakes community. The boundaries of the MCWD service area are shown in Figure 10. The Mammoth Mountain Ski Area provides water for its lodges and resort facilities under a permit from the U. S. Forest Service. Campgrounds and recreational facilities maintained by the Forest Service have their own water supplied through wells and surface water diversions.

The primary source of water for the MCWD service area is Lake Mary. The water is delivered to the MCWD water system by a 10-inch pipeline which follows the Lake Mary Road to the service area. The delivery system which was undersized and in some cases in poor condition, has been progressively upgraded. A few areas continue to need improvement. The Fire District is concerned that the water distribution system is not sufficient in many areas of the community to meet current fire-flow requirements. Continuation of the MCWD system upgrading program should therefore continue to meet the demands of existing and future community developments.

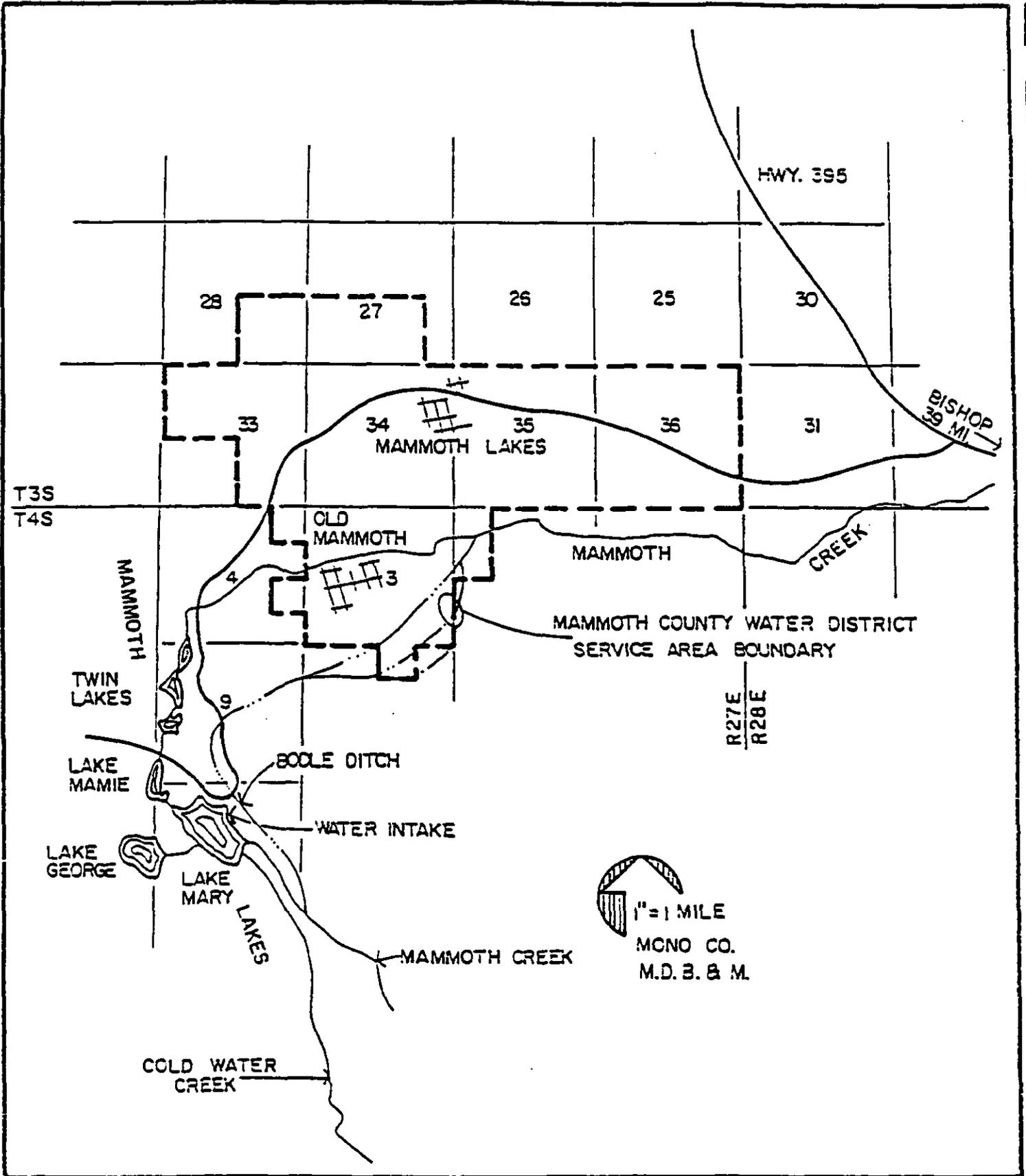


FIGURE 10

MAMMOTH COUNTY WATER DISTRICT SERVICE AREA

The existing and proposed water supply consists of: 1) a surface water right of 5 cfs(1) from Lake Mary, 2) a well which is projected to produce as much as 1.56 cfs(2) and 3) a second well which is expected to produce .45(3) cfs. Two new wells are presently being developed in the Mammoth Meadows area. Test drilling and analysis of these wells has been completed and it is estimated that they will produce a total of approximately 2.24 cfs. The wells are planned to be in service by the summer of 1987. Well development is being financed out of District capital funds from permit and connection fees.

The Lake Mary surface right is subject to a number of restrictions requiring maintenance of minimum flows in Mammoth Creek, a maximum Lake Mary level variation of 5.7 feet, and minimum water flows in Bodle Ditch.

Stream flow inspections by MCWD of the minimum flow standards were not met for several days in April, May, June in 1983. Since runoff flows during 1983 were greater than normal, a below normal runoff year could increase the incidence of flow standards not being met if current water demand remains constant.

Estimated water demand in Mammoth Lakes varies seasonally, as shown in Figure 11. Water consumption increases during the summer months (May through September) largely due to outdoor watering and irrigation. More accurate estimates of seasonal, per capita water usage should be made, however, to determine how water is used within the MCWD service area and to develop appropriate measures to maximize water usage efficiency.

During average precipitation years, there is adequate surface runoff to meet existing needs except during the months of January, February and March, during which time the MCWD uses well water to supplement the water supply from Lake Mary to assure proper distribution of water throughout the water supply system. Under drought conditions, such as those which occurred in 1960 and 1977, shortfalls could occur, and a rationing program especially during the summer months could be required, including the complete curtailment of outdoor water usage.

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(1) Cubic feet per second

(2) 700 Gallons/min. (GPM)

(3) 200 Gallons/min. (GPM) This well has been test pumped and manganese is present. The feasibility of this well use is still to be determined. There are maximum production amounts which may not be attainable on a yearly basis.

During drought conditions, existing wells may be required to be pumped all year. It is not known if this pumping could result in an overdraft of groundwater supplies. The groundwater basin is not well understood. An early study of the Mammoth groundwater resources (1) estimated that if existing wells, not including the two new wells, were pumped continually, 1445 acre feet per year could be extracted which could possibly overdraft the basin.

As stated earlier, present groundwater basin outflow information is very preliminary and may be incorrect. For example, additional basin outflow may be greater occurring in fractures in the basalt geologic units holding the basin water. It is therefore critical that detailed geohydrologic analyses of the groundwater and surface waters in the Mammoth Basin be prepared and groundwater levels monitored closely to prevent overdraft of the groundwater basin.

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(1) Department of Water Resources, Southern District. December 1973, Mammoth Basin Water Resources Environmental Study.

Figure 11

WATER USE - 100 Percent Normal Precipitation

Month	Water Available From Lake Mary AF	MCWD Water Use AF	Committed Water Releases AF			Total Monthly Water Assignment AF	Net Water Available to MCWD AF	Cumulative Net Water Available AF	Net Water in Storage AF
			(a)	(b)	(c)				
Oct	237.6	152	92	18	110	262	-24.4	-24.4	511.2
Nov	222.2	143	89	0	89	232	- 9.8	-34.2	501.4
Dec	224.2	200	92	0	92	292	-67.8	-102	433.6
Jan	199.3	199	92	0	92	291	-91.7	-193.7	341.9
Feb	167.1	188	83	0	83	271	-103.9	-297.6	238.0
Mar	181.2	197	92	0	92	289	-107.8	-405.4	130.2
Apr	312.8	173	89	0	89	262	50.8	-354.6	181.0
May	1149.8	230	92	151	243	473	676.8	322.2	606 (Full)
Jun	1964.6	250	89	146	235	485	1479.6	1801.8	606
Jul	1241.0	328	92	92	184	512	729.0	2530.8	606
Aug	519.5	298	92	46	138	436	83.5	2614.3	606
Sep	292.6	250	89	24	113	363	-70.4	2543.9	535.6
TOTAL	6712	2608	1083	477	1560	4168	-	-	-

(a) Monthly quantities of water required to meet minimum stream requirement below Lake Mary  
 (b) Monthly quantities of water required to meet minimum Bodle Ditch requirement  
 (c) Total of (a) + (b)

The average future population water demands are shown in Figure 12. If no new water sources including groundwater are found or developed, then major usage restrictions would be required. The two new wells due on-line in 1987 will help ease the existing water shortage problem. The use of wastewater recharge would take careful planning to audit environmental impact. Reclamation and recharge projects have, however, been successfully instituted in other California communities.

Potential sources of supplemental water include additional groundwater usage, additional surface water capture through increased storage capacity, reclaimed wastewater, and imported water. All of these supplemental sources will require extensive feasibility and environmental analysis. The following is a brief discussion of potential programs to increase water sources:

- Development of additional storage - The construction of additional storage above and at Lake Mary would help during dry years by conserving flows during high runoff months for later release during low flow months. The amount of storage that will be needed will depend on a comprehensive study of how per-capita use can be reduced and how much groundwater may be safely used. A water rationing program in conjunction with additional storage would help to further stretch water supplies.
- Determination and appropriate use of groundwater capability - Groundwater will be an important source of water to meet increased future demands. A comprehensive study of the safe yield of the basin and the effects of long-term pumping on the groundwater basin and stream flow in Mammoth Creek should be conducted. The extent to which groundwater can be used without adverse effects will determine how much development can be supported by the water resources.
- Reduction in per capita usage - A more accurate estimate of per capita water use by type of user will permit better projections of future water usage and help identify how water can be used more efficiently, thereby reducing demand.

Until recently water users were billed a flat rate. Water meters have now been installed and billing based on consumption has been initiated. The MCWD anticipates that the consumption-based billing program will reduce water consumption perhaps as much as 30%. (1) The actual reduction in demand, however, will depend on future billing rates.

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(1) Mammoth County Water District

FIGURE 12

AVERAGE WATER DEMAND

	<u>PAOT</u>	
	<u>30,000</u>	<u>48,000</u>
Average Water Use or Gallons/day/person	4.3 CFS 94*	7 CFS 94*
Available Water  (5 CFS surface rights, 1 CFS wells)	6 CFS	?
If no new wells are proven then Available Water	6 CFS	6 CFS
Differential	1.7 CFS	(1) CFS
Available Water Per Person Per Day	129 Gallons	81 Gallons
Comment	Acceptable	Barely tolerable with usage restrictions

\* Peak winter days. Summer demands increase per capita use for year-round residents because of irrigation. Summer increase about 1 mgpd for the entire District.

While high rates of outdoor water use in June and July presently coincide with high runoff due to snow melt in normal years, continued irrigation in August cannot be sustained by snowmelt. The Town should therefore restrict landscaping and encourage use of drought resistant plants in future developments and any developments being rehabilitated, to reduce outdoor water use.

A lawn watering program used in arid areas can also reduce water consumption. Watering in the evening or only on certain days for various areas in the community can reduce and even out demand. Other water saving programs such as reduced flush toilets and grey water use should be studied and implemented as appropriate.

- Wastewater reclamation and reuse - The use of grey water (non-septic wastewater) for the irrigation of major recreational complexes, such as golf courses could be instituted, if economically and environmentally acceptable. Additionally, depending on the recharge characteristics of the Mammoth Groundwater Basin, and economic, environmental and public health considerations, wastewater could be reclaimed through a tertiary treatment process and returned to the groundwater basin for later introduction to the community's water supply through pumping. Pumping tertiary treated water back to Lake Mary should be studied carefully as downstream use of the water for potable water (1) and fisheries could be affected. The feasibility of this "second use" of water should be studied, as it could effectively reduce existing and future water demand.

- Imported water - from such potential sources as Crowley Lake and Convict Lake should be studied, if in-basin sources are insufficient to meet future demand. (2) Importation could reduce growth impact on basin water resources and their beneficial uses by leaving more water for in-stream uses. A number of environmental, institutional and economic issues would have to be analyzed prior to determination of the feasibility of a water importation program.

Importation from Lake Crowley would be expensive, as it requires the pumping of water through 12 to 23 miles of pipe and lifting it over 1400 feet in elevation. The water would have to be purchased from the Los Angeles Department of Water and Power.

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(1) Drinkable.

(2) State Water Resources Control Board, FEIR on MCWB Water Management Plan.

In conclusion, the community growth anticipation under the General Plan within the next 20 years will result in significant increases in water use thereby requiring the institution of water conservation programs, and the analysis and development of additional water supply sources. Until sufficient water supply may be guaranteed, the expansion of development within the community shall be carefully coordinated with the available water supply. Toward this end, the Town shall secure, on an annual basis, actual and projected water supply figures from the Water District.

Wastewater Management - The Mammoth County Water District (MCWD) operates the community sewage system and treatment facility for the Town of Mammoth Lakes and the Lakes Basin Area. The treatment plant is located in the Valley District to the east of the Gateway area. The plant has a 2.2 million gallon per day (mgd) capacity.(1)

Currently average flows to the plant are 1.6 mgd, with peak daily flows of 2.4 mgd.(2) The District estimates at least .1 to .2 mgd of daily influent are due to infiltration, during periods of high snow melt from March to June.

The plant ponds located at the existing treatment plant were recently damaged by seismic activity and the Lahontan Regional Water Quality Control Board instructed the District to develop new ponds which have been completed and have just come on line.

As indicated in Figure 13, the existing 2.2 mgd wastewater treatment plant is currently in need of expansion under the present peak population of 30,000 persons at one time (PAOT). Any additional population growth will require an increase in treatment plant capacity. A 5 mgd treatment facility will be required to serve the 20-year horizon population of 48,000 to 52,000 PAOT. Sewage facilities, service and interceptor lines and lift stations should be developed commensurate with community growth.

Storm Drainage System - The Town of Mammoth Lakes is becoming increasingly urbanized. As land development occurs, there is an increase in impervious surfaces and an increase in runoff from rainfall during fall and spring thunder storms and the spring snow melt. Past development activities in the community, which were conducted under limited development control, have created significant runoff and erosion problems. Many developments have changed flow patterns and enlarged runoff volumes. The largely uncontrolled runoff is accelerating erosion thereby increasing

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(1) MCWD, Gary Sisson, Chief Plant Operator

(2) *ibid.*

sediment loads and creating water quality problems in Mammoth Creek. These problems are also aggravated by direct discharges to Mammoth Creek of surface runoff from heavily developed commercial areas containing sediment, oil, grease and nutrients.(1)

As the Town has continued to develop, erosion and drainage problems which were just minor inconveniences in the past are becoming significant, creating flooding and water quality degradation. At present, only portions of the community are served by an integrated storm drainage system. The majority of the community is traversed by numerous natural or man-made surface channels, and drainage problems are prevalent.

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(1) Mammoth Lakes Storm Drainage Plan, 1984.

FIGURE 13

WASTE WATER TREATMENT IMPROVEMENT NEEDS

<u>Improvement Phase</u>	<u>Accommodated District Population</u>	<u>Mammoth Lakes PAOT</u>	<u>Peak 24 Hr. Plant Flow</u>	<u>1983 Cost</u>
II	35,200	30,000	3.2 MGD	\$2,284,400
III	55,000	48,000	5.0 MGD	\$2,805,100
IV*(1)	71,500	68,000	6.5 MGD	\$1,860,000(2)

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(1) Extrapolated from January 1983 Gram/Phillips Study.

(2) This is a minimum cost estimate, as beyond 5 MGD all phases of sewage treatment activities must be enhanced. An entire new plant may be required to meet Phase IV requirements.

A detailed storm drainage plan for the community has been prepared under the direction of the Mono County Public Works Department. The Mammoth Lakes Storm Drainage Plan sets forth an improvement program to rehabilitate existing developed areas and policies, standards and procedures to guide future development. A design manual for storm drainage and erosion control was also prepared to be used for the evaluation of future development. A discussion of community drainage, flooding and erosion problems is presented in the Safety Element. A federal Emergency Management Agency study will be prepared to identify areas subject to flood inundation.

The Storm Drainage Plan proposes to retain or improve natural streams where possible, rather than replacing them with storm pipe (for aesthetic, cost and functional reasons). Natural channels provide more storage capacity than pipes, thus reducing outflow from an area. They are also more aesthetically pleasing and cost effective.

Where storm pipes are to be used, they will be placed in streets wherever possible. Some easements will be required across private property, primarily where existing development has occurred near stream zones and existing drainage paths. Also, building setbacks will be established from streambanks in the Town Development Code. Wherever easements will be required, every attempt will be made to locate them along property lines or in the least developed portion of the property. Drainage improvements have been categorized into three priorities:

Priority 1 Improvements - were selected to eliminate existing drainage and erosion control problems.

Priority 2 Improvements - include solutions less critical to drainage problems and facilities required to provide adequate drainage trunk capacity for ultimate development.

Priority 3 Improvements - principally include improvements for local storm drainage.

Figures 14 and 15 present improvements for each priority category. The improvements are listed in their suggested order of construction.

The improvement program in the Mammoth Lakes Storm Drainage Plan requires large capital expenditures for the construction of facilities and smaller annual expenditures for the operation, maintenance and administration of the system.

The Town will assure that development projects provide necessary on and off site drainage facilities in accordance with the Drainage Master Plan. Additionally the Town will require development and redevelopment projects to prepare appropriate erosion and runoff control measures which protect adjacent properties, drainage courses and Mammoth Creek from the adverse effects of runoff.

FIGURE 14

Priority 1 Improvements

Item	Drainage subarea	Location	Description of improvement	Construction cost, (1) dollars
a	III-1	Murphy Gulch	Construct new siltation basin and improve existing basin.	165,000
b	All areas	All areas	Erosion control improvements.	178,500
c	III-5	Lake Mary Road/ Majestic Pines Drive	Install new storm drain on Majestic Pines Drive to carry flow from Davison, John Muir, Lake Mary Roads; install new storm drain and curb and gutter on Lake Mary Road southwest of Lakeview Boulevard.	267,400
d	III-5	Davison/John Muir Roads	Construct new storm drains; improve roadway drainage; stabilize roadside slopes.	426,500
e	III-5	Lake Mary Road/ Hidden Valley Road	Install storm drain on Lake Mary and Hidden Valley Roads. Construct curb and gutter on east side of Lake Mary Road from Lakeview Boulevard to Minaret Road.	162,700
f	III-5	Joaquin/Lupin/Mono/ Manzanita/Center Street	Construct new channel improvements and culverts or storm drain trunks from Joaquin Road to Center Street. Construct storm drain on Center Street.	1,015,000*
g	III-7	Canyon Boulevard	Construct new storm drain and curb and gutter improvements from Lakeview Boulevard to Warming Hut II parking lot.	575,000
h	III-3	Sierra Park Boulevard	Install new storm drain trunk in Sierra Park Boulevard from Sierra Nevada Road to Main Street.	201,500
i	II-2	Chateau Road near Old Mammoth Road	Construct new storm drain and curb and gutter from Azimuth Drive to outlet at creek. Construct new sediment retention basin. Construct new storm drain in Sierra Manor Drive.	274,400
j	II-3	Old Mammoth Road	Mammoth Creek Drainage Crossing--Construct new box culvert creek crossing; stabilize creek channel near crossing.	35,000
k	III-6	Mountain Boulevard to Vacation Place	Construct storm drain and curb and gutter improvements between Rusty Lane and Mountain Boulevard; on Rusty Lane; on Holiday Circle; between Holiday Circle and Vacation Place; and on Vacation Place.	200,700
l	III-8	Forest Trail to Banner Street	Construct storm drain trunk from Forest Trail and Minaret to Banner Street.	144,300
m	II-3	Old Mammoth residential area	Construct drainage improvements except in Area A2.b.2.b. Install sediment retention basins and require on-site retention facilities where applicable.	1,060,000
Total Priority 1 Improvements--Construction Costs				4,706,000*
Contingency--10 percent				471,000
Engineering, legal, administrative--25 percent				1,177,000
Total Cost				6,354,000

\*These figures assume Alternative 1 is selected in Tributary Subarea III-5. If Alternative 2 is chosen, the Item f. cost and the total cost would be reduced by 5476,500.

FIGURE 15

Priority 2 Improvements

Item	Drainage subarea	Location	Description of Improvement	Construction cost, Dollars (1)
a	III-5	Entire subarea	All master plan improvements not constructed in Priority 1, except Lakeview Boulevard.	1,020,000
b	II-1	Entire subarea	All master plan improvements not constructed in Priority 1, except Snowcrust Road.	596,000
c	III-3	Entire subarea	All master plan improvements not constructed in Priority 1.	392,000
d	III-4	Main Street	Construct new drainage trunk from outlet at Murphy Gulch upstream.	1,136,000
e	III-7	Canyon Boulevard, Minaret Road, Garner Street, Main Street	Construct drainage trunk from Canyon and Lakeview Boulevards to Main Street.	191,300
f	III-6	Wasmuth Knolls, Anton Circle	Construct storm drain and curb and gutter improvements on Minaret Road, Wasmuth Knolls between Minaret Road and Jesters Place, and on Anton Circle.	261,000
g	III-6	Forest Trail	Construct storm drain and curb and gutter on Forest Trail, Holiday Circle to Grindelwald. Construct new drainage trunk on Main Street.	241,400
Total Priority 2 Improvements--Construction Cost				4,740,000
Contingency--10 percent				474,000
Engineering, legal, and administrative--15 percent				1,188,000
Total Cost				6,399,000

Priority 3 Improvements

Item	Drainage subarea	Description of Improvements	Construction cost, dollars
a	II-1	Construct all Master Plan facilities.	256,500
b	II-3	Construct drainage improvements in Area A.2b.2b.	315,000
c	III-2	Construct all Master Plan facilities.	728,500
d	III-4	Construct all Master Plan facilities not constructed in Priority 2.	578,900
e	III-5	Construct facilities in Lakeview Boulevard.	191,300
f	III-6	Construct all Master Plan facilities not constructed in Priorities 1 and 2.	258,900
g	III-7	Construct all Master Plan facilities not constructed in Priorities 1 and 2.	1,323,500
h	III-8	Construct all Master Plan facilities not constructed in Priorities 1 and 2.	38,900
Total Priority 3 Improvements--Construction Cost			3,792,000
Contingency--10 percent			379,000
Engineering, legal, and administrative--15 percent			948,000
Total Cost			5,119,000

(1) 1985 Estimates

Public Schools - Mammoth High School is located at the northeast corner of Meridian Boulevard and Sierra Park Road in the Gateway District. A new elementary school site of 18.75 acres has been established to the east of the existing high school. The elementary site was acquired through the financial assistance of the State Office of Local Assistance. A future middle school site may be located on approximately 12 acres to the northeast of the high school site.

The average daily attendance (ADA) has declined from 600 students (ADA) in 1983-84 to an ADA for the 1984-85 school year of 585 students.

Enrollment levels at each grade level have varied from year to year without any identifiable demographic changes in the community. Additionally, winter 'transient' students vary from year to year which may increase student projections based on community growth.

Approximately 1040 students are anticipated to require schooling in the Mammoth Lakes Community, once the Town has grown to 48,000 PAOT with an estimated permanent population of 8000 (See Figure 16). Possibly additional transient students may have to be accommodated at that time.

An additional school facility will be required to accommodate the anticipated Town permanent population of 8000. If future area growth concentrates in the Hilton Creek area, the School District proposes to construct a K-6 elementary to K-8, and the existing 7-12 high school to a 9-12 high school. However if area growth is relatively even, the School District plans to construct a middle school (6-8) in the Gateway District and change the elementary facility to K-5, and the high school to a 9-12 facility. School construction costs to accommodate future community growth will therefore vary between \$3.3 million dollars for an elementary facility to \$4.2 million dollars for a new middle school facility.

Planning for additional school facilities should proceed in advance of development requiring those so that improvements are in place when students require them.

FIGURE 16

SCHOOL FACILITY NEEDS

	<u>Persons at One Time (PAOT)</u>	
	<u>Existing</u> 30,000	<u>Future</u> 48,000
Permanent Residents	5,000	8,000
Number of Students per school		
K - 6	325	520
7 - 9	-0-	-0-
7 - 12	325	520
10 - 12	-0-	-0-
 Total Enrollment	 650	 1040(1)
 Existing Capacity(2)		
K - 6	325	
7 - 12	375	
 Differential	 50	 (340)
 Needed Future Facilities (48,000 PAOT)(3)		
Middle School (40,000 sq. ft.)	- \$4.2 Million	
Elementary School (30,000 <sup>OR</sup> sq. ft.)	- \$3.3 Million	

- 
- (1) Based on school district generation factor of one student per 7.67 persons (permanent population).
  - (2) Based on construction of planned elementary school in the Gateway District.
  - (3) Selection of a middle school or elementary school to accommodate future growth will depend upon community growth patterns and education needs.

Community Recreation Facilities - Presently, there are limited recreational facilities for the primary use of Mammoth Lakes residents. Primary existing facilities include: 1) the Community Center Facility located at Minaret Road and Forest Trail, has a meeting hall, library, tennis courts and park, 2) the Whitmore site located in the county east of Highway 395 and 3) the six acre Forest Service playfields north of the Shady Rest area. Unfortunately, the Whitmore site is located too far from the Town to serve as a neighborhood park. The other area, not operated by the County or Town which provides recreation opportunities for community residents, is the playing field at the Mammoth High School. A variety of recreational amenities have been included in many private development projects, but they are not normally available to the general public.

During public meetings, accessible community recreation needs were identified as an area of critical concern. The need for a coordinated trail system was also identified. The community trail system should ultimately tie into existing trails, be available for public use, and connect community recreation facilities. A more complete discussion of the community trail system and its development is contained in the Transportation Element.

A detailed Park and Recreation Plan will be prepared by the Town which will identify the basic community recreation needs, and outline specific implementation goals and policies. The plan will become an Element of the General Plan.

Fire Protection Services - Fire protection and emergency response is provided to the urbanized portion of the Mammoth Lakes community by the Mammoth Lakes Fire Protection District. The U.S.D.A. Forest Service provides fire protection for the Mammoth Mountain Ski area and Inyo National Forest Lands west of Town. The Mammoth Lakes Fire Protection District responds to structural fires in the forest area and adjacent lands to the east as requested. A detailed discussion of community fire protection needs and the upgrading and improvement plan is found in the Safety Element of the General Plan.

Briefly, the Fire Protection District covers approximately eight square miles and includes Mammoth Lakes and the Lakes Basin area. The District operates a fire station on Highway 203 near the intersection of PineCrest and a second station on Old Mammoth Road near Snowcreek. The District is presently staffed by two paid personnel, a chief and assistant chief, and approximately 67 volunteer firefighters. Additional staffing includes one master mechanic and 18 paramedics, one third of whom are stationed in Mammoth Lakes.

The Fire District is served by the Mammoth County Water District and according to fire officials, the water pressure is adequate. However, certain areas have insufficient fire flow. Further, there is little excess fire flow capacity to support new

development. (Please refer to discussion in the Safety Element.) Other fire suppression deficiencies include poor access due to poor road design and circulation restrictions due to severe winter storms.

The Mammoth Lakes Fire Protection District Master Plan specifies several programs for the upgrading of fire protection facilities and services, including: 1) the possible provision of a satellite fire station to service the Mammoth Mountain Ski Area should the ski area contract with the District for fire services; and, 2) a training facility. The District proposes to make these improvements through a combination of land dedications, general revenue financing and the assessment of builders, developers and property owners through appropriate ordinances.

Development has been permitted subject to installation of fire suppression techniques such as smoke detectors, sprinklers, fire retardant roofs and fire resistive walls. Average water flows of 2000 gallons per minute for four hours is required in all areas. However, many hydrants fall short of delivering a 2,000 gallons per minute fire flow. The Water District plans to increase water delivery capacity to the Gateway District and improve delivery to the remainder of the community.

The Fire District has a fire prevention program to partially compensate for fire suppression deficiencies described above. Additional steps to be taken to improve fire safety within the community are described in detail in the Fire Protection District Master Plan and briefly outlined in the Safety Element.

In order to assure community development is designed with appropriate fire prevention techniques and has adequate fire protection, development projects should be approved only if they conform to the Fire Protection District Master Plan and ordinances, and to the fire safety and design requirements in the Town Development Code.

Police Protection Services - Police protection is presently provided to the community of Mammoth Lakes by the Town Police Department. The Department provides police services and parking enforcement. The County Sheriff is designated as the County Director of Emergency Services, and is responsible for carrying out the Mono County Emergency Plan which provides mechanisms for the operation of local civil government in the event of emergencies such as earthquake or volcanic eruption. In addition to these services, the Highway Patrol has primary responsibility for traffic control and accident investigation for State Highway 203.

Presently poor road design, closure of Highway 395 to Mammoth Lakes during inclement weather, peak period traffic conditions, and the lack of multi-path access to parts of the community are major police service limitations. The development envisioned by the Town General Plan, would substantially increase the demand for police protection. To assure adequate protection is

provided, improvements in police services and facilities should occur commensurate with community growth.

Street and Road Maintenance - Currently, street and road maintenance repair and snow removal is provided by the Town of Mammoth Lakes for all non-state and non-federal roadways within the Town. The Town of Mammoth Lakes also assumes road maintenance and snow removal activities. A Town corporation yard is planned for construction within the Gateway District, which will be used for road maintenance equipment service and storage.

The Town has approximately 50 miles of roads, many of which have improper grading, shoulder improvements, and setbacks and poor road section design. These conditions increase the cost of road maintenance repair and snow removal. Presently, snow removal uses up to two-thirds of the total maintenance and improvement budget.(1)

The Town should seek to systematically improve community roadways, in order to reduce long-term maintenance and repair costs and reduce snow removal problems.

#### 4. Land Use Classification and Distribution

Nine major land use designations have been used in the General Plan for Mammoth Lakes. The following land use designations help provide for orderly community growth:

##### a. Residential (LDR, HDR)

Residential land uses include Low Density Residential (LDR), which ranges from three to five dwelling units (2) per acre and High Density Residential (HDR), which ranges from six to twelve units per acre.(3) Residential development is also permitted in the Resort Land Use designation which accommodates mixed uses on a Planned Unit Development (PUD) basis. An overall density range of six to eight dwelling units per acre are permitted in Resort Land Use areas. HDR shall be limited to approximately 60% coverage with building and impervious surfaces. Because of physical constraints, environmental sensitivity or other features to a given parcel, resultant densities may be lower than indicated for the district in which it is located.

(1) Quad Consultants, Inc.

(2) A dwelling unit is defined as three sleeping areas (bedrooms or lofts) in all multifamily designations. Number of dwellings per acre may be increased as long as numbers of bedrooms stays within the proper range and all other standards can be met.

(3) A special density bonus program will be included in the Town Development Code by which each project will be evaluated for determination of an appropriate density for the specific project.

**b. Commercial (C)**

There is one Commercial Land Use designation:

- Commercial (C) - The Commercial Land Use Classification indicates two types of commercial areas: resident-oriented retail/service commercial areas and specialized visitor-oriented commercial uses. Visitor-oriented commercial is primarily to be located in or near recreation activity nodes, major visitor lodging areas and in the Resort Land Use designations, which are intended to accommodate mixed uses. Density restrictions for hotel/motel uses are 40 units per acre.

Density bonuses may be allowed in response to the provision of undercover parking at a ratio of one additional unit for each covered parking space provided subject to site constraints and conformance with all performance and development standards. Commercial development should be limited to a total site coverage (including all impervious surfaces) of approximately 70% of the gross lot area. Additionally, commercial development will be required to provide extensive landscaped areas, especially in and around parking facilities.

Home occupations are allowed in any residential zone pursuant to existing ordinances.

**c. Industrial (I)**

Industrial uses include service commercial and manufacturing activities required to serve the needs of the community. Existing and non-conforming industrial uses are urged to relocate to the Gateway Industrial Park area.

**d. Resort (R)**

The Resort Land Use Designation includes mixed visitor oriented uses, including visitor housing/lodging, tourist-oriented commercial and recreation uses. Commercial uses within the Resort designation should be designed primarily to support residential occupancies within the same resort complex. Resort designations are primarily concentrated around Recreation Activity Nodes which are described in the Resort Land Use Section of this Element. Housing densities range from six units per acre to eight units per acre. One condominium unit is considered to be equivalent to two hotel/motel units. However, density bonuses for hotel/motel uses may be granted in response to the provision of undercover parking.

e. **Open Space (OS)**

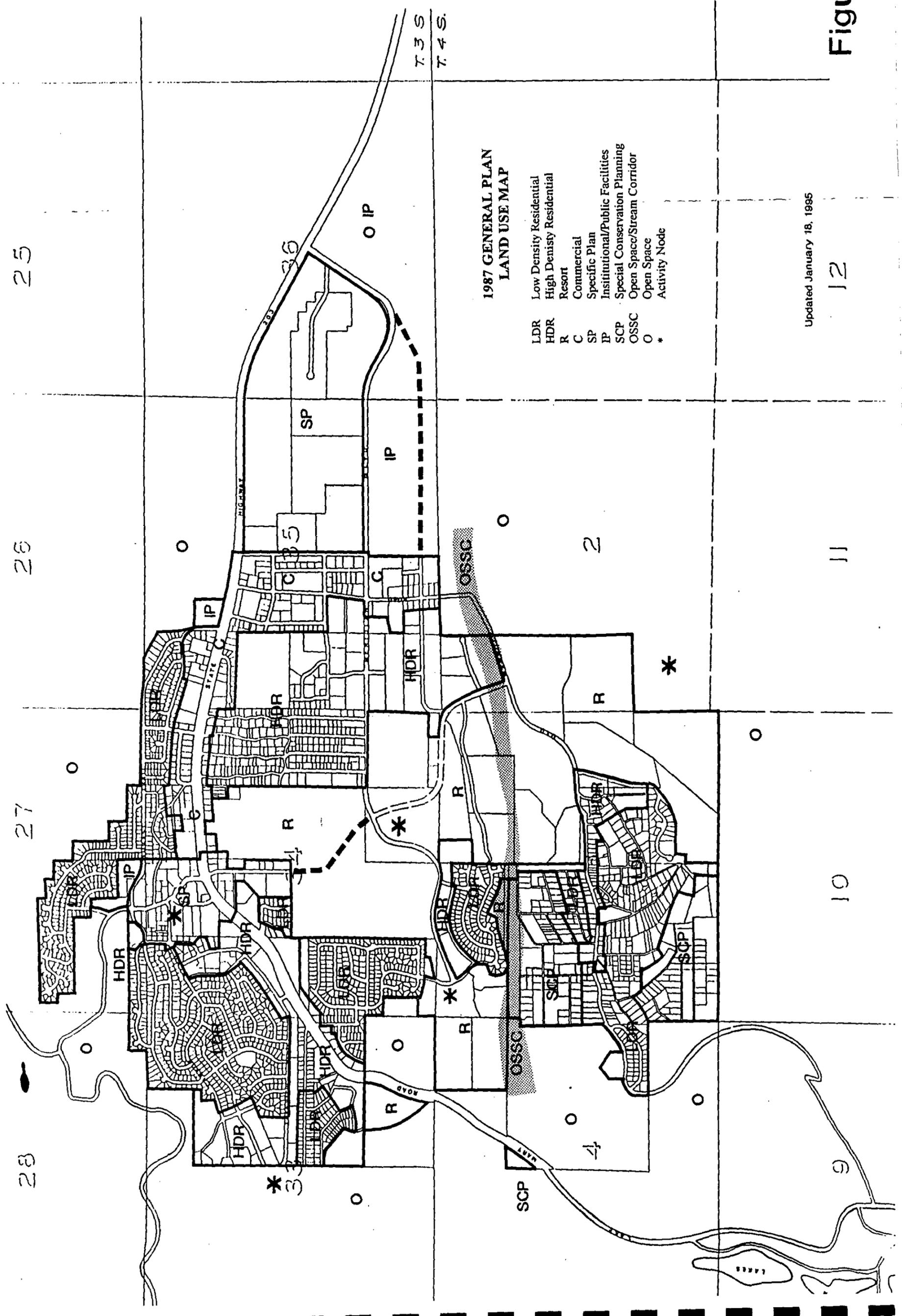
There are three Open Space Land Use Designations:

- General Open Space (OS) - includes passive and active open space areas including existing and potential park sites, trail corridors and sensitive ecological areas such as the Valentine Reserve.
- Special Conservation Planning Areas (SCP) - apply to areas which have unique resource and open space value such as 'The Bluffs' and Laurel Meadows. Any development within these areas will be subject to special design and development control.
- Open Space/Stream Corridor Protection (OSSC) - applies to major sensitive stream and drainage corridors in which special preservation and/or development controls are necessary to preserve corridor environment.

f. **Institutional/Public Facilities (IP)**

The Institutional/Public Facilities Land Use Designation includes public and institutional facilities such as fire stations, police stations, transit facilities, town yards, schools, hospitals, churches, emergency facilities, civic center, etc.

The distribution of land use designations throughout the Mammoth Lakes Community is indicated in the General Plan Map, Figure 17. The following presents a detailed discussion of each land use category, including historic trends, current and future community land use needs and the community's program to meet those needs.



**1987 GENERAL PLAN  
LAND USE MAP**

- LDR Low Density Residential
- HDR High Density Residential
- R Resort
- C Commercial
- SP Specific Plan
- IP Institutional/Public Facilities
- SCP Special Conservation Planning
- OSSC Special Conservation/Stream Corridor
- O Open Space
- \* Activity Node

Updated January 18, 1995

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T.3 S.  
T.4 S.

**Figure 17**

## A. Residential Land Use

In the past, residential land use areas have developed in two distinct patterns. Low density residential development has primarily developed for use by the permanent residents and second homeowners. Condominium developments, which predominate in the community were constructed primarily for short-term ski area and recreational visitor housing.

A detailed discussion of residential development in Mammoth Lakes appears in the Town's Housing Element. Briefly, the Town through its general planning process, is trying to achieve a wide range of housing types and densities to provide a choice of housing to residents, visitors and second home buyers. The community hopes to achieve an appropriate mix of housing types which can respond to the community's housing needs and economic realities. The General Plan for the Town has been developed with sufficient flexibility in the housing types which can be developed, so that developers can respond to the community's housing needs.

The General Plan's objective is to concentrate higher density visitor lodging and condominium development near recreation nodes such as ski lift base areas, and recreation areas (e.g., nordic and downhill ski areas, golf courses, etc.)

The Town, in adopting goals and policies addressing residential housing needs and development, has established requirements (incentives and disincentives) in the Town's Development Code to encourage the development of needed housing types, and to control the timing of development of certain housing types. Presently, the Town is encouraging visitor lodging, hotel and motel units, and discouraging condominium construction through criteria in the Town's Development Code. Additionally, the Town is encouraging the development of affordable housing for community residents and seasonal employees through goals and policies contained in the Housing Element and incentives and requirements in the Development Code.

Section III, the District Land Use Section of the General Plan, discusses in greater detail those planning districts where residential uses will be encouraged.

As discussed earlier in this Element, each residential land use designation has been assigned a range of density. In areas designated High Density Residential (HDR) or Resort (R) on the General Plan, each proposed project of six to ten units or more on a single parcel will be evaluated under a special density bonus program based upon performance zoning standards to determine the appropriate density for that project. The density

bonus program does not apply to other residential classifications which will be evaluated using traditional site requirements such as lot size and coverage, yards, set backs, parking and site design criteria which are set forth in the General Plan policies and in the Town Development Code.

It is the objective of the community planning program to restrict densities of individual projects to the lower end of the ranges and to grant additional density increments based on the special merit of each specific project in assisting the Town in carrying out the goals and objectives of the community's General Plan. A residential development project in the High Density Residential or Resort designation areas must meet the basic project requirements set forth in the General Plan's goals and objectives in the Town's Development Code in order to receive the lowest density designation of six dwelling units per acre.(1) A point system will be utilized to determine whether a project will receive an incremental density bonus and the extent of that bonus. A number of factors will be considered in assigning points to a proposed project, including: site location, the extent of project provision of public services and facilities for the project and the community, the type of residential units proposed, the uniqueness of the project design, the extent of energy conservation measures employed, and provision of affordable housing, particularly rental housing for seasonal employees.

#### B. Commercial Land Use

The commercial land use within Mammoth Lakes is concentrated in the Main Street, Minaret and Old Mammoth Commercial Districts. The majority of the commercial development, with the exception of several small scale malls, is auto-oriented strip commercial with limited pedestrian access. The Main Street commercial area is located along State Route 203, the major roadway in the community, which serves the Mammoth Mountain Ski Area. The area contains both visitor-related and community-oriented commercial establishments. Traffic congestion along Route 203 is a significant problem and is anticipated to increase in the future. The location of auto-oriented commercial along Route 203 attracts additional traffic which exacerbates the traffic congestion problem.

Recent trends in retail commercial development have been to shift development away from Highway 203/Main Street area to the Old Mammoth and Minaret Boulevard commercial areas. The majority of the retail establishments are small and cater to tourists.

Figure 18, presents the amount of commercial and office space currently available in Mammoth Lakes. Approximately 20% or 133,480 square feet of the commercial and office space was vacant as of 1984.

(1) One dwelling unit is equivalent to two hotel/motel units.

Retail commercial areas under the originally adopted Mono County Plan for the community provided for 899,000 to 1,139,400 square feet of additional commercial space, for a total of approximately 1.6(1) to 1.8 million square feet. Marketable commercial square footage based on the 20-year horizon development level of 48,000 PAOT(2), however, was estimated at only 754,000 to 942,000 square feet of commercial space.(3)

The Town, through the goals and policies in the General Plan, and in eventual requirements and incentives in the Development Code, is encouraging commercial development which will serve the needs of the community's permanent residents, as well as the needs of visitors to the community.

The Town is seeking to increase visitor expenditures through improvements in year-round visitor activities and through an extensive promotion program (see Resort Land Use Discussion). By increasing visitor expenditures and carefully encouraging commercial development to occur commensurate with resident and visitor needs, the Town seeks to achieve a vital economic climate for existing and future commercial development.

#### C. Industrial and Warehousing Land Use

Very little industrial activity has been developed in the community due to the domination of the recreation and tourist sectors of the economy and the relative isolation of the community from potential markets outside Mammoth Lakes. As shown in Figure 19, there is approximately 119,500 square feet of semi-industrial and warehousing space in the community. Existing industrial uses are located primarily in the Old Mammoth Commercial District, along Sierra Park and Sierra Manor Roads and in the new industrial park in the Gateway District. The industrial uses in the Old Mammoth commercial area are largely in conflict with the adjacent residential and commercial uses. They and other non-conforming industrial uses throughout the community are being encouraged to relocate to the Gateway Industrial Area.

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(1) Based on current total commercial space minus government office/utility space, and the projected range of commercial development potential based on Mono Plan IV.

(2) Persons-at-one-time

(3) Based on an average of 60 to 75 sq. ft. of commercial space per dwelling unit, ULI Resort Community Data.

The Mono County Economic Development Corporation (EDC) has been formed to improve the county's economy. Specifically, the non-profit corporation is concentrating on improving the industrial development climate within the County.

The Town's industrial development policy should be to relocate existing industrial development to appropriate sites, such as the Gateway District, provide affordable industrial space, encourage the development of industrial uses which provide goods related to the ski and outdoor recreation industry in Mammoth Lakes, invite non-polluting industry to Mammoth Lakes and ensure that existing and future industrial uses are compatible with the natural environment and the tourist orientation of the community.

FIGURE 18

INVENTORY OF DEVELOPED COMMERCIAL & OFFICE SPACE(1)

SUMMARY TABLE

<u>Category</u>	<u>Total Bldg. Area, Sq. Ft.</u>	<u>% of Total</u>	<u>Occupied Space Area, Sq. Ft. %</u>	<u>Vacant Space Area, Sq. Ft. %</u>	<u>Notes</u>
<u>Commercial/Office</u>					
a. Retail Sales/Shops	239,380	29.9	188,830 78.9	50,550 21.1	56% Vacant at Mammoth Sierra Centre (31,400 sq. ft.)
b. Restaurants	170,200	21.3	140,380 82.5	29,820 17.5	58% Vacant at Mammoth Sierra Centre (17,330 sq. ft.)
c. Markets/Groceries/Liquor	65,180	8.1	65,180 100.0	0 0	
d. Office/Professional	145,790	18.2	92,680 63.6	53,110 36.4	44% Vacant at Mammoth Sierra Centre (21,450 sq. ft.)
e. Entertainment/Movies	11,990	1.5	11,990 100.0	0 0	
f. Auto Service/Repair	24,590	3.1	24,590 100.0	0 0	
g. Government/Public Utilities	<u>24,020</u>	<u>3.0</u>	<u>24,020 100.0</u>	<u>0 0</u>	
TOTAL:	681,150	85.1	547,670 80.4	133,480 19.6	52% Vacant at Mammoth Sierra Centre (70,180 sq. ft.)

(1) - Quad Engineering, 1985 study

FIGURE 19

EXISTING SEMI-INDUSTRIAL AND WAREHOUSING SPACE(1)

Use	Total Bldg. Area	% of Total	Occupied Space (Sq.Ft.)	%	Vacant Space (Sq.Ft.)	%	Notes
Contractors/ Building Supplies	31,580	26.9	30,080	95.2	1,500	4.8	
Industrial/ Manufacturing	39,200	32.8	27,600	75.5	9,600	24.5	Included Mainwiel Business Park, Gateway Area
Warehousing/ Storage	48,650	40.8	48,650	100.0	0	0	
TOTAL:	119,430	100	108,330	90.7	11,100	9.3	

(1) Quad Engineering, 1985 study

The development of ski, recreation-related and other non-polluting industry is hoped to provide off-season employment for part-time ski-area employees and gain additional income for the community by providing goods and services which recreational visitors would normally purchase outside the community.

The preparation of an Economic Development Plan for the community should be considered to assess the present recreation, commercial and industrial development of the community and set forth a comprehensive plan to improve the community's economy.

#### D. Visitor-Oriented Recreation and Resort Land Use

While the Mammoth Lakes area offers year-round recreational facilities, the majority of visitors who rent lodging units or condominiums and make major purchases from community retailers, are winter-weekend skiers. As shown in Figure 20, summer visitors usually equal or exceed winter visitors, but significant vacancy rates during the summer months, and reported reductions in summer purchases, indicate that summer visitors are not staying or making major purchases in Mammoth Lakes. There are also large fluctuations in visitors between weekends and weekdays during the winter skiing period as shown in Figure 21.

Winter visitor expenditures per person in the Mammoth Lakes community (1) have been estimated to be lower than that experienced in other major destination resorts. For example an average skier is estimated to expend \$74 per day in Mammoth Lakes (2) for lodging, meals and retail purchases compared to \$99 per day for an average Colorado destination skier (3) (4).

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(1) This figure excludes expenditures at ski facility areas.

(2) p. III-10, Juniper Ridge Economic Analysis.

(3) Destination skiers stay in the area while skiing rather than coming to a ski area for the day and returning home in the evening. Nearly all skiers in Mammoth Lakes are destination skiers.

(4) p. xcx, The Contribution of Skiing to the Colorado Economy, Colorado Ski County U.S.A., November 1982.

Visitor sales per skier visit in Aspen, Colorado, for example, exceed \$100, (1) not including lodging or meal expenditures. Retail expenditures per skier visit in Mammoth Lakes is estimated to be approximately \$36 assuming a two day stay. A program to increase visitor days and expenditures per day would improve the economy of the community. This program should consist of expanding summer recreational and year-round conference facilities.

## FIGURE 20

### SUMMER AND WINTER VISITOR ACTIVITY(1) (Visits Recreational Visitor Days)

		<u>SUMMER</u>	<u>WINTER</u>	<u>TOTAL</u>
1980(2)	Visits(3)	1,967,300	1,811,000	3,779,300
	RVD(4)	1,033,100	948,300	1,981,400
1981	Visits	1,706,200	1,157,300	2,863,500
	RVD	952,500	810,100	1,762,600
1982	Visits	1,418,100	1,341,100	2,759,200
	RVD	1,006,900	1,048,900	2,055,800
1983	Visits	1,776,300	1,733,900	2,510,200
	RVD	926,600	801,700	1,728,300
1984	Visits	2,629,247	1,659,300	4,288,547
	RVD	1,620,111	318,262	2,438,373

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(1) Source, U.S. Forest Service, 1985

(2) October 1979 - September 1980

(3) Visits - include each time a visitor frequents a recreation site. A single visitor can register many visits by seeing several sites or by frequenting a place more than one time.

(4) Recreation Visitor Days are the number of people using an activity area within a 12-hour period.

FIGURE 21

FORECAST SKIER DEMAND & PLAN CAPACITIES FOR MMSA  
(By Phase & Year) (1)

Phase	Plan Peak Capacity	Est. Days **	Peak Use %	Average Day	Total Skier Days	Est Days **	Peak Use %	Average Day	Total Skier Days	Forecast Annual Skier * (Days)
EXIST.	17,000	53	72%	12,240	648,700	127	35%	6,003	762,400	1,411,100
I	17,900	55	71%	12,709	699,000	133	35%	6,206	825,400	1,524,000
II	21,470	58	65%	13,926	807,700	136	31%	6,656	905,200	1,712,900
III	23,380	60	65%	15,172	910,300	140	31%	7,248	1,014,700	1,925,000
IV	24,000	60	71%	17,040	1,022,400	140	34%	8,147	1,140,600	2,163,000

\* Skier days are forecast annual ticket sales plus 3% for season and complimentary tickets.

\*\* Estimated days increase as phased snow making comes on line.

The following discusses existing and future visitor-recreation facilities and activities and sets forth recommendations to enhance Mammoth Lakes as a year-round destination resort.

- Alpine Skiing - As discussed earlier in the Land Use Element, the MMSA is anticipated to expand from the present 19,000 SAOT to a maximum of 24,000 SAOT.(1) Additionally the USFS has authorized feasibility studies for the Sherwin Bowl ski area. The Sherwin Bowl Ski Area is proposed to accommodate a maximum of 8000 SAOT, and may also include nordic skiing and snow play areas.

In addition to the MMSA and Sherwin Bowl ski areas, four additional ski areas may be subsequently developed, although these additional areas are not included in the Forest Service Plan, which covers a time span of only 10 years. These include the Knolls, Summit, San Joaquin, and White Wing ski areas. Each potential ski area is discussed in Figure 22 and its location is indicated in Figure 23. Approximately 61,500 SAOT could be accommodated if all the proposed ski areas are developed. Extensive planning and environmental studies will be required prior to any new ski area development being approved. The Town should seek a Memorandum of Understanding with the U.S. Forest Service which includes the Town in existing and future ski area planning and development decisions.

The General Plan for the community of Mammoth Lakes has been developed to accommodate the ski area development at the MMSA and Sherwin Bowl. The significant additional ski area development which could occur in the Mammoth Lakes Area, could exceed the community's ability to accommodate winter ski visitors from these new areas. Development of new ski facilities however would not address the mid-week visitor reductions which are presently experienced in the MMSA. The MMSA is working to increase mid-week ski activity, and the community is supportive of these programs in order to ameliorate commercial activity and visitor accommodation vacancy problems in the community.

- Nordic Skiing and Snow Play - Nordic skiing activity is expected to increase from 2000 SAOT to 5000 SAOT, due to increased interest in the sport and possible provision of nordic areas in the Dry Creek area. In order to facilitate further interest in Nordic activity in and near the community, the Town should study the possibility of a future community trail network which could accommodate cross country skiers during the winter months. The community should also study the potential of other winter recreation facility development, both by developers and the community. Ski-do, sledding and ice-skating facilities are major recreation facilities in other ski areas. A recent

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(1) Skiers at one time.

survey in Mammoth Lakes indentified an ice skating facility as a desired amenity. Further, the MMSA has included an ice skating rink in their current expansion plans, although no timeframe for actual construction has been developed. The potential of development of an ice rink, either in the Town itself or in the MMSA, should be studied along with other snow play activities.(1)

## FIGURE 22

### POTENTIAL SKI AREAS

The Sherwin Bowl Ski Area (8,000 SAOT)<sup>(1)</sup> - has been extensively studied for the past 20 years and has recently been designated by the Forest Service as being eligible for use permit processing in the near future. Currently only the preparation of feasibility studies have been authorized. The area is also proposed to include nordic skiing, snow play, and support commercial areas. It is immediately adjacent to the community of Mammoth Lakes and is currently used for Heli-skiing.

The Minaret Summit Ski Area (4,500 SAOT) - is located just to the north of the existing Mammoth Mountain Ski Area (MMSA) and just south of the potential San Joaquin Ski Area. The Summit Area could be used to join these two ski areas. Access to the Summit, San Joaquin and White Wing ski areas has been proposed via gondola and ski lift from the MMSA or via various access road alignments, which are presently being studied.

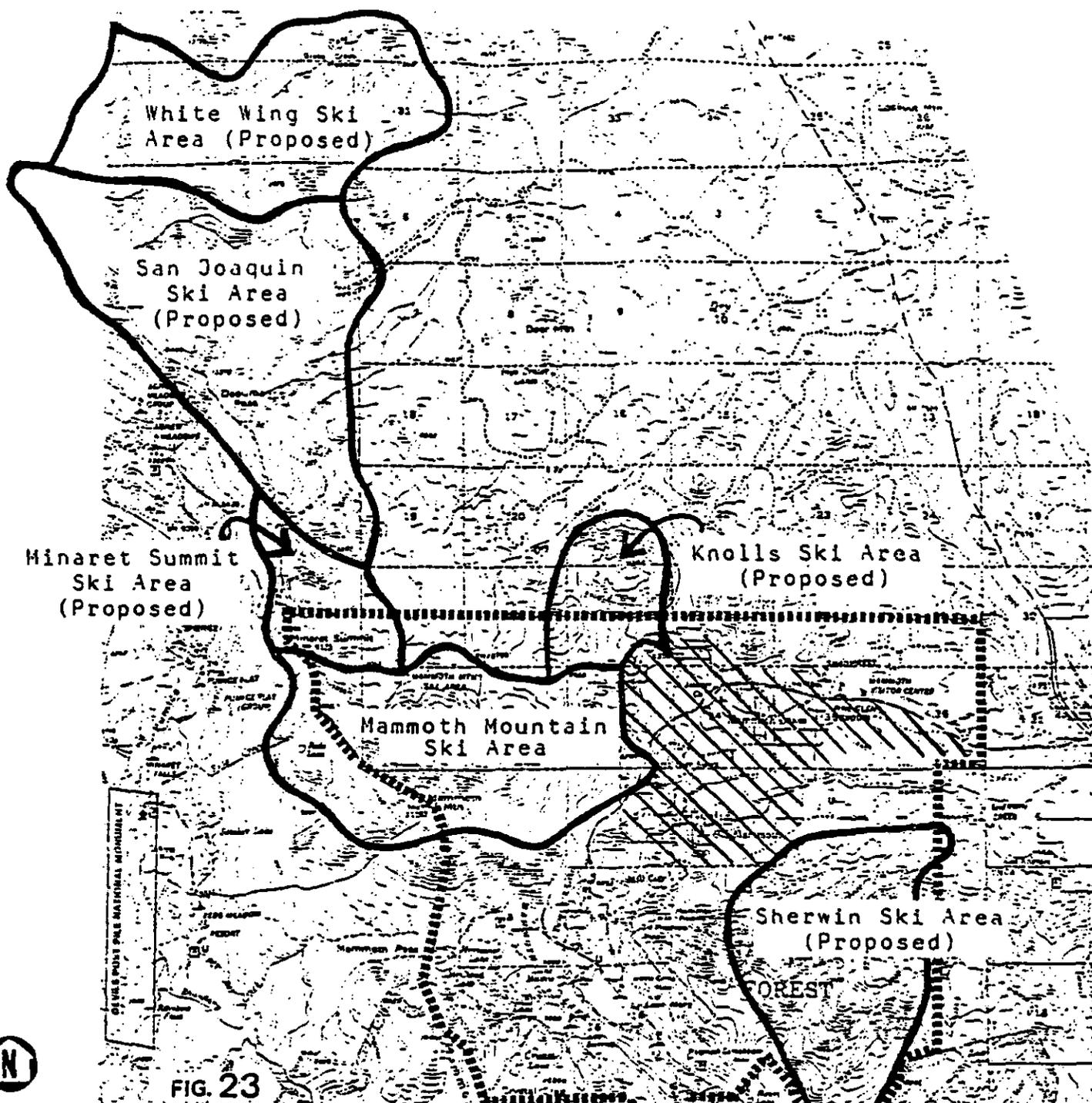
The Mammoth Knolls Ski Area (8,000 SAOT) - has been studied recently by the U.S. Forest Service and offers a large area of high quality skiing. The area is located outside the immediate Mammoth Lakes area two miles distant. The area is lower in elevation than the other potential ski areas in Mammoth Lakes.

The San Joaquin Ski Area (14,000 SAOT) - offers the potential of a large high quality ski area. The area has transportation access (see above) problems and questions regarding location of support facilities on federal land.

The White Wing Ski Area (3,000 SAOT) - is located north of the potential San Joaquin Ski Area, south of June Lakes. As access to the area is difficult, it will probably be made an addition to the June Mountain or San Joaquin Ski Area, rather than develop as a separate ski area. The area could be connected to the San Joaquin or June Lakes areas through ski lifts and runs.

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(1) Estimated potential skiers-at-one-time (SAOT)



**KEY**

-  Existing or proposed Ski Areas (boundaries approximate)
-  Municipal boundary . . . Town of Mammoth Lakes
-  Urban area . . . Mammoth Lakes

Existing and Proposed Ski Areas

Summer Recreation - The region surrounding the Mammoth Lakes community includes a wide range of summer recreational activities and facilities. The predominant summer recreational activities are fishing, camping and backpacking. Camping takes place in both developed and maintained campgrounds and recreational vehicle campgrounds, and along trails. The majority of campgrounds are directly accessed by roads. Many campgrounds are located near trail heads to facilitate access to Sierra trails. Pack stations, which provide supplies and equipment for extended Sierra trail hikes, are also located in Red's Meadow, Agnew Meadow, McGee and Hilton Creek areas.

Fishing is a popular activity in the Lakes Basin and in the surrounding streams, especially the wild trout stream adjacent to Hot Creek. Sailing and wind surfing are popular at nearby Crowley Lake.

Future Summer recreation facilities and activities in the area surrounding Mammoth Lakes are anticipated to remain similar to those which presently exist with some improvement in trail and campground facilities. To increase summer visitor activity and expenditures in Mammoth Lakes, the Town will therefore have to reinforce the community's destination resort image through the development of visitor recreation activities within the community. Development of facilities and activities such as professionally recognized golf courses, art and music festivals, convention facilities, recreation centers (including tennis, racketball, swimming, volley ball, etc. facilities), and community tourist coordination facilities have been used in other destination resort communities to increase summer visitor activity. The community has held a summer arts festival, which could be expanded and increased in activities to attract additional summer visitors to the areas as part of a comprehensive summer recreation program.

The Community of Mammoth Lakes has encouraged the development of a 9-hole golf course at Snowcreek with the potential for an additional 9-holes. However, improvement of the additional 9-hole facility is proposed on U.S. Forest Service land, and the Service is requiring that any expansion of the SnowCreek course should assess use of private lands first, including the meadow area north of Old Mammoth Road, and the Laurel Meadow site on the east side of Laurel Road.

A master plan has been prepared for a community park adjacent to Old Mammoth Road at Mammoth Creek. Development of this park is planned in the near future depending upon the Town's fiscal capabilities.

A Summer and Winter Visitor Recreation Plan should be prepared in coordination with the proposed community Economic Development Plan to improve existing summer and winter activities in the community, and develop new facilities and activities which will draw a greater number of visitors to the Town. The Plan should recommend those activities and facilities which will enhance the community's year-round destination resort character, and set forth an implementation schedule and program for public and private participation in its implementation.

### Resort Land Use

The Town's visitor accommodations are presently scattered throughout the community, in both residential and commercial areas. Visitor lodging is not concentrated near visitor related recreation and commercial areas (such as lift base areas and visitor-related commercial concentrations) as they are in other ski resort communities. Concentration of future resort development with lodging, shopping, and recreational facilities such as ice skating rinks, golf courses and other tourist oriented amenities, is important to improve Mammoth Lakes as a destination resort, and to reduce the impact of increasing the numbers of visitors on the community. Presently visitors have to travel primarily by automobile to and from recreation areas such as the MMSA and to separate spread out commercial areas, restaurants, and accommodations. This increases traffic related impacts to the community such as congestion and air pollution, as well as reduces visitor perception of the community as a convenient and attractive destination resort.

The Plan proposes several recreation activity nodes in which resort activities are to be concentrated. One node at Warming Hut II has been developed with a high density land use pattern. The other activity nodes are to be developed in the future as indicated on the General Plan Map, Figure 17.

Development activity at resort nodes should be planned with activities appropriate for the area and may include hotel and motel room development, with recreational amenities, appropriate tourist commercial space, overhead and surface transit facilities and interconnection to the community's trail system. Close attention should be paid to the design of each node to assure a functional and distinctive human-scaled environment which will induce visitors to come to Mammoth Lakes and to return to the community in the future. The major tourist facilities discussed earlier in this section, such as convention, golf course, skating, recreation complex and additional alpine and nordic skiing facilities should be included in the resort node areas. The nodes should be pedestrian-oriented complexes which emphasize use of the community trail system (including

hiking, nordic and bike trails), and transit facilities, including bus and overhead gondolas and lifts. The Town should study various approaches to develop an identity for each node as a unique resort experience, including grouping related recreation activities in different resort nodes, offering distinctive services and activities and the establishment of a unique design envelope for each recreation node area. The resort nodes should serve as focal points for the community's tourist activities.

Activity nodes are indicated on the General Plan map as follows:

MMSA Main Lodge  
MMSA Chair 15 (Juniper Ridge)  
MMSA Warming Hut 2  
Vicinity of Meridian and Minaret (south of Meridian Boulevard)  
North Village Area

#### E. Open Space

Open space areas in and adjacent to the community are designated on the General Plan Map, Figure 17. A more comprehensive discussion of open space land uses within the community is presented in the Conservation and Open Space Element of this Plan.

In the past, the only major efforts directed toward preserving open space have been attempts to acquire or facilitate trades for Forest Service land in and adjacent to the community, and through provision of open space within private development projects.

The Town, through its open space policies, is attempting to maintain the natural alpine character of the community, through the retention of unique natural features, including vegetative, topographic and water resources. Retention of such open space resources will provide significant environmental, social and economic benefit to the community.

Open Space land use designations and policies are intended to provide a wide range of benefits to the community including the protection of ecologically sensitive areas, maintenance of the alpine character of the community, the buffering of incompatible land uses and urban and rural development, and the preservation of a natural environment in which a recreationally oriented community can develop.

There are three types of open space designations within or adjacent to the urban area: General Open Space (OS), Special Conservation Planning Areas (SCP) and Open Space/Stream Corridor Protection Areas (OSSC). Areas of open space which have been preserved as part of clustered planned unit developments are not included in formal open space designation areas. General Open Space includes areas to be largely retained in open space uses

such as passive and active recreation, buffer areas between and to screen development areas, and natural resource conservation areas. Major open space areas include the Valentine Reserve and the Sherwin, Mammoth Mountain and Lakes Basin Planning Districts.

Special Conservation Planning Areas (SCP) are areas within the community which have major resource and open space value, contain significant natural hazard(s), or have a unique combination of natural characteristics. The SCP areas will be subject to special development and design controls to assure the retention of the open space quality of the area. At least 70% of SCP designated areas will be retained in open space uses. At the time of the preparation of the General Plan, these areas have been designated as SCP areas; Laurel Meadows, "The Bluffs" and the Madden Property. Under the SCP classification, The Bluffs and Madden Property will develop at a density of one to two units per acre, and Laurel Meadows at a density of up to three units per acre.

Additional areas may be designated SCP areas, as more information about the natural resources and unique quality of Mammoth Lakes is discovered as a result of community sponsored studies and development proposal documents.

The third open space land use classification is the special Open Space/Stream Corridor (OSSC) designation. The OSSC designation applies to major sensitive stream and drainage corridors in which special preservation and/or development controls are necessary to preserve the corridor environment. The Mammoth Creek Stream Corridor has been designated an OSSC area because of its sensitivity to urban development, including erosion and building penetration of the stream area habitat, and its importance as a drainage area and as a headwater of a major stream fishery in Hot Creek.

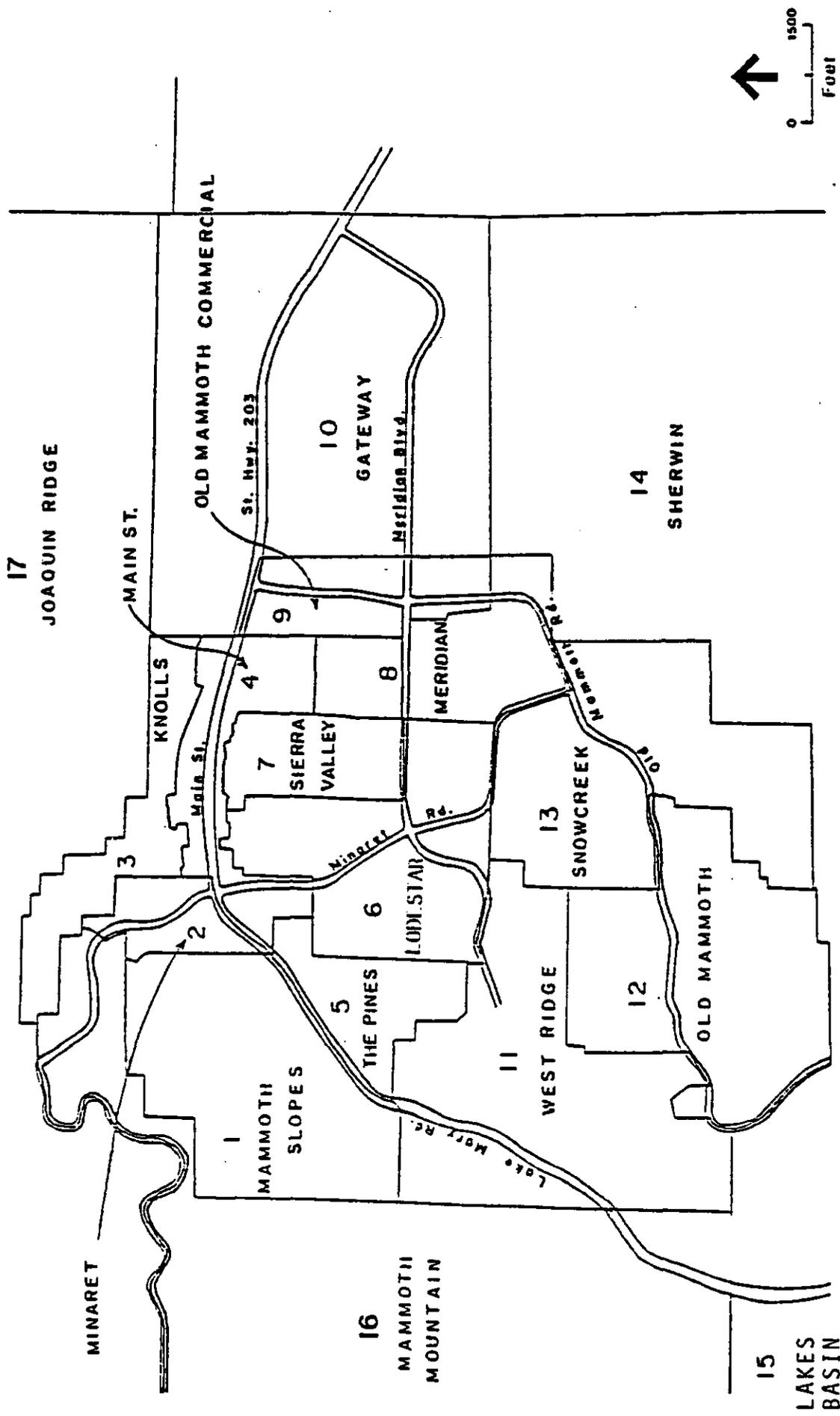
##### 5. Identification of Planning Districts

The community of Mammoth Lakes has been divided into 17 Land Use Planning Districts. Districts 1 through 13 address the urbanized portions of the Town and Districts 14 through 17 address the undeveloped portions of the community. District boundaries were based in part on existing development types, topographic features, circulation patterns and land ownership. Some districts are either built out or committed to a certain development pattern such as the Snowcreek District, while others are almost entirely undeveloped, such as the Minaret District.

The community was divided into districts to allow area-specific planning issues, opportunities and constraints to be identified, and tailored implementation plans to be developed.

District locations are illustrated in Figure 24. A discussion of the permitted land uses in each district, district opportunities and constraints and implementation plans are presented in Section III of the General Plan. District land use maps have also been

prepared which present more detailed land use information than the General Plan Map.



**FIGURE 24**  
**Urban Planning District Boundaries**

## LAND USE AND PUBLIC FACILITY AND SERVICES FINDINGS, GOALS AND POLICIES

The Following findings, goals and policies address the land use and public facility and service objectives and programs for the Town. Overall goals and policies are presented first, followed by the land use findings, goals and policies and then those addressing public services and facilities.

### OVERALL GOALS AND GENERAL POLICIES

#### GOALS

1. To provide a land use policy plan which sets forth appropriate types and intensities of land use commensurate with future recreation development, public service and facility capabilities, and sensitive environmental opportunities and constraints.
2. To protect and enhance the natural environment, resources and wildlife habitat of the Mammoth Lakes area.
3. To improve the economic stability of Mammoth Lakes by establishing the community as a year-round destination resort, while preserving the unique natural setting of the community and wildlife habitat which attracts both visitors and residents.
4. To address the needs of the permanent residents of Mammoth Lakes, including the provision of: public facilities and services, improved retail and service commercial development, and adequate housing opportunities.

#### GENERAL POLICIES

1. In furtherance of the Overall Goals set forth above and the General Goals of the General Plan listed on Page 6, it is the policy of the Town that the developable land area designations (all areas not designated Open Space) set forth in this plan and the overall development intensity described herein are to be the ultimate size and intensity for the community and no intensive development (housing, commercial, or industrial) shall take place outside the area designated for such development in this plan.
2. The Town shall use Specific Plans to refine Land Use District Plans as needed and shall prepare Program Environmental Impact Report documents to guide Specific Area Plan Development and to reduce repetitive project level environmental documentation.(1)

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(1) Fees may be charged subsequent developers for Specific Plan preparation under Division 13, 2100 et seq., California Public Resources Code.

3. The Town shall evaluate each District Plan, Specific Area Plan and development proposal to assure that a balanced expansion of all major land use types occurs, and is coordinated with commercial recreation development.
4. The Town shall develop and maintain incentives and disincentives and development review criteria in the Town's Development Code which will implement the policies of the Land Use Element of the General Plan, provide guidance for project design and clearly indicate the basis upon which project approvals will be made.
5. Performance criteria shall be the primary focus of the Town Development Code.
6. The Town Development Code shall include aesthetic standards for all zones.

### RESIDENTIAL LAND USES(1)

#### FINDINGS

1. Residential development in the community is comprised primarily of condominiums.
2. The majority of condominiums (approximately 90%), are visitor short-term rental units, or absentee owner-occupied.
3. The housing requirements of permanent residents and visitors to Mammoth Lakes necessitate the provision of a wide variety of housing types.
4. There has been in the past and may be in the future a shortage of affordable housing (particularly rental housing) for employees. Please refer to the Housing Element.
5. Population is related to the number of bedrooms and the size of dwelling units as well as the total number of dwelling units. This is true of transient population in particular.
6. Development opportunities are limited by existing and developable resources, especially water.

#### GOALS

1. To provide a balanced variety of residential land uses to meet the housing requirements of residents, visitors and seasonal employees.
2. To locate permanent, visitor and seasonal employee residential units where impacts on the environment,

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(1) Also, refer to the Housing Element.

transportation systems, and other public facilities and services are minimized, and natural hazards avoided.

3. To encourage the wise management of lands designated for residential purposes.
4. To encourage residential development which is designed to promote the unique natural character of the Town; and, to encourage multi-family projects to provide amenities such as covered parking, recreation and laundry facilities.
5. To require the design of residential development to conserve energy, reduce water usage and increase solar energy use.
6. To encourage land uses of the proper intensity for the district in which they are located through performance criteria identified in the Town Development Code.
7. To encourage covered or understructure parking.

#### POLICIES

1. The Town shall encourage recreation visitor and commercial recreation-employee housing to be located in or near commercial centers, major recreation nodes (such as ski-base areas, golf courses and transit hub), through incentive and disincentive policies.
2. Developments shall be encouraged (but not required) through incentives in the Development Code to provide employee housing on-site or where on-site provision is infeasible to provide such housing off-site, or if appropriate, contribute to an employee housing development fund.
3. The Town shall encourage compact/clustered residential development and increased open space areas in non-single family areas, through criteria and incentives/disincentives.
4. In designated Special Conservation Planning Areas (SCP), residential and other development shall be carefully designed and located to maximize open space, allowing a maximum of 30% site coverage with structures and impervious surfaces.
5. The Town shall allow residential uses in commercial areas to provide housing opportunities for employees within the commercial areas.
6. The Town shall preserve established single family neighborhoods by retaining existing single family land use designations and shall promote single family development in these areas through the provision of incentives in the Town's Development Code.

7. The Town shall develop and apply performance design review criteria for residential areas: 1) to assure that residential development is designed to enhance the Town's mountain resort character 2) to provide for sensitive transitions between residential and other land uses, through open space dedication and design, and 3) to better integrate residential development with a natural environment.
8. The Town shall encourage a diversity of housing types.
9. The Town shall encourage affordable housing through development incentives, and utilization of federal and state affordable housing programs as appropriate.
10. A slope density restriction shall be incorporated into the Town Development Code in order to preserve unique physical characteristics, protect environmentally sensitive areas and minimize disruptive grading.
11. The Town shall adopt a zoning ordinance which includes controls on site coverage and population density while allowing flexibility in the types and sizes of residential units to be developed.

## COMMERCIAL LAND USES

### FINDINGS

1. Existing commercial development is located along State Route 203 (Main Street), Old Mammoth Road and Minaret Road.
2. The Main Street commercial area contains a mixture of visitor/lodging and retail and service commercial uses and is located along State Route 203.
3. The recent trend has been to shift commercial development away from the Main Street area.
4. Undeveloped commercial areas could accommodate the development of over two times the existing amount of commercial space.
5. Increases in visitor expenditures and the number of visitors throughout the year would improve the community's economy, reduce vacancy rates and support future commercial development (see Resort Land Use discussion, and goals and policies.)

## GOALS

1. To encourage commercial development to occur commensurate with the increase in local resident and visitors' needs.
2. To encourage the type of retail and service commercial development necessary to meet the needs of the Town's permanent residents.
3. To assure that commercial areas are conveniently located near potential users to reduce or eliminate auto travel and to encourage the use of commercial areas.
4. To encourage existing visitor-related commercial uses to relocate to designated recreation nodes.
5. To improve the amount and duration of retail expenditures by tourists in Mammoth Lakes (e.g., the development of a year-round economic base).
6. To locate and design commercial land uses so that they will not disrupt the community's residential areas and are compatible with the Town's livability and environment.

## POLICIES

1. The Town shall prepare and place review criteria, incentives and disincentives in the Town's Development Code which will assure the achievement of the community's commercial land use goals.
2. Review criteria for commercial development proposals shall include: adequate site size for the proposed use, snow storage and removal, snow shedding, and an analysis of the relationship to the Town's transportation and other facilities and services including assurance of adequate access and on-site circulation. Utilization of the natural features of the site, a beneficial relationship to other land uses, and adequate landscaping and buffering shall be required.
3. The Town shall review proposed commercial developments and apply incentives and disincentives in the Development Code to achieve a balance between the commercial needs of visitors and permanent residents.
4. Existing tourist-related commercial uses shall be encouraged to relocate to major tourist facility areas, such as recreation nodes and the transit hub area, through the application of development code incentives.
5. The Town shall encourage resident-related commercial and office development in the Old Mammoth and Minaret commercial areas. Specific Area Plans should be prepared for these

areas. The Specific Area Plans should include adequate off-street parking, pedestrian circulation, cohesive architectural design and allow for alternative transit proposals.

6. Visitor lodging and restaurants shall be encouraged, retail uses discouraged along Main Street. The Main Street development plan should ensure pedestrian access, tree preservation, adequate parking and improved circulation.
7. The Town shall assure that commercial uses are compatible with Mammoth Lakes livability and environment (e.g., non-disruptive due to traffic, noise, pollution, or other impacts and designed appropriately for the site and environmental constraints) through the application of design review criteria and development incentives in the Town Development Code:
  - a) The architectural design of existing and future commercial structures shall be encouraged to be in keeping with the alpine character of the area, and
  - b) Commercial developments shall be encouraged to be constructed in compact centers, rather than in strip commercial areas or among non-compatible uses.
8. The Town shall determine the types of retail and service commercial developments which are needed to serve the Town's permanent population, and encourage their development through incentives in the Town's Development Code.
9. The Town shall ensure that future commercial uses at the Snow Creek Resort Area and Sherwin Bowl are compatible and that they are appropriate to the visitor housing and recreation activity in the area.

## INDUSTRIAL LAND USES

### FINDINGS

1. Most of the existing industrial and warehousing uses are located in the Old Mammoth Commercial District and conflict with the commercial and residential uses in the area. There are other non-conforming industrial uses, throughout the community.
2. A new industrial park is located in the Gateway District and is planned to accommodate the community's industrial needs.
3. Very little industrial activity has been developed in Mammoth Lakes due to the domination of the recreation and

tourist sectors of the economy, the relative isolation of the community from potential markets and the expense involved in the shipment of materials.

4. The Mono County Economic Development Corporation (EDC) is a non-profit organization formed to improve the economy County-wide and to upgrade the County's industrial development potential.
5. Development of non-polluting industry within the community would broaden the Town's economic base, and possibly provide employment.

#### GOALS

1. To provide sufficient space for industrial development.
2. To minimize the impact of industrial development on the environment, adjacent land uses and the community's appearance.
3. To relocate non-conforming industrial uses to designated industrial areas.
4. To encourage non-polluting industrial development in Mammoth Lakes.

#### POLICIES

1. The Town shall support efforts to secure non-polluting industrial development and shall encourage the development of non-polluting light industrial uses, through the use of incentives in the Town's Development Code.
2. The Town shall seek appropriate federal and state grants to assist industrial development projects.
3. The Town shall also encourage labor intensive off-season industries, such as ski clothing manufacturers, to provide off-season employment for ski industry employees.
4. The Town shall prohibit heavy industrial users which inherently conflict with the aesthetic appeal of a recreation community, through disincentives in the Town's Development Code.
5. The Town shall promote the development of attractive, non-obtrusive industrial uses by requiring sufficient open space provision, amenities, screening, and architectural design which is compatible with the community's Alpine character, through design criteria in the Town's Development Code.
6. Non-conforming industrial uses shall be encouraged to

relocate to the Gateway industrial park or other appropriately zoned areas. Incentives will be included in the Town's Development Code to facilitate such relocation.

7. The Town shall require in the Town's Development Code that improvements to existing industrial sites, include the improvement of the existing sites' compatibility with adjacent uses and the Alpine character of the Town.

## RECREATION AND RESORT LAND USES

### FINDINGS

1. Mammoth Lakes community is a year-round destination resort offering both summer and winter recreation activities.
2. Most summer visitors are predominantly interested in activities such as camping, backpacking, hiking, fishing and boating rather than residing in and using established lodging and commercial facilities in Town. Although other summer activities, such as music and art festivals, bike races, etc., also attract summer visitors.
3. Presently the majority of visitor lodging, eating and retail establishments are scattered throughout the community and not concentrated near recreation activity areas. This condition increases auto travel and congestion and does not facilitate visitor access to visitor-related restaurants and retail establishments.
4. Improvements in winter and summer activities and facilities, as well as a comprehensive tourist promotion program is required to reinforce Mammoth Lakes as a year-round destination resort and to improve the community's economy.
5. Concentration of visitor-related activities near recreation activity nodes will reduce visitor impact on the community, increase visitor exposure to retail stores and increase visitor perception of Mammoth Lakes as a unique, convenient and all-inclusive year-round destination resort area.
6. A detailed visitor-related recreation element should be prepared which identifies necessary improvements to existing facilities and new summer and winter recreation activities and facilities which should be developed, and sets forth a schedule and program for public and private implementation of the plan.
7. New ski areas outside but close to Mammoth Lakes will cause stress to the community's infrastructure resources.

8. The Forest Service reports that they have reached their summer capacity and additional recreation facilities will have to be accommodated on private land.

### GOALS

1. To develop the Mammoth Lakes community as a quality year-round recreation destination resort.
2. To encourage recreation related development to locate near designated recreation activity nodes.
3. To increase expenditures per visitor in order to improve and maintain the Mammoth Lakes economy.
4. To support future ski area development in a manner which minimizes impacts on the Town and its natural resources.
5. To support nordic skiing and winter play developments and activities.
6. To encourage recreation visitor-related commercial to locate or relocate near recreational activity nodes or the transit hub.
7. To encourage more family-oriented recreational activities.

### POLICIES

1. The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to provide resort amenities and recreation activities such as tennis courts, athletic clubs, skating rinks, golf courses, riding and hiking trails, etc.
2. The Town shall encourage resort and resort-related development such as recreation facilities, hotel/motel facilities, and recreation-related commercial projects at designated recreational activity nodes through incentives in the Town's Development Code.
3. The Town shall improve visitor-Town relations by designating a site for a visitor center in the community.
4. Each recreation activity node and related development shall have an architectural theme, and a well integrated design plan which encourages visitors to stay in the designated resort nodes.
5. The Town shall encourage the U.S. Forest Service to designate specific areas for snowmobiling and to eliminate or reduce conflicts between snowmobilers and nordic skiers particularly in the Lakes Basin.

## OPEN SPACE

### FINDINGS

1. The alpine resort character of the Mammoth Lakes community is a key factor in attracting both visitors and permanent residents to the community.
2. Retention of open space resources will provide significant environmental, social and economic benefits to the community.
3. In the past, open space was preserved through land exchanges with the U.S. Forest Service and through private open space provisions within private development projects.
4. Types of areas which should be retained in open space include passive and active recreation areas, wildlife habitats, unique natural features, ecologically sensitive vegetative and water resource areas, viewsheds and development buffer areas.
5. Special open space conservation designations should be used for areas with development potential which are located in unique, sensitive or hazardous natural resource locations.

### GOALS

1. To preserve the unique physical and visual qualities and fish and game habitats of Mammoth Lakes through a comprehensive open-space program.
2. To protect environmentally and visually sensitive areas from urbanization.
3. To develop passive and active open space areas to allow residents and visitors to enjoy the alpine environment of Mammoth Lakes.

### POLICIES

1. The Town shall support open space planning by preparing a detailed Open Space Plan indicating specific areas to be acquired, dedicated or preserved.
2. The Town shall encourage open space on lands in excess of 20% to 25% slope, wetland areas, areas near streams and gulches and along scenic corridors, through incentives and review criteria in the Town's Development Code.

3. A minimum building setback from all stream banks shall be established and maintained.
4. The unique physical and visual features of the Mammoth Lakes Community should be maintained by an open space program and Development Code criteria which preserves the unique alpine qualities of the Town and wildlife habitat, including major rock outcroppings, forest canopies and mixed-aged stands of trees.
5. The Town shall preserve open space areas through Open Space (OS), Special Conservation Planning Area (SCP) and Open Space/Stream Corridor (OSSC) land use designations. Clustering or transfer of development density to more suitable locations may be permitted under the review criteria of the Town's Development Code for lands designated as SCP. (Please refer to the Open Space Element.)
6. The Town shall designate passive and active open space areas in which varying levels of recreation activities are encouraged:
  - Use of open space areas such as paths, picnic facilities, etc., shall be limited to passive activities.
  - The Town shall restrict intensive recreational activities to areas designated for active open space uses.
7. The Town shall maximize the visual quality of designated passive open space areas by careful screening of those development areas which can be viewed from the open space areas and by the maximum retention of the forest canopy and understory through design review criteria in the Town's Development Code.
8. The visual impact of active recreation areas should be minimized through cooperation with the U.S. Forest Service and other appropriate agencies in areas outside the Town's jurisdiction and through incentives in the Town's Development Code, for areas within the Town's jurisdiction. The Town shall encourage the Forest Service to permit active recreational uses, including ice skating rinks, golf courses and similar community recreational facilities when those facilities cannot reasonably be located on the private land base.
9. A slope density restriction shall be incorporated into the Town Development Code in order to preserve unique physical characteristics, protect environmentally sensitive areas and minimize disruptive grading.

## PUBLIC FACILITIES AND SERVICES

### OVERALL GOALS AND GENERAL POLICIES

#### GOALS

1. To provide a public facilities policy plan which will guide the location and development of future community facilities, services and utilities consistent with the community's present and long range needs.
2. To prepare an Energy Element which emphasizes and identifies alternative energy forms, particularly geothermal.

#### POLICIES

1. The Town shall ensure that public facilities planning and construction provide an efficient framework for and are constructed commensurate with community growth. The Town shall request annual review of capital improvement programs of all service agencies within the community to assure necessary coordinated planning.
2. The Town shall consider impacts on community services and facilities prior to approval of development and annexation requests.
3. The Town shall require development projects to bear their proportionate share of the costs for needed services and facilities.
4. The Town shall monitor growth trends and annually update improvement schedules and plans for needed public facilities and services.
5. The Town shall encourage the Bureau of Land Management to site geothermal wells and production facilities in such a manner that they are not visually obtrusive or environmentally damaging and do not interfere with the outdoor recreational experiences of residents and visitors.
6. Where appropriate the Town shall pursue the consolidation of special districts Under the Town's jurisdiction.
7. The Town shall obtain from MCWD at the beginning of each year information relative to the amount of water and sewer capacity available for development.

## WATER SUPPLY

### FINDINGS

1. The existing water supply available to the Mammoth Lakes community is from runoff water stored in Lake Mary and from one well tapping the Mammoth groundwater basin.
2. During normal runoff years, water stored in Lake Mary is sufficient to meet existing needs, except in January, February and March when well water is used to supplement the stored water.
3. During drought years, however, the water supply could be insufficient to meet existing needs and additional water supply will be needed.
4. Future community growth will require additional water supply development and conservation program implementation.
5. The Mammoth County Water District is in the process of preparing an analysis of existing and potential water supply resources which is anticipated to address the water supply issues outlined above.
6. Groundwater conditions have not been thoroughly analyzed and should be comprehensively studied to determine future sources and to assure pumping of water will not overdraw the groundwater supply.

### POLICIES

1. The Town shall only approve development when adequate water supply and fire flows can be demonstrated at the appropriate stage of development as identified in the Development Code. When evaluating available water supply, the Town shall consider water available during a year where precipitation is less than 50% of normal.
2. The Town shall work with the Mammoth County Water District (MCWD) and other potential water suppliers to provide adequate water. The Town shall support MCWD actions to reduce per capita usage, increase groundwater capabilities and develop additional storage and where feasible, secure additional water rights, initiate appropriate water reclamation and reuse and possible water importation programs.
3. The Town shall encourage the detailed study of water usage, basin groundwater and additional surface water supply sources by seeking grants for such studies and/or requiring developers to contribute to a water study fund.

4. The Town shall require water resource conservation through design criteria in the Town Development Code (see Open Space and Conservation Ordinance policies).
5. The Town may only permit development which can show that the provision of water service is coordinated with the provision of other public facilities and services.
6. The Town shall ensure water system improvements are made with the least disruption to the environment and community through its reviewing powers.
7. The Town shall encourage MCWD to find new ways to improve potable water supply within the community.

## **WASTE WATER MANAGEMENT**

### **FINDINGS**

1. The Mammoth County Water District operates the community's sewage facility.
2. The present plant capacity is 2.2 million gallons per day (mgd) and the capacity of the plant to serve the existing community population and maximum PAOT of 30,000, should be expanded to approximately 3.2 mgd.
3. Future PAOT of 48,000 to 52,000 will require further expansion of the wastewater treatment plant to 5.0 mgd.

### **POLICIES**

1. The Town shall work cooperatively with the Mammoth County Water District (MCWD), Mono County and other agencies, to provide the needed sewage facilities for the community's present and future needs.
2. The Town shall monitor growth trends and sewer tap requirements to assure development does not exceed the capacity of sewage lines and facilities. The Town shall encourage the MCWD to have adequate sewage capacity available when needed.
3. The Town shall permit only that development which can be adequately accommodated by the sewage facilities and lines, through conditions in the Town Development Code.
4. The Town shall encourage MCWD to research the use of reclaimed and non-potable water and developers shall be encouraged to use reclaimed or non-potable water, if available.

## STORM DRAINAGE SYSTEM

### FINDINGS

1. As development occurs within any community, there is an increase in impervious surfaces and a commensurate increase in runoff during rainfall and snow melt periods.
2. There are significant runoff and erosion control problems in the Town of Mammoth Lakes due to past development projects which were constructed under limited development controls.
3. Mammoth Creek is experiencing degradation in water quality due to increased sedimentation from erosion and increased deposits of oil, grease and nutrients from paved areas.
4. Only portions of the community are served by an integrated storm drainage system.
5. A detailed storm Drainage Master Plan has recently been prepared for the community by the Mono County Public Works Department. The Plan establishes an improvement program to eliminate existing drainage problems and future anticipated drainage system needs.
6. Large capital expenditures will be required to improve the existing drainage system, and to serve future development.

### POLICIES

1. The Town shall implement the Storm Drainage Master Plan.
2. The Town shall, through requirements in the Town Development Code, assure that development projects provide the necessary on and off site drainage facilities and erosion control measures which assure that Mammoth Creek and other properties are not significantly affected by development runoff.
3. The Town shall work with the regional water quality control agency and the County to develop site-specific erosion control and runoff criteria to be integrated into the Town Development Code.
4. Grading of properties having steep slopes shall be minimized and controlled in the Town Development Code in order to further reduce erosion and runoff.

## SCHOOLS

### FINDINGS

1. The present school facilities are overcrowded, as both primary and secondary students are attending school at the high school site, in temporary facilities.
2. A new elementary school is being built to the east of the existing high school.
3. In addition to the high school and elementary school, an additional school facility will be necessary to meet future community growth requirements.
4. Adult and junior college education programs and facilities are desirable to serve the community's continued education needs.
5. Multiple uses of educational facilities will increase both education and recreation services which can be provided to the community. The high school is presently being used for adult school classes.

### POLICIES

1. The Town shall assist the School District in development of appropriate school facilities, through the designation of school facility sites in the General Plan and through zoning designations.
2. The Town shall assure that proposed developments pay appropriate school development fees or dedicate other appropriate items (e.g., sites, facilities, etc.) through requirements in the Town Development Code.
3. The Town shall encourage the re-examination of the feasibility of: 1) constructing junior college facilities, or 2) alternatively, using School District facilities, prior to the consideration of the designation of a junior college site within the community.
4. The Town shall encourage multiple use of school facilities and establishment of joint use agreements for:
  - Inclusion of meeting and lecture halls in new school development for use by seminar and evening classes.
  - Dual design of school recreation areas for students and area residents.

## COMMUNITY RESIDENT RECREATION FACILITIES

### FINDINGS

1. Existing public recreation facilities are not sufficient to meet the present and future recreation needs of community residents.
2. There are a number of implementation techniques which can be used to implement a public recreation program, including:  
a) dedications, b) in-lieu development fees, and c) assessment district formation.

### POLICIES

1. The Town shall prepare a Parks and Recreation Plan including a Master Plan of Trails for adoption as an Element of the General Plan. The Parks and Recreation Plan shall: a) address the existing and future community recreation needs of residents and visitors, (Please refer to the visitor-recreation land use goals and policies), b) set forth a specific improvement program, c) coordinate a multi-purpose trails system, and d) specify how developers and the community will implement the program.
2. The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including playfields, parks and trails, through requirements and conditions in the Town Development Code.
3. The development of resident recreational facilities shall be coordinated with both public and private visitor recreation facility development.

## FIRE PROTECTION

### FINDINGS

1. Fire protection is provided by the Mammoth Lakes Fire Protection District.
2. The District's Master Plan specifies several programs for the upgrading of fire protection facilities including: a) construction of one new fire stations, and 2) a possible

satellite fire station to serve the Mammoth Mountain Ski Area.

3. The fire suppression water supply system in the community does not supply sufficient volume in some areas of the community and is not sufficient to accommodate significant amounts of new development.
4. Other fire suppression deficiencies include poor access due to poor roadway design and access restrictions during severe winter snow storms.
5. The community's fire protection services and needs are discussed in greater detail in the Safety Element of the General Plan.
6. Wildland fire protection services on National Forest lands are provided by the Forest Service. The Mammoth Lakes Fire Protection District provides structural fire protection services on National Forest Lands.

#### POLICIES

1. The Town shall support and encourage the Mammoth County Water District in the improvement of fire flow facilities and in the development of additional water supply sources in order to improve fire safety within the community.
2. The Town shall require development projects to conform to the Mammoth Lakes Fire Protection District Plan project design and fire suppression programs, through conditions and requirements in the Town Development Code.
3. The Town shall implement a roadway improvement program to improve the access of fire fighting equipment and to reduce response times.

#### POLICE SERVICE

#### FINDINGS

1. Presently the Mammoth Lakes Police Department provides police services, parking enforcement, and emergency plan coordination for the community of Mammoth Lakes.
2. Provision of police services is difficult in some areas of Mammoth Lakes due to access problems, including poor road design, closure of Highway 203 and other roads during

inclement weather and peak traffic conditions which inhibit emergency access.

3. The development programs for the community during the next 20 years will substantially increase the demand for police protection services and facilities.

#### POLICIES

1. The Town shall provide police protection and services sufficient to provide for the community's present security and safety needs.

#### STREET AND ROAD MAINTENANCE

#### FINDINGS

1. Currently street and road maintenance, repair and snow removal is provided by the Town for all non-state and non-federal roadways within Mammoth Lakes.
2. The Town has assumed street and road maintenance activities, and a Town corporation yard is planned for construction.
3. Many of the roadways within the Town have improper grading, shoulder improvements, set backs and poor road section design which increase the cost of road maintenance, repair and snow removal, and add to erosion and traffic circulation problems.
4. Systematic improvement to the roadway system and snow storage areas, should be done to reduce long-term maintenance, repair and snow removal problems and cost.

#### POLICIES

1. The Town shall continue to provide road maintenance, repair and snow removal services to the community.
2. The Town shall prepare a road improvement program which systematically improves roadways throughout the community and which outlines financing strategies.

3. The Town shall develop a comprehensive roadway maintenance program which includes:

- A periodic road repair program
- A lane and pavement striping schedule, and
- A street sweeping program
- Street design standards

4. The Town shall prepare a Snow Removal and Storage Plan which:

- Designates appropriate snow storage areas
- Sets priorities for roadway, pedestrian path and trail clearance
- Encourages the upgrading and dedication of private roads and pedestrian pathways into the public snow removal system
- Establishes requirements in the Town Development Code for appropriate off-street parking areas, snow storage, and snow handling design requirements (such as covered sidewalks, snow loading design and roof design) for development projects, and
- Sets forth a snow removal financing program.



# Transportation and Circulation

**THE TOWN OF MAMMOTH LAKES  
GENERAL PLAN**

*Revised  
Transportation and Circulation Element*

*Prepared for*

The Town of Mammoth Lakes  
Post Office Box 1609  
Mammoth Lakes, CA 93546

*Prepared by*

LSC Transportation Consultants, Inc.  
Post Office Box 5875  
2690 Lake Forest Road, Suite C  
Tahoe City, California 96145  
530/583-4053

June, 2001

LSC #997550

THE TOWN OF MAMMOTH LAKES  
GENERAL PLAN  
**REVISED TRANSPORTATION AND CIRCULATION ELEMENT**

ADOPTED BY RESOLUTION BY THE TOWN COUNCIL

OF THE

TOWN OF MAMMOTH LAKES, JUNE 20, 2001

## TRANSPORTATION AND CIRCULATION ELEMENT

### Introduction

California state law has, since 1955, required each jurisdiction to prepare a "Circulation Element" as a part of the general plan. The *California Government Code*, Section 65302(b), states that a circulation element shall consist of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, other local public utilities and facilities, all correlated with the land use element.

Figure 1 presents the regional transportation setting of the community. The Circulation Plan, as shown in Figure 2, presents the circulation system for the Town of Mammoth Lakes to support development under the 1987 General Plan Land Use Map [Figure 17]. The circulation system is shown on the map as a series of roadway classifications. The roadway classification system has been developed to guide the Town's long range planning and programming. Roadways are classified in this system based on the linkages they provide, as well as their function.

In general, roadways have two functions, which can conflict from a design standpoint: to provide mobility, and to provide access to property. High speeds and limited interruption are desirable for mobility, while low speeds are more desirable for property access. A functional classification system helps the access and mobility requirements of the development accommodated by the General Plan. Local streets emphasize property access; rural roads emphasize access to remote, scenic, or recreational areas; highways and arterials emphasize higher mobility for through traffic; and collectors attempt to achieve a balance between the functions. Table 1 presents the roadway classification definitions.

In this Element, policies are grouped under section headings. For each goal, there are several groups of policies. Goals and policies related to local public facilities and services are contained in the Land Use Element, Section II.A.3.

### Overall Transportation Goal

Objectives and policies for the Town primarily focus on providing safety improvements to existing highways and roadways, and developing a trail system for use by non-motorized methods of transportation, such as bicycling, walking, horseback riding, and cross country skiing, and promoting public transit. These objectives and policies support the Town's overall goal of minimizing the use of motor vehicles in order to improve air quality, support a pedestrian friendly community, avoid the need for significant street improvements, and enhance the mountain resort image of the Town.

F I G U R E 7  
**REGIONAL CIRCULATION MAP**

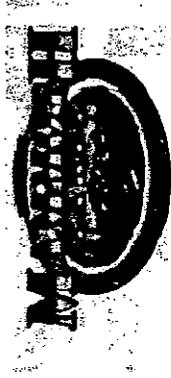
395  
 50 MILES TO BRIDGEPORT  
 170 MILES TO RENO

**LEGEND**

- STATE HIGHWAY
- STREET
- COUNTY
- LAKES
- AIRPORT
- TOWN



0 5 1  
 SCALE IN MILES



MAMMOTH LAKES AIRPORT

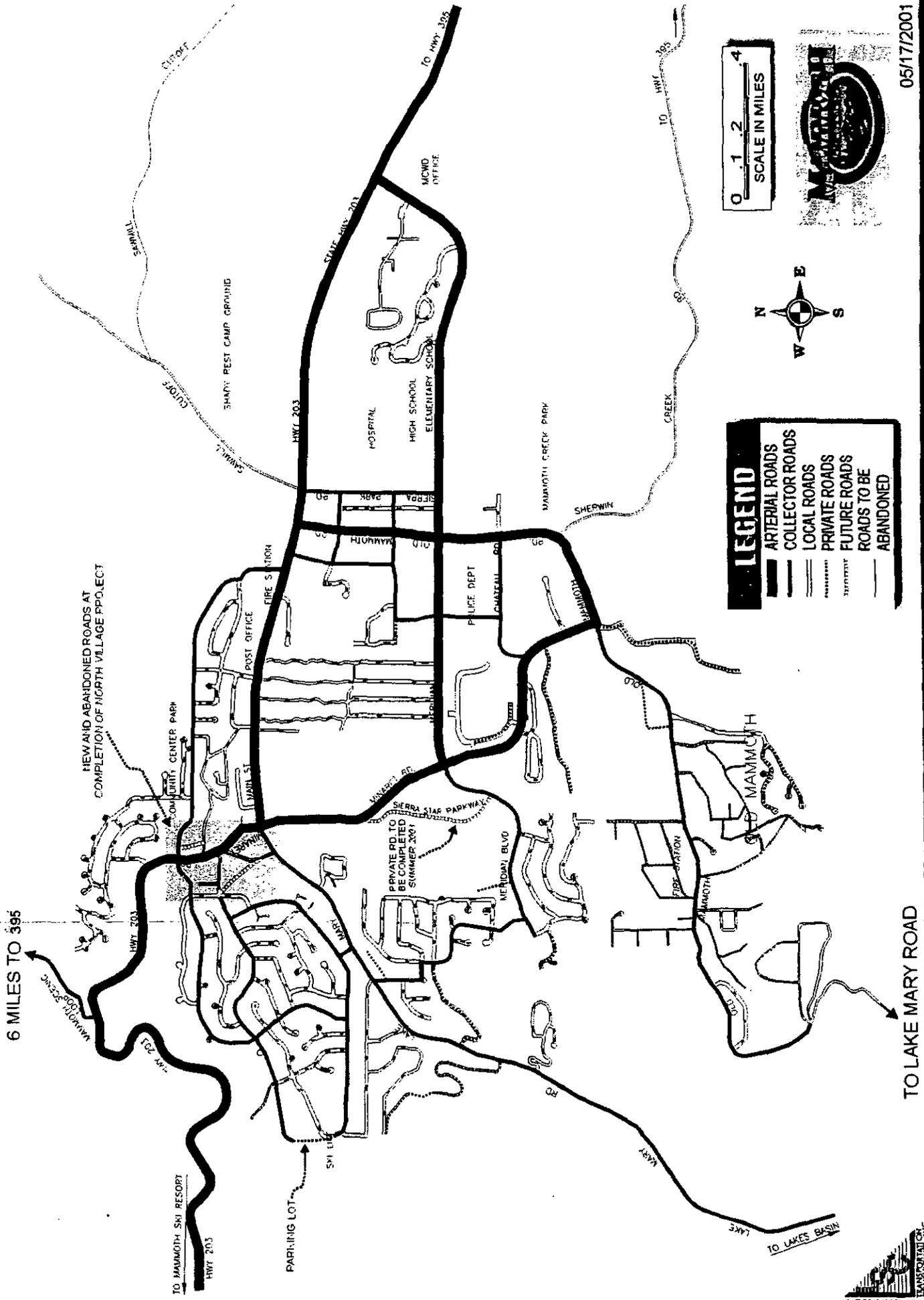
40 MILES TO BISHOP 395

SCENIC LOOP ROAD

203  
 TO DEVIL'S POSTPILE

MONO COUNTY  
 MADERA COUNTY

# F I G U R E 2 MAMMOTH LAKES ROADWAY SYSTEM



**LEGEND**

- ARTERIAL ROADS
- COLLECTOR ROADS
- LOCAL ROADS
- PRIVATE ROADS
- FUTURE ROADS
- ROADS TO BE ABANDONED



05/17/2001



**TABLE 1: Roadway Classification Definitions**

Roadway Type	Function	Access	Typical Spacing of Access Points	Lanes	Discussion
Arterial	Provides moderate volume connections between activity centers and connections for collectors to highways	Can intersect with any facility, though access to local roads and driveways should be minimized	1 mile	2 to 4 lanes	Traffic signals typically spaced at 1/4 to 1/2 mile intervals
Collector	Serves as low volume connector between local streets and arterials; also provides access to parcels	Access is not restricted	1/2 mile	2 lanes	Controlled by two-way or four-way STOP signs or traffic signals at 1/4 mile intervals
Local	Provides access to parcels	Access is not restricted	200 to 500 feet	2 lanes	Local roadways
Rural	Provides access to remote, scenic or recreational areas	Access is not restricted	Varies	2 lanes	Local roadways

Source: California General Plan Guidelines

**Existing Transportation System**

**Road System**

The major access into the Town of Mammoth Lakes is provided by State Route 203, which intersects with US Highway 395 just to the east of the Town limits. SR 203 (also named Main Street) is a four-lane road from US 395 through the majority of the developed portion of the Town. SR 203 returns to two lanes north of the intersection of Main Street and Minaret Road. The highway continues from the developed area of the Town to the Mammoth Mountain Ski Area, and terminates at the Mono-Madera county line. Portions of SR 203 are augmented by frontage roads. According to Caltrans' classification system, State Route 203 is a minor arterial for the first 8.5 miles from US 395 eastward through the Town, and a minor collector for the westernmost 0.7 miles. Mammoth Scenic Loop, a two-lane road off of SR 203, provides secondary access from the Town to US 395 to the north.

The following roadway classifications are used in the Town of Mammoth Lakes:

*Arterials* - Major streets, which are two to four lanes, augmented with turning lanes and controlled intersections, carrying high volumes of traffic to and from local and collector streets. Arterial roadways in Mammoth Lakes consist of the following:

- Main Street (SR 203) to 8.5 miles
- Meridian Boulevard
- West of US 395
- Old Mammoth Road east of Minaret
- Minaret Road

*Collectors* - Two lane streets for traffic moving between arterial and local streets augmented at intersections, which provide access for major land use areas. Collector streets in Mammoth

Lakes consist of the following:

- Old Mammoth Road west of Minaret
- Canyon Boulevard
- Lakeview Boulevard
- Millers Siding (to be abandoned)
- Forest Trail
- Majestic Pines Drive north of Meridian Blvd. to Kelley Road
- Kelley Road to Lake Mary Road
- Lake Mary Road
- Lakeview Road
- Azimuth Drive
- Chateau Road, west of Old Mammoth Road
- Sierra Park Road
- Laurel Mountain Road
- Sierra Nevada Road, east of Azimuth Drive
- Tavern Road

*Local Streets* - Public and private two lane streets, providing direct access to residential properties, and providing access from residential areas to collector or arterial streets.

*Rural Roads* - Roads providing access to remote, scenic or recreational areas, and to very low density residential areas.

At present, all of the roadways in the Town provide one through lane in each direction, other than the following roadways:

Two Through Lanes in Each Direction:

- Main Street east of Minaret
- Minaret Road from Main Street North 0.1 mile
- Meridian Blvd. west of Sierra Park Road

One-way street:

- Rainbow Lane between Canyon Blvd. and Mammoth Slopes Drive

Traffic is controlled by signals at the intersections of Main/Old Mammoth, Main/Minaret, Minaret/Meridian, and Meridian/Old Mammoth. The intersection of Meridian/Sierra Park is controlled by three-way Stop signs. Other intersections along the arterial roadways are controlled by Stop signs on the minor intersecting street approaches.

Parking

Parking in Mammoth Lakes is largely provided in private lots. In addition to the substantial parking lots provided at ski access portals, significant private parking facilities are provided at commercial centers. At present, there are few public parking facilities in the community.

Existing parking lots in the Town are well utilized during periods of peak visitor activity. The public has noted that traffic congestion in and around the Town is caused in part by a shortage of accessible private and public parking.

### Transit

There are currently a number of public and private transit operations serving the Town:

- The Mammoth Area Shuttle (MAS) system, operated by the Mammoth Mountain Ski Area, provides winter public transit service to a variety of ski, recreational, dining, lodging, and retail areas, carrying over 600,000 passenger-trips annually.
- During the summer months, the US Forest Service funds a shuttle bus program, which operates a visitor shuttle from Mammoth Mountain Inn to Red's Meadow and Devil's Postpile National Monument.
- Condominiums and hotels provide on-demand shuttle services for their guests to the ski areas and to the Mammoth Yosemite Airport.
- Mammoth Mountain and June Mountain ski areas provide scheduled shuttle service between Bishop, Mammoth Lakes and June Lake, restricted to ski area employees living in Bishop.
- Taxicab service is offered on a metered, demand-responsive basis.
- The Inyo-Mono Dial-A-Ride provides services three days a week connecting Mammoth Lakes with Bishop to the south, and two days a week to Lee Vining and Bridgeport to the north.
- YARTS provides summer weekend shuttle service to Yosemite.

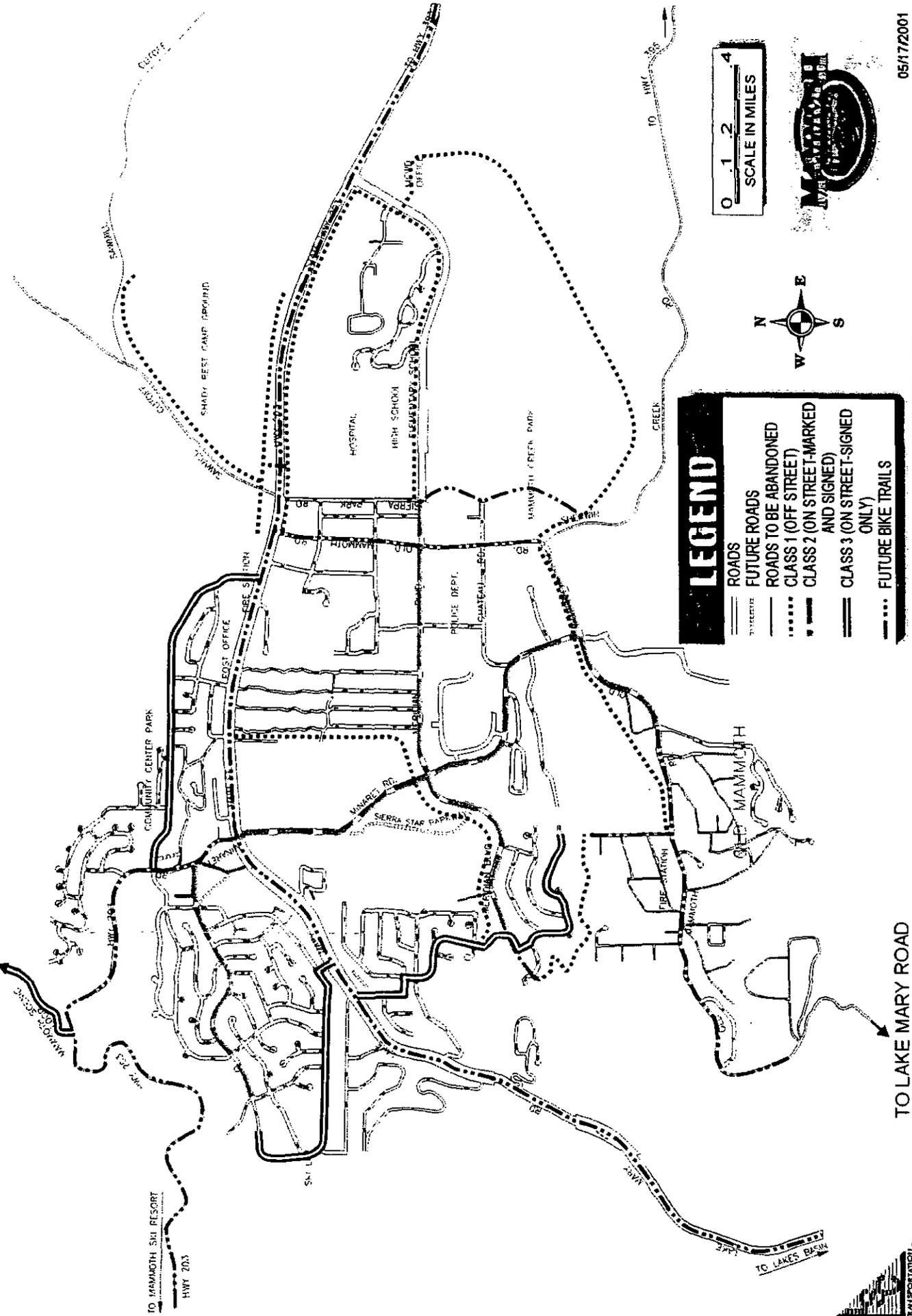
Non-scheduled regional and inter-regional transit service is provided by private charter lines, with the majority typically originating from the Los Angeles and San Diego areas. Private charters originate less frequently from Las Vegas and The Bay Area. According to the Mammoth Lakes Visitor Bureau, approximately 20 to 30 buses per day serve Mammoth Lakes in the summer months, averaging 40 persons per bus. In the winter months, there are approximately 10 to 15 buses per day, averaging 40 persons per bus.

### Non-Motorized Facilities

Biking, including organized bike races, has become an increasingly popular activity in and around the Town. The *General Bikeway Plan*, updated in March of 1997, provides a comprehensive plan for bicycle facilities, focusing on direct and convenient routing for the commuting cyclist. Figure 3 shows existing and proposed bike paths in the Town. Table 2 indicates the remaining proposed projects and implementation priorities.

# F I G U R E 3 MAMMOTH LAKES BIKEWAY MAP

6 MILES TO 395



**LEGEND**

- ROADS
- FUTURE ROADS
- ROADS TO BE ABANDONED
- CLASS 1 (OFF STREET)
- CLASS 2 (ON STREET-MARKED AND SIGNED)
- CLASS 3 (ON STREET-SIGNED ONLY)
- FUTURE BIKE TRAILS



05/17/2001

**TABLE 2: Mammoth Lakes General Bikeway Plan  
Proposed Projects and Implementation Priorities**

Project	Priority
On-Street Bikeways Completion	1
Segment 4a (from Mammoth Creek Park to Minaret Road)	2
Segment 4b (from Minaret Road to Waterford Avenue)	3
Minaret Road Undercrossing (north of Old Mammoth Road)	4
Miscellaneous Connecting Bikeways	5
Miscellaneous Bicycle Facilities (racks, etc.)	6

Source: Town of Mammoth Lakes General Bikeway Plan Addendum, March 10, 1997

The following explains the bicycle path classification system, as outlined in the June 1999, *Mono County RTP*:

**Class I (Bike Path):** Exclusive bikeways provide access to areas not now accessible by bicyclists, close gaps that exist for bicycle travel, and eliminate circuitous routing. Generally, bike paths should serve corridors not served by streets or highways. The most common applications are along rivers, canals, utility rights-of-way, abandoned railroad rights-of-way, and within parks. Such facilities can also be provided from schools to residential areas as part of planned developments.

**Class II (Bike Lane):** Bike lanes utilize the shoulder areas along streets and highways, and improve conditions for bicyclists through proper delineation and maintenance. Bike lane signing and striping separate those rights-of-way assigned to bicyclists, and those assigned to motorists, and provide for more predictable movements by each.

**Class III (Bike Route):** Class III is similar to the Class II facility, except that the shoulder area is shared with vehicles. Class III lanes should only be designated with signs when no convenient alternate route exists, and where necessary, for route continuity.

Bicycle touring also occurs on roadways where the shoulder may or may not be wide enough to safely accommodate bicyclists. Much of the mountain biking activity occurs on numerous trails and roads on public lands. Mammoth Mountain Ski Area operates a mountain bike park in the summer months, which uses trails and roads on Mammoth Mountain.

The *Town of Mammoth Lakes Trail System Master Plan (MLTSMP)* adopted in May, 1991, focuses on non-motorized facilities for alternative forms of transportation, including pedestrians, bicyclists, equestrians, and cross-country skiers. The MLTSMP would connect and pass through

a series of parks and open space areas, having numerous access points in and around the Town. Because of the significant existing and future traffic congestion in the Town and the relatively compact development pattern, non-motorized facilities can be more than recreational facilities. A comprehensive trail system for pedestrian, cycling, and cross-country skiing will reduce auto travel, as well as providing important recreational amenities for visitors and community residents. Experience in similar resort communities has indicated a direct economic benefit from expansion of the trail system.

In an effort to further develop an extensive pedestrian facility system, the Town has identified commercial and arterial streets that warrant expansion of sidewalks. The April 1997, *Sidewalk Plan* indicates sidewalk locations on the following streets: Main Street, Meridian Blvd., Minaret Road, Old Mammoth Road, and Sierra Park Road.

### Aviation

The Mammoth Yosemite Airport is an important attribute to the community. Located eight miles east of the Town, the airport is an FAA certified commercial airport, currently offering charter services. In the past, limited commercial air service has been available to the southern and northern California areas. Scheduled air service was last available in 1996, though plans are currently being formulated to reinstate seasonal scheduled air service to Dallas and Chicago as well as to southern and northern California. The Mammoth Yosemite Airport is owned and operated by the Town of Mammoth Lakes.

The Mammoth Yosemite Airport provides an important link in the statewide aeronautics system. Pilots flying the Owens Valley-Long Valley corridor along the eastern Sierra front find the airport to be a vital means of avoiding rapidly shifting weather conditions. The airport is subject to the Federal Aviation Regulations (FAR) Part 139, which sets standards for the operation and safety of airports with small commercial carriers. Under FAR Part 139, the Mammoth Yosemite Airport is required to have established procedure manuals, as well as crash, fire, and rescue equipment.

Additionally, there are helipads located around the Town that are operated by the Forest Service and Bureau of Land Management (primarily for fire fighting purposes), as well as a helipad at Mammoth Hospital that is used for air ambulance services.

In 1998, the Mono County Airport Land Use Commission adopted an Airport Land Use Plan (ALUP) for the Mammoth Yosemite Airport. This plan provides for major development and expansion of the airport terminal area, including a hotel, major infrastructure improvements, aircraft support facilities, and passenger terminal. The plan also establishes specific land use policies to protect the public welfare and the safety of aircraft operations.

## Existing and Future Transportation Requirements

### Existing Travel Demand

Travel demands in Mammoth Lakes are defined by both resident activity as well as visitor activity. Year-round, the community's permanent population of roughly 5,000 generates travel demand patterns much like any other community of similar size, including employment trips, shopping trips, school trips, and recreational trips. In addition, however, the community's transportation network is impacted by the travel demand generated by visitors, which adds up to roughly an additional 24,000 persons to the overnight population during the winter ski season. A summary of factors impacting existing travel demand is presented in Table 3.

**TABLE 3: Characteristics of Existing Mammoth Lakes Travel Demand**

#### **Existing Persons At One Time (PAOT)**

Nordic and Alpine Skiers	Permanent Residents	Other Visitors	Total PAOT
22,000	5,000	2,000	29,000

Source: *The Town of Mammoth Lakes General Plan*

#### **Number of Visitors at Each Ski Area Portal**

	Main Lodge	Canyon Lodge	Chair 15/24	Total MMSA
Weekday Mid-Season: High	3,300	2,500	1,100	6,900
Weekday Mid-Season: Low	1,500	1,000	400	2,900
Average Saturday	7,000	4,500	2,000	13,500

Source: *MMSA Planning (Thom Heller 3/21/00)*

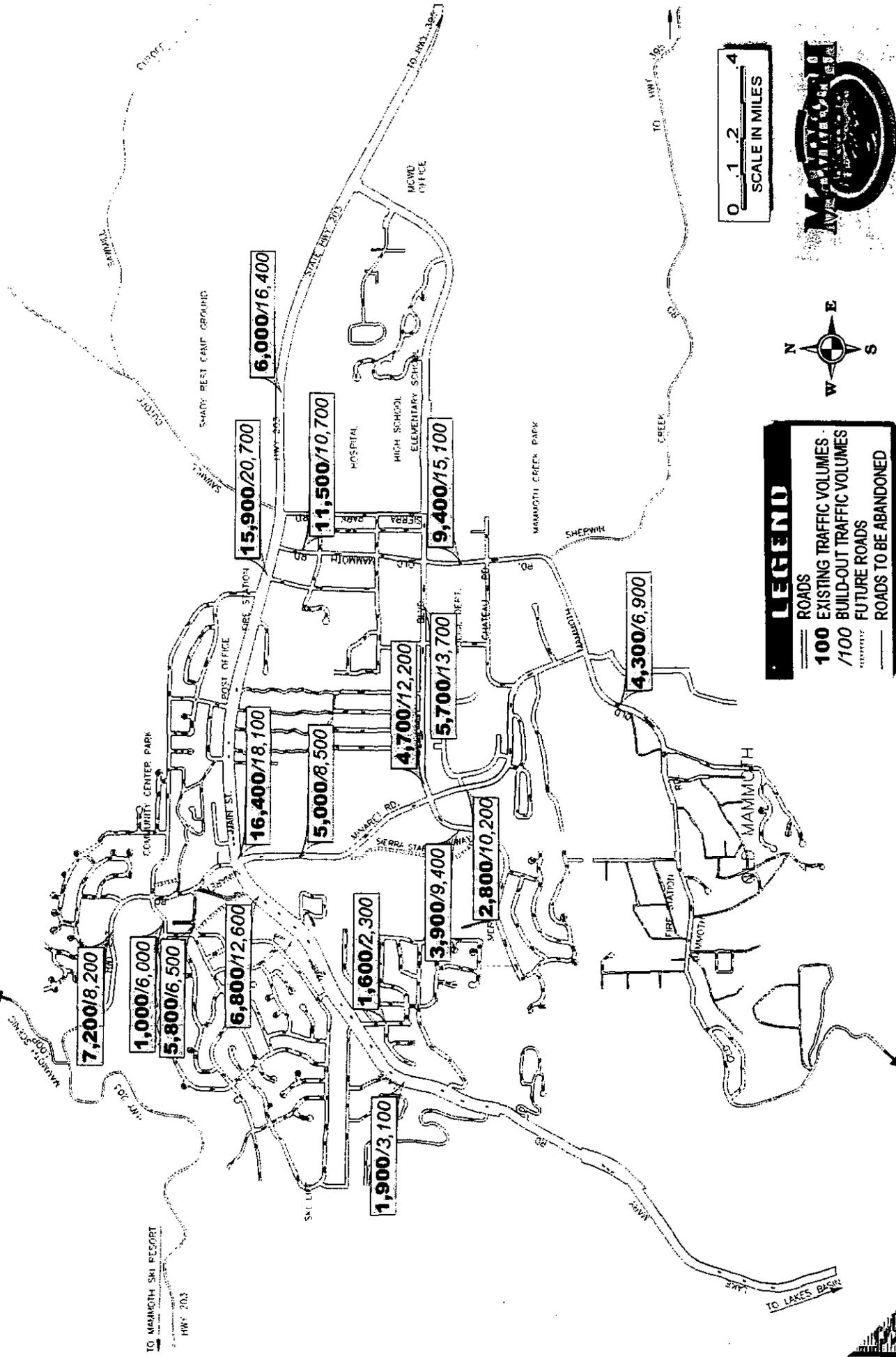
Existing traffic volumes are depicted in Figure 4 (LSA Associates, Inc., *North Village Specific Plan Existing Plus Project Traffic Impact Analysis*, Revised June 22, 2000). As shown, the highest traffic volumes in the community are found on Main Street between Minaret Road and Old Mammoth Road, with 15,900 to 16,400 vehicles per typical winter Saturday. The second-busiest street is Old Mammoth Road between Chateau Road and Main Street, with 9,400 to 11,500 vehicles per typical winter Saturday. Traffic volumes on all other roadways are less than 10,000 vehicles per day.

Review of existing traffic conditions yield the following findings:

- Traffic activity varies substantially with season. Caltrans' counts from 1997 indicate that average daily traffic on Minaret Road just west and north of Forest Trail in the peak summer month of August (5,289) slightly exceeds the peak winter month (February) volume of 5,247. In comparison, the lowest monthly volume of 2,365 occurs in October, and corresponds to only 45 percent of the traffic volume in the peak month.

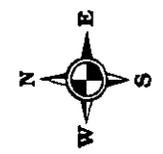
# EXISTING AND BUILD-OUT VOLUMES TYPICAL WINTER SATURDAY

6 MILES TO 395



**LEGEND**

- ROADS
- 100 EXISTING TRAFFIC VOLUMES
- /100 BUILD-OUT TRAFFIC VOLUMES
- FUTURE ROADS
- ROADS TO BE ABANDONED



- Summer traffic volumes are substantially higher during the weekend than during the mid-week period. As an example, counts on Lake Mary Road indicate weekend volumes that are roughly double mid-week levels.
- Reflecting historic patterns of ski area facilities and amenities, a substantial proportion of existing access to the MMSA is provided via Minaret Road. This concentration of ski traffic (particularly at the end of the ski day) on a two-lane facility with limited capacity creates the Town's most significant recurring traffic congestion problem.
- On a peak winter day, approximately 28 percent of skiers access Mammoth Mountain Ski Area via transit.

**Future Travel Demand**

In addition to general growth in travel resulting from increases in population and visitation, travel demand in Mammoth Lakes will be impacted by the following planned development:

- |  |  |
|--|--|
| ■ The North Village project                  | ■ The Sierra Star project                            |
| ■ The Snowcreek and Sherwin Ski Area project | ■ The Airport Facility and Service Expansion project |

A number of smaller residential and lodging projects will also increase travel demand. As part of the North Village and Sierra Star projects, access to the MMSA will be substantially modified. In particular, a gondola will connect North Village with the Mountain via Canyon Lodge, and uphill access will be improved from Juniper Springs (Chair 15), increasing the proportion of access that is provided by portals other than the Main Lodge.

Traffic analyses conducted for the Town, as well as for the North Village Specific Plan, indicate that total typical winter Saturday person-trips will increase from the current level of approximately 125,000 to approximately 250,000 at build-out of the General Plan. Considering shifts in travel mode, average winter day traffic volumes on Town roadways will increase by roughly 25 to 33 percent upon build-out of the community. For instance, as indicated in Figure 4, the typical winter Saturday traffic volume in the community on Main Street east of Minaret Road is forecast to increase from 16,400 vehicles per day to 18,100 vehicles per day.

Future ski area expansions and new development are also expected to increase traffic demand. Table 4 presents future travel demand characteristics. Potential future maximum visitors is estimated to be 37,000, while potential maximum persons-at-one-time is estimated to be 52,000.

**TABLE 4: Characteristics of Future Mammoth Lakes Travel Demand**

Maximum Number of Visitors at Each Portal - Planned				
MMSA	Main Lodge	Canyon Lodge	Chair 15/24	Gondola Village
24,000	7,000	5,000	6,000	6,000

Source: MMSA Planning (Thom Heller 3/21/00)

Potential Maximum Visitors	
	Skiers At One Time
Nordic	5,000
MMSA	24,000
Sherwin Bowl	8,000
<i>Total Alpine Skiers</i>	<i>32,000</i>
<i>Total Peak Persons-At-One-Time</i>	<i>52,000</i>

Source: The Town of Mammoth Lakes General Plan

Note: PAOT is calculated using QUAD Consultants weighted average ratio of 1.63 PAOT per Alpine SAOT. Quad Consultants, Inc., Winter Population Survey Report, 1983.

**Transportation Findings, Goals, and Policies**

**Findings**

*Finding 1:* Local transit services are limited, with seasonal interruptions and changes in schedules, which reduces the ridership potential for transit service. As a result, the residents and visitors are unnecessarily dependent on the private automobile. Mammoth Lakes is currently not fully benefiting from the potential usage of public transit seen in similar mountain resort communities.

*Finding 2:* Regional and inter-city public transit serving Mammoth Lakes is irregular and not scheduled in a coordinated manner, and lacks a designated terminal station. These constraints cause these services to be inconvenient for visitors and local residents.

*Finding 3:* Facilities for non-motorized travel, including sidewalks, bike paths, walking trails and cross country ski trails are limited and do not provide safe, continuous or convenient routes that link recreational activity areas, commercial, new growth, and residential areas.

*Finding 4:* Due to Findings 1, 2 and 3, there is a reliance on the private automobile. Parking availability is inadequate in commercial activity centers during periods of peak visitor activity, which exacerbates traffic congestion and generates illegal on-street parking that may hinder snow removal and internal circulation, as noted by the Town during snow removal operations.

*Finding 5:* The Mammoth Yosemite Airport's ability to offer expanded service (such as commercial scheduled air service) is limited due to inadequate facilities, runways, and aircraft ramps. The lack of infrastructure improvements reduces visitor air access to the region, which in turn maintains dependency on the automobile and perpetuates traffic problems in the community.

*Finding 6:* Traffic volumes are expected to increase as a result of expansion of the Mammoth Mountain Ski Area as well as new developments, including North Village, Juniper Springs, Sierra Star, and Snowcreek. Increased traffic from new development may cause congestion and increase conflicts between vehicles and pedestrians unless mitigated.

*Finding 7:* Some of the Town's arterial roadways provide traffic capacity in excess of existing or forecast future needs, unnecessarily increasing their impact on the pedestrian/bicycle environment and the overall visual quality of the community.

## **Goals and Policies**

### **Roadway Design**

***Goal 1:* Provide for the long-range development of the Town's roadway system that is consistent with adopted land use patterns, ensures the safe and efficient movement of the people and goods, minimizes impacts on the attractiveness of the community, and implements funding strategies for construction, improvement, and maintenance of existing and new roadways.**

*Policy 1.1:* Plan, design, and regulate roadways in accordance with the functional classification system described in this element, as shown in the Circulation Plan. Develop and adopt roadway standards consistent with this Element.

*Policy 1.2:* The Town supports the upgrading of State Route 14 and US Highway 395, as referenced in the *Interregional Transportation Strategic Plan*.

*Policy 1.3:* Road, sidewalk, and bikeway standards should recognize the Town's climate to enhance functionality and to reduce the long-term maintenance costs of the circulatory system.

*Policy 1.4:* At intersections on arterial roads, ensure that traffic control devices, and other traffic safety and operational improvements are installed for the safe and efficient movement of all types of traffic and pedestrians, and provide levels of service that conform to these policies. Lighting will be evaluated to meet safety standards.

*Policy 1.5:* Work with other state and local agencies including Caltrans to coordinate transportation system changes during high traffic flow events and weather emergencies, including traffic control officers, message signs, and temporary barriers.

*Policy 1.6:* Use alternatives to the construction of new traffic signals, including modern roundabouts and prohibitions on turn movements where they can be shown to benefit roadway capacity consistent with other community goals.

### **Level of Service**

*Policy 1.7:* Establish and maintain a Level of Service D or better on a typical winter Saturday peak-hour for signalized intersections and for primary through movements for unsignalized intersections along arterial and collector roads. This standard is expressly not applied to absolute peak conditions, as it would result in construction of roadway improvements that are warranted only a limited number of days per year and that would unduly impact pedestrian and visual conditions.

*Policy 1.8:* Require the preparation of a traffic impact analysis report to identify impacts and mitigation measures for projects that may potentially result in significant traffic impacts. Level of service shall be computed according to the methodology presented in the *Highway Capacity Manual*. Cumulative impacts shall be modeled assuming full build-out of the General Plan.

*Policy 1.9:* In planning the Town's transportation system, strive for a balanced system that provides alternatives to the automobile while still meeting the level of service standards expressed in this Element.

### **Roadway Network**

*Policy 1.10:* Accommodate through traffic in a manner that discourages the use of neighborhood roadways, particularly local streets.

*Policy 1.11:* The Town will investigate and, where appropriate, implement steps to address documented and significant "cut through" traffic problems on residential streets.

*Policy 1.12:* As feasible, while maintaining the level of service policy, reduce the number of travel lanes on Minaret Road, Old Mammoth Road, and Meridian Blvd. Excepting turn lanes at signalized intersections, Minaret Road south of Main Street, Meridian Boulevard west of Old Mammoth Road, and Old Mammoth Road from south of Chateau Road to Main Street should be provided with a maximum of three travel lanes (including a center two-way left-turn lane).

*Policy 1.13:* Strive to increase shouldering along SR 203, Minaret Road, Meridian Blvd., and Old Mammoth Road, in an effort to improve roadway circulation affected by snow storage and pedestrian traffic in shoulder sections along these roadways.

*Policy 1.14:* To aid the access of emergency vehicles and the evacuation of residents and visitors, access routes should be provided and maintained to all portions of the community, consistent with the Mammoth Lakes Fire Protection District requirements.

### Financing of Improvements

*Policy 1.15:* Establish a funding program to provide for the improvement and long term maintenance of local roadways by updating the *Town of Mammoth Lakes Capital Improvement Program* and the *Town of Mammoth Lakes Air Quality Management Plan and Particulate Emissions Regulations*, to be consistent with this General Plan, if needed.

*Policy 1.16:* Pursue all appropriate federal, state, and local funding sources for street and highway improvements. Strive to secure financing in a timely manner for all components of the transportation system, to achieve and maintain adopted level of service standards, and to address potential safety problems.

*Policy 1.17:* Require proponents of development proposals to analyze the project's contribution to increased vehicle traffic, transit demand, air quality impacts, and pedestrian/bicycle traffic, and to implement improvements necessary to address the increase. Mitigation of significant project-related impacts may require improvements beyond those addressed by the *Town of Mammoth Lakes Capital Improvement Program* and the *Town of Mammoth Lakes Air Quality Management Plan and Particulate Emissions Regulations*.

*Policy 1.18:* Require new development to dedicate right-of-way consistent with adopted road standards. New development, as warranted, shall pay its fair share of roadway, pedestrian, transit, bicycle, and airport improvements.

### Parking

*Policy 1.19:* Reevaluate the parking requirements presented in Title 17 (Zoning) of the *Town Municipal Code* to ensure that excessive parking is not required, to address options for shared parking, covered parking, fee parking, and other parking alternatives, and to limit the need for large parking structures.

*Policy 1.20:* Consider the visual impacts of parking lots during project review. Implement design standards to locate parking to the rear of buildings, utilize land forms to reduce the bulk of structures, or provide substantial screening of parking areas.

*Policy 1.21:* Develop shared use of existing parking facilities for day visitor parking (such as the use of school parking on weekends and in the summer and the use of golf course parking in the winter) and develop tour bus parking facilities served by the community transit system. Parking facilities shall be strategically located to promote visitors parking their vehicles and using alternate modes of transportation.

*Policy 1.22:* Promote the construction of parking facilities that reduce congestion on the circulation system, concentrate usage in specified areas, promote the use of alternatives to the automobile, and support a pedestrian orientation to the Town's commercial activity centers.

*Policy 1.23:* Encourage the use of alternative transportation modes, as a means of reducing parking demand.

*Policy 1.24:* Eliminate winter parking on the Town's arterial and collector roadways, except short term parking in commercial areas where specifically permitted as a part of an adopted master plan or specific plan.

*Policy 1.25:* Promote the use of shuttle transit services from development projects to major destinations, in order to reduce parking demand.

*Policy 1.26:* Develop bicycle parking standards in the Zoning Code.

### **Inter-Jurisdictional Coordination**

*Policy 1.27:* Work with the Mono County Local Transportation Commission to periodically review and update the *Regional Transportation Plan (RTP)*, at least as often as required by State law. Adopt and maintain a list of regionally significant streets and roads for inclusion in the RTP.

*Policy 1.28:* Work with adjacent jurisdictions to share land use and transportation information and transportation modeling results. Coordinate transportation planning with the Mono County Local Transportation Commission, Caltrans and the US Forest Service to address the impacts of new development; the transportation system components necessary to mitigate those impacts; the capital, operating, and maintenance cost of the components; and the costs covered by established funding sources.

*Policy 1.29:* Work with Caltrans to address existing deficiencies on State Route 203, such as frontage road operational problems, driveway issues, snow storage and removal, and poor pedestrian conditions, while improving the visual and pedestrian qualities of the corridor.

*Policy 1.30:* Work with Caltrans and other jurisdictions to implement Scenic Highway status for the US 395 and State Route 203 corridors.

*Policy 1.31:* Coordinate and consult with Caltrans and other adjacent jurisdictions on proposed new development, both public and private, to ensure that access issues to State and other agency's rights of way are properly addressed, that intersection safety concerns and controls are properly addressed, and that storm water mitigation plans are properly developed and implemented to prevent potential contamination runoffs onto State and local right of way facilities.

*Policy 1.32:* Work with Caltrans to implement the Local Assistance Review and Approval Process.

**Goal 2: Minimize the negative impacts of transportation infrastructure upon aesthetic values, and the natural, social, cultural, and historical features of the Town.**

*Policy 2.1:* Coordinate with service providers to relocate existing overhead utilities underground along existing roadways while restoring the roadways to an "as good or better condition". Require underground utilities in new developments.

*Policy 2.2:* New roads and roadway improvements shall be located, designed, constructed, and maintained in a manner that prevents adverse impacts to air quality, water quality, and significant biological and scenic resources.

*Policy 2.3:* New roads and roadway improvements shall be correlated with the guidelines of the Noise Element of *The Town of Mammoth Lakes General Plan*.

*Policy 2.4:* New and replacement road lighting shall use fixtures and light sources that are shielded or constructed so that the source of illumination is not readily visible at a distance, and shall be energy efficient, without compromising traffic safety.

*Policy 2.5:* Ensure that roadways are no wider than adequate to safely accommodate traffic and bicycle demands, however, adequate right of way shall be provided for safe snow storage, trucking or alternative snow management means have been specifically identified.

*Policy 2.6:* Consider the modification of street geometry to address documented traffic speed, neighborhood cut-through, or safety issues. Any modification must be carefully evaluated in light of potential emergency response and snow removal impacts.

### **Transit**

**Goal 3: Promote a safe and efficient transit system to reduce congestion, improve the environment, and provide a convenient and viable alternative to the private vehicle for both residents and visitors.**

*Policy 3.1:* Work with transit providers to provide year-round transit services within and to the Town that are timely, cost effective, convenient, and responsive to growth patterns and to existing and future transit demand.

*Policy 3.2:* Consider the need for future transit facility right-of-way in reviewing and approving plans for development and roadway construction or improvements. Incorporate features to encourage transit and reserve right-of-way for future transit access in plans for new growth areas. Transit right-of-way may either be exclusive or shared with other vehicles.

*Policy 3.3:* Develop transit and parking management strategies that encourage visitors to leave their private vehicles at their lodging property throughout the course of their stay.

*Policy 3.4:* Pursue available sources of funding for capital and operating costs of transit services. Stable local sources of operating funding, in particular, are recognized as essential for the long-term success of the public transit program.

*Policy 3.5:* Consider the transit needs of senior, disabled, low-income, and transit-dependent persons in making decisions regarding transit services, and in compliance with the Americans with Disabilities Act.

*Policy 3.6:* Encourage the development of an intermodal transit center and secondary facilities to provide convenient transfers between different modes of transport, an attractive place to wait for

public transit services, and a centralized location at which to obtain information on alternative modes of transportation.

*Policy 3.7:* In the development of both community-wide land use plans and site plans for individual projects, strive to provide a development pattern that supports use of public transit through the clustering of land use density near established transit stops and the provision of convenient pedestrian connections to transit stops.

*Policy 3.8:* Require new development to provide sheltered public transit stops with turnouts where appropriate. Consider development of turnouts in existing developed areas when roadway improvements are made, or as deemed necessary for traffic flow and public safety.

*Policy 3.9:* Wherever possible, transit stops along roadways under construction shall be temporarily replaced with paved or graveled transit turnouts, in order to serve best transit passengers and to eliminate or reduce traffic delays.

#### **Transportation Control Measures (TCM)**

**Goal 4: Maximize the efficient use of transportation facilities to:**

- Reduce travel demand on the Town's roadway system;
- Reduce the amount of investment required in new or expanded facilities needed to accommodate increased demand on the Town's roadway system;
- Reduce pollution emissions from motor vehicles; and
- Increase the energy-efficiency of the transportation system.

*Policy 4.1:* Promote the use of transportation control measures (TCMs) that divert automobile trips to transit, walking, and bicycling through planning and provision of appropriate facilities and incentives. TCMs shall include the following:

- |  |   |
|--|---|
| ■ Telecommunications support for telecommuting | ■ Ski area employee transit programs  |
| ■ Traffic flow improvements                    | ■ Lift facilities into developed areas of Town (Gondola Village)  |
| ■ Improvements in transit operations           | ■ Provide on-mountain facilities such as lockers and changing rooms to promote viable transit alternatives for Alpine and Nordic skiers |
| ■ Park-and-Ride lots                           | ■ Apres-ski activities at ski portals   |
| ■ Alpine and Nordic ski back trails from MMSA  | ■ Ski pricing strategies to minimize concentration of departing skiers, such as 1/2 day morning lift tickets                            |
| ■ Alternate work schedules                     |   |
| ■ Ride-share programs                          |   |
| ■ Bicycling programs                           |   |
| ■ Expansion of transit services                |   |

*Policy 4.2:* Provide for the development of a transportation and circulation system that maintains or enhances air quality in and around the Town.

*Policy 4.3:* Continue to investigate and promote feasible land use and transportation strategies that will reduce automobile trips.

*Policy 4.4:* Encourage major traffic generators, including the school district and ski resorts, to develop and implement trip reduction measures. In particular, ski area operations should be managed to reduce the overall PM peak traffic generation, and to disperse these trips between the various mountain portals.

*Policy 4.5:* Require transportation studies for major development projects to address potential use of bicycle routes, pedestrian trail, and public transportation to mitigate traffic impacts.

*Policy 4.6:* Work with other responsible agencies and organizations, including the Mono County Local Transportation Commission, the US Forest Service, and the Mammoth Mountain Ski Area to develop other measures to reduce vehicular travel demand, and meet air quality goals.

*Policy 4.7:* Promote the development of a public transit system that reduces the need for automobile usage, promotes the usage of non-motorized modes of transit, and compliments the pedestrian-oriented vision of the Town.

#### **Non-Motorized Transportation**

**Goal 5: Provide safe, comprehensive, and integrated system facilities for non-motorized transportation to meet the needs of commuters and recreational uses, to provide an alternative to auto transportation, and to link recreational activity areas, commercial areas, and residential areas.**

*Policy 5.1:* Work with the Parks and Recreation Commission to continue implementation of the *Mammoth Lakes Trail System Plan* and the *General Bikeway Plan*, to establish a comprehensive and safe system of bicycle routes, pedestrian trails, and cross-country ski trails for short range commuting, shopping trips, and for recreational use. In particular, provision of a paved trail or sidewalk connecting the North Village area with commercial properties along Main Street is a high priority.

*Policy 5.2:* Develop an Over Snow Vehicle (OSV) plan such that the plan will eliminate conflicts between motorized and non-motorized modes of transportation. The plan should address conflicts with other user groups, especially non-motorized recreationists.

*Policy 5.3:* Commercial uses, recreational activity centers, institutional uses, and multi-family residential areas should be linked to the community-wide pedestrian trails network, where feasible.

*Policy 5.4:* Provide a high-quality pedestrian environment (including amenities such as benches, shuttle shelters, streetlights, protected roadway crossings, and snow removal along sidewalks) throughout all commercial districts to encourage pedestrian travel as well as economic activity.

*Policy 5.5:* New bikeways should be linked with other bikeways and parks, to provide safe continuous routes, wherever feasible.

*Policy 5.6:* Pursue available sources of funding for the development and improvement of trails for non-motorized transportation, together with funding for their operations and maintenance.

*Policy 5.7:* Establish pedestrian and bicycle access standards. Require developers to finance and install pedestrian walkways, equestrian trails, cross-country ski trails, and multi-use trails in new development, consistent with adopted plans and policies, or as appropriate and necessary to address circulation needs.

*Policy 5.8:* Where feasible, promote cross-country skiing on trails through Town.

*Policy 5.9:* Strive to provide for a variety of non-motorized user experiences.

*Policy 5.10:* Consistent with Policy 1.13, separate pedestrian traffic from travel lanes and along the shoulders of arterial roads. Establish travel patterns for the safe movement of pedestrians on these roads, and along school routes with sufficient pedestrian activity.

*Policy 5.11:* The Town's pedestrian and bicycle system will consider routes to school and the Town will participate in the Safe Routes to Schools program, as appropriate.

### **Goods Movement**

**Goal 6: Maintain a balanced freight transportation system to provide for the safe and efficient movement of goods.**

*Policy 6.1:* Assist public and private agencies in integrating freight services into regional transportation and economic development strategies.

*Policy 6.2:* Coordinate with Caltrans to promote efficient inter-regional goods movement along the US 395 corridor.

*Policy 6.3:* Strive to support federal and state efforts to levy higher user charges to adequately mitigate truck traffic impacts on roadways, consistent with the overall transportation goal.

*Policy 6.4:* Encourage the scheduling of freight deliveries to avoid periods of peak traffic congestion.

### **Air Transportation**

**Goal 7: Promote the maintenance and improvement of general and commercial aviation facilities, in a manner that is compatible with surrounding land uses.**

*Policy 7.1:* Support the continued use of the Mammoth Yosemite Airport as a general-purpose airport.

*Policy 7.2:* Provide for adequate ground access to the Airport in transportation and planning improvements.

*Policy 7.3:* Upgrade the Airport to allow establishment of scheduled air service, to provide an economic benefit to the community while helping to alleviate surface transportation problems in the Town.

*Policy 7.4:* Implement airport improvements consistent with the *Mammoth Yosemite Airport Master Plan* and the *Airport Land Use Plan* for the Mammoth Yosemite Airport.

*Policy 7.5:* Seek state and federal funding for Airport improvements.

*Policy 7.6:* Encourage the provision and use of transit and shuttle services connecting the Town with the Airport, rather than the use of rental cars.

#### **Development of New Growth Areas**

**Goal 8: Promote the efficient movement of goods and people within new growth areas and between growth areas, and to other major destinations in the Town.**

*Policy 8.1:* Encourage development patterns within the urban limits to provide a variety of land uses, in order to maximize the proportion of trip purposes that can be accommodated by short trips.

*Policy 8.2:* Require that transportation systems in new developments be designed to provide residents and employees with the opportunity to accomplish many of their trips within the new development areas and to other major destinations of the Town by walking, bicycling, cross-country skiing, and using public transit.

*Policy 8.3:* Promote the development of crosswalks, sidewalks, neck-downs for crosswalks, public sitting areas, pedestrian trails, bike trails, and cross-country ski trails in the new development areas, in order to enhance safety, compliment the non-motorized vehicle trails, and promote a pedestrian atmosphere.

Housing

**TOWN OF MAMMOTH LAKES**

**REVISED HOUSING ELEMENT**

Adopted July 1, 1992

RESOLUTION NO. 92-29

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF  
MAMMOTH LAKES, CALIFORNIA, ADOPTING A REVISED HOUSING  
ELEMENT FOR THE TOWN OF MAMMOTH LAKES

WHEREAS, Government Code section 65588, requires that the local jurisdictions adopt revised housing elements every five years and further, that for certain jurisdictions, including Mammoth Lakes, the first deadline for revision is July 1, 1992; and

WHEREAS, the Town Council appointed a Housing Policy Subcommittee to advise on housing policies; and

WHEREAS, said subcommittee did develop housing policies to be incorporated into the Housing Element; and

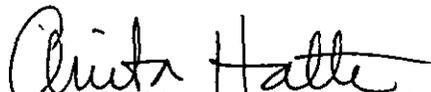
WHEREAS, the draft Housing Element has been subject to public hearings before the Planning Commission and the Town Council.

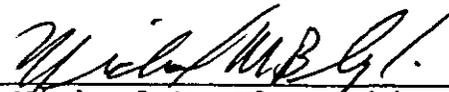
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes, California, as follows:

1. That the above recitations are true.
2. That the Town Council does hereby adopt the revised Housing Element of the Town of Mammoth Lakes General Plan as attached.

PASSED, APPROVED, AND ADOPTED this 1<sup>st</sup> day of July, 1992.

ATTEST:

  
Anita Hatter, Town Clerk

  
Michael M. Blazenski, Mayor

July 1, 1992

## HOUSING ELEMENT

### Introduction

Mammoth Lakes has a variety of housing, ranging from dormitories to single-family homes on individual lots. However, the majority of residences are condominiums built as second homes. Most of the residences in the Town were built in the 1970's and early 1980's. Older units are found in Old Mammoth and near the center of the community, especially the Sierra Valley Sites I subdivision. Understanding the history of housing in Mammoth Lakes and the current mix of units is important in developing a reasonable housing strategy for the future.

The Town's housing policies and programs address the needs for housing the residents of the Town as those needs are perceived today. This element outlines the Town's strategy for meeting as many of the housing needs of the community as can be met feasibly. It establishes a framework to guide the decision making process and a workable action program.

The requirements of Government Code Section 65583 are addressed by this element. Mammoth Lakes residents participated in the preparation through a Town Council appointed sub-committee process and through public hearings before the Planning Commission and the Town Council.

### Prior Element Evaluated

This Housing Element replaces the first Housing Element of the Town of Mammoth Lakes which was adopted in October of 1987. The adoption of that element led to changes in zoning regulations, eliminating some of the impediments to the provision of rental housing.

The Town modified its zoning to provide incentives for mixed uses (i.e. apartments in commercial structures in commercial zones) and for affordable housing. These incentives included density bonuses, increased height allowances, and reductions in parking requirements. These incentives alone were not sufficient to produce any affordable units.

A total of 368 housing units have been constructed since the adoption of the 1987 element. Of those units, 102 are apartments for rent. This compares with a total of four apartment units constructed during the preceding five years. None of the units constructed are affordable to low or very low income households, however, rents for most of these units are currently affordable to households of median and moderate income. None are publicly assisted or controlled units. Changes to land use

July 1, 1992

regulations relating to apartment construction, including permitting higher densities for apartments than condominium developments and relating density to sleeping areas, appear to have been a major factor in spurring this new development.

With the new apartment development, the Town has met none of its increased need for low and very low income housing and 87% of its regional need for moderate income housing as identified in the Inyo and Mono Counties Housing Plan.<sup>1</sup>

A Master Plan has been adopted for the Shady Rest Tract (see Figure 1) which will provide 52 units of for-purchase moderate income housing, and 120 units of low and very low income housing. Three major projects, North Village, Lodestar, and Juniper Ridge have been required to incorporate employee and affordable housing into their development plans. This housing is to be phased in conjunction with project development and will net the Town approximately 800 units of affordable housing at the time of completion of these projects.

The Shady Rest housing project was identified in the prior element as a target area for the development of affordable housing. The Town designated and zoned the property for affordable housing. Development has not taken place because the land is still in federal ownership. The developer is pursuing a land exchange with the Forest Service.

The Town received a Technical Assistance (TA) Grant for completion of a Housing Needs Assessment through the Community Development Block Grant Program. This assessment was completed in 1990. The Town has received a second TA grant which will be used for applications for Rental Rehabilitation grants and for a CDBG grant for land acquisition or infrastructure development for Shady Rest.

### **Population and Employment Characteristics**

Based upon the 1990 Census, the population of Mammoth Lakes was 4785 on April 1, 1990. Because census data for the Town as a separate entity was not collected prior to 1990 (1980 census data was collected for the 93546 zip code area which includes communities outside the Town limits), an exact figure for growth is not available. However, based on California Department of Finance figures, the Town's population grew by 9% from 1985 to 1990 and census data indicates a growth of approximately 22% from 1980 to 1990 (3929 to 4785).

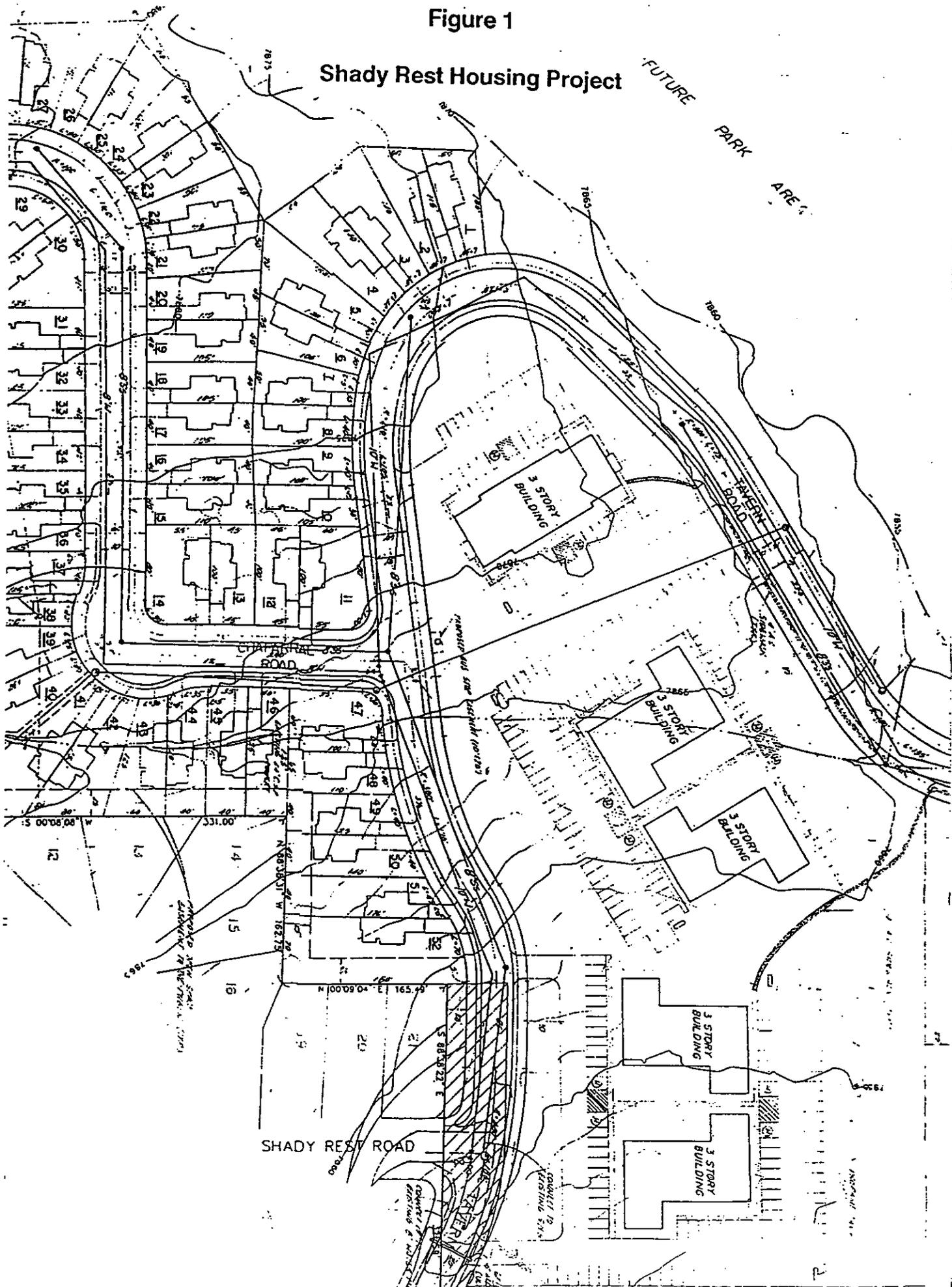
In 1980, only 2% of the population was age 60 or over. By 1990, that percentage had increased to 4.6%. Persons of Hispanic origin made up 4.5% of the population in 1980 and 14.5% of the population in 1990. The ratio of males to females has remained constant at 56% male and 44% female. In 1990, the average occupancy

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<sup>1</sup>California Department of Housing and Community Development, 1985

Figure 1

# Shady Rest Housing Project



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was 2.43 persons per household, essentially the same as in 1980. Occupancy in group quarters is minimal.

### Employment

Almost all jobs in Mammoth Lakes depend directly or indirectly on tourism and recreation. Amusement and recreation services account for 1,530 jobs, the retail trade employs 1,730, restaurants and bars employ 1,183, and hotels 606. Small firms predominate with 330 firms employing fewer than 20 and only one firm employing 1,000 or more (Mammoth/June Ski Resort). This is out of a total of 375 firms and 5,831 jobs and excludes government workers and those who are self-employed.

Table 1<sup>2</sup>  
Firm Size

Number of Employees	Firms	Percent
1 -19	330	88.0%
20 - 49	32	8.5
50 - 99	8	2.1
100 - 249	3	0.8
250 - 499	1	0.3
500 - 999	0	0
1,000 +	1	0.3

The dependence on tourism is not likely to change in the near future. Major developments proposed for Mammoth Lakes are oriented toward visitor accommodations. Three projects, Lodestar, North Village, and Snowcreek will construct up to 3,000 hotel rooms. In addition, Snowcreek and Lodestar are constructing 18 hole golf courses and Snowcreek plans to develop a new downhill ski area. With the development of these projects, the number of low income workers and the demand for affordable housing will continue to climb. This was recognized in the approvals of Lodestar and North Village, where sufficient land was designated for housing, and construction of employee and affordable housing was made a requirement of project approval.

### Special Housing Needs Groups

Within any community, there are residents whose special characteristics make finding adequate housing especially difficult. Generally, special needs households are those headed by females, those with handicapped members, the elderly, and ethnic minorities. Within Mammoth Lakes, seasonal workers are another group with special housing needs.

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<sup>2</sup>U.S. Census, 1990

July 1, 1992

Elderly - As discussed earlier, the number of elderly has grown both in absolute number and as a percentage of the total population. This probably reflects, in part, an increasing desire on the part of the elderly to retire to an environment like that of Mammoth Lakes. The elderly, those 60 years of age and older, now make up 4.6% of the total population of the Town. Given current trends, that percentage is expected to continue to increase. Housing problems of the elderly are similar to those of the handicapped and solutions for one group should assist the other. Neither the Inyo-Mono Area Agency on Aging nor the Mono County Department of Social Services are aware of elderly households within Mammoth Lakes currently in need of housing assistance.

Based upon the 1990 census, there are approximately 116 elderly households which are owner occupied and another 38 that are rentals. "Granny" units as defined in Government Code section 65852.1 are permitted in Mammoth Lakes. To date, only one such unit has been constructed.

Ethnic Groups - Persons of Hispanic origin constitute the largest ethnic minority in Mammoth Lakes. In 1980, there were 210 persons within this group, or 5.8% of the total population. By 1990, there were 692 persons of Hispanic origin, or 14.5% of the total population. The next largest minority populations are those of Asian or Pacific island ancestry, making up 1.4% of the total, and Native Americans, making up 0.6%.

Of owner occupied units, 838 are occupied by households considered white, and 20 are occupied by other racial groups. For rental units, 1053 are occupied by households considered white and 41 are occupied by persons of other racial backgrounds. 22 owner occupied units and 155 rental units are occupied by households of Hispanic origin. Local social service agencies indicate that the greatest need for this group is larger affordable units.

Handicapped/Disabled - The housing needs of the handicapped are difficult to measure. Census information is lacking with regard to numbers, ages, or living conditions of the handicapped in Mammoth Lakes. In 1980, there were 159 individuals within the 93546 Zip Code area with a work related disability. This was approximately 3.5% of the population. If that same ratio holds today, there would be approximately 165 persons now residing in Town who have some sort of work related disability.

The Inyo-Mono Association for the Handicapped operates a group home in Bishop and provides other serviced for the handicapped. Neither this agency nor the Mono County Department of Social Services is aware of any handicapped persons in Mammoth Lakes currently in need of housing

July 1, 1992

assistance, nor did they identify any special housing needs for the handicapped in Mammoth Lakes.

The climate of Mammoth Lakes is difficult for persons with physical disabilities. It is not uncommon to get 200+ inches of snow during the course of a winter. As a result, getting around town requires a vehicle. Moving between a vehicle and a structure can be difficult or hazardous. Most residences are two stories with the living areas on the second floor. Implementing the requirements of the California Administrative Code will aid in making new or renovated structures more accessible.

Single Parent Heads of Households - The housing needs of single parent households have increased in recent years. The single employed parent typically desires minimal maintenance housing which is near employment, schools, shopping, and day care. The housing needs of this group generate special concern because the single parent household tends to have a lower income and a higher need for social services. The majority of this group are female headed households. The 1990 census identified 137 households with children under the age of 18 and only one householder present, up from 78 in 1980. The Mono County Department of Social Services indicates that they have approximately 50 single parent clients in Mammoth Lakes who are in need of housing assistance. The principal need identified for this group is affordable units with two or more bedrooms.

Homeless - Mammoth Lakes does not have a large homeless population, due in large part to the harsh winter climate. Because of the shortage of rental units during good ski seasons, some seasonal workers have camped on National Forest lands surrounding the Town or have slept in their cars as alternatives to living in cramped quarters or leaving the area. The members of the Mammoth Lakes Ministerial Association have and will provide emergency shelter for homeless individuals. The Mammoth Lakes Police Department also assists homeless individuals in securing emergency shelter. They report fewer than 20 incidents a year of persons needing this type of assistance. The Town will provide, through zoning, that emergency shelters for the homeless will be permitted in all commercial zones.

Seasonal Workers - By far, the largest special needs group in Mammoth Lakes is seasonal workers. Normally, these individuals are employed for the winter season by the ski area or the commercial enterprises in the Town which cater to the winter recreationist. The jobs are generally service related, waiters, lift operators, sales clerks, etc., and are low paying positions. Additionally, the length of the employment and the number of hours worked are dependent on the timing and amount of snowfall. During the summer, some of these individuals pursue other employment in Mammoth Lakes, some leave the area, and some are unemployed. Many in this group are

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college age or are in their early twenties and do not have families yet. However, some in this group are supporting families with seasonal work. Housing for seasonal workers needs to recognize the differing demands of these two groups and provide for both. In 1985, it was estimated that there were 1,300 seasonal workers requiring housing in Mammoth Lakes.<sup>3</sup>

The single largest need for this group is adequate rental housing for the winter season. A variety of unit types, including single room occupancies is needed.

The impact of seasonal workers on Mammoth's housing supply is significant and will be discussed further under the section on constraints to housing.

### Housing and Household Characteristics

According to the 1990 census, Mammoth Lakes contained 7,102 housing units on April 1, 1990. Of these, 858 were owner occupied, 1,094 were renter occupied, and 5,150 were vacant. The seemingly large vacancy rate results from a majority of the housing units being second homes and used either for the owner's recreation or for transient rental. As a result, rental housing is not available during the winter months and may be hard to find the rest of the year.

Of the 7,102 housing units, 1809 are Single family detached dwellings, approximately 550 are apartments, 159 are mobile homes, and the remainder are condominiums. The median home value was \$201,700, up from approximately \$150,000 in 1980. Likewise, rents went from a median gross rent of \$350 in 1980 to \$506 in 1990. This means that a household would have to earn approximately \$60,000 per year to afford the median priced home and \$24,000 per year to afford the average rent.

Table 2  
Age of Housing Stock

Date of Construction	Number of Units
1939 or earlier	94
1940 - 1949	118
1950 - 1959	241
1960 - 1969	1060
1970 - 1979	3089
1980 - 1989	2500

Most of the housing stock in Mammoth Lakes is relatively new. Approximately 200 housing units were constructed prior to 1950. Table 2 shows the age of housing in Mammoth Lakes. As a result of the relative newness of the housing stock, most

<sup>3</sup> Town of Mammoth Lakes General Plan, 1987

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units are in good shape. The 1987 Housing Element identified 243 units that were maintenance deficient and needed only minor repair, 44 units needing major rehabilitation for serious structural problems, and 4 units needing such major repair that demolition was recommended. A second housing condition study conducted in 1990, focused on selected areas of Town and identified 33 units in need of rehabilitation.<sup>4</sup>

### Existing and Future Needs

In 1980, Mammoth Lakes contained 5,132 housing units. By 1990, that number had grown to 7,102.<sup>5</sup> With a permanent population of 4785 persons, there would appear to be ample housing opportunities. However, the bulk of the housing units are condominiums. Most of these are second homes and slightly over half are rented out on a nightly basis. Most are not available for occupancy by residents. According to the 1990 Housing Needs Assessment, 88.1% of the condominium units are neither available for long-term rental nor occupied by residents.<sup>6</sup> Most single family homes are second homes as well. In fact, only 858 housing units in Mammoth Lakes are owner occupied.<sup>7</sup>

The 159 mobile homes are located in five parks, with the majority (113 units and 172 spaces) located in Ski Trail and Sierra Holiday mobile home parks. These units are generally affordable to low and moderate income households and it is the aim of the Town to preserve these units. To further that end, the Town has zoned Sierra Holiday and Ski Trail for mobile home parks only and has adopted regulations regarding conversion impact analyses. Manzanita Trailer Lodge (now Mammoth Mountain RV Park) is located on National Forest land and is scheduled for conversion to an RV park in 1993. This conversion will displace 25 mobile homes. Because the property is subject to federal, rather than local regulation, the Town cannot require mitigation of this impact.

The California Department of Housing and Urban Development (HCD) prepared a Regional Housing Needs Plan for Mono County. This plan was prepared by HCD pursuant to the provisions of Section 65584 of the Government Code. Its purpose is to provide Mono County and Mammoth Lakes with their fair shares of the county wide housing need for inclusion in the 1992 update of their Housing Elements. The numbers of units in this plan are considered as minimums. The Town may plan for more households or housing units than shown. The housing needs in the plan are determinations of local shares of regional housing needs through July 1, 1997. The basic construction needs are shown in Table 3.

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<sup>4</sup>Southwest Financial Consulting, 1991

<sup>5</sup>U. S. Census, 1980 and 1990

<sup>6</sup>Housing Needs Assessment, Laurin Associates, July, 1990

<sup>7</sup>U. S. Census, 1990

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TABLE 3  
Mammoth Lakes and Mono County Regional Housing Needs

Income Level	Mammoth Lakes	Unincorporated	County Total
Very Low	83	138	221
Other Lower	86	108	194
Moderate	119	172	229
Above Moderate	235	172	407
Total	523	528	1,051

Ca. Department of Housing and Urban Development, 1991

With the proposed development of Lodestar, Juniper Ridge, North Village, and the continued development of Snowcreek, there will be an increasing demand for employee and affordable housing. Approvals for Lodestar, Juniper Ridge, and North Village incorporate requirements for construction of employee and affordable housing. Snowcreek's master plan includes a site for employee housing. The proposed Sherwin ski area and the approved expansion of Mammoth Mountain will increase the need for affordable housing in the Town. The plans for neither project identify sites or mechanisms for coping with the increased housing demand. Because both projects are located on federal land, the Town has no authority to require housing. With the exception of these projects, the demand for new affordable housing construction should be close to the identified fair share of the regional need.

Existing needs were addressed in a Housing Needs Assessment prepared in 1990.<sup>8</sup> This study identified 514 low and very low income households that are overpaying and 29 households that are overcrowded (more than 1.0 person per room). According to the 1990 census, 164 units are overcrowded, with 37 of those being severely overcrowded (more than 2.0 persons per room). Overcrowding is more severe in renter occupied units, with 150 renter occupied households and 14 owner occupied households are overcrowded or severely overcrowded. Encouraging development of three bedroom and larger units will be important to assist in alleviating the overcrowding problem.

There is a large number of older condominium units (15-25 years old) which are available for purchase at relatively reasonable prices and could be rehabilitated and offered at affordable rents. If a non-profit housing corporation were to be established, these units represent a potential source of immediately available housing. New unit construction will be needed to meet the increased demand resulting from new development. Constructing units to meet the existing demand may not be the only solution. Utilizing rental rehabilitation programs or federal rent subsidies may also prove to be a cost effective way of alleviating the existing overpayment and overcrowding problems.

<sup>8</sup>ibid.

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Home ownership opportunities for moderate to low income households are limited. With the median home price over \$200,000, few, if any, single-family detached structures are available. There are older condominiums which are available to moderate income households. Because of the availability of moderately priced condominiums, purchase housing for moderate income households is not as critical an issue as availability of rental housing.

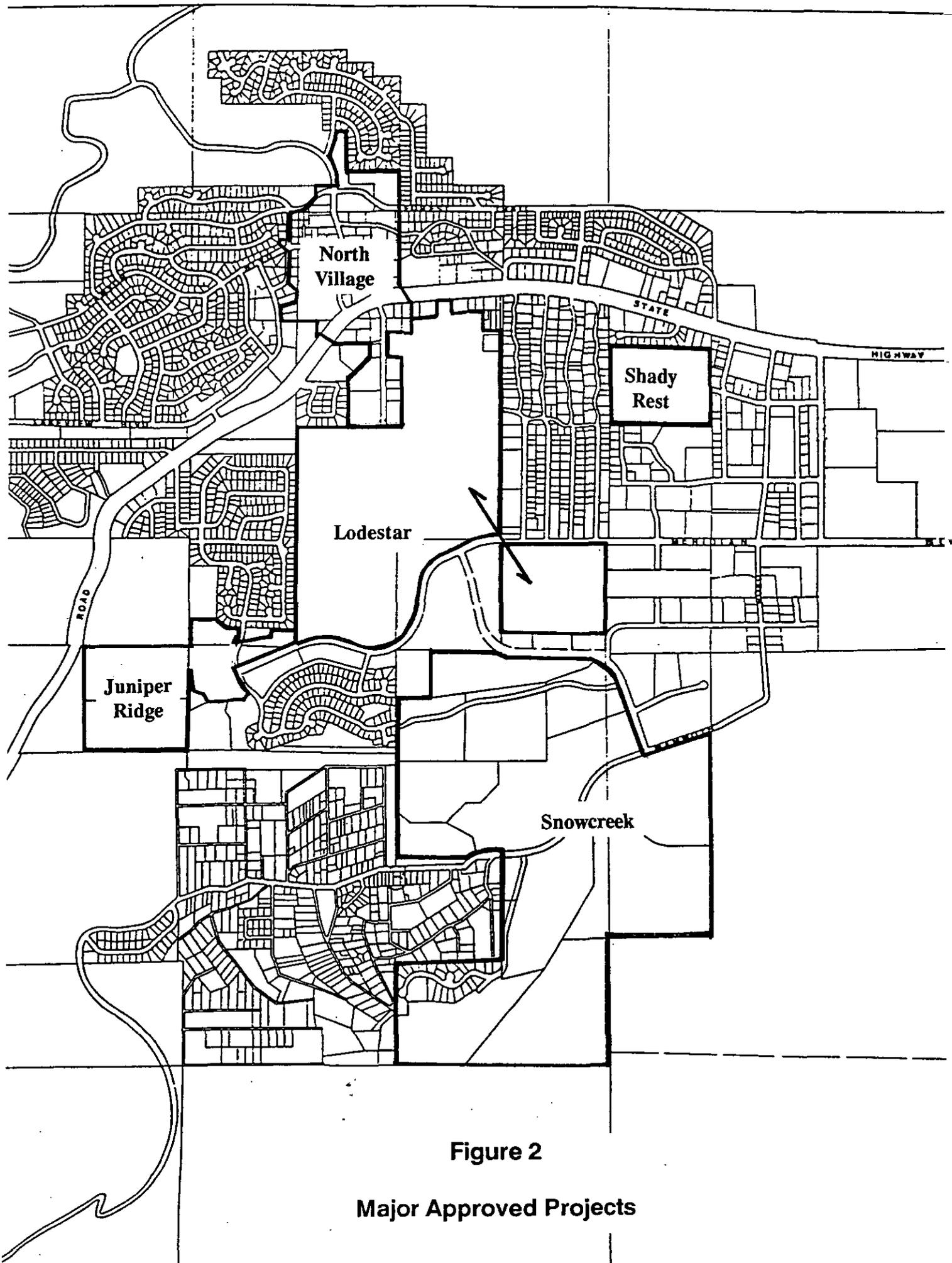
Currently, there are no assisted units in Mammoth Lakes, hence, none are at risk of conversion. The Town has not issued any mortgage revenue bonds, has not approved any density bonuses, and has not assisted housing with redevelopment or CDBG funds (see attachment A. for sources checked).

### Inventory of Suitable Land

The Town of Mammoth Lakes encompasses approximately 24 square miles. Of that area, less than four square miles is non-federal. As the Town continues to develop, available developable land diminishes, the opportunities for development of affordable housing may decrease if the community has not provided enough appropriately zoned land. Within the planning period covered by this plan, Mammoth Lakes intends to assure enough sites to meet the Town's fair share of the regional need and the increased demand generated by new resort development. Because the major resorts have incorporated employee and affordable housing into their development plans (see Figure 2), the remainder of this analysis will review the number and type of sites available to meet the Town's fair share of the regional need and the demand generated by new ski area development and expansion of the existing area.

As shown in Table 3, the Town's fair share of the regional housing need is 523 households. Of this number, 235 are above moderate income households. Most above moderate income households will live in detached single family dwellings or condominiums. Within the single family residential zones, there are currently 790 vacant residential lots. Further, the four major resort developments are approved for up to 2,000 additional multiple family units. This is more than sufficient to meet the fair share of the regional need and there are no competing uses which would preclude development for housing.

Three major projects within the community have been required to provide affordable housing in conjunction with their development. These are Juniper Ridge, North Village, and Lodestar. Juniper Ridge, the smallest of the three must provide housing for up to 132 employees, depending upon the intensity of the final project. This housing may be constructed on or off site.



**Figure 2**

**Major Approved Projects**

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North Village is required to provide housing in an amount and type equal to its employee generation. A minimum of 50% of that housing must be within the project area. With housing as a permitted use in all zones within the North Village Specific Plan area, there is adequate land available for the required housing.

Lodestar is required to provide housing units in an amount equal to the demand created by its employees. An area on the north side of the project is set aside for 100 units of employee/affordable housing additional housing, if required, will be constructed within the project area.

One other major project, Snowcreek, has set aside an area which could accommodate approximately 60 units of employee housing.

Within the town there are four exclusively residential zones. RR, Rural Residential and RSF, Residential Single-Family, are zoned for one dwelling per parcel. Minimum Lot size in the RR zone is 15,000 square feet and in the RSF it is 7500 square feet. Two high density residential zones exist, RMF-1 and 2. The minimum lot sizes in these zones are 10,000 square feet and 40,000 square feet respectively.

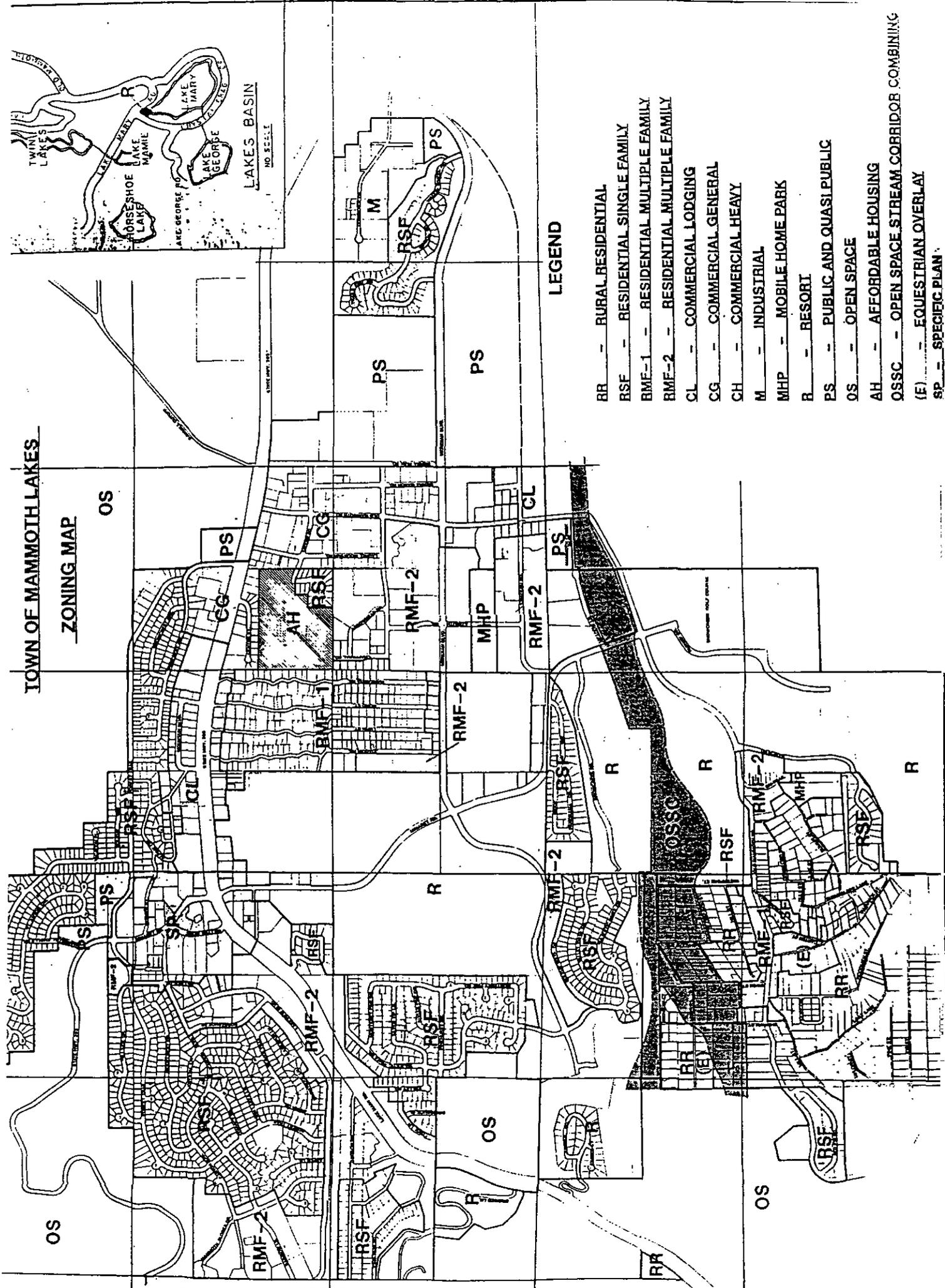
Within the multiple-family zones, density is calculated on the basis of "sleeping areas" rather than units. This evaluation of density was based upon the relationship of peak populations to the space available during winter periods. Many units are rented for short periods by winter seasonal employees and vacationers who will fully utilize all bedrooms, lofts and similar areas for ski vacations. As a general rule, during the peak season, the population generated by 36 one bedroom units will be the same as that generated by 12 three bedroom units. It was the intent of the Town to provide flexibility to developers wishing to provide smaller rental units. Because developers could get more units per acre with two bedroom units, than could have been constructed under the prior codes, this policy was successful in encouraging a significant growth in the apartment market. The drawback has been that few three bedroom or larger rental units have been constructed.

The areas with potential for development of very low, low, and moderate income housing are those designated as HDR in the Land Use Element and Commercial and zoned C-L, Commercial Lodging. Most significant among these areas is the Shady Rest Tract, 25 acres of High Density Residential (HDR) designated land which has an approved master plan for affordable housing. This plan includes 52 units of zero-lot-line moderate income housing, and 120 units of low and very low income housing and a seven acre public park .

At current densities, there are 91 vacant RMF and C-L lots in Mammoth. These lots contain sufficient acreage to provide 567 dwelling units without density bonuses (table 4) or 708 units with density bonuses if all vacant properties are developed as affordable housing. Recently constructed apartment projects have been developed at their maximum density without taking advantage of the density bonus provisions.

TOWN OF MAMMOTH LAKES

ZONING MAP



LEGEND

- RR -- RURAL RESIDENTIAL
- RSF -- RESIDENTIAL SINGLE FAMILY
- RMF-1 -- RESIDENTIAL MULTIPLE FAMILY
- RMF-2 -- RESIDENTIAL MULTIPLE FAMILY
- CL -- COMMERCIAL LODGING
- CG -- COMMERCIAL GENERAL
- CH -- COMMERCIAL HEAVY
- M -- INDUSTRIAL
- MHP -- MOBILE HOME PARK
- R -- RESORT
- PS -- PUBLIC AND QUASI PUBLIC
- OS -- OPEN SPACE
- AH -- AFFORDABLE HOUSING
- OSSC -- OPEN SPACE STREAM CORRIDOR COMBINING
- (E) -- EQUESTRIAN OVERLAY
- SP -- SPECIFIC PLAN

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It is unlikely, however, that all the subject properties will be developed for affordable housing. Within the C-L and RMF-2 zones, some of the lots may be used for hotels or similar uses. Based upon current development trends, it appears that roughly 50% of the properties other than Shady Rest will be developed for uses other than housing. The remaining properties can yield the Town 283 units of affordable housing without density bonuses and 353 units with density bonuses (403 and 473 including Shady Rest). Any of these sites would be suitable for low, very low, or moderate income multiple family housing.

The Town has adequate vacant sites to meet the its fair share of the regional need for new construction over the period ending July 1, 1997, if Shady Rest is included in the land base. If not, the Town can only demonstrate adequate sites if density bonuses are utilized. To provide additional housing opportunities, especially for low and very low income households, the Town will modify its commercial zoning to allow for additional housing. Should the land exchange for Shady Rest not be completed, the Town will have to consider purchase of Shady Rest or redesignation of vacant resort or commercial parcels to high density residential. The Town will modify zoning regulations to permit more housing in commerical zones.

The existing sites may not be sufficient to meet the increased housing demand generated by Mammoth Mountain's proposed expansion, development of the Sherwin Ski Area, or needs beyond the five year planning horizon. These additional impacts need to be met without consuming the supply of land now zoned to accommodate affordable housing.

Table 4  
Vacant Residential Sites by Zone\*

Zone	Uses	# of lots Vacant	Vacant Acreage	Density in sleeping areas	#of units @ 2 sa/du
RMF-1	Multi Family	47	11	36 sa/ac	198
RMF-2	Multi-Family/Hotel	22	11.5	36 sa/ac	207
CL, Commerc. Lodging	Lodging/ Light Commerc./ Apartments	22	9	36 sa/ac	162
RR	Single Family	197	100	2 units/ac	200
RSF	Single Family	550	120	4 units/ac	550

TML Planning Dept., 1992  
\*Does not include 172 units at Shady Rest

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In addition to the vacant lots in the RMF zones, there are approximately 60 lots now developed at densities significantly less than permitted in the zone. Full development of these lots could provide an additional 100 units. All identified multiple family sites have road access and utilities to the property.

### Constraints to Meeting Housing Needs

In the development of a comprehensive housing program for Mammoth Lakes, constraints to housing development must be recognized. Certain constraints, such as the condition of the National economy, construction material and labor costs cannot be completely ameliorated by a local community's housing program. Others, such as governmental constraints may be so addressed.

#### **Non-Governmental Constraints -**

Land Availability - The entire developable land base of the Town consists of less than 2,500 acres. The remainder of the land within the corporate limits is public land administered by the Inyo National Forest. While some additional land may be made available for development through land exchanges with the Forest Service, that amount will be limited. Only three parcels have been identified for exchange (see Land Use Element) and, of those three, only Shady Rest is identified for housing. Most of the non-Federal land within the Town has been developed and the two largest remaining undeveloped parcels have approved development master plans. The ownership of land by the federal government is not a constraint subject to change as a result of local governmental regulation or action. The Town can affect land availability by permitting residential uses in a wider variety of zones.

Land Costs - Residential land costs contribute significantly to the cost of new housing. Land prices in Mammoth Lakes now constitute roughly thirty percent of the cost of an average apartment unit. Because of the limited availability of developable land and the constant demand for resort land, land prices will continue to be high. Because land costs are not static, increases in density have not reduced development costs in the past, rather, land value has been tied directly to density and higher densities in the multi-family zones have led to higher land values. Typically, multiple family lots sell for \$15,000 - \$20,000 per dwelling unit. Tying density increases to affordability seems to partially circumvent this problem. The Town allows mixed uses in commercial zones to address this problem.

Construction Costs - Basic construction costs for a residential unit have increased rapidly over the last decade. Construction costs taken together

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with land prices have pushed up the cost of housing construction up by about 65 percent in the last decade. Because of the Town's remote location, shipping adds considerably to material costs. Currently, multiple family construction in Mammoth Lakes costs about \$60 per square foot, exclusive of land costs.

Climatic and Geologic Constraints - The Town of Mammoth Lakes is at an elevation of approximately 8,000 feet. Average annual snowfall in the Town is over 200 inches and heavier winters are common. Because of this, structures in the Town must be constructed to support a roof load of at least 230 lbs. per square foot. This requirement is necessary for structural safety, and does add to the cost of construction.

The large snowfall also affects the land area available for development. Snow must be removed from streets and driveways and stored adjacent to the areas being cleared. Snow storage areas along public streets and adjacent to driveways and parking areas limit the amount of developable land area. The only alternative, trucking the snow out of the community increases housing maintenance costs and is not cost effective. As a result of the need to keep streets clear of snow, no on-street parking is allowed from November first through April 30. This means that all parking must be on-site and increases the amount of land necessary for each dwelling.

The cold winter temperatures add to the cost of construction in Mammoth Lakes. The additional insulation needed usually results in six inch walls as opposed to the four inch walls commonly found elsewhere. The cost of framing may be increased by as much as 10% because of the heavier materials required.

The eastern Sierra Nevada, like most of California, is seismically active. While no major active faults have been identified within the developable portions of the Town, the community is still within Seismic Zone IV, requiring additional reinforcing and adding to the cost of construction.

Utilities, Water and Sewer - Both water and sewer service are provided by the Mammoth County Water District. The sewage treatment plant is undergoing a major expansion at this time and capacity is adequate to meet the Town's fair share of the regional need through 1997. Water supply is more limited. As a result of six years of drought, the MCWD has not been able to deliver historical levels of service to the community and consistently meet the stream flow requirements of the Department of Water Resources (DWR). Currently, the district is under a cease and desist order from DWR and must have new supplies on line by 1994. The District can provide for continuing residential development at current rates and expects to have at least one additional source on line by 1994. With the development of this

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additional source, or sources, there will be adequate water to meet the Town's fair share of the regional housing need. Storm sewers serve much of the community and, generally, affordable housing projects would be responsible for on-site improvements only.

Road access and utilities for Shady Rest must be upgraded. The Town will apply for CDBG funding for these improvements.

Seasonal Demand Fluctuations - There is a large seasonal fluctuation in the work force and, therefore, in the demand for rental housing. Housing is not as difficult to find in the summer months and is often less expensive. If the winter demand were fully met, units would be vacant during the off season, possibly six months out of each year or longer. To deal with this, developers must either build fewer rental units than are needed during the peak demand period or charge enough during the periods of occupancy to cover the entire year's carrying costs.

The large number of seasonal workers during the winter months affects the availability and cost of housing for permanent residents by affecting rents as well. Where a household is made up of four single seasonal workers, that household can afford to pay more than a permanent family with only one wage earner, even if that wage earner's salary is significantly higher than the seasonal worker's salaries. As a result, rents in Mammoth Lakes are often higher during the ski season.

Seasonal housing demand fluctuations may be the single greatest housing constraint in Mammoth Lakes. Designing units which can be utilized for winter seasonal housing and for other uses (e.g., group retreats) the rest of the year may be one solution. Likewise, the use of dormitories or single-room occupancies may provide inexpensive housing which does not need year-round occupancy to be profitable. Ultimately, those employers with large seasonal demand fluctuations will have to carry a significant portion of the burden of providing seasonal housing.

In many California communities, farm workers are a major source of seasonal demand fluctuation. Mammoth Lakes has no agriculture and no agricultural workers.

Financing Costs - Interest rates charged on residential structures can drastically affect the cost of housing. Each percentage point change in interest rates makes approximately a \$55 change in monthly payments and, therefore, rents. There is no way for the Town to affect interest rates charged by lending institutions. The Town can, however, assist developers of low cost housing in finding more favorable financing, such as financing through the Community Reinvestment Act.

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Almost all of the apartments constructed in the last five years have been four or fewer units on a single lot. This is a result of lenders treating four or fewer units as residential projects and five or more as commercial. This results in higher interest rates for larger projects. This policy is not subject to local government regulation and is likely to continue to encourage the trend of construction of rental projects containing four or fewer units.

### **Local Governmental Constraints**

Land Use Controls - The land use controls of the Town can have a direct impact on the affordability of housing. The Town complies with the requirements of the California Environmental Quality Act which is one of the development costs mandated by law. The zoning regulations of the Town are designed to allow flexibility in design and permit a wide variety of residential uses and structures, including manufactured housing and, under a planned development, zero-lot-line housing.

As described earlier, minimum lot sizes in residential zones range from 7500 square feet in the RSF zone to 40,000 square feet in the RMF-2 zone. While these minimums may increase land costs, they result from constraints imposed by climate, as discussed above. Under current Town regulations, the lot area requirements may be modified for qualifying affordable housing projects.

Presently, zoning regulations require the processing of a conditional use permit for residential projects of 7 or more sleeping areas. The processing costs and time are an added expense to a project. The Town should allow apartments as a permitted use in the multiple family residential zones. This would reduce costs, and accelerate construction.

"Granny Housing" is permitted by the zoning regulations, however, second units are not. The Town Council found that because of lot size and lack of on and off-street parking, these units could not be accommodated in the RSF and RR zones. The Town will evaluate in revising its Zoning Regulations whether there are circumstances under which second units may be permissible. Any relaxing of the standard will be tied to affordability. Density bonuses are provided in accordance with the provisions of the state density bonus law.

Manufactured housing is permitted in all residential zones.

Building Code - The Town has adopted and enforces the Uniform Building Code. This ensures that all housing units are built to specified standards.

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The building code is developed by the International Conference of Building Officials and the State. The Town adopted the 1988 edition of the code with some amendments to reflect local conditions.

Processing and Development Fees, and Site Improvements - The Town assesses fees for the processing of applications for building permits, grading permits, and land use approvals. Town policies do allow the waiving of processing fees for affordable housing units. Impact fees are collected and, where necessary to provide an adequate level of infrastructure, development projects may be required to construct or pay for that infrastructure.

A recent fee study pointed out that the Town's processing fees recovered far less than actual costs. The Town has modified its fee structure to more accurately collect the costs incurred, as allowed by state law. Town codes provide for the waiver of processing fees by the Town Council for qualifying affordable housing units.

Impact fees are collected to offset the increased impacts on roads, storm drains, fire protection services, and schools. The Mammoth County Water District charges connection fees to offset the cost of new facilities required by new development. The total of all impact and processing fees for a typical 1,500 square foot unit are about \$10,000. This amount is about average for development in California.

As required by state law, impact fees do not exceed the actual impact of development, however, in the case of Development Agreements, fees may be negotiated.

### Energy Conservation

The Town Building Department enforces the requirements of the California Administrative Code with regard to the energy efficiency of structures. All new developments have utilized propane for space heating as opposed to electricity. Town zoning regulations provide flexibility when dealing with alternate energy systems such as solar panels. Use of wood as an alternate fuel has been restricted because of air quality problems (see Air Quality Element) but the Town is actively researching the use of geothermal energy for space heating.

### Goals, Programs, and Policies

Goals are the desired results of the actions of the community. They are general expressions of community values towards which community actions are directed. A goal is not quantifiable.

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Policies and programs are the actions the Town will take over the next five years in an effort to achieve the goals of the Housing Element. Some are continuations of existing programs and policies. Others will be instituted during the planning period. The actions described address the full range of housing needs of the community and, if successful, will meet the Town's fair share of the regional need as well as the increased demand resulting from the proposed resort developments.

It is likely that no one program will succeed by itself. To be effective, the Town may use several programs for any given project. As an example, where density bonuses alone are not enough to make a project economically feasible, the Town may waive processing fees or assist with grant applications.

**The overall goal of the Housing Element is adequate housing for all residents of Mammoth Lakes.**

Objectives:

The following table shows the numerical objectives of the Town over the period from July 1, 1992 through June 30, 1997.

Quantified Objective	New Construction	Rehabilitation	Conservation*
Very Low	83	100	50
Other Low	86	150	70
Moderate	119	100	95
Above Moderate	235	0**	0**

\*These units are not restricted or assisted at this time. Mammoth Lakes has no restricted or assisted units.

\*\*The Town has a surplus of vacant above moderate units. Rehab and conservation are not required for these units.

### Goal 1.

**A variety of housing types suitable to the needs of the different social and economic segments of Mammoth Lakes' population.**

Policies:

1.A. The Town shall administer land use regulations to maintain and expand existing housing options.

1.B. The Town shall administer land use and development regulations to facilitate the development of housing. These regulations shall include incentives for the development of affordable housing.

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1.C. The Town shall assist private developers in the pursuit of grants, low interest loans, or other funding for the development of affordable housing, either directly or through establishment of a non-profit housing corporation.

**Programs:**

1.A. The Town shall maintain the Mobile Home Park (MHZ) zoning on existing mobile home parks unless adequate relocation or replacement housing provisions are provided.

1.B. The Town shall continue to offer density bonus provisions, reduction or waiver of Town processing fees for qualifying projects, and permitting of mixed use projects where appropriate. This program is administered by the Planning Department.

1.C. The Town will support establishment of a non-profit corporation or trust for the development and operation of affordable housing. Should the efforts to establish such a corporation or trust not be successful, the Town shall research the feasibility of a local housing authority, and, if feasible, establish a housing authority. The Town shall contact existing non-profit housing developers to assist in identifying sites and developing low income housing. A priority will be the acquisition of existing units, including condominiums, which can be rehabilitated and made available for rental housing.

To date, private developers within the community have not constructed affordable housing. The intent of this program is to create or locate an entity which can serve as a vehicle for the development of affordable housing. This task will begin in fiscal year 1992-93 and will be under the direction of the Planning Department.

1.D. The Town shall, at the earliest opportunity, place a referendum before the voters, as required by Article XXXIV of the California Constitution, for the approval of publicly assisted low income housing construction. The referendum shall provide for a sufficient number of units to meet the Town's fair share of the regional need as defined herein.

1.E. The Town shall modify its zoning regulations to allow emergency shelters and transitional housing for the homeless as a permitted use in the Commercial General and Commercial Lodging zones.

The Town shall modify the zoning regulations to allow a greater number of apartments as a permitted use in all the multiple family residential zones, the Commercial Lodging zone, and in the Commercial General zone where the properties do not front on an arterial street. Zoning shall encourage projects

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of five or more units where feasible. Current incentives for the creation of rental housing shall remain in the zoning regulations.

The Town shall consider conditions under which second units may be appropriate. These will include, at a minimum, a requirement for affordability.

The Town shall establish specific zoning standards for Single-Room Occupancy developments within the Commercial designation. SRO's shall be permitted subject to granting of a conditional use permit.

The Town shall adopt density incentives in the zoning regulations to encourage a greater percentage of three and four bedroom affordable rental units.

These changes to the zoning regulations will be presented to the Planning Commission and Town Council in 1993. The Planning Department will be responsible for implementation.

1.F. The Town has set a target of a minimum of 169 new units of low and very low income housing for the five year period ending in July of 1997. This number corresponds to the fair share of the regional need. Assistance for development of these units shall be through pursuit of Community Development Block Grants for infrastructure and land acquisition.

The Town shall target the Shady Rest Tract for infrastructure grants when the developer has sufficient site control and a financing commitment. This program is administered by the Planning Department. The Town is planning for 172 units in Shady Rest, beginning construction in 1995. Of these units, a minimum of 83 would be for households of very low income, up to 37 would be for households of low income, and the remainder would be for moderate income households.

During calendar year 1993, the Town shall identify sites of adequate area to accommodate a minimum of 49 additional low income units. This number would provide the portion of the Town's fair share of the regional need not met on the Shady Rest parcel. The Town shall then seek to acquire the identified sites using CDBG funds or other available funding sources. These sites shall then be offered to for-profit or non-profit development housing corporations for development of low and very low income housing.

1.G. The Town has established a redevelopment agency. Should a project area be adopted, set-aside funds will become available for the development of housing. The Town will be researching the feasibility of establishing a project area and project description during fiscal year 92-93. One of the

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primary goals for redevelopment in Mammoth Lakes is the provision of affordable housing.

1.H. The Town shall conduct an annual assessment of progress towards realizing housing goals. The assessment will review numbers and types of units provided or rehabilitated, obstacles to provision of housing, and possible solutions. The results of said assessment shall be included in the annual planning report.

**Goal 2.**

**Housing programs and opportunities that maximize choice, and avoid discrimination based upon age, ethnic background, sex, marital status, handicaps, or family size.**

**Policies:**

- 2.A. The Town shall promote handicapped and elderly access in new housing developments, common areas, and public facilities.
- 2.B. The Town shall maintain zoning which provides for different types of housing throughout the community.
- 2.C. The Town shall work to eliminate discrimination in housing.

**Programs:**

- 2.A. The Town shall continue to enforce the requirements of the California Administrative Code as it pertains to handicapped accessibility. This program is administered by the Building Department.
- 2.B. Town regulations shall continue to permit manufactured housing in all residential zones and shall continue to permit "Granny" housing as defined in the Government Code. This program is administered by the Planning and Building Departments.
- 2.C. The Town shall establish a referral program so that persons with complaints regarding housing discrimination may be directed to the appropriate state or federal agency. This program shall be established before the end of 1993. The Town will prepare a pamphlet informing tenants of their rights and responsibilities which can be distributed by rental companies and major employers.

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2.D. The Town shall work with local social service agencies and Housing and Urban Development to increase the number of Section 8 Vouchers available to the community, if possible.

**Goal 3.**

**Energy efficient structures and sites.**

**Policies:**

3.A. The Town shall work to assure that all new development is energy efficient.

3.B. The Town shall promote improvements to existing structures which will improve energy efficiency.

**Programs:**

3.A. The Town Building Department shall enforce the requirements of Title 24 of the California Administrative Code when issuing building permits. This program is administered by the Building Department.

3.B. The Town will continue to promote energy conservation programs, including replacement of older space heating units and inefficient woodstoves and fireplaces with high efficiency gas heaters, modern wood burning appliances, or other efficient heat sources. This program is administered by the Planning and Building Departments.

The Town is pursuing development of the local geothermal resource for use in space heating. Should the Town be successful, this resource will be available for use in new housing projects.

3.C. The Town shall continue to enforce zoning policies which locate new housing in a way which will emphasize employee housing close to employment centers and visitor lodging close to activity nodes, thereby reducing transportation energy consumption. These policies exist and are administered by the Planning Director.

3.D. The Planning Department shall continue to review site design to assure maximum efficiency of snow removal and circulation.

3.E. The Town shall work with the local utility companies and other groups offering home weatherization programs to facilitate that weatherization and to distribute information regarding available programs. The Planning Department shall be responsible for this program.

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**Goal 4.**

**Maintenance or enhancement of the quality and availability of existing residential units.**

**Policies:**

4.A. It is the policy of the Town of Mammoth Lakes to encourage improvement to substandard housing. Rehabilitation of existing condominium units for use as rental units is a top priority.

**Programs:**

4.A. The Town shall pursue housing code enforcement and develop a housing rehabilitation program which includes weatherization, minor repairs, and unit rehabilitation. The program will include items such as:

1. Seeking home repair grants and low interest loans, including rental rehabilitation grants.
2. Abatement of residential units which are determined to be beyond rehabilitation, and replacement with safe and decent units.
3. Identification of neighborhoods needing concentrated housing rehabilitation assistance and public facility improvements.

The goal of this program is to preserve existing affordable rental units while assuring that they provide a decent quality dwelling. The housing rehabilitation program will be carried out by consultants under the direction of the Planning Department. Surveys will be conducted in 1992 with grant applications to be filed in fiscal year 1992-93. The aim is to rehabilitate a minimum of 33 units by 1995. The Town has a 1992 Technical Assistance grant from the CDBG program to begin this work.

4.B. The Town will continue to not require removal or conversion of housing units which have been made nonconforming as a result of changes in zoning and will continue to permit reconstruction of residential units which are nonconforming with regard to density or land use if those units are destroyed or damaged. This program is administered by the Planning Department and is intended to maintain the existing housing stock.

4.C. Through the CEQA process, the Town shall assure that new major projects do not have an adverse effect on the Town's housing supply. This is

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a continuation of the existing policy and is applied to all new projects by the Planning Department.

4.D. The Town shall review all future NEPA documents for expansion of Mammoth Mountain and other developments on National Forest land to assure that said development has no adverse effect on the housing stock of the community. The MOU between the Town, the Forest Service, and the Sherwin ski area developer, outlining measures to mitigate impacts to the community's housing stock, shall be executed prior to any development of that Ski Area. This MOU is a mitigation measure of the Sherwin Ski Area EIS. This program is administered by the U.S.D.A. Forest Service, Inyo National Forest.

4.E. The Town shall minimize displacement of existing residents and residential units through the application of conversion requirements in the Zoning Regulations. These requirements exist in the present regulations and are intended to protect existing rental units from conversion. This program is administered by the Planning Department.

Nothing herein shall be construed as preventing the Town Council from adopting such additional programs as it deems necessary to achieve the goals of this element.

#### **Consistency With Other General Plan Elements and Zoning**

The Land Use Element of the General Plan contains four designations intended to accommodate residential uses. These include two single family designations, SCP and RSF; one multiple family designation, HDR; and one mixed use designation, Resort. In addition, policies in the Land use Element allow for mixed uses in the commercial designation. The policies and programs set forth in this element are accommodated by the designations of the Land Use Element.

Transportation policies provide for access to all the parcels currently identified as having the potential for housing and no designated open space lands will be converted to housing as a result of the programs and policies of this element. The Shady Rest parcel will require the construction of internal streets and the purchase of one lot to provide a northern access.

Mammoth Lakes' zoning regulations were adopted after its General Plan and are consistent with that plan and the 1987 Housing Element. Current zoning regulations will need to be modified as described in the programs above, to meet the policies and objectives of this element, however, no properties need to be rezoned in order to match general plan designations or provide for the Town's fair share of the regional need.

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**Organizations Contacted**

California Department of Finance, Sacramento  
California Housing Finance Agency, Sacramento  
Inyo Mono Area Agency on Aging, Bishop  
Inyo Mono Advocates for Community Action, Bishop  
Inyo Mono Association for the Handicapped, Bishop  
Kern Regional Center Disabilities Services, Bishop  
Mammoth County Water District, Mammoth Lakes  
Mammoth Mountain Ski Area, Mammoth Lakes  
Mono County Department of Social Services, Bridgeport and Mammoth Lakes  
United States Department of Agriculture, Forest Service, Inyo National Forest  
U.S. Department of Housing and Urban Development, San Francisco

Attachment A

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS  
PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

Jurisdiction Mammoth Lakes

Date May 22, 1992

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:

- New Construction
- Substantial or Moderate Rehabilitation
- Property Disposition
- Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until \_\_\_\_\_ (year).

2. Community Development Block Grant program (CDBG)

jurisdiction has not used CDBG funds

jurisdiction has not used CDBG funds for multifamily rental units

although CDBG funds have been used for multifamily rental rehabilitation, staff responsible for this program indicate there are no affected units because \_\_\_\_\_

3. Redevelopment programs

jurisdiction does not have a redevelopment agency

redevelopment funds have not been used on multifamily rental units; or

although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because

a) income-restrictions for occupancy were not required for existing units, or

b) other reasons: The agency has just been established and  
no set aside funds are available yet.

4. FmHA Section 515 Rural Rental Housing Loans

jurisdiction has not been located in a qualifying rural FmHA area  
 according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area  
 FmHA staff checked the status of \_\_\_\_\_ (name) \_\_\_\_\_ development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

5. State and local multifamily revenue bond programs

no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

jurisdiction has not had an in-lieu fee or inclusionary program

staff responsible for these programs indicate no affected units

Page Three  
Attachment A Checklist

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

X jurisdiction has no projects approved pursuant to this law

     staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he



# Conservation and Open Space

## CONSERVATION AND OPEN SPACE ELEMENT

The natural resources of the Mammoth Lakes Community and surrounding area contribute greatly to the beauty and character of the Town. The Town's visual and physical assets include open space, forest, wildlife, surface water, land forms, man-made features and magnificent alpine vistas.

Maintaining a balance among the Town's existing resources is very important since failure to do so will result in: 1) disruption to the fragile ecological cycles of the environment, and 2) destruction of the Town's natural alpine character upon which the local economy is based. The livability and economic viability of Mammoth Lakes largely depends on the Town's ability to plan for and encourage development which is compatible with the area's natural resources.

By its very nature, growth and development affects the natural environment. Trees and other vegetation is inevitably removed and the natural land form altered to provide space for new homes, businesses, and recreation facilities. As more visitors and permanent residents seek recreation in Mammoth Lakes, the increased noise, traffic and intrusions by people and pets, reduces the area's wildlife productivity. Unless care is taken in development location and design, increases in stream sedimentation and pollution and reductions in open space and viewshed areas will occur. Additionally, the more environmentally fragile hillside and meadow areas of the community are targets for development since the land within the community which has the fewest development constraints has nearly been built out.

The objective of this Plan Element is to provide goals and policies which, if implemented, will bring development more nearly into harmony with the natural environment, and will protect and manage the Community's resources to assure they are not lost. The following discussion, findings, goals and policies focus on each major natural and manmade resource in the community and set forth a systematic program for their protection.

Vegetation - Retention of vegetation is a major element in the maintenance of the natural beauty and ecological balance of Mammoth Lakes. The condition of existing vegetation is an indicator of the ecological health of a community (and in the

case of Mammoth Lakes, may also indicate the community's economic health). The soil types, conditions, slope and hydrology of an area are directly reflected in the native type and condition of vegetational communities.

The Town of Mammoth Lakes enjoys extensive and varied natural vegetation habitats, which support a diverse population of wildlife. (See Figure 46).

The Town of Mammoth Lakes is in a Transition Life Zone, which is characterized by moderately dense stands of Jeffery Pine. This Life Zone lies between the upper Sonoran Life Zone of Long Valley, which is largely brushland, and the Canadian Life Zone on the lower slopes of Mammoth Mountain, which is characterized by Lodgepole Pine Forest. Figure 46 indicates the location of vegetative habitats. A description of the major plant habitats follows.

- o Coniferous Forest - is the most widespread vegetation type in the planning area. It occurs in three phases: Red Fir, Jeffery Pine, and Lodgepole Pine. Red Fir is most common on steep, north-facing slopes at higher elevations. Typical species found in this phase are Red Fir (*Abies magnifica*), Western White Pine (*Pinus monticola*), and Mountain Hemlock (*Tsuga martensiana*). Understory vegetation is sparse. Jeffery Pine is located on more gradual slopes at lower elevations indicator species are Jeffery Pine (*Pinus jefferyi*) and White Fir (*Abies concolor*). Dry sunny openings in this phase support patches of chaparral or sagebrush. The Lodgepole Pine occupies areas with ample moisture: indicator species are Lodgepole Pine (*Pinus murrayana*) and White Fir. The understory supports a large variety of shrubs and herbs.
- o Chaparral - occurs on southfacing slopes and in forest clearings, and in lower drier areas. Indicator species are Greenleaf Manzanita (*A. patula*), Tobacco Brush (*Ceanothus velutinus*), Snowbush (*C. cordulatus*), Huckleberry Oak (*Quercus vacciniifolia*), and Bitter Cherry (*Prunus emarginata*).
- o Sagebrush - occurs on slight slopes at lower elevations and in dry, sunny forest clearings. Indicator species are Great Basin Sagebrush (*Artemisia tridentata*), Antelope Bitterbrush (*Purshia tridentata*), and Snowberry (*Symphoricarpos vaccinioides*). This plant community includes a large number of annual species.
- o Riparian Vegetation - is generally found along the banks of Mammoth Creek, and other drainages in the planning area. Indicator species are Quaking Aspen (*Populus tremuloides*), Mountain Alder (*Alnus tenuifolia*), American Dogwood (*Cornus stolonifera*), Willow (*Salix caudata*, *S. planifolia*). The understory

consists of herbs and grasses.

- o Meadow - This vegetation is dominated by herbaceous perennials such as Corn Lily (*Veratrum californicum*), Cow Parsnip (*Heracleum sphondylium*), Meadow Lupine (*Lupinus polyphyllus*), Willow-Herb (*Epilobium exaltatum*, *E. pringleanum*), Meadow Paintbrush (*Castilleja miniata*), a sedge (*Carex Jonesii*), and Wire Rush (*Juncus balticus*).

The California Native Plant Society (CNPS) has identified 33 rare, endangered or sensitive plant species in the Mammoth Lakes area.

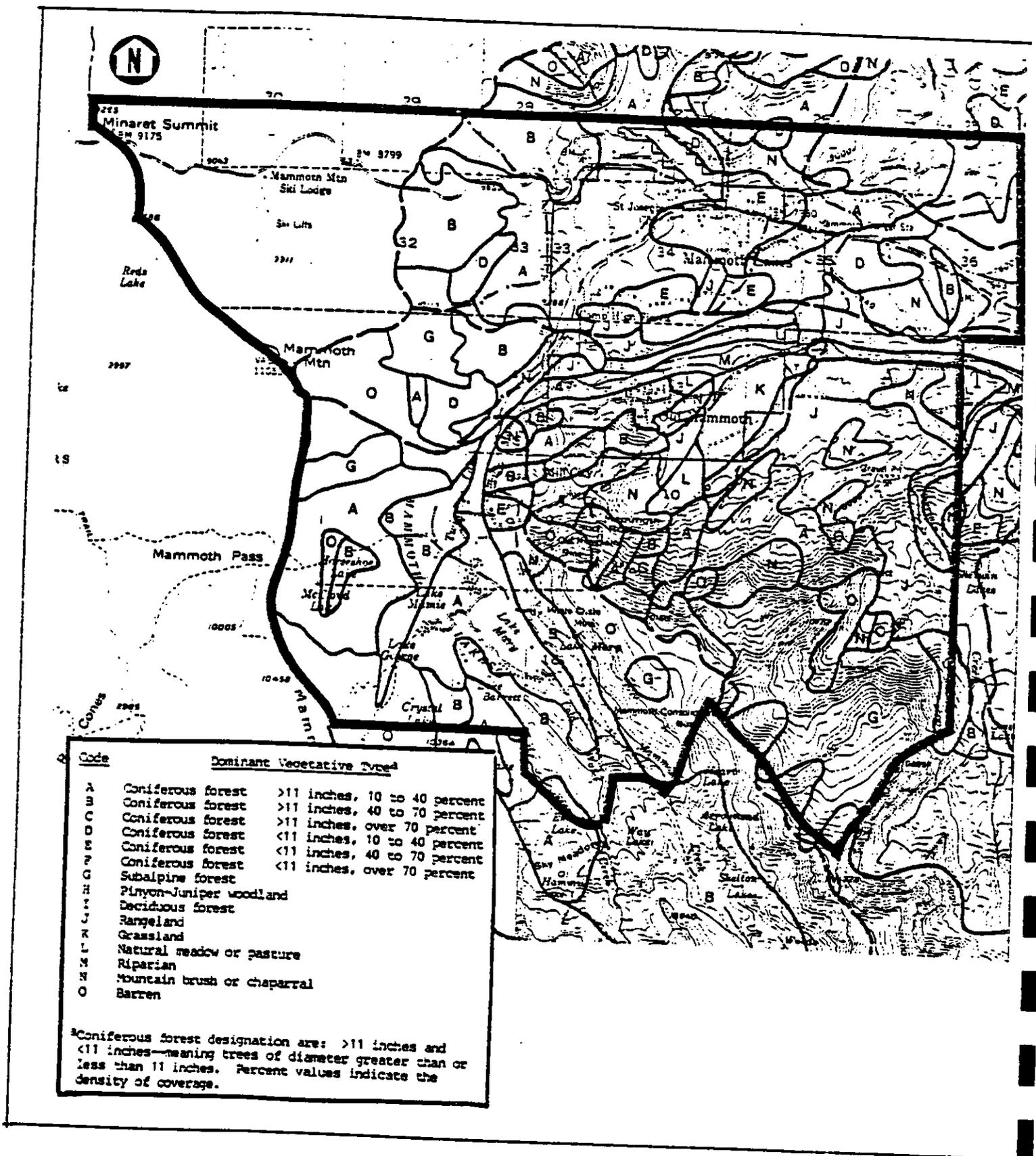


Figure 46

Vegetatic

FIGURE 47

INVENTORY OF SENSITIVE PLANTS

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
Scribners Wheat Grass	<u>Agropyron Scribneri</u>	List 4 (T)
Owens Valley Rock Grass	<u>Arabis lignifera</u>	List 4 (T)
Humboldt Co. Milkweed	<u>Asclepias cryptoceras</u>	List 4 (T)
Long Valley Milkvetch	<u>Astragalus moncensis</u>	List 2 (E)
Mono Rattleweed	<u>Astragalous moncensis</u>	List 2 (E)
Fish Slough Milkvetch	<u>Astragalus lentiginosus</u>	List 2 (T)
Tonopah Milkvetch	<u>Astragalus pseudiodanthus</u>	List 2 (T)
Booths Evening Primrose	<u>Camissonia Boothii</u>	List 4 (T)
Pine City Sedum	<u>Congdonia pinetorum</u> (1)	List 1 (E)
Bolander's Rabbit Brush	<u>Chrysothamnus Parryi Bolanderi</u>	List 2 (T)
Hoary Draba	<u>Draba cana</u>	List 4 (E)
Limestone Draba	<u>Draba nivalis var. elongata</u>	Unique(2)
Mono Buckwheat	<u>Eriogonum ampullaceum</u>	List 2 (E)
Kearneys Buckwheat	<u>Eriogonum Kearneyi</u>	List 4 (T)
Hot Springs Fimbristylis	<u>Fimbrastylis spadicea</u>	List 4 (T)
Pigmy Gentian	<u>Gentiana prostrata</u>	List 4 (T)
American Mannagrass	<u>Glyceria grandis</u>	List 4 (T)
Poison Canyon Stickseed	<u>Hackelia brevicula</u>	List 2 (T)
White Mountain Horkelia	<u>Horkelia hispidula</u>	List 3 (N)
Center Basin Rush	<u>Juncus abjectus</u>	List 4 (T)
Mono Lake Lupine	<u>Lupinus Duranii</u>	List 3 (E)
Pumice Bush Lupine	<u>Lupinus montigenus</u>	Threatened(3)
Mono County Lupine	<u>Lupinus sublanatus</u>	List 3 (N)
Utah Monkey flower	<u>Mimulus glabratus utahensis</u>	List 4 (T)
Scalloped-leaved Lousewort	<u>Pedicularis crenulata</u>	List 1 (E)
Inyo Beard Tongue	<u>Penstemon papillatus</u>	List 3 (N)
Sierra Podistra	<u>Podistra nevadensis</u>	List 3 (N)
Mason's Sky Pilot	<u>Polemonium chartaceum</u>	List 3 (N)
Short-Fruited Willow	<u>Salix brachycarpa</u>	List 4 (T)
Yosemite Bulrush	<u>Scirpus Clementis</u>	List 3 (N)
Rolland's Bulrush	<u>Scirpus Rollandii</u>	List 4 (T)
Alkali Comrdgrass	<u>Spartina gracilis</u>	List 4 (T)
Wedgrass	<u>Sphenopholis obtusata obtusata</u>	List 4 (T)
Masonic Mountain Jewel Flower	<u>Veronica Cusickii</u>	List 4 (E)

E = Evidence of Existence;

T = Thought to Exist;

N = No Division of List 3 Plants into E or T.

List 1 = Plants presumed extinct;

List 2 = Plants rare and endangered;

List 4 = Plants rare;

List 4 = Plants rare in California but common elsewhere

(1) Formerly Sedum pinetorum

(2) CNPS questions the taxonomic validity of these species

SOURCE: California Native Plant Society, 1980, Inventory of Rare and Endangered Vascular Plants of California, CNPS Special Publications No. 1; and U.S. Forest Service.

As development continues in Mammoth Lakes, vegetation will be removed. The extent and impact of future development on the Community's vegetative habitats will depend on the comprehensiveness of the goals and policies of the Conservation and Open Space Element and on the vegetation conservation criteria in the Town's Development Code. The retention of existing vegetation will maintain the character of the Town and minimize the impact on existing biological habitats.

Wildlife and Fisheries - The extensive and diverse natural habitats in the Mammoth Lakes Community and surrounding area support a diverse wildlife population. Approximately seventy-five species of mammals occur in the Mammoth Lakes area, including: deer, coyote, marmot, beaver, squirrel, chipmunk, mountain lion, wolverine, pine marten and black bear. Approximately one hundred and fifty species of birds also occur in the Mammoth Lakes Area, including red tailed hawk, sage grouse, vesper sparrow, woodpecker, chickadee, nuthatch, goshawk, and grey-crowned rosy finch. The area also supports approximately fifteen species of reptiles and amphibians, including the western toad, Pacific Tree Frog, sage bush lizard and western terrestrial garter snake.

The mule deer population, while not rare, is considered sensitive to growth and development. The deer spend the summer in the Mammoth Lakes area, down to the approximate 7000 foot level, and migrate to an area southeast of Mammoth Lakes during winter.

The several animal species have been identified as rare, endangered, threatened or unique in the planning area, are shown in Figure 48.

The Mammoth Area Drainage Basin has no historically native fish. Trout were introduced to the area during the early settlement period. Now Brown Rainbow and Eastern Trout are present and are flourishing, as the stream habitat has a high oxygen content, low temperature, and low nutrient content. Hot Creek is a very productive fishery because natural hot spring waters which migrate into the creek and help support an abundant plant, insect and invertebrate food source for trout. Recently, since 1974, episodes of increased bed load(1) in lower Mammoth Creek and Hot Creek have occurred.

The Hot Creek Fish Hatchery is one of the most productive in the state and the hatchery supplies hatcheries throughout the western United States. According to the California Department of Fish and Game (DFG), Hot Creek is a premier designated wild trout stream, and is considered a blue ribbon trout stream. The viability of

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(1) Silt and sediment deposits

the fishery and hatchery depends upon the quality and quantity of surface water from Mammoth Creek, upstream of the hatchery, and on continued constant natural flows of warm spring water.(1) The quality of Mammoth Creek water has declined in recent years, based on samples from Hot Creek.

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(1) Mammoth County Water District, 1982, Water Master Plan

# FIGURE 48

## RARE, ENDANGERED, THREATENED, OR UNIQUE WILDLIFE IN THE PLANNING AREA

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
Goshawk	<u>Accipiter gentilis</u>	Sensitive
Golden Eagle	<u>Aquila chrysaetos</u>	Sensitive
Spotted Bat	<u>Euderma maculata</u>	Rare (F)
Prairie Falcon	<u>Falco mexicanus</u>	Unique (F)
Peregrine Falcon	<u>Falco peregrinus</u>	Endangered (S,F)
Wolverine	<u>Gulo luscus</u>	Rare (S,F)
American Bald Eagle	<u>Haliaeetus leucocephalus</u>	Endangered (S,F)
Bighorn Sheep	<u>Ovis canadensis</u>	Rare (S,F)
Osprey	<u>Pandion haliaetus</u>	Sensitive
Owens Tui Chub	<u>Gila bicolor snyderi</u>	Endangered (S)
Spotted Owl	<u>Strix occidentalis</u>	Unique (F)

S = State;  
F = Federal

SOURCES: U.S. Forest Service, 1978, Threatened and Endangered: A List of Endangered, Threatened, Rare, or Unique Species; and California Department of Fish and Game, 1978, At the Crossroads: A Report on California's Endangered and Rare Fish and Wildlife. Taxonomy after Burt, W.H. and R.P. Grossenheider, 1964, A Field Guide to the Mammals and Peterson, R.T., 1969, A Full Guide to Western Birds.

The Department of Fish and Game is concerned about any activity affecting Mammoth Creek and its ultimate effect on: 1) the Hot Creek trout fishery, 2) the lower three miles of Mammoth Creek which have a potential for wild trout designation, and 3) a native fish, the state and Federally listed endangered Owens Tui Chub, which is known to occur in the vicinity of the Hot Creek hatchery. Further, the lower portions of Mammoth and Hot Creek are considered to be a critical habitat by the U.S. Fish and Wildlife Service.

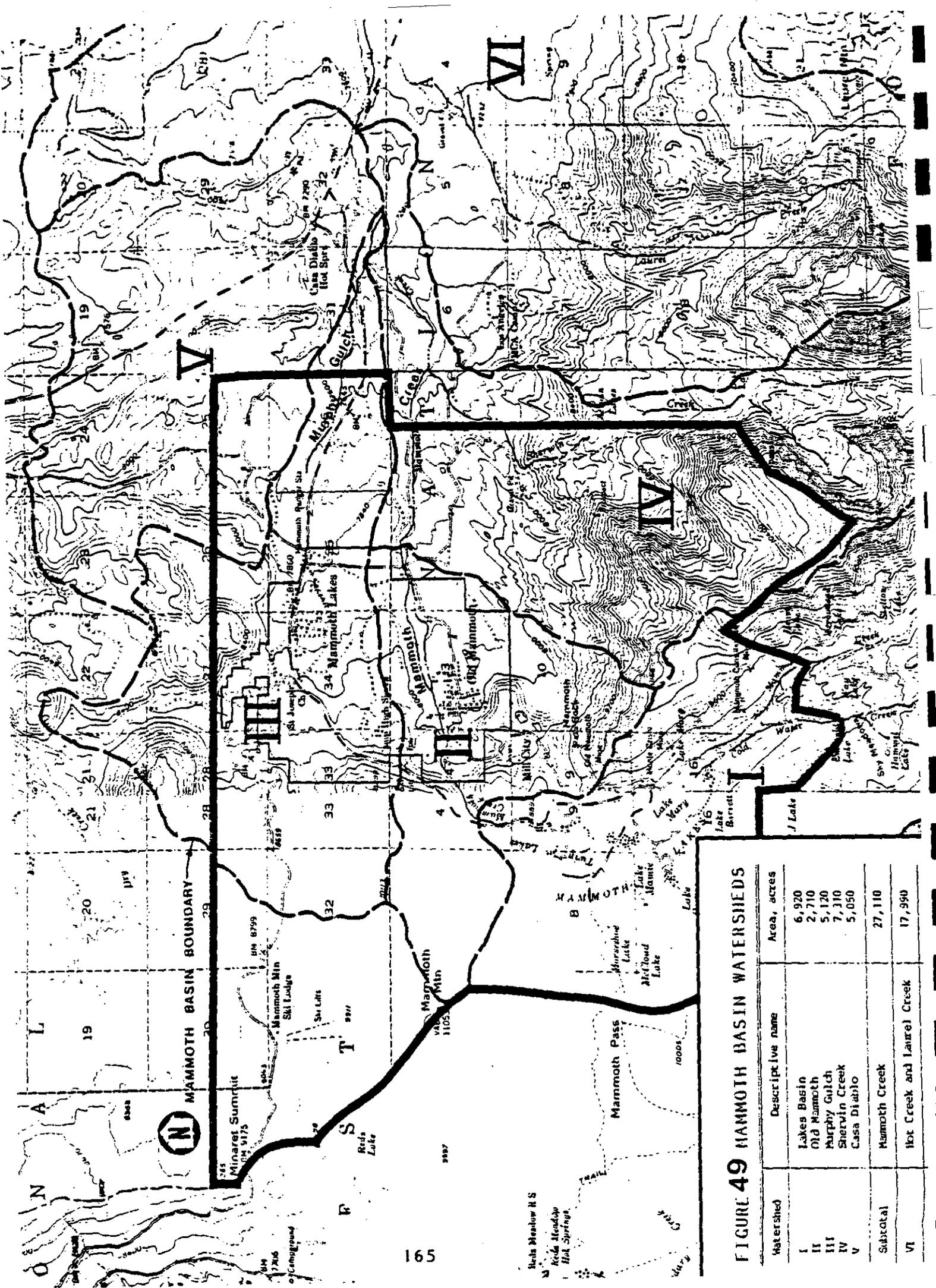
The sensitive Valentine Eastern Sierran Ecological Reserve is a 136-acre site owned by the University of California. The purpose of the reserve is to provide a living laboratory for educational and research programs. It is located northeast of the Old Mammoth District. The Valentine Reserve is part of the University of California Natural Reserve System (NLWRS) which was established in 1965 to protect undisturbed samples of California's natural habitats in response to increasing disruption and loss of field sites. The Valentine Reserve was selected because both eastern and western sierran biota exist on the site and it provides sanctuary for plant and animal species sensitive to urban development.

In recent years, the spill-over effects of urban development in Mammoth Lakes, such as intrusion by dogs, cats and urban noise, have degraded the integrity of the animal communities and threatened the plant communities within the Reserve. Development proposed near the reserve such as that proposed at Juniper Ridge has intensified these concerns.

Mammoth Lakes is located near two other sensitive biological resources area: the John Muir Wilderness, to the south and the Ansel Adams Wilderness, to the west.

Surface Hydrology and Water Quality - The community of Mammoth Lakes is within the 45,000 acre Mammoth Basin (see Figure 55). The basin trends northwest its boundaries are Mammoth Crest to the west, Convict Creek divide to the south and Dry Creek divide to the north. The topographic changes within the basin are dramatic, ranging from 11,600 feet above Solitude Canyon at the south edge of the Town to about 7,000 feet in Hot Creek Gorge to the east of Mammoth Lakes. The basin includes many alpine lakes, surface streams and springs, all tributary to Mammoth Creek, which runs through the Town, and in turn into Hot Creek, which intersects Mammoth Creek.

The Mammoth basin contains one watershed with six subdivisions, as shown in Figure 49. The community of Mammoth Lakes lies within divisions II and III. Division II includes those portions of Mammoth Mountain and the Town which drain directly into Mammoth Creek. Division III drains into Murphy Gulch which ultimately drains into Mammoth Creek near Highway 395. Division III contains most of the intensely developed area of the Mammoth Lakes community.



**FIGURE 49 MAMMOTH BASIN WATERSHEDS**

Watershed	Descriptive name	Area, acres
I	Lakes Basin	6,920
II	Old Mammoth	2,710
III	Murphy Gulch	5,120
IV	Shervin Creek	7,310
V	Casa Diablo	5,050
Subtotal	Mammoth Creek	27,110
VI	Hot Creek and Laurel Creek	17,990

The Westridge District - contains the Valentine Ecological Reserve, which is bisected by Mammoth Creek. The District contains a substantial amount of natural open space. Consequently runoff into Mammoth Creek has not yet become a significant problem.

The Old Mammoth District - is traversed by several main channels of Mammoth Creek. The district is a heavily-forested residential subdivision with many unpaved roads. Consequently, snowmelt and storm runoff wash a great deal of sediment into Mammoth Creek. Where the unpaved roads cross creek channels, the lack of culverts results in continual disturbance to the creek bottom and banks by passing vehicles.

The Snow Creek District - Mammoth Creek flows through the meadow between Old Mammoth Road, to the south and a portion of the Snow Creek development to the north. In the upper meadow area, near the Snow Creek Athletic Club, diversion of the Creek and development activities such as grading and excavating are introducing major amounts of sediment into the creek.

Gateway District - the Gateway District drains into Mammoth Creek. Development and construction in the District will require remedial erosion and runoff control measures.

In June 1983, the Lahontan Regional Water Quality Control Board adopted "Guidelines for Erosion control in the Mammoth Lakes Area." The Guidelines prescribe erosion control requirements which must be complied with during all phases of development which consist of: 1) six or more dwelling units or 2) commercial developments including soil disturbance on 1/4 acre or more.

A systematic community program for erosion, runoff control, and storm drainage facility completion is required to remove impacts to Mammoth Creek.

The Federal Emergency Management Agency is preparing revised Flood Zone maps for the Town of Mammoth Lakes.

Open Space Resource - policies are needed to protect the natural environment, to provide recreational opportunities, to maintain the ecological system, to provide buffer areas around development areas and to sustain the productive capacity of open space areas (e.g. grazing, mineral extraction, timber harvesting).

Open space is any parcel or area of land or water which is essentially unimproved(1) and defined by designation or the application of policies in the General Plan and criteria in the

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(1) Essentially unimproved means less than 5% of a parcel is covered by impervious surfaces.

Town Development Code. The California Government Code (1) defines four categories of open space use, including: health and safety, natural resource preservation, outdoor recreation, and managed production of natural resources. Figure 50 presents designated open space lands in the Mammoth Lakes Planning Area by district and type of open space.

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(1) Section 65560 California Government Code.

FIGURE 50

DESIGNATED OPEN SPACE AREAS

District No.	Area Name	OPEN SPACE CATEGORY				
		Health and Safety	Preservation of Natural Resources	Outdoor Recreation	Managing Production of Natural Resources	Jurisdiction
11	Valentine Ecological		P			M-O
17	Mammoth Mountain Ski Area			P-V		M-F
14	Sherwin Bowl Ski Area			P-V		M-F
17	Shady Rest Park			P		M
2	Community Center			P		M
13-14	Snow Creek Golf Course			P-V		M
8	Mammoth Creek	S	P	S-V		M
11	Proposed Mammoth Camp Tract (along Mammoth Creek)	S	P	S-V		M
12	The Bluffs Escarpment		P-V			M

P = Primary Open Space Use  
 S = Secondary Open Space Use  
 V = Visual Enjoyment

M = Mammoth Lakes  
 O = Other jurisdiction  
 F = U.S. Forest Service

Designated open space areas are shown in the Land Use Element of the General Plan (see Figure 17), and include the Valentine Reserve portions of the Mammoth Creek Corridor. Complete districts are designated for open space uses, including the Sherwin, Mammoth Mountain, the Joaquin Ridge and the Lake Mary Districts. Open space is also preserved through development policies contained in this element, the Land Use Element and criteria in the Town Development Code.

The Town has not developed a comprehensive program for the designation of passive and active open space areas and for open space program implementation through acquisition, dedication and preservation techniques. Until a comprehensive Parks and Open Space Plan can be developed, open space will be retained through the policies in the General Plan and criteria in the Town's Development Code.

Areas within the community which have special resource and open space value as defined by policies in the General Plan and by criteria in the Town Development Code will be designated as Special Conservation Planning Areas (SCP's). Development within these areas will be subject to special design and development controls. (See the goals and policies at the end of this element). In areas in which formally designated open space exists, or open space and conservation and other development policies combine to reduce development potential, development clustering on the least sensitive portions of the site or transfers of development rights will be utilized. An example would be the Bluff's. A designation of LDR/SCP is applied to this area, requiring increased lot size and decreased lot coverage.

Visual Resources - The Town of Mammoth Lakes lies in a dramatic setting, which is one of the major reasons residents and visitors come to the Community. Snow capped peaks rise abruptly to 11,000 feet from the Town center which is situated at 7,800 feet. The vegetation in the area which adds greatly to the visual environment, includes patches of pine forest contrasting with meadow, barren rock outcrops, avalanche slopes, chaparral and sage brush. Water, in streams, lakes, springs and seeps and snow adds attractive visual elements. Wildlife is abundant in the area and views of deer, hawks, eagles, rabbits and other animals greatly enhance the aesthetic experience of persons pursuing recreational activities in the area and of visitors and residents in the Town itself.

The ruggedness of the topography due to the geologic youth of the Mammoth Lakes area, provides visually interesting landscape features. Mammoth Mountain, Mammoth Rock, Crystal Crag, Devil's Postpile, the Bluffs and Long Valley are major landscape features.

In contrast to the vast natural backdrop, are the developed areas of Mammoth Lakes. The regular outlines of urban development such as roads, buildings, overhead utility lines and other structures

can be discerned, sometimes at considerable distances. Commercial areas with large structures, unbroken expanses of parking lots and roads and urban lighting, are often quite prominent. Older residential areas with mature vegetation and some newer residential developments containing more natural colors and materials, are less noticeable.

A viewshed is a visually significant area which may be viewed from the Town of Mammoth Lakes, along roadways to and within the Community, and from other areas utilized by residents and visitors. The mountains of the Sierra Nevada form the backdrop of views to the west, north and south of Mammoth Lakes. Views to the east are sweeping vistas of the great basin and of high desert vegetation. The rugged topography in portions of the community provides both excellent view points and restricts views, depending on the viewers' location. Significant view points in Mammoth Lakes are the ski slopes on Mammoth Mountain and the potential ski area at Sherwin Bowl, Lake Mary Road, Route 203 east of Old Mammoth Road, Old Mammoth Road south of Mammoth Creek, the Gateway District, especially along S.R. 203 and the Meridian extension and Highway 395. Views from other areas within Mammoth Lakes are largely constrained by topography, vegetation and structures. However, Mammoth Mountain and portions of the surrounding mountains can be seen from nearly all of the planning area. It is also important to recognize that significant vistas may occur in the space between buildings and properties. These "subvistas" should be retained where appropriate.

Because the natural visual setting of Mammoth Lakes is a key factor in attracting visitors and residents to the area, retention of major landscape characteristics and unique natural features are of concern to the community. Landscape characteristics include ridgelines, land and water junctions, the visual mass and edges of vegetation, and topographic forms. Landscape features include unique topographic, vegetative, water man-made features.

Both landscape characteristics and unique visual features in the community are subject to disruption and alteration. Development located on or near visual features or areas may be visually obvious, and in the case of unique features, development can be destructive, by permanently removing or (covering the feature and/or affecting viewsheds. Carefully conceived location, design and construction material selection can reduce the impact of development on the natural environment and enhance the character of development in Mammoth Lakes.

In order to facilitate appropriate development activities, scenic areas, features and viewsheds should be identified by the Town. Methods for identifying scenic areas and features are presented in the Appendices and should also be placed in the Town Development Code. Goals and policies for scenic area preservation are presented at the end of this element. Both the scenic area and feature identification methods and the goals and

policies should be included in community design standards for existing and proposed development.

The Town's community form has been inadvertently shaped by past development which occurred without an overall urban design plan. The past lack of community design policies has resulted in a confusing mixture of building designs of differing character which are often poorly sited and convey an impression of indifference to the resort-alpine character of Mammoth Lakes. Many developed areas do not contain sufficient "soft" areas of natural terrain and landscaping.

The community design goals and policies presented in this element are intended to better integrate future community development into the natural surroundings of the community, create visual interest and character in the developed portions of the community and preserve scenic resources.

Cultural Resources - State and federal legislation requires the protection of cultural resources.(1) Placement of a site on the Historic Register of Historic Places requires the site to meet at least one of the following criteria: scientific research value, historical significance, or social value. Sites of scientific research value have relatively rare or unique characteristics and have the potential of providing further, scientific evidence of prehistoric or cultural development. Sites of historic value are associated with a particular historic period or event and are intended to provide permanent physical evidence of history. Cultural resources of social value may either be those that enhance the public's understanding of regional prehistory or culture, or resources which have an emotional or sentimental value.(2)

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(1) Federal Executive Order No. 11593, 1971 - requiring all federal agencies initiate procedures to preserve and maintain cultural resources through nomination and inclusion in the National Register of Historic Places. Calif. Governor's Exec. Order No. B-64-80 required state agencies inventory all sites over 50 years of age which may qualify for the national register of historic places.

(2) Bettinger, Roberts, 1979, Archaeology East of the Range of Light..., U.S. Forest Service, California Region.

Aboriginal Sites and Activity - The Mammoth Lakes area is known to have been inhabited by the Owens Valley Paiute, Mono Lake Paiute and to some extent by the Monache Indians. Indian settlements dating back 6,000 years are located in the Owens Valley. The Mammoth Lakes area primarily contains temporary camps used by the Indians for food gathering, obsidian collection and trade route activities. These camps were inhabited by small groups of one to three families for short periods, and are very common in the area.

The Mammoth Pass is thought to have been a trade route and there is evidence that other routes also existed, based on the wide distribution throughout California of obsidian from local sources.

Several parcels within and adjacent to Mammoth Lakes have been surveyed by the U.S. Forest Service. Due to a high potential for vandalism, it is Forest Service policy not to reveal a site's precise location prior to evaluation and adoption of mitigation measures. (1)

The University of California, Riverside Archaeological Research Unit, serves as the Clearinghouse for all archaeological data in the planning area. The Clearinghouse has reported up to 60 sites in and around Mammoth Lakes of which less than 25% have been subject to detailed surveys.(2) These sites include food processing, tool quarrying and manufacture, occupation and rock art sites.

Because of the wide-spread occurrence of aboriginal sites, development within Mammoth Lakes Community could result in the discovery and/or possible disruption and destruction of significant cultural resources.

Historical Sites within Mammoth Lakes area date from the colorful gold mining era. Very little physical evidence of this period remains within the community boundaries. Remnants of the mining era may be discovered as the remaining portions of the community develop. Such discoveries should be reported during the development approval process and protected and/or mitigated as determined through the environmental review process.

Only one California Registered Historic Site is located adjacent Mammoth Lakes, the Mammoth City Site.

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(1) U.S. Forest Service.

(2) University of California Archaeological California, Eastern Information Center, Riverside.

The preservation of historic and cultural sites is very important not only for intrinsic historic and scientific purposes, but also for the purpose of attracting tourists to the community. The recently formed(1) Southern Mono County Historical Society, Mammoth Lakes Chapter, should play an integral role in future preservation efforts in Mammoth Lakes.

The Town should work with the Forest Service and the Historical Society to collect existing information on archeological and historic sites within the community and attempt to locate and record potential sites. Site preservation should be incorporated into the Town Development Code.

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(1) Summer, 1984

## FINDINGS, GOALS AND POLICIES

The following section presents the Conservation and Open Space Element findings, goals and policies which constitute the Town of Mammoth Lakes program to conserve and improve the natural open space character of the community, and to retain natural, historic, cultural and man-made resources.

### FINDINGS

#### Overall Findings

1. The natural and cultural resources of the Mammoth Lakes Community and the surrounding area are important parts of the Town's resort-alpine character and are readily subject to damage from development.
2. The economy of Mammoth Lakes is primarily dependent upon the recreational activities and opportunities offered by the area's spectacular natural environment, including down-hill and cross-country skiing, other winter sports, hiking, fishing, camping, backpacking, picnicking, sight seeing and hunting.

### VEGETATION

3. The condition of existing vegetation is an indicator of the ecological health of an area including soil types and conditions, the slope and slope stability and the hydrology of an area.
4. The Town of Mammoth Lakes enjoys extensive and varied natural habitats which support a diverse population of wildlife.
5. Approximately 33 rare, endangered or sensitive plants are located in the Mammoth Lakes area.
7. The impact of future development on the Town's vegetative resources and habitats can be minimized through a comprehensive program to retain vegetative resources, including goals and policies in this element and development criteria in the Town's Development Code.
8. Current development practices are favoring non-native vegetation within the private landbase.

### Wildlife

9. The great variety of habitats in the Mammoth Lakes area support a diverse wildlife population: approximately 75

species of mammals, 150 bird species and 15 reptiles and amphibians.

10. The mule deer population, while not rare, is sensitive to urban growth, development and human activity near their feeding areas and migration routes.
11. There are approximately 11 rare, endangered threatened or unique wildlife species in the planning area.
12. The trout fishery in the lower Mammoth Creek and Hot Creek, a critical habitat and one of the most productive in the state, is sensitive to pollutants, flow rate and sedimentation.
13. A State endangered fish, the Owens Tui Chub occurs in the vicinity of the Hot Creek Hatchery and is sensitive to pollutants, flow rate, and sedimentation.
14. The Valentine Reserve which was established to protect an undisturbed sample of the Sierran biota, is sensitive to the encroachment of urban development.

#### Hydrology and Water Quality

15. The streams and other surface waters in Mammoth Lakes have important values for recreation, fish and wildlife and water supply. Activities throughout the Mammoth watershed, including streams and tributary lands, have important effects on water quality and quantity.
16. Mammoth Lakes lies in the Mammoth Basin. The Basin includes alpine lakes, surface streams and springs, which are all tributary to Mammoth Creek or Murphy Gulch, which in turn is tributary to Hot Creek and the Owens River.
17. Mammoth Creek is the primary surface watercourse in the basin which usually has a low to moderate flow rate, with the exception of peak flows which could cause flooding (see Safety Element).
18. Water quality of surface water in the Mammoth Basin is generally excellent, however, surface runoff and storm drainage negatively affect Mammoth Creek.
19. Erosion from construction sites, graded and devegetated areas, and unimproved roads, add significant amounts of sediment and silt to Mammoth Creek.
20. Runoff from paved surfaces has increased the concentration of nutrients, complex organic compounds, heavy metals, and petroleum deposits in Mammoth Creek.
21. The Mammoth Creek storm runoff problem is exacerbated by the incomplete Town storm drainage system. (A more complete

discussion of the storm drainage system is found in the Land Use Element).

### Open Space Resources

22. An open space retention and management program is needed: to protect the natural environment, to provide recreational opportunities, to maintain the ecological system, to provide buffers around urbanized areas of the community and to sustain the productive capacity of open space areas. (Please refer to the open space goals and policies in this element and the Land Use Element.)

### Visual Resources and Community Design

23. Mammoth Lakes' dramatic natural setting is a key factor in attracting visitors and residents to the area.
24. Maintenance and retention of the major landscape characteristics and unique natural features of the Community and adjacent natural resource areas is of prime concern to the Town.
25. Mammoth Lakes is in a spectacular setting which can be seen from many points in Mammoth Lakes and along roadways serving the Town. Views of the natural surroundings of the Community temper the structured form of urban development.
26. Only the Inyo National Forest has identified major viewsheds, landscape characteristics and unique natural features.
27. The Town has a mixture of building designs and architectural character which lack coherence and indifference to the surrounding resort-alpine environment.
28. Many projects do not include sufficient "soft" areas of either natural terrain or appropriate introduced landscaping.
29. The community has no areas of focal interest making it difficult to identify with the community and find one's way through the community.

### Cultural Resources

30. Numerous prehistoric indian sites and historical sites are found in the Mammoth Lakes area.
31. While many sensitive archaeological and historic sites in Mammoth Lakes have been identified, there is a high potential for the discovery of additional sites on undeveloped properties.

32. Development within Mammoth Lakes could disrupt or destroy significant cultural sites unless site-survey and appropriate preservation actions are instituted by the Town.
33. Preserved historic and cultural sites and the development of historic information center(s) could increase summer visitor interest in Mammoth Lakes.

## GOALS AND POLICIES

### Overall Goals

1. To manage and protect the natural and cultural resources of the Town, in order to:
  - A - maintain the area's biological diversity,
  - B - protect scenic resources and viewsheds,
  - C - protect stream and other surface water features in order to preserve the aesthetic quality of the Community and assist in water quality preservation, and
  - D - protect the economic viability of Mammoth Lakes.
2. To identify natural and cultural resources within the community, so that their preservation can be assured, through a comprehensive preservation and management program.

### Natural Vegetative Resources

#### Definitions

Natural Vegetation - For the purpose of the Conservation and Open Space Element of the General Plan, there will be no distinction made between native vegetation and natural appearing, ecologically compatible introduced vegetation.

#### Goals

1. To protect natural vegetative communities from abuse, misuse or degradation from the inappropriate use of land.
2. To encourage uses of natural areas which are compatible with the maintenance of such areas.
3. To provide improved information on vegetation through inventories, mapping programs and environmental impact analyses.
4. To protect vegetative resources from wildland fires.

5. To protect and preserve areas containing heritage trees or groves and mixed age stands of native trees.
6. To protect rare, endangered, or unique plant species and communities from reduction of their range and degradation of their environment.
7. To protect and enhance watershed quality.

### Policies

1. The Town shall preserve the resort-alpine character of Mammoth Lakes through the adoption of tree preservation standards which retain heritage trees(1) and groves where reasonable, and retain to the maximum extent feasible, the forest canopy and forested character of the Town. Native tree species should be planted to help offset the loss of trees unavoidably removed during construction.
2. The Town shall inventory and map all natural vegetation with an emphasis on the location and identification of rare, unique and endangered species.
3. Riparian and in-channel(2) vegetation shall be preserved or restored to the maximum extent possible to protect water quality and the wild life habitat associated with riparian corridors, through the application of design criteria and incentives in the Town Development Code.
4. The Town in coordination with Mono County, the U.S.D.A. Forest Service, the Mammoth Lakes Fire Protection District and other nearby fire districts shall implement a "Fire Safe" program, similar to that endorsed by the County Board of Supervisors Association.
5. Vegetative species which are rare, unique or endangered should be protected from destruction or alteration to their environment which would impair their vigor.

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(1) i.e., significant stands of old growth trees of unique or heritage quality, and large individual specimens.

(2) i.e., the bank vegetation between the waters edge and the topographic break at the level of the surrounding terrain.

6. Natural vegetation shall be maintained in deer migration corridors through the application of design criteria in the Town Development Code.
7. Sensitive habitat areas shall be protected through open space buffers, fencing and signage, construction of roads, trails and paths away from sensitive areas, and reduction or removal of development densities near sensitive areas.
8. Landscaping plantings shall be required to: 1) be of the native plant species they replace, and/or non-invasive, and 2) drought resistant, to the greatest extent feasible, in accordance with design criteria in the Town Development Code.
9. Landscaping plans which require intensive summer irrigation, fertilization and intensive landscaping should be discouraged by design criteria and disincentives in the Town Development Code.
10. Motorcycles, all-terrain bicycles, and other vehicles shall be restricted in ecologically sensitive areas.

### Wildlife Resources

#### Goals

1. To identify and avoid degradation and destruction of wildlife and natural wildlife habitats.
2. To protect the deer herds and their migration routes.
3. To conserve and develop wildlife resources which provide outdoor recreation, provide economic benefits, or have scientific or educational value.

#### Policies

1. Through development controls and incentives, the Town shall identify: 1) primary habitat areas which shall be protected from intrusion by development and human activity, and 2) other habitat areas in which the impact of development and human activity will be minimized.
2. The Town shall maximize the protection of primary wildlife habitats through public and/or private management programs which include: 1) requiring (encouraging) the construction of active and passive recreation and development areas away from the habitat, and 2) use of fences, or other barriers and buffer zones.

3. The Town shall minimize the impact of development and human activity on non-primary habitat areas through: 1) retaining of natural vegetation in proposed development areas, 2) providing buffers where necessary and design controls, 3) by enforcing leash laws and providing public information concerning the potential destruction of wildlife by domestic pets, and 4) by clustering development away from these areas to the maximum extent practicable.
4. The Town shall protect the deer herds and their migration corridors to the maximum practical extent through:
  - a) provision of open space buffers between developments adjacent to migration corridors;
  - b) limited construction of new roads crossing migration routes; and
  - c) modification of existing road impacts to deer migration areas by measures which could include: 1) posting signs, 2) limiting driving speeds, and 3) devising channels migrating animals.
5. Instream water quality and quantity should be maintained to preserve riparian habitats (see the Water Resources Policies).
6. Noise levels and congregations of people and/or equipment should be kept to levels compatible with the affected species.

## Water Resources

### Goals

1. To maintain and improve the quality and dependability of water sources (also see the Land Use Element for Water supply goals and policies).
2. To safeguard the productive capacity of surface and ground waters, the flood carrying capacity of streams, the storage capacity of reservoirs.
3. To provide for the aesthetic enjoyment and other beneficial uses of Mammoth Lakes' water resources.
4. To minimize flooding, sedimentation and water pollution so as to avoid property damage, safety hazards and disruption of the areass ecology.
5. To identify, preserve and enhance selected water resources and resource areas, in response to their open space and conservation value, and their future use and enjoyment by visitors and residents.

## Policies

Note: Goals and policies related to community water supply maintenance and improvement are in the Land Use Element)

1. The quality and quantity of surface and ground waters should be maintained at acceptable levels as determined by appropriate agencies.
2. The Town shall retain to the maximum practical extent, primary community water-courses and bodies in their natural state, through criteria in the Town Development Code. Creek corridors should be carefully identified, corridor setbacks established and strict regulations precluding riparian vegetation removal and creek regimen modification should be adopted.
3. The Town shall develop a stream corridor preservation plan for the Mammoth Creek corridor. An Open Space Stream Conservation corridor (OSSC) has been designated along the creek (see the Land Use Element).
4. The Town shall carefully regulate development encroachment into flood plains and the perimeter of natural water bodies.
5. The Town shall carefully regulate construction and other activities and development, that which would cause or accelerate erosion sedimentation, water pollution and runoff volumes.
6. The water resources of the Town of Mammoth Lakes should be studied in depth (see water supply goals and policies in the Land Use Element).
7. The Town shall develop flood hazard management programs and incorporate them into the Town Development Code. (Please refer to the Safety Element Policies).

## Open Space

### Goals

1. To protect the natural and manmade resources of Mammoth Lakes for the purpose of: 1) Protection of the health and safety of the community, 2) preservation of natural resources, 3) provision of outdoor recreation, and 4) management of natural resources.
2. To protect the community's natural beauty
3. To minimize disturbance of the natural terrain and native vegetation
4. To protect archeologic, prehistoric, historic and cultural sites

5. To protect important scenic views and features
6. To provide open space to shape community development patterns and enhance the community livability.

### Policies

The policies in the Conservation and Open Space Element and other applicable policies throughout the General Plan comprise the majority of the policies for the preservation of open space within the community. The following policies indicated how all of these policies will be integrated into an implementation program:

1. The Town shall develop criteria in the Town Development Code which implement the resource and open space goals and policies in this element and in the other elements and sections of the General Plan.
2. The Town shall designate Special Conservation Planning areas (SCP) within the community which have special resource and open space value as defined by policies in the General Plan and by criteria in the Town Development Code. These special conservation areas will be subject to special design and development controls set forth in the Development Code. (Special Conservation Planning Areas are discussed in the Land Use Element).
3. The Town may use, as appropriate, development clustering or transfers of development rights (TDR's) in areas of formally designated open space or Special Conservation Planning Areas.

### Visual Resources and Community Design

#### Definitions

1. Scenic areas are those areas within and around the Town of Mammoth Lakes which, through a combination of natural and manmade features, are deemed to be of significant scenic quality.
2. Scenic resources are the natural landscape characteristics, features and scenic areas in Mammoth Lakes which are sensitive to alteration.
  - Landscape characteristics - macro-scale features such as skylines, ridgelines, land and water junctions, rock, vegetative and soil edges masses.
  - Landscape features - micro-scale features are the unique topographic, vegetation, water and man made forms.

- Alterations - are any activity or project which modifies the scenic resources of the community and surrounding area.

3. Scenic corridors are the designated scenic roads, trails, bikeways and mass transit routes from which the scenic environment of Mammoth Lakes, Forest Service lands and Mono County can be viewed.

### Goals

1. To protect and enhance the natural scenic resources of the Town of Mammoth Lakes.
2. To encourage Mono County, the U.S. Forest Service, the Bureau of Land Management, the City of Los Angeles and other appropriate agencies to assure that the land management activities of these agencies minimize degradation or enhance the scenic resources which can be viewed from the Town and from transportation corridors leading to the Town.
3. To encourage private citizen awareness and interest in Mammoth Lakes scenic resources.
4. To establish a distinctive and attractive townscape for the developed and developing portions of Mammoth Lakes.

### Policies

1. The Town shall adopt and enforce community design standards to help preserve and enhance the aesthetic and biological environment.
2. These standards shall include design criteria to assure proposed developments are located, sited and designed to be subordinate to the pre-existing character of the site to the maximum extent possible.
3. The Town's scenic resources should be identified and mapped as a first step toward assuring their preservation.
4. The Town shall develop aesthetic controls to be applied to utility structures, road signs, traffic signals, lighting, overhead wires and utility poles.
5. Redevelopment projects shall comply with the General Plan, design standards, policies, and criteria as incorporated in the Town Development Code.
6. Primary Scenic Areas and Scenic Resources shall be protected through design criteria and incentives and disincentives in the Town Development Code including:
  - a) location of structures, or modification of building height and bulk, to reduce impact to views of primary scenic areas and resources,

- b) control of development on prominent ridgelines, bluffs and exposed hillsides,
  - c) use of building materials, and colors which blend rather than contrast with the surrounding visual resources,
  - d) limiting removal of vegetation, particularly mature trees.
  - e) locating sensitive visual, biological and geological resource areas within Special Conservation Planning districts.
7. Preserve the important scenic vistas which occur along Old Mammoth Road, Meridian Boulevard and other defined areas by retaining sufficient minimum building setbacks and adoption of viewshed protection criteria and requirements in the Town Development Code.

#### Cultural Resources (Historic and Archeologic)

##### Goals

- 1) To attempt to locate and record all known archeologic and historic resources of Mammoth Lakes and the adjacent areas.
- 2) To preserve, interpret and, where feasible, make accessible to the public archeologic and historic resources of Mammoth Lakes and adjacent areas.
- 3) To preserve archeologic and historic sites for present and future scientific research and educational programs.

##### Policies

- 1. Comprehensive studies and inventories of the Mammoth Lakes area archeologic and historic sites should be supported by the Town in coordination with the Southern Mono County Historic Society to identify undiscovered sites.
- 2. An archeologic and historic site survey shall be conducted for environmental impact reports whenever a critical site(s) might exist within a project area and to the maximum practicable extent any discovered site shall be preserved or treated in accordance with the recommendations in the survey report.
- 3. The Town shall strive to ensure that historic and archeologic sites are available to residents and visitors by: 1) establishing funding for historic and archeologic preservation through state and federal grants, private trusts, and donations, 2) actively promoting the Town's cultural resources in cooperation with the Mammoth Lakes,

Resort Association and Historic Society and 3) encouraging the provision of publications about and tours of the sites.

5. Primary(1) archeologic and historic sites should be protected through: 1) the adoption of an ordinance designed to protect primary sites and where necessary, provide for the purchase of significant sites, and 2) the obtaining of state and/or national register status where appropriate.

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(1) Sites with local, state or national significance.

Safety

## SAFETY ELEMENT

The California Legislature has placed specific responsibilities on local government for the identification and evaluation of potential hazards to public safety and the formation of programs and regulations to reduce risk(1). The intent of the state requirements is to have local communities take hazard planning into account in their planning programs in order to reduce loss of life, injuries, damage to property, and economic and social dislocation.

Potential hazards to public safety within the Mammoth Lakes Community include: seismic and volcanic activity, snow avalanches, fires, flood hazards, landslides, mud flows, rock falls, and geological and soil instability. The purpose of the Safety Element is to define development policies which will encourage the maintenance of as high a level of public safety as is realistically possible. This Element identifies potential locally significant public safety hazards, and presents safety goals and policies to implement programs and measures to reduce these hazards to an acceptable level of risk.

The following presents a discussion of the safety hazards in the Mammoth Lakes community and sets forth the Towns goals and policies to reduce potential risk.

Snow Avalanche Hazard - The Town is exposed to avalanche hazard, as indicated in Figure 51. An avalanche is defined as a "mass of snow that sometimes contains rocks, soil and ice moving rapidly downslope."(2) Many factors contribute to unstable snow conditions, including snow pack structure, snow density, temperature fluctuations, wind speed and direction, precipitation intensity, etc.

Avalanche hazard areas are categorized as high or moderate hazard zones. Definitions of these hazard areas are presented in Figure 51. Basically high avalanche hazard areas are not considered safely developable and moderate avalanche hazard areas are considered conditionally developable. Relatively conventional structures can be built to withstand moderate hazard forces by utilizing structural design measures such as reinforced concrete walls without windows, or with shuttered windows or wedge-shaped design, facing the hazard prone slope, etc. Additionally,

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(1) Cal. Government Code Section 65302 et. seq.

(2) U.S.F.S. Avalanche Handbook, November, 1978

avalanche protection devices such as barriers and sheds, can be used to protect existing and proposed structures, as long as other properties are not exposed to additional hazard.

Any high avalanche hazard area in Mammoth Lakes should not contain critical or permanently occupied facilities located within its boundaries. Further, other activities within any high hazard area should be abandoned during avalanche season (11/1 - 4/15 or as determined by the Town).

Snow Shedding - Mammoth Lakes receives 200 inches of snowfall or more each year. Snow can accumulate to significant depths on roofs during a storm and then slide off. In cases where the snow slides towards pedestrian areas, parking lots, or other structures, it poses a significant hazard. Fortunately, there has been no loss of life from snow sliding off roofs, but, it has resulted in damage to adjacent structures, damage to vehicles, and persons being trapped in vehicles and structures.

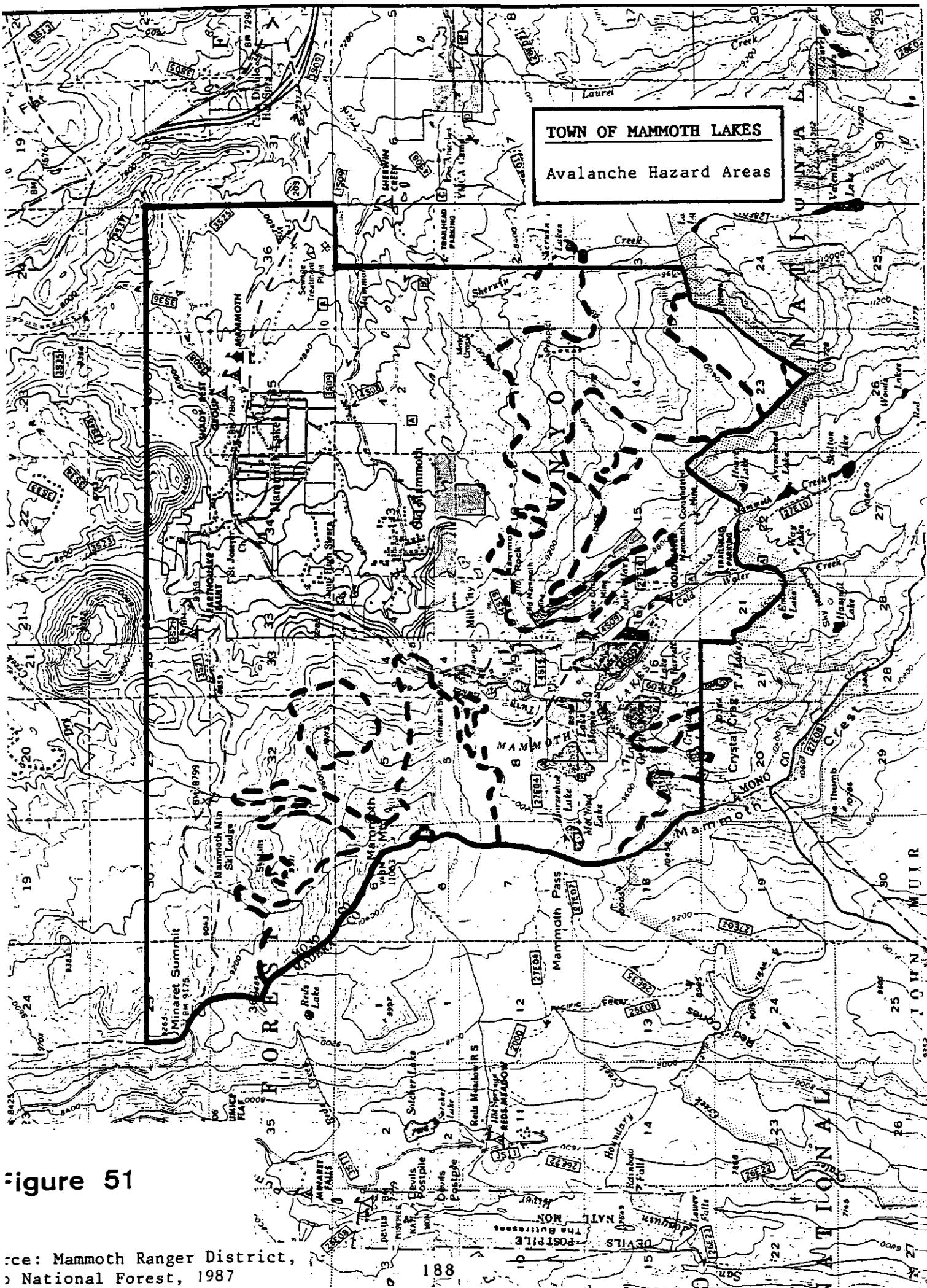


Figure 51

Source: Mammoth Ranger District,  
National Forest, 1987

Flood Hazard - Potential flood hazard areas in the Town of Mammoth Lakes includes Murphy Gulch located in the northeast quadrant of the Town and the Mammoth Creek Drainage Area located in the south central portion of the community (see Figure 52). Murphy Gulch is a seasonal stream and has very little or even no flow during dry months but does carry significant runoff volumes during the spring snow melt, as well as during heavy rainfall periods. Murphy Gulch eventually joins with Mammoth Creek just west of the Highway 395 and S.R. 203 intersection, 2.5 miles east of the developed portion of the community.

High Hazard Flood Zones include property within 100 year flood plains, flash flood washes and designated floodways. The Murphy Gulch Area is a designated flood zone by the Federal Insurance Administration (F.I.A.)(1)

Mammoth Creek has an average annual flow of 20 cubic feet per second. Peak 100 year flow however, is estimated at about 550 cubic feet per second. Flows this high may expose developed portions of the Mammoth Lakes Community to flooding.(2) A special study of the flooding potential of Mammoth Creek is being prepared through the Federal Emergency Management Agency (FEMA) insurance program and appropriate measures included in the Town Development Code to reduce any potential flood hazard.

Fire Hazard - The Mammoth Lakes Fire Protection District provides fire protection to the Mammoth Lakes and Lakes District as well as responds to structural fires in Camp High Sierra(3) and in the Mammoth Mountain Ski Area which lie outside the Fire District boundaries. The Mammoth Lakes Fire Protection District includes approximately 3,000 acres of mountain resort area in and around the Mammoth Lakes Community, including over 2,500 acres within Mammoth Lakes.

Currently, Fire District personnel consists of a chief, assistant chief and approximately 67 volunteers. Existing equipment includes four engines, one truck company, two squad vehicles (or mini pumpers), a rescue van, a State of California emergency vehicle engine and several miscellaneous vehicles. The District has an 85 ft. aerial ladder to reach reasonably sized high-rise structures. There are two fire stations located within the District; the main station is located at the corner of Main Street and Forest Trail and a new station and training facility has been built in the Snowcreek area. Also, a satellite fire station is a being considered should the District assume fire protection services for the Mammoth Mountain Ski Area which is now included within the incorporated boundaries of the Town of Mammoth Lakes.

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(1) Flood Hazard Boundary Maps prepared by Mono Co. on 3/28/78 by F.I.A.

(2) DEIR, Deer Creek Condominium Project, 1982

(3) Owned by the City of Los Angeles

The location and development characteristics of Mammoth Lakes presents unique fire hazard problems, including: the uncertainty of the water supply, the severe winter weather, transience of the residents, road conditions and restricted access to certain areas.

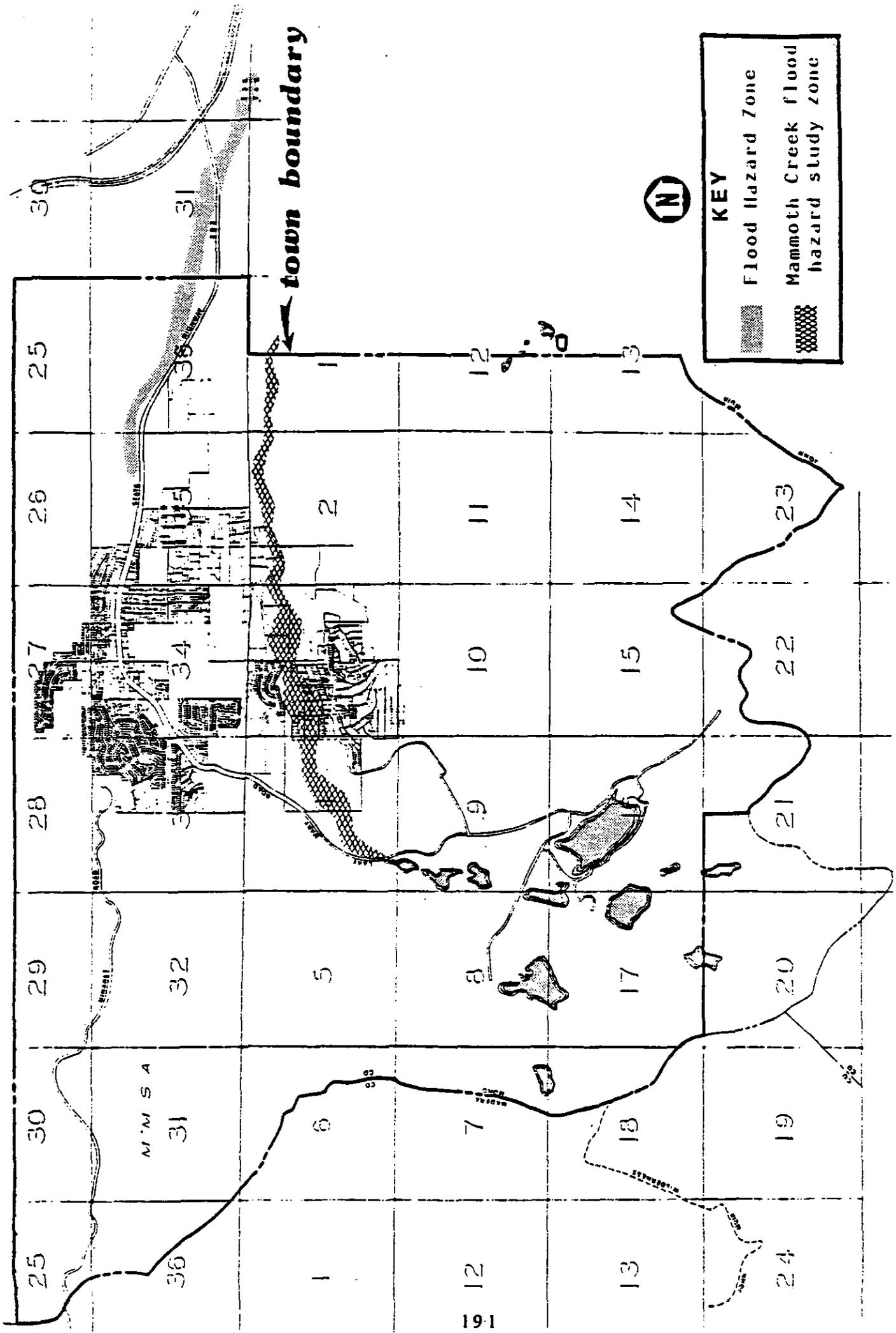


Figure 52 Flood Hazard Areas

Water - The development of an adequate water supply which provides for an acceptable fire flow (i.e., the amount of water that may be needed in any part of the District for fire suppression) is essential. Insurance companies consider water supply a significant factor when setting premium rates for property protection. Presently, the Mammoth County Water District is limited to drawing specified amounts from lakes and wells and other sources of water. These sources do not produce enough water to supply potential increase in population and development. Further, the existing water supply can be threatened by stoppage at water sources and breaks or damage to watermains in some areas. Some of the existing mains are only 6 inches and too small in diameter to deliver sufficient water for fire-suppression without resulting in damage to the main. Recommended main diameters are 12 to 16 inches. The Mammoth County Water District has been steadily upgrading the water supply system to better accommodate fire suppression needs including construction of a 2 million gallon tank in the Lakes Basin Area and a 1 million gallon tank in the Knolls Area.

Severe Winter Weather - Mammoth Lake winters can produce 12 to 20 feet of snow, and a single storm can immobilize traffic for days. Access to many parts of the community may be blocked and some areas are not plowed. The Old Mammoth District can be isolated from fire services, when the only access road is blocked. In a major storm, some local streets may not be plowed for up to several days until primary highways and priority streets are plowed. These access problems reduce the effectiveness of fire suppression and increase fire hazard in Mammoth Lakes.

Road Conditions and Circulation - Poor roadway design and conditions in Mammoth Lakes contributes to the time needed to arrive at a fire. Fire access problems include: illegal parking, uncleared streets, deteriorated pavement, tight curves, narrow and steep streets.

Growth - The permanent resident population in Mammoth Lakes has more than tripled since 1970, from 1,318 in 1970 to 4,117 in 1980, and is anticipated to grow to approximately 8000 in the next 20 years. Of even more importance is the number of people occupying the Town during heavy ski weekends. Presently, the maximum holding capacity of the Town is approximately 30,000 people at one time (PAOT) and this figure is anticipated to increase to approximately 48,000 to 52,000 PAOT within the next 20 years. These figures are for maximum population for short periods usually not exceeding two to three days which occur on major ski weekends and winter holidays. Many of these visitors have no experience with fireplaces, wood stoves and ash disposal. This inexperience has resulted in many fires, especially dumpster fires. A recent education program by the Fire District has reduced the incidence of visitor-related fires and this program should be repeated periodically in the future.

Population Turnover - The average length of residency in Mammoth Lakes(1) is approximately 2.26 years, and about one-

third of the residents have lived in the community for less than one year. This results in a high turnover problem with Fire District personnel.

Financial Constraints - The cost of fire protection has been steadily rising. Available revenues however, which decreased due to Proposition 13 and the subsequent restrictions on the use of property taxes for public services, have been increasing recently due to growth in assessed values of property in Mammoth Lakes. Despite this increase in revenues, costs are escalating more rapidly, thereby requiring the application of mitigation fees for development projects.

The community of Mammoth Lakes has been evaluated and potential fire hazard areas indentified.(2) On the basis of different inherent hazards, the Fire District has determined three hazard categories: 1) most critical, 2) critical, 3) least critical.

Most Critical areas include:

- Commercial laundries and dry cleaning establishments
- Hazardous material storage (propane, explosives)
- Lumber yards
- Inaccessible properties
- Hospitals
- Places of public assembly of over 5,000 square feet
- Densely populated older residential structures

Critical hazard areas include:

- Schools
- Shopping centers
- Small manufacturing plants
- Storage of non-hazardous, but combustible materials
- Two to three story wood frame buildings
- Densely populated condominium and apartment structures

Least critical areas include:

- Single family housing areas
- Undeveloped land.

Additionally, the historically high(3) number of trash and dumpster fires in Mammoth Lakes are considered critical because of the amount of time and manpower needed to extinguish them.

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(1) 1976 Mono County General Plan

(2) Mammoth Lakes Fire Protection District Master Plan, 1982

(3) Approximately 35 fires/year

The Fire Prevention Program for the Mammoth Lakes Area is composed of fire prevention, fire suppression and emergency response elements:

-Fire Prevention - Built-in fire prevention such as smoke detectors, sprinkler systems, fire resistant walls, stairways and fire resistant roofs can extinguish or limit the spread of fire. In critical hazard areas which are inaccessible or contain major risks, preventive measures may be the only way to prevent a fire from becoming out of control before Fire District personnel/equipment arrive. Further, it is usually less expensive to install fire prevention methods at the time of original building construction or at the time buildings are being remodeled.

-Code Enforcement Inspection and Design Review - The application of the Uniform Fire Code, Uniform Building Code, state fire laws and court decisions pertaining to fire safety, provides for minimum fire resistive construction. In addition, the Fire Chief and Town have the power to require additional requirements in excess of minimum standards as necessary. Both new construction and remodeling projects come under the fire codes and ordinances. It is difficult, however, to correct existing fire hazard problems, as discovery is nearly impossible. If discovered, the Fire Marshal has the legal power to issue citations.

In addition to fire and building codes, the Town's General Plan and Development Code which regulate transportation, land development and zoning, will help to improve overall fire protection in Mammoth Lakes.

-Public Education - As discussed earlier, a program which informed the public about proper fireplace and woodstove operation has reduced visitor-related fires. A more comprehensive and aggressive public fire prevention program can further help prevent fires. The program should inform the public about proper fireplace and wood stove operation and ash disposal and inform decision makers and the public about the importance of fire safe construction and prevention practices.

-Fire Suppression - Sufficient water and fire equipment is necessary to suppress fires when prevention techniques fail. Fire stations should be close enough to a fire to permit personnel and equipment to arrive within four minutes. The fire suppression staff must be well trained with equipment of the appropriate type and in excellent condition.

-Emergency Response - The Fire District is often called upon to respond to medical emergencies. All members of the department have been trained in cardiopulmonary resuscitation (CPR) and advanced first aid. Complete emergency medical training (EMT), however, is presently too

expensive for the Fire Department. The Fire District now administers the entire County paramedic program and trains the paramedics under a joint powers agreement between the County, the Hospital District and the Town.

-Hazardous Materials - The storage of hazardous chemicals within the District, including the Town of Mammoth Lakes, is subject to control and permit approval by the District. All chemicals designated by the State of California and federal government as hazardous, and any explosives, must be stored outside the area. Major bulk storage of gas, diesel or propane is also prohibited. Propane storage is limited to 2,000 gallons in "a concentration area"(1) by ordinance. Propane systems of greater capacity are allowed upon approval of the Fire District Board.

Chemicals used by laundry and dry cleaning establishments are strictly controlled and the establishments are inspected regularly by the fire district.

Geologic Conditions Hazards - The Community of Mammoth Lakes is bounded on three sides by the western edge of the Long Valley Caldera, which was created 700,000 years ago by a massive extrusion of magma. The Caldera and other unique geological features in the area such as Crystal Crag, Mammoth Rock and Devils postpile, are evidence of the areas geologically violent history.

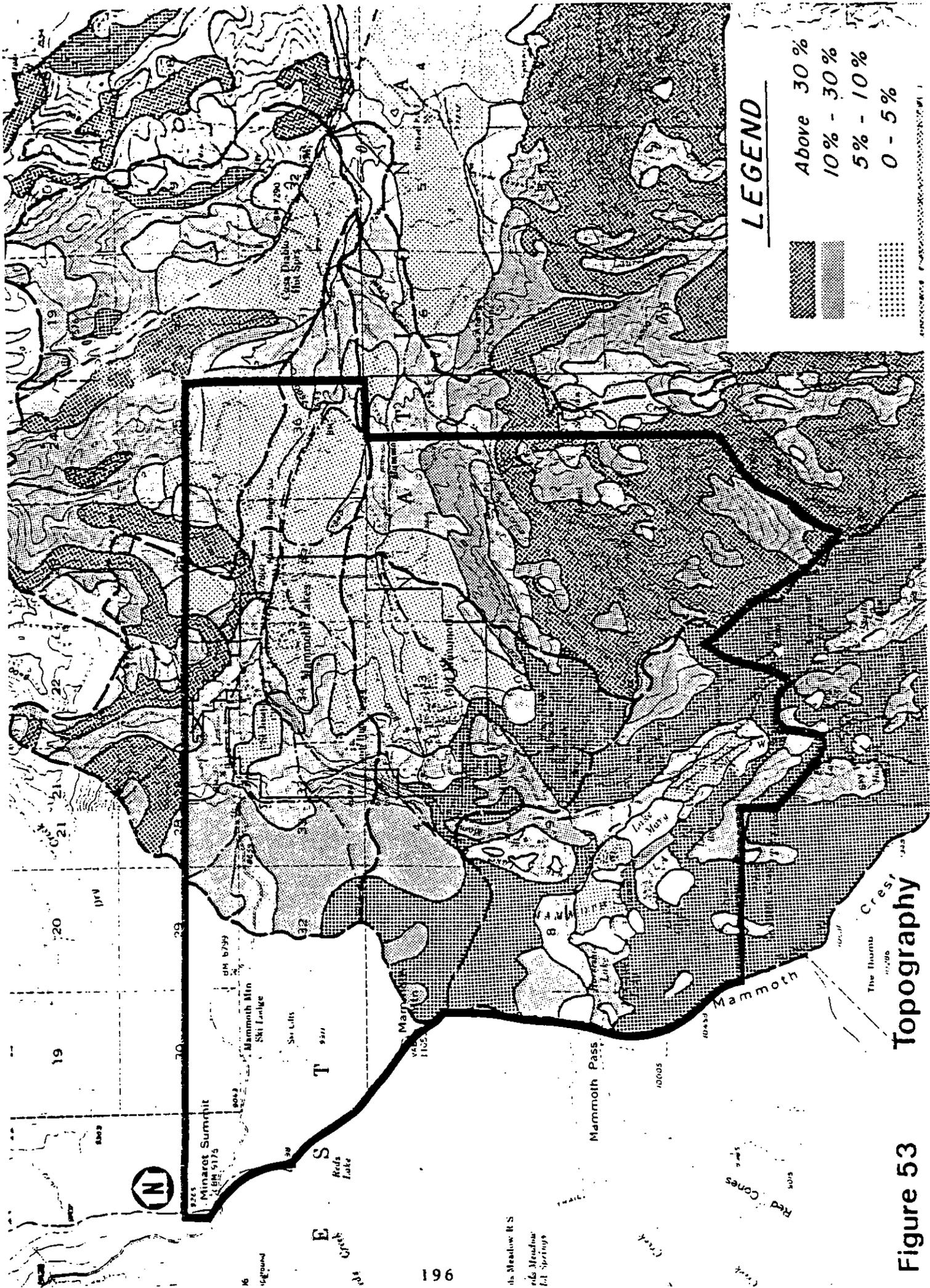
Topography - The most striking feature of the Town of Mammoth Lakes is its dramatic setting, the topography ranges from approximately 7,800 feet in eastern Mammoth Lakes to over 11,000 feet at the summit of Mammoth Mountain. Slope gradients range from relatively flat terrain in Sherwin Meadows to slopes of 50% or more on Mammoth Mountain (see Figure 53).

Landslides primarily occur in areas with a combination of poorly consolidated material and slopes which exceed 30%. Slopes exceeding 30% are found in portions of the Mammoth Knolls, Westridge Mammoth slopes, and the Old Mammoth (2) Districts. Typical unconsolidated materials include: colluvial deposits, outwash tills, morains, rock glaciers and glaciated uplands. Landslide potential in the Mammoth Lakes area has been evaluated and is further discussed in the Seismic Hazard Section of the Safety Element.

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(1) A concentrated area(1) includes any commercial, industrial or builtup area within the District.

(2) Particularly the Bluffs Area.



**LEGEND**

-  Above 30 %
-  10% - 30 %
-  5% - 10 %
-  0 - 5 %

**Topography**

**Figure 53**

Soils - Soils in Mammoth Lakes are derived from the Long Valley Caldera volcanic activity and pleistocene glaciation.(1) Soils in the planning area include alluvial and colluvial deposits, unconsolidated outwash and till deposits, glaciated granites, pumice, rock glaciers, dissected domelands, dissected flowlands and moraines.

A brief discussion of major land form types is presented in Figure 54. In general, the soils in Mammoth Lakes are sensitive to disturbance by development and have a moderate to high erosion potential.

The Community and surrounding area have been subject to volcanic activity for approximately 3.2 million years. This activity began with the last major rise of the Sierra Nevada and eastern Sierra Nevada escarpment. About 700,000 years ago, the magma chamber under Long Valley erupted, creating the Long Valley Caldera. The eruption was wide spread sending ash and debris as far east as Nebraska, and molton rock as far west as the Central Valley. Molten rock flows from the eruption contributed to the formation of the Inyo, Indian Wells and Antelope Valleys.

General volcanic activities have occured during the past several hundred years.(2) The formation of a resurgent dome in the western part of the Caldera and recent measurements, indicate volcanic forces are still at work in the Caldera.(3)

From 1978 through 1983, the frequency and intensity of earthquakes in the vicinity of Mammoth Lakes has increased, probably due to magma beneath the Caldera, causing the area to bulge with attendant opening fractures. Seismic activity has occured primarily where faults intersect the resurgent dome.(4) Since 1983, seismic activity in the caldera has declined.

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(1) Late Wisconsin (Tioga) Period Glaciation, approximately 20,000 years ago.

(2) Mammoth Lakes, Long Valley Microearthquake Project, California Geology, Boylan, 1982

(3) Mono's Changing Geology, Mammoth Publishing Company, 1982

(4) Volcanic history and active Volcanism in California, California Geology, Volume 134

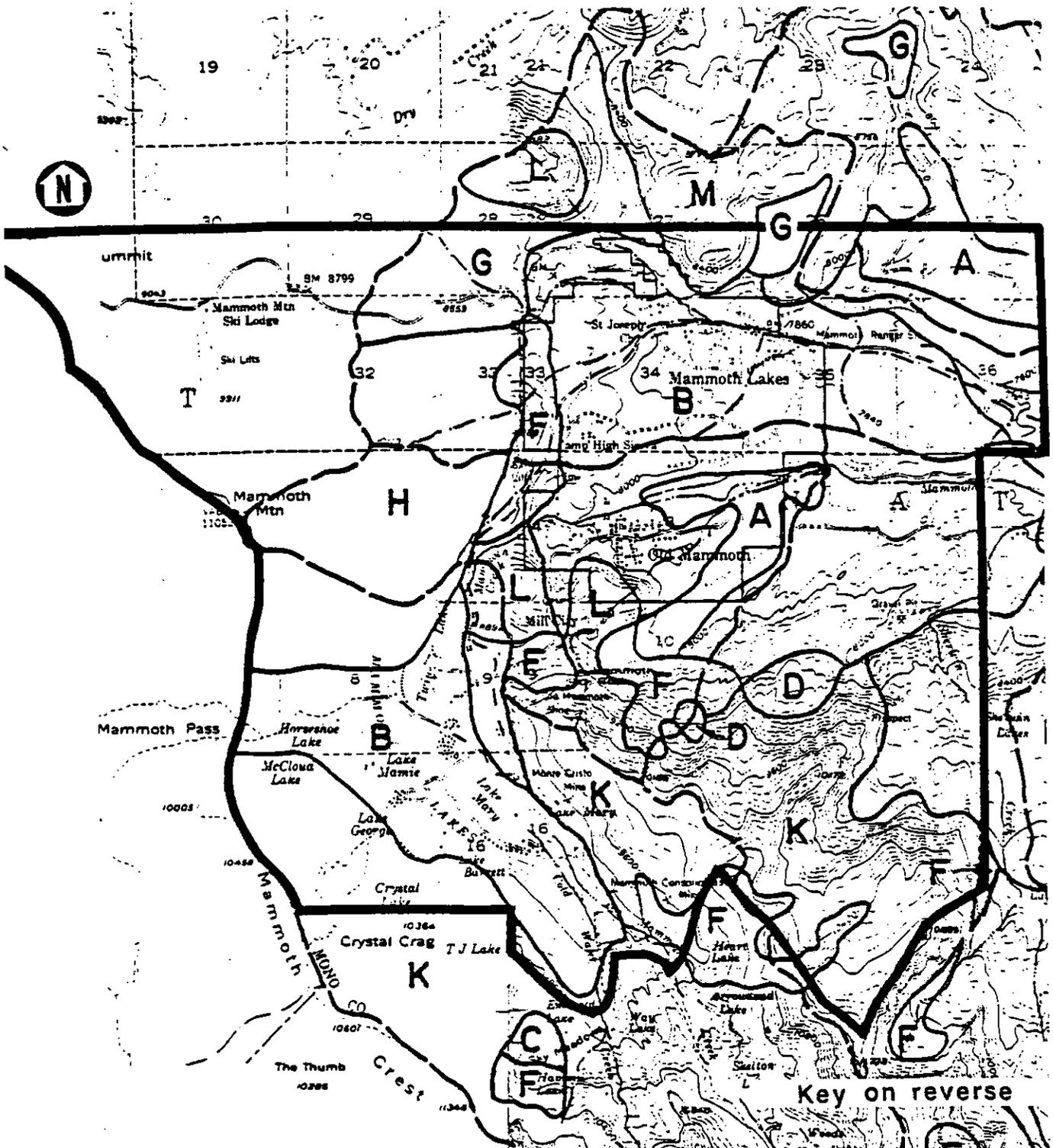


Figure 54

Land Forms Map

FIGURE 54 (cont.) Landform Descriptions

Symbol	Landform	Description
A	Alluvial	Unconsolidated sediments and detrital material deposited by water transport. Usually below 7,500 feet in flatter terrain.
B	Outwash Till	Undifferentiated glacial outwash and coarse till usually found at 7,500 to 9,500 feet. Associated with moderate to steep terrain.
C	Moraine	Undifferentiated till occurring as scattered knolls or ridges between 7,200 and 9,000 feet.
D	Rock Glacier	Glacial deposits with significant boulder and cobble fractions. Occurs primarily in Sherwin Lakes basin.
E	Lacustrine	Lake bed deposits, including consolidated sandstones, clays, and gravels. Occurs at lower elevations along Hot Creek.
F	Colluvial	Poorly consolidated terrace deposits, slope outwash, and talus occurring at the bases of steep mountain slopes.
G	Pumice	Recent volcanic ash deposits of significant depth occurring in northwestern portions of Basin. Associated with Mammoth Mountain volcanic activity.
H	Mammoth Mountain	Dormant volcano which dominates the westerly portion of the Basin. Moderate to steep slopes covered with pumice and volcanic debris.
I	Glaciated Rimland	Most prevalent general type of landform, includes granitic batholith, volcanics, and complex metamorphic materials modified by glaciation. The Sierra Nevada Range along the entire western, southern, and southeastern rim of the Basin is in this category, including Mammoth Mountain.
J	Glaciated Mountainland	
K	Glaciated Graniticland	
L	Glaciated Volcanicland	
M	Dissected Domeland	Rhyolitic domes and intrusions of recent volcanic origin which generally rim the northern portion of the Basin.
N	Dissected Flowland	Basalt flows, weathered and glaciated, which dominate the lower portion of the Basin floor. Lower reaches of Murphy Gulch and Mammoth Creek traverse this landform near Highway 203 and U.S. Highway 395.

The extent of a volcanic eruption should one occur has been evaluated by the U.S. Geological Survey(1) and the California Division of Mines and Geology.(2) Additionally, the State of California has prepared a Volcanic Hazards Response Plan.(3) Under the various potential locations and intensities of possible eruptions which have been studied, the Town of Mammoth Lakes is either directly within the area affected by ash, falling blocks, tephra and/or pyroclastic surges flows(4) or adjacent to such affected areas.

Volcanic eruptions may or may not be preceded by seismic spasms.(5) While the resident population exposed to volcanic hazards are relatively small, 5000 people presently, and 8000 in approximately 20 years, the present 30,000, and future maximum visitor population which occurs periodically during the winter, places a major strain on local resources should a volcanic event occur.(6) During the winter access roads are limited and may be closed during major winter snow storms for up to two days. Additionally, communications can be easily disrupted during volcanic and seismic activity and shelter in Mammoth Lakes may be insufficient if directly affected by eruption related seismic activity or ash fall. An emergency Volcanic Hazards Response Plan has been prepared by the State of California which sets forth actions to be taken by the Town, federal and state agencies, in response to volcanic activities which could occur.

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- (1) Potential Hazards from Future Volcanic Eruptions in the Long Valley - Mono Lake Area, Geological Survey Circular 877
  - (2) Mono-Mammoth Lakes Volcanic Hazard Planning Scenario, California Division of Mines and Geology
  - (3) California Office of Emergency Services, May 1984
  - (4) A highly mobile flow of ash and other pyroclastic fragments dispersed in hot turbulent gas.
  - (5) p. 1-3, Plan Caldera, May 1984
  - (6) *ibid*, p. 1-10.
  - (7) *ibid*.

Other volcanically active areas similar to Mammoth Lakes are subject to similar ranges of potential activity. Recognition of the potential for volcanic activity in the area, however, assists the Community and other agencies in preparing and updating appropriate emergency response plans.

Seismic Hazards - The Mammoth Lakes area has had a long history of seismic activity and has six known active faults, including the Hilton Creek Fault, Laurel-Convict Fault, Wheeler Crest Fault, Range Front Fault, Inyo Craters Fault, and Sierra Nevada Fault. Seismic activity has also been associated with a resurgent dome located northeast of the Highway 395 and State Route 203 intersection. The dome activity may be due to magma migration deep below the surface.(1) (See Figure 55)

Between 1872 and 1976, twelve earthquakes of 5.0 and 6.0 on the Richter Scale have been recorded in the vicinity of Mammoth Lakes. Most of these earthquakes were centered along the Wheeler Creek and Hilton Creek Faults.(2) The strongest quake in the area, however, was an 8.0 earthquake on the Richter Scale which occurred in 1872. The epicenter of this quake was along the Owens Valley Fault near Lone Pine. (100 miles away)

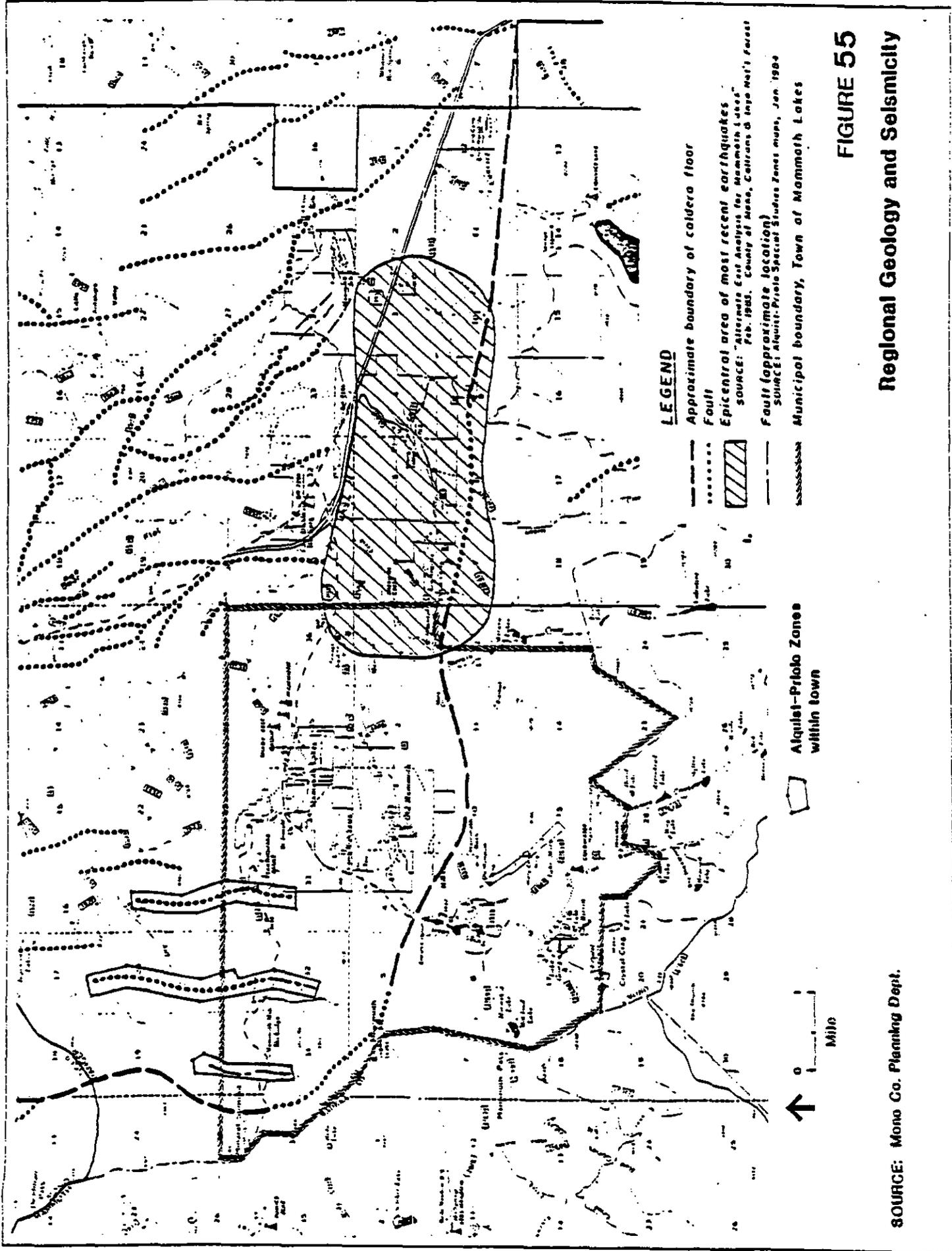
Seismicity in the Mammoth Lakes area did increase in frequency and intensity during the period from 1978 to 1983 and has decreased since that time. Over 500 quakes occurred in the vicinity of the Town between May 25th and 18th, 1980. Eight of these earthquakes exceeded Richter magnitude 5.0; three of these exceeded 6.1.(3) Structural damage was sustained, including the Mammoth Elementary school. Displacement during these quakes was primarily along the Hilton Creek Fault. Additionally, in 1981, several major earthquake swarms occurred along the Laurel-Convict Fault near the Sherwin Campgrounds.

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(1) Source ESA: U.S. Geologic Survey, personal communication with Dave Hill, USGS Geologist

(2) County of Mono Safety Element, 1982 210 %1

(3) An increase of .1 on the Richter Scale equals to a 10 times increase in magnitude.



The Community of Mammoth Lakes may experience considerable seismic activity in the future, due to:(1)

-A high degree of crustal faulting in the Mono Lake and Long Valley area which may lead to the release of tectonic strain by frequent small or moderate earthquakes.

-The present frequent moderate earthquakes and earthquake swarms along the Sierra Front Fault indicate the potential for a large earthquake.

-Movement of magma beneath the Caldera may be the cause of seismic events below the Long Valley Caldera.

The California Division of Mines and Geology considers the maximum credible earthquake magnitude to be 6.5 to 6.75 on the Richter Scale, with a bedrock acceleration of 0.35 for up to 0.35 seconds.(2)

The Town of Mammoth Lakes is within seismic severity zone IV(3) and has an expected modified Mercalli Rating of IX or X at maximum earthquake intensities. The damage expected as a result of earthquake activity in the vicinity of Mammoth Lakes is similar to that expected in other seismically active areas throughout California.

Alquist Priolo Special Study Zone areas are located within the Community, as shown in Figure 55. Under the Alquist Priolo Act, designated fault zones (from inferred or trace fault information), require special studies to determine the on-site extent of the faults prior to development in the zone.

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- (1) Mono's Changing Geology, Mammoth Publishing Company, 1982
  - (2) Greensfelder, Roger, 1974, Maximum Credible Rock Acceleration from Quakes in California
  - (3) Urban Geology Master Plan, 1973 Division of Mines and Geology, CDMG Bulletin No. 198

Secondary hazards associated with seismic activity include liquefaction and slope instability. Liquefaction occurs in areas with shallow ground water and where finer grained sands make up a significant part of the near surface (less than 30 feet) soil section. Within Mammoth Lakes, areas of alluvium and morain material with shallow ground water have liquefaction potential, see Figure 65. Liquefaction can be described as a quicksand condition in which there is a total loss of foundation support caused usually by earthquake activity. Finer ground alluvium areas subject to liquefaction are in the low areas of the community including Sherwin Meadows, areas to the north and south of Old Mammoth District, and to a lesser extent, an area of shallow ground water near the Meridian Boulevard Curve.(1)

Landslides move under the force of gravity. The nature of the movement is affected by the type of earth materials involved, the internal friction of the slide mass and the slope over which the mass is moving. Triggering events for landslides include:

1. Earthquakes - which directly set the earth mass in motion
2. Heavy precipitation - or abnormal groundwater conditions that reduce internal friction
3. Natural erosion - which may undercut stable slopes and
4. The works of man - which can destroy the natural equilibrium commonly through grading or other earth moving.

Slope stability problems are limited primarily to steeper slopes, particularly those with significant talus accumulations. Figure 56 presents anticipated slope instability in and adjacent to the Mammoth Lakes Community.

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(1) P. 107, Mono County Seismic Safety Element - Envicom Corp., 1976

**EARTH MATERIALS**

- A ALLUVIUM
- M MORAINIC (CATEGORY "A" FOR EARTHQUAKE SHAKING ZONES)
- B BEDROCK

**SLOPE INSTABILITY**

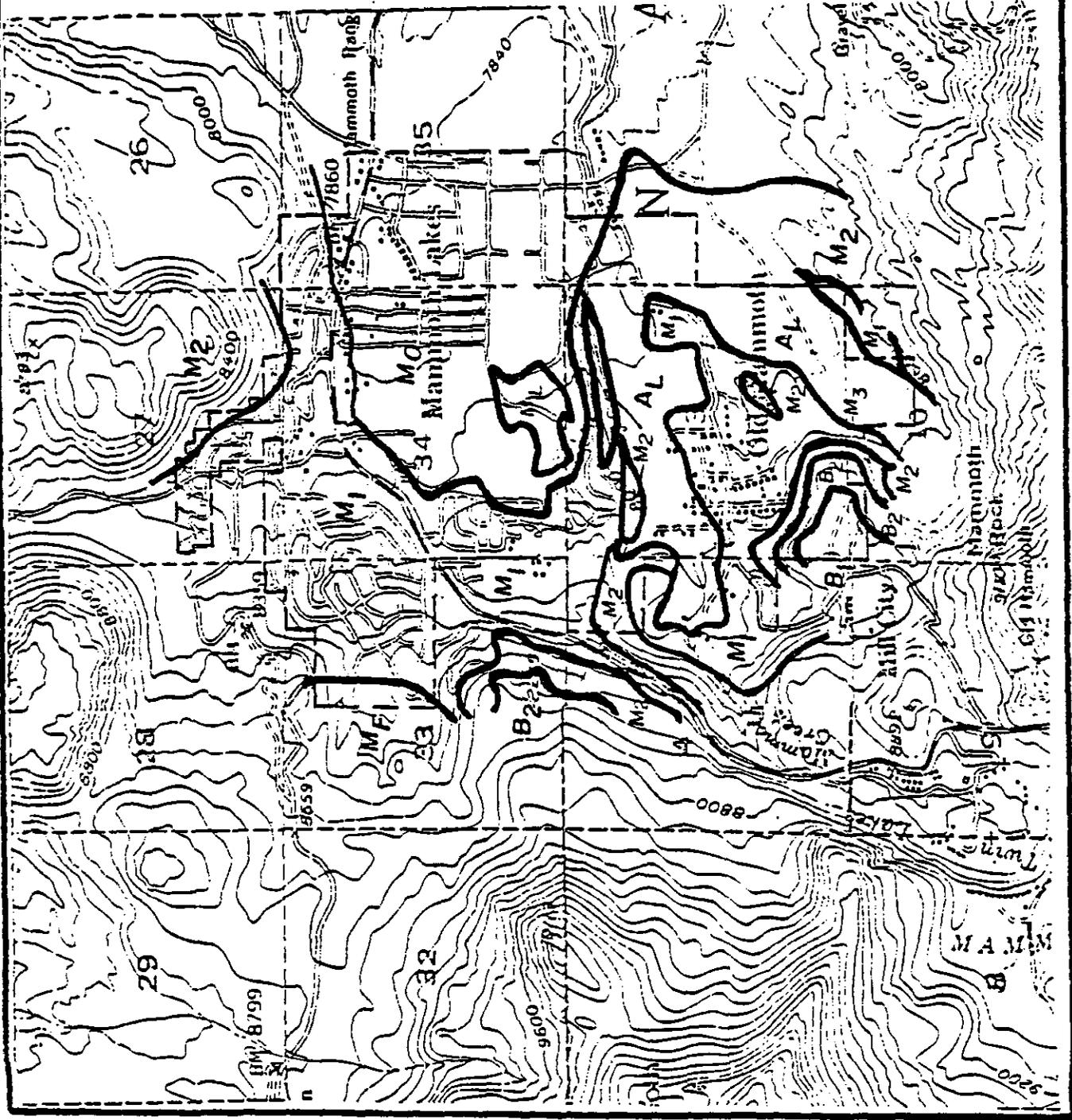
THE CATEGORIES BELOW ARE SHOWN AS SUBSCRIPTS OF THE HOOK OR SOIL TYPES "B" OR "M"

MAP SYMBOL (SUBSCRIPT)	CHARACTERISTICS	RELATIVE SLOPE INSTABILITY
0	RELATIVELY FLAT AREA	NIL TO VERY LOW
1	MODERATE TERRAIN WITH SOME LOCALLY STEEP AREAS	LOW TO LOCALLY MODERATE
2	STEEP TERRAIN WITH INACTIVE OR SLOWLY ACCUMULATING TALUS DEPOSITS	MODERATE TO HIGH
3	VERY STEEP SLOPES WITH ACTIVE TALUS ACCUMULATIONS	VERY HIGH TO HIGH

**OTHER HAZARDS**

MAP SYMBOL	CHARACTERISTICS	HAZARD POTENTIAL
AL	ALLUVIUM WITH SHALLOW GROUND-WATER	LIQUEFACTION MODERATE TO HIGH
ML	MORAINAL MATERIAL WITH SHALLOW GROUNDWATER	LIQUEFACTION MODERATION TO LOW
Mf	MORAINIC OVERLYING POTENTIALLY FISSURED VOLCANIC ROCKS	UNSTABLE SOIL CONDITION

Source: "Plate VII, Monmouth Area" ENVICOM CORP. 1976



**Slope Instability and Liquefaction**

**Figure 56**

## Police Services

The Mammoth Lakes Police Department is responsible for most protection services normally associated with a police department. Through mutual aid agreements, the Police Department responds to and is assisted by other law enforcement jurisdictions in specified areas. Among the basic functions of the Mammoth Lakes Police Department are:

1. To investigate crimes committed against persons and property by obtaining necessary evidence, identifying and arresting the perpetrator and cooperating in the prosecution of the case.
2. To facilitate the safe and expeditious movement of vehicular and pedestrian traffic through enforcement of traffic laws, investigation of traffic accidents, direction of traffic to enforce compliance with traffic laws, and to develop driver awareness of the causes of traffic accidents. In the implementation of this function, the department appropriately warns, cites or arrests traffic law violators.
3. To provide assistance and advice in the many routine and emergency situations which develop in a rural community. Saving lives and aiding the injured, locating lost persons, keeping the peace, protecting property and providing for many other miscellaneous needs are basic services provided by the department. To satisfy these requests, the department responds to calls for service and renders such aid or advice as is necessitated or indicated by the situation.
4. To respond to major disasters in the following manner:
  - a. To prescribe the procedure for coordination of alerting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires assistance from another jurisdiction.
  - b. To provide for the coordination of law enforcement mutual aid planning and operations at the state, regional, operational area, and local levels and to relate such plans to the overall state plan for disaster and emergency operations.
  - c. To provide for a system of receipt and dissemination of information and data related to such emergency situations as natural disasters or other unusual occurrences, either existing or pending.

The department employs(1) 15 sworn full-time Peace Officers, 1

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(1) March 1, 1987

Community Service Officer, 1 Clerk-Dispatcher, and 1 Administrative Secretary. The department's uniformed structure includes 1 Chief of Police, 1 Lieutenant, 3 patrol Sergeants, 10 patrol Officers, and 1 Community Service Officer. Mobilized patrol is provided by the use of 6 marked patrol units which are 4-wheel drive, 4-door, Jeep Cherokees. Each patrol car is equipped with 80-channel mobile radios that have the capability of communicating with numerous surrounding private and public agencies. Under extreme situations, each patrol car is able to perform as a mobile command post.

Finally, the department is involved in the planning and implementaion of the Town's Emergency Plan, and is prepared to utilize both local and interagency resources for a coordinated effort against potential hazards to public safety.

## FINDINGS, GOALS AND POLICIES

The following section presents the Safety Element findings, goals and policies which comprise the Town of Mammoth Lakes program to improve the safety of its citizens and to reduce the potential damage from the natural hazards affecting the community.

### FINDINGS

#### Avalanche Hazard

1. There are very few snow avalanche hazard areas within the developable portion of Mammoth Lakes.

#### Snow Shedding

2. Snow and ice cascading from roofs presents a threat of injury to people and damage to property.

#### Flood Hazard

3. The Town of Mammoth is relatively free of flood hazard with the exception of Murphy Creek which can carry significant runoff volumes during the spring melt and during heavy rainfall periods, and, Mammoth Creek which can carry significant volumes during peak 100 year flow conditions.

#### Fire Hazard/Protection

4. The existing water supply is insufficient to meet the future fire suppression needs of the Community and some existing water mains are not large enough to provide sufficient water for fire suppression.

5. Access to fires is delayed by poor roadway design and conditions, and is often completely obstructed by unplowed roads.

6. The past and anticipated future growth in visitors who are inexperienced in using fireplaces, wood stoves and ash disposal, has and will cause increases in incidents of fire in the community.

7. The turnover in Town population leads to a high turnover in Fire District personnel increasing the difficulty of maintaining adequate fire services.

8. The incidence of structural fires has declined recently in Mammoth Lakes. However, the projected increase in population and structures are anticipated to increase fire incidence.

9. The available revenues for fire protection have been increasing but have been outstripped by significant increases in fire protection costs, thus increasing the difficulty of maintaining adequate fire protection services for the Community.

## Geologic Conditions/Hazards

10. The dramatic topography (i.e., steep slopes) of Mammoth Lakes combined with poorly consolidated soils, leads to landslide potential in the Mammoth Knolls, Mammoth Slopes, Westridge, and Old Mammoth Districts.

11. In general, the soils in Mammoth Lakes are sensitive to disturbance by development and have a moderate to high erosion potential. Additionally, soil conditions in the Snowcreek and Sherwin Meadow areas may require substantial removal of highly organic overburden and fill and compaction of more suitable foundation materials, which could result in topographic modification and soil erosion.

12. The Mammoth Lakes area has experienced volcanic activity within the past 3.2 million years, and magmatic forces are still at work in the caldera in which Mammoth Lakes lies.

13. Potential volcanic activity could result in seismic activity, ash fall, and pyroclastic surges and flows affecting Mammoth Lakes. Problems to be addressed by volcanic hazard planning include: limitations on access during snow storms, increasing visitor populations placing strains on local resources, potential for communication disruption during volcanic events, possible insufficiency of emergency shelters and potential of serious injury or death to numbers of people.

14. An emergency response plan has been prepared for the Mammoth Lakes area to assist the community in the event of volcanic activity.

## Seismic Hazards

15. Several active faults affect seismically active Mammoth Lakes area, which can expect earthquakes of 7.0 magnitude on the Richter Scale. Similar earthquake activity is experienced throughout many areas in California.

16. The Area is rated IX or X on the mercalli earthquake rating scale. However, during the period from 1978 to the present, there was no significant damage to structures or facilities within the Town limits.

17. Several Alquist Priolo Earthquake Study Zones are located in Mammoth Lakes area which require special studies to determine the extent of faults prior to development occurring in the zone.

18. The Sherwin Meadows and areas north and south of the Old Mammoth District are possibly subject to liquifaction under seismic loading.

19. During earthquake activity instable slopes described earlier will be subject to movement.

## Police Services

20. The Mammoth Lakes Police Department is responsible for assisting in the coordination of law enforcement agencies, dissemination of information and advice, in times of natural disasters or other emergency situations and for providing direct assistance.

### GOALS

#### Overall Goals

1. To minimize loss of life, injury, property damage and natural resource destruction which may result from public safety hazards.
2. To develop a hazard planning program beginning with this Safety Element, and including: 1) hazard planning conditions in the Town Development Code and Ordinances, 2) the Town's participation in emergency planning programs, and 3) coordination of the various agencies providing safety services to the Community.

#### Avalanche Safety

3. To protect life and property from avalanche hazards.

#### Snow Shedding

4. To limit hazards to people and property resulting from snow and ice falling from roofs.

#### Flood Control

5. To prohibit incompatible development in flood areas which could pose a threat to life or property.

#### Fire Hazard

6. To minimize the incidence of structural fires and minimize loss of life due to fires.
7. To maximize the fire fighting and life saving effectiveness and the efficiency and cost effectiveness of the Mammoth Lakes Fire Protection District.
8. To assure the Mammoth Lakes Fire Protection District has a sufficient water supply and water delivery system to suppress at least two fires at once.
9. To improve the ability to respond to a disaster in the area served by the Mammoth Lakes Fire Protection District.

10. To minimize risks from storage and use of hazardous materials.

11. To assure fire protection is provided to developing land.

#### Geologic Hazard Safety

12. To protect life and property from soil and geologic hazards.

13. To condition or prohibit development which is proposed for location in geologic hazard areas or in areas having excessive slopes as provided in the Town Development Code.

#### Volcanic Hazards

14. To participate in volcanic hazard response planning and programs for the Mammoth Lake Area.

15. To minimize the following limitations to volcanic hazard response: access, communication, emergency shelter, and other resource limitations.

#### Seismic Safety

16. To protect life and property from seismic hazards.

17. To reduce or avoid adverse economic, social and environmental impacts caused by seismic activity.

#### Police Services

18. To render all available assistance and cooperation in emergency situations to minimize loss of life, injury to persons and damage to property.

### **POLICIES**

#### Avalanche Safety

1. The Town shall monitor known and potential avalanche hazard areas and identify low, moderate and high hazard zones in the Town Development Code.

2. The Town shall allow only open space or low density seasonal occupancy in high avalanche hazard zones.

3. The Town shall require developers to implement appropriate mitigation measures in avalanche areas through requirements in the Town Development Code.

4. The Town shall post warning signs on roadways subject to avalanche hazards.

5. The Town shall support and encourage actions by the U. S. Forest Service and all commercial ski areas to abate avalanche hazards which impact the Town of Mammoth Lakes.

#### Snow Shedding

6. To adopt standards in the Town Development Code which will limit hazards to people and property resulting from snow and ice falling from roofs. These standards could include setbacks, roof orientation, roof construction, and other applicable considerations.

#### Flood Zone Safety

7. No development shall be allowed in Murphy Creek or other flood hazard area and such areas shall be maintained in open space uses which will not contribute to runoff and snowmelt in the hazard area.

8. The Town shall prepare a study of the flood potential of Mammoth Creek and develop appropriate development criteria for inclusion in the Town Development Code.

#### Fire Protection

9. The Fire District should minimize the incidence of structural fires by: a) regular inspections by the Fire District, b) voluntary residential inspections, c) review of new development and remodeling plans in coordination with the Town's Development Review Procedures, and d) institution of public fire education programs.

10. The Town shall help assure provision of adequate fire protection services by requiring development to conform to Fire District Plans, ordinances and requirements, and, to provide for fire protection personnel and equipment through requirements in the Town's Development Code, subdivision requirements and ordinances.

11. The Fire Protection District should maximize firefighting and lifesaving effectiveness through:

a) development of fire stations, purchase of equipment and increases in personnel commensurate with increases in Town population and development;

b) development and maintenance of fire personnel skills in fire fighting and rescue equipment through development of a training area and drill tower and instruction of fire personnel.

12. The Town shall assist the Fire Department in reducing access and location delays, and in improving fire suppression by requiring:

a) business and house numbers to be visibly posted on each structure;

b) a Fire District review of proposed development and remodelling projects as part of the Town Development Review Process, to assure proposed structures, roads/access and fire prevention proposals are adequate;

c) to the maximum extent feasible, consultation between the Town and Fire District be held before any plans involving street, road, hydrant, water main/supply, or any other improvement affecting fire safety are approved by the Town or submitted for bid;

d) incorporation of appropriate site and structure design criteria in the Town Development Code to reduce fire hazards including: fire preventive building design appropriate building location and spacing, adequate access, etc.;

e) to the maximum extent possible, consistency between the various Town Codes and Fire Codes;

f) a roadway snow removal priority plan based on fire response access to the urbanized areas of Mammoth Lakes during heavy snow conditions.

13. The Town shall help assure water supply and fire flow sufficient to suppress two or more simultaneous fires through requirements in the Town Development Code, including:

a) development project provision of appropriate water main sizes, and hydrants to provide adequate fire flow

b) agreements designating responsibility of installation, inspection and maintenance of hydrants

c) allowing only that development which can demonstrate that adequate fire flow is available to serve the development or alternately other adequate suppression techniques and design have been utilized

14. The Town shall support the inclusion of the entire incorporated area within the sphere of influence of the Mammoth Lakes Fire Protection District through contract provisions or expansion of District boundaries.

15. Within the municipal boundaries, the Town shall support the policies of the Mammoth Lakes Fire Protection District regarding storage of explosives or chemicals listed as hazardous by the state or federal government and shall prohibit the above ground bulk storage of gasoline, diesel or propane fuels.

16. The Town shall support the Mammoth Lakes Fire District Master Plan for Fire Protection.

17. Appropriate pre-hospital emergency care systems shall be identified, developed and maintained to meet the needs of the community and appropriate mitigations shall be imposed upon developments which significantly impact these systems.

#### Geologic Safety

18. The Town shall require developers to complete a preliminary soils and foundation analysis, and prepare a comprehensive erosion control plan to prevent erosion and siltation of streams in the Community, through conditions in the Town Development Code.

19. The Town shall require detailed geotechnic studies of sites with slopes of 20% or greater, land slide or liquifaction potential, or other potential geotechnic hazards, through requirements in the Town Development Code.

20. The Town shall encourage clustered development in areas with problem soils and other geotechnic problems, through requirements in the Development Code, in order to reduce impact to fragile areas or reduce development exposure to hazard areas.

21. The Town shall encourage grading and foundation plans which minimize excavation. Off-site disposal of soils shall be discouraged, and where excavation is necessary, balanced cut and fill will be encouraged. Further, if excavated soils must be moved off-site, designated borrow pits shall be used and sculpted to fit the surrounding topography. Fill materials shall be extracted from Town designated areas.

22. Soil erosion and soil transport during construction shall be controlled through requirements in the Town Development Code, including:

a) Disturbed soil surfaces covered with mulch or grass until vegetation is re-established and/or permanent surface is overlaid.

b) Minimization of exposed graded areas for extended periods through project phasing.

c) Sprinkling of disturbed soils.

d) Covering, windfencing around or wetting of stockpiled topsoil or dusty building materials.

e) Use of wind erosion construction barriers in sites exposed to wind erosion during construction.

f) Limitation of construction equipment and vehicle speeds to 15 miles per hour on construction sites.

g) Use of sedimentation basins or ponds to prevent sediment reaching streams and the Town drainage system.

23. The Town shall prohibit activities which could potentially devegetate or loosen soil surfaces, unless a comprehensive water and wind erosion control plan is prepared and adopted. Of particular concern are intensive recreational activity areas (such as hiking and horseback riding trails).

24. The Town shall participate in any updating and implementation of hazards response planning including an emergency evacuation facilities plan and training programs.

25. The Town shall require major developments to prepare and Specific Area Plans to address hazard emergencies such as evacuation, shelter, communication issues, etc.

#### Seismic Safety

26. The Town shall ensure that new development, modernization projects and public works facilities(1) projects will be constructed to reduce structural damage during seismic events through conditions in the Town's Development Code, including:

a) The strict enforcement of the Uniform Building Code sections regarding seismic design, grading and excavation.

b) Upgrading of utilities serving the development to withstand projected earthquake loadings and/or to shut off utility in case of failure (e.g., gas pressure drop valves).

c) Requiring detailed geotechnic studies for development sites with liquifaction, landslide and faulting potential to insure appropriate siting and design is utilized in project development.

27. The Town shall adopt the state criteria for regulating development within the Alquist-Priolo Special Study zones(2).

28. The Town shall designate open space uses for areas which have been identified in EIR's or special studies to present potential hazards which cannot be satisfactorily mitigated to allow for more intensive development.

---

(1) Includes City, County, and special district projects.

(2) Title 14, Division 6, Chapter 8, Subchapter 1, Article III of California Administrative Code.

29. The Town shall ensure that adequate emergency access is available to evacuate peak populations during emergencies through:

a) Designation of an additional emergency access road alignment(s) to accommodate buildout populations.

b) Completion of the existing roadway system.

c) Encouragement of continued airport improvements to improve its use for emergency evacuation.

30. The Town shall develop an Emergency Plan for Mammoth Lakes which sets forth the responsibilities, functions and operations of the Town government and its interrelationship with other agencies and jurisdictions which provide services during an emergency.

31. The Town shall initiate emergency training programs for Town employees and community volunteers and shall initiate a public education program which advises people on what to do in an emergency.

32. The Town shall utilize interagency agreements (i.e., mutual aid and joint use agreements) and support the consolidation of public safety services where appropriate, in order to establish a more efficient and coordinated emergency service system.

#### Police Services

33. The Mammoth Lakes Police Department shall monitor existing mobilization plans for effectiveness in responding to emergency situations.

34. The Police Department shall conduct regular disaster training/response exercises to maximize personnel and procedural effectiveness in emergency or disaster situations.

35. The Town shall maintain an adequate police force commensurate with increases in Town population and development.

Noise

**REVISED**  
**NOISE ELEMENT OF THE GENERAL PLAN**  
**MAMMOTH LAKES, CALIFORNIA**

**Adopted**  
**June 18, 1997**

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## CHAPTER ONE

### INTRODUCTION

#### 1.1 Purpose and Scope

The Noise Element of the General Plan is a planning document which provides a policy framework for addressing potential noise impacts encountered in the planning process.

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

According to the Government Code requirements, noise exposure information should be included in a Noise Element for the following major noise sources:

1. Highways and freeways
2. Primary arterials and major local streets
3. Railroad operations
4. Aircraft and airport operations
5. Local industrial facilities
6. Other stationary sources

Noise-sensitive uses identified by the Government Code and by the Town of Mammoth Lakes include the following:

1. Residential development
2. Schools
3. Hospitals, nursing homes
4. Churches

## 5. Libraries

The Noise Element is directed at minimizing future noise conflicts. A noise ordinance, on the other hand, is directed at resolving existing noise conflicts. A noise ordinance may be used to address noise levels generated by existing industrial and residential uses, which are not regulated by federal or state noise level standards. The regulation of noise sources such as traffic on public roadways, *railroad line operations and aircraft in flight is preempted by existing federal and/or state regulations*, meaning that such sources generally may not be addressed by a noise ordinance. The Noise Element addresses the prevention of noise conflicts from all of these sources.

### 1.2 Relationship to Other Elements of the General Plan

The Noise Element is related to the Land Use, Housing, Circulation and Open Space Elements of the General Plan. Recognition of the interrelationship of noise and these four mandated elements is necessary to prepare an integrated general plan and to initiate changes which will reduce noise exposure to acceptable levels in areas where noise may presently exceed the levels set forth by the adopted policies of the Noise Element. The relationship between these elements is briefly discussed below:

1. Land Use: An objective of the Noise Element is to provide noise exposure information for use in the Land Use Element. When integrated with the Noise Element, the Land Use Element will show acceptable land uses in relation to existing and projected noise levels.
2. Housing: The Housing Element considers the provision of adequate sites for new housing and standards for housing stock. Since residential land uses are noise-sensitive, the noise exposure information of the Noise Element must be considered when planning the locations of new housing. The State Noise Insulation Standards may influence the locations and construction costs of multi-family dwellings, which should be considered by the Housing Element.
3. Circulation: The circulation system, which is a major source of noise, must be correlated with the Land Use Element. This is especially true for roadways which carry significant numbers of trucks. Noise exposure will thus be a decisive factor in

the location and design of new transportation facilities, and in the mitigation of noise produced by existing facilities upon existing and planned land uses.

4. Open Space: Excessive noise adversely affects the enjoyment of recreational pursuits in designated open space, particularly in areas where quiet is a valued part of the recreational experience. Thus, noise exposure should be considered in planning for this kind of open space use. Conversely, open space can be used to buffer noise-sensitive uses from noise sources by providing setbacks and visual screening.

### 1.3 Noise And Its Effects On People

Appendix A provides a discussion of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure, and is a reference for use by the Town during the review of documents or proposals which refer to the measurement and effects of noise.

### 1.4 Definitions

1. A-Weighted Sound Level (dBA): Except as specified, all sound levels referred to in this policy document are in *A-weighted* decibels. *A-weighting* de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize *A-weighting*, as it provides a high degree of correlation with human annoyance and health effects.
2. Community Noise Equivalent Level (CNEL): The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
3. C-Weighted Day/Night Average Sound Level ( $L_{Cdn}$ ): The average equivalent sound level during a 24-hour day, obtained after addition of ten *C-weighted* decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
4. C-Weighted Sound Level (dBC): *C-weighting* is essentially flat in response except in very low and very high frequencies. *C-weighting* is often used to judge human response to sonic booms, blasting and artillery fire.

5. Day/Night Average Sound Level ( $L_{dn}$ ): The average equivalent sound level during a 24-hour day, obtained after addition of ten *A-weighted* decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
6. Equivalent Sound Level ( $L_{eq}$ ): The sound level containing the same total energy as a time varying signal over a given sample period.  $L_{eq}$  is typically computed over 1, 8 and 24-hour sample periods.
7. Maximum Sound Level ( $L_{max}$ ): The maximum sound level recorded during a noise event.
8. New Development: Projects requiring land use approval or building permits, but excluding remodelling or additions to existing structures.
9. Noise-Sensitive Land Use: Residential land uses, transient lodging, schools, libraries, churches, hospitals and nursing homes.
10. Outdoor Activity Areas: Patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings and other areas which have been designated for outdoor activities and recreation.
11. Stationary Noise Source: Any fixed or mobile source not preempted from local control by existing federal or state regulations. Examples of such sources include industrial and commercial facilities, and vehicle movements on private property.
12. Transportation Noise Source: Traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by existing federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of adjacent land uses.

## CHAPTER TWO

### EXISTING AND FUTURE NOISE ENVIRONMENT

#### 2.1 Overview of Sources

Based on discussions with Town staff, the requirements of the Government Code and field studies conducted during the preparation of this document, it was determined that the following noise sources should be addressed in the Noise Element:

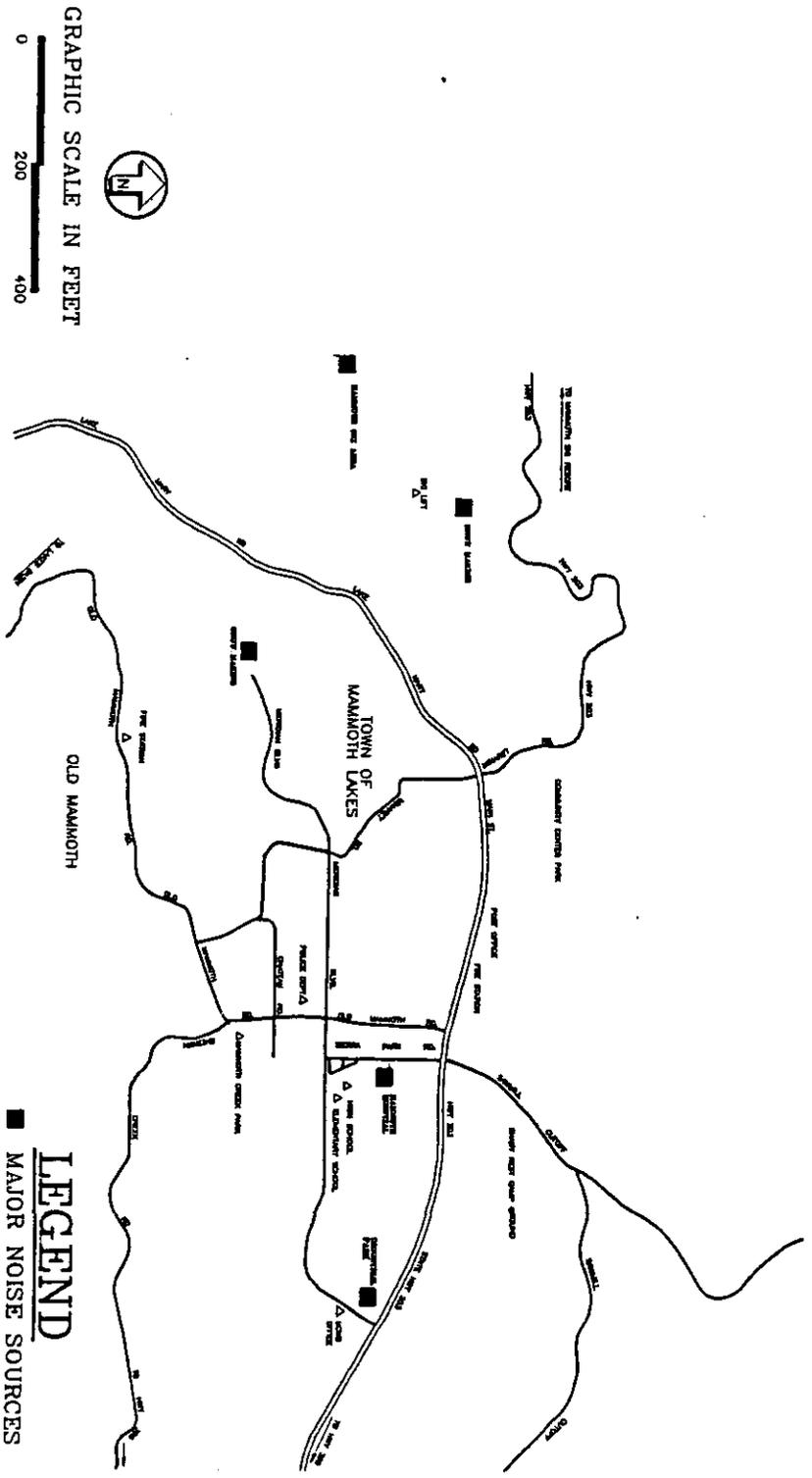
- Traffic on State Route 203 and Major Town Roadways
- Aircraft Operations at Mammoth/June Lakes Airport
- Helicopter Operations at Mammoth Hospital
- Snowmaking Operations
- Snow Removal Activities
- Avalanche Control
- Industrial Activities near State Route 203 and Meridian Boulevard

Figure 1 shows the locations of some of these sources.

#### 2.2 Methods Used to Develop Noise Exposure Information

According to the Government Code and General Plan Guidelines, noise exposure contours should be developed in terms of the Day-Night Average Level ( $L_{dn}$ ) or Community Noise Equivalent Level (CNEL). Both of these descriptors represent the weighted energy noise level for a 24-hour day after including a 10 dB penalty for noise levels occurring at night between the hours of 10:00 p.m. and 7:00 a.m. The CNEL descriptor additionally includes a penalty of about 5 dB for noise levels occurring during the evening hours of 7:00 p.m. and 10:00 p.m. The CNEL descriptor was developed to quantify aircraft noise, and its use is required when preparing noise exposure maps for airports within the State of California. The CNEL and  $L_{dn}$  descriptors are generally considered to be equivalent to each other for most community noise environments within  $\pm 1.0$  dB. The  $L_{dn}$  descriptor has been used in this Noise Element to quantify noise from the above-described major noise sources.

**FIGURE 1**  
**LOCATION OF MAJOR NOISE SOURCES**  
**TOWN OF MAMMOTH LAKES**



**BBA**

To supplement the  $L_{dn}$  noise descriptor, the hourly  $L_{eq}$  and  $L_{max}$  descriptors have been used to characterize noise levels from stationary noise sources that are addressed in this Noise Element. Because many stationary noise sources operate sporadically, the hourly  $L_{eq}$  and  $L_{max}$  are more useful for predicting noise conflicts from such sources than is the  $L_{dn}$ . The  $L_{dn}$ , by definition, is a modified average noise exposure over 24 hours. If a noise source operates only a few hours a day, averaging the noise over 24 hours may under-estimate its nuisance potential. Since the  $L_{dn}$  descriptor is required by the Government Code for Noise Elements, noise exposure from stationary noise sources also has been described using this descriptor.

Analytical noise modeling techniques were used to develop generalized noise contours for existing and future conditions. Analytical noise modeling techniques generally use source-specific data, including descriptions of noise-generating equipment or activities, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for many environmental noise sources, including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied.

The noise exposure information developed during the preparation of the Noise Element does not include all conceivable sources of industrial or commercial noise within the Town of Mammoth Lakes, but rather focuses on the existing sources of noise which have been identified by the Town as being significant. As the policies of this Noise Element are applied in the future, it is likely that other potentially significant sources will be identified.

### 2.3 Roadways

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to develop  $L_{dn}$  contours for State Route 203 and major Town roadways. The FHWA Model is the analytical method currently favored by most state and local agencies, including Caltrans, for highway traffic noise prediction. The model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly  $L_{eq}$  values for free-flowing traffic conditions, and is generally considered to be accurate within  $\pm 1.5$  dB. The model assumes a clear view of traffic with no shielding at the

receiver location. To predict  $L_{dn}$  values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume. The Calveno traffic noise emission curves were used as recommended by Caltrans to more accurately calculate noise levels generated by California traffic.

Existing (1994) and future (2009) traffic volumes used to calculate traffic noise levels were based on the traffic study performed by Robert Kahn, John Kain & Associates, Inc.<sup>1</sup> The winter weekend daily volumes from Reference 1 were adjusted by 60%<sup>2</sup> to more accurately reflect annual average conditions. Truck volumes were estimated by the Town. The Day/Night distribution of traffic was based on assumptions used by BBA for comparable streets, since these data were unavailable from any other source. Vehicle speeds assumed during the traffic noise modelling process were the posted vehicle speeds.

Table I lists the distances of the existing and future 60 and 65 dB  $L_{dn}$  contours from roadway centers, along with input data used in the FHWA Model. Maps on file with the Town of Mammoth Lakes show the approximate location of the contours. Note that contour distances less than 50 feet are not shown on the maps.

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<sup>1</sup> Robert Kahn, John Kain & Associates, Inc., *Mammoth Transportation Model Final Report, Town of Mammoth Lakes, California*, April 13, 1995.

<sup>2</sup> Telephone conversation with William Taylor, Mammoth Lakes Planning Department, on September 15, 1995.

TOWN OF MAMMOTH LAKES

Roadway	AADT		%D/N <sup>2</sup>	%MT <sup>3</sup>	%HT <sup>4</sup>	Speed (MPH)	Distance to L <sub>50</sub> Contours (Ft.) <sup>1</sup>			
	1994	2009					1994		2009	
							65 dB	60 dB	65 dB	60 dB
<b>Route 203:</b>										
Meridian-Sierra Park	3,600	8,500	90/10	2.5	2.5	45	36	77	63	136
Sierra Park-Lake Mary	9,700	13,400	90/10	2.5	2.5	35	49	105	60	130
Lake Mary-Hillside	3,500	12,400	90/10	2.5	2.5	30	23	49	53	114
Hillside-Main Lodge	4,300	5,600	90/10	2.5	2.5	35	28	61	34	73
<b>Lake Mary Road:</b>										
Main-Davison	4,100	5,600	90/10	1	2	35	25	53	31	66
Davison-Crystal Crag	1,100	1,600	90/10	1	2	35	10	22	13	29
<b>Minaret Road:</b>										
Lake Mary-Meridian	3,000	15,400	90/10	.5	1	40	22	46	64	138
Meridian-Old Mammoth	1,700	10,000	90/10	.5	1	35	12	26	39	83
South of Old Mammoth	---	3,800	90/10	.5	1	35	--	--	20	44
<b>Meridian Boulevard:</b>										
Route 203-Old Mammoth	1,000	4,000	90/10	1	2	45	14	30	35	76
Old Mammoth-Minaret	3,400	9,100	90/10	.5	1	40	23	50	45	97
Minaret-Majestic Pines	2,300	6,700	90/10	.5	1	40	18	39	37	79
<b>Old Mammoth Road:</b>										
Route 203-Meridian	6,900	9,700	90/10	.5	2	30	31	68	39	85
Meridian-Sherwin Creek	5,600	6,700	90/10	.5	2	30	27	59	31	66
Sherwin Creek-Ski Trail	2,600	4,300	90/10	.5	2	40	22	47	31	66

<sup>1</sup>Distances from roadways centers  
<sup>2</sup>Day/Night traffic split (day=10 a.m.-7 p.m.; night=10 p.m.-7 a.m.)  
<sup>3</sup>Medium Trucks  
<sup>4</sup>Heavy Trucks

Sources: Reference 1  
 Brown-Buntin Associates, Inc.

## 2.4 Snow Removal

Snow removal is performed by the Town of Mammoth Lakes on city streets and by individuals on private property. During the winter, snow removal on city streets can occur 24 hours per day. The Town operates four loaders with blades, three loaders with blower attachments, one road grader with blade, and two plow/cinder trucks. Table II summarizes noise levels from some of this equipment measured under actual operating conditions with chains.

**TABLE II**  
**SUMMARY OF NOISE LEVELS FROM**  
**TOWN OF MAMMOTH LAKES SNOW REMOVAL EQUIPMENT**

Equipment	Distance	Position/Operation	dBA	
			Range	L <sub>eq</sub>
966D	100'	Behind	76-77	76.5
966D	100'	Behind-Under Load	78-80	78.6
966D	100'	Passby-Full Load	68-77	74.0
950F	100'	Passby w/Back-up Bells	69-87	80.7
950F	100'	Bells Only	76-78	---
950F	100'	Engine Only	74-75	---
950F	100'	Blade Dragging	81-85	---

Source: Brown-Buntin Associates, Inc.

## 2.5 Snow Making

According to Mr. Dennis Agee, Planning Director for Mammoth Mountain Ski Area, snow making equipment is located near Warming Hut II at the west end of Canyon Boulevard is proposed for the base of Chair 15 at the west end of Meridian Boulevard. Snow making may occur during the day or night depending on weather conditions.

During the night, the SMI Silentstorm Snowmaker is used, which is an airless type of snow maker. Airless snow makers are reported to produce lower noise levels than typical snow making systems that expel air and water through a nozzle at high pressure. During the day, typical air/water equipment may be used. Up to 10 snow making guns may operate simultaneously.

Based on measurements conducted by BBA of many air/water snow makers, noise levels at 50 feet from the side of nozzles ranged from about 81 to 94 dBA. At the same distance from the side of the SMI Silentstorm Snowmaker, the level measured by BBA was 71 dBA.

## **2.6 Business/Industrial Site Near Meridian Boulevard and Commerce Drive**

This facility includes the Town equipment yard, Mammoth Disposal, an asphalt batch plant and concrete batch plant. Sound level measurements were conducted at 323 Wagon Wheel, which represents a typical residential site adjacent to the industrial area. Figure 2 shows hourly sound level measurements at this site during April and July 1995. The sound levels measured in April were during a stormy and windy period and therefore do not represent sound levels from the business/industrial park. From July 25-27, 1995, however, the weather was calm and the levels shown in Figure 2 fairly represent the total noise environment, including activities at the business/industrial site. The July hourly levels are generally under 45 dBA,  $L_{eq}$  which would satisfy most land use compatibility criteria.

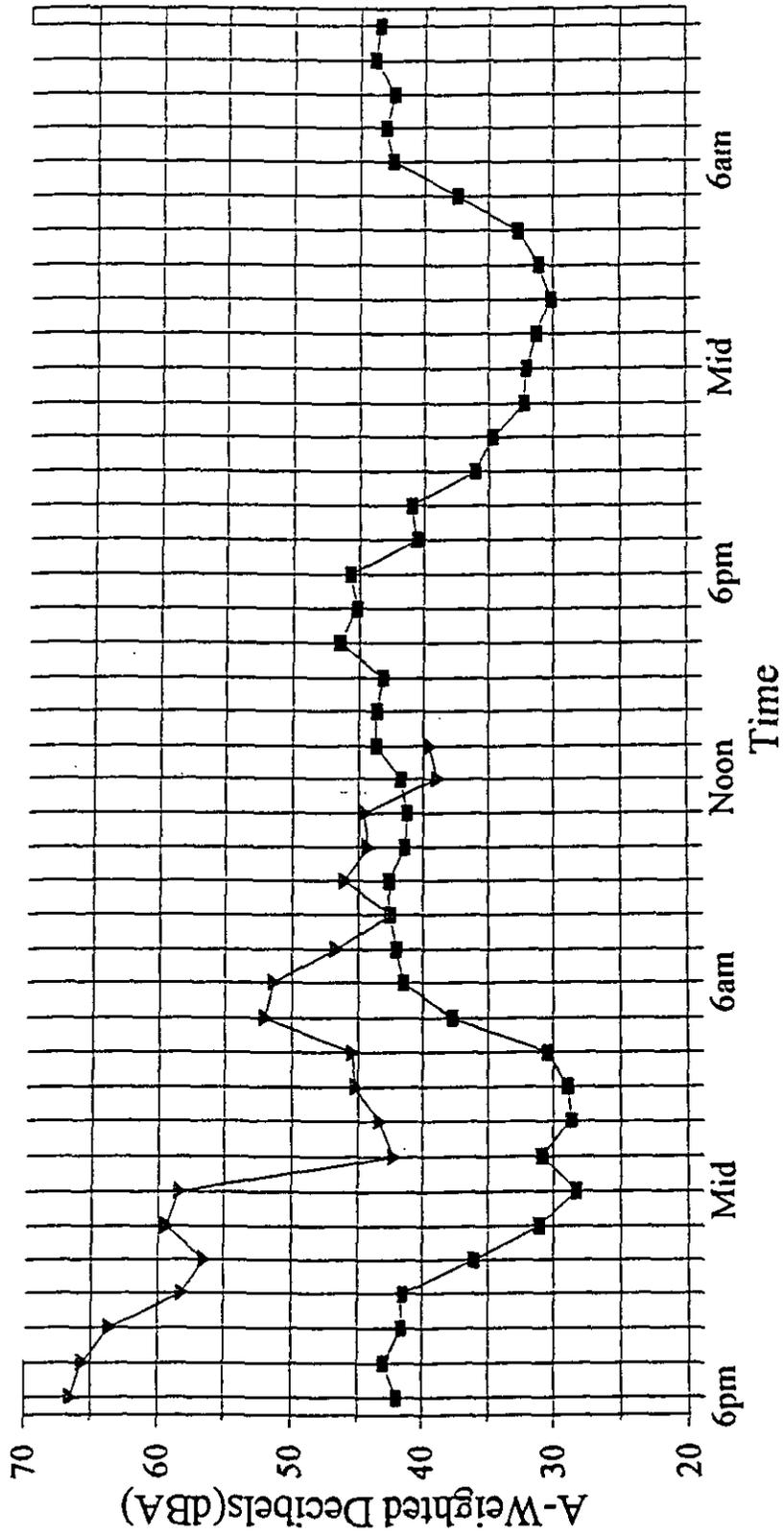
## **2.7 Avalanche Control Noise Impacts**

Mammoth Mountain Ski Area and the U.S. Forest Service uses various explosive devices to break-up excessive snow accumulations that may create avalanches near ski slopes in the Mammoth Mountain area. Hand-thrown explosive charges and explosive shells propelled by 106 m.m. recoilless rifles are mainly used for this purpose. During a season of heavy snow accumulation, such as 1994-95, about 1700 hand charges and 800 propelled charges may be used. Avalanche control is normally done from about 6:00 a.m. to 8:30 a.m., before the ski lifts are in operation. Three gun sites are located in the Mammoth ski area. Gun #2, that is located on the south slope of Lincoln Mountain and fires shells into the north side of Mammoth Mountain and the Dragon's Back, is responsible for most of the audible cannon fire in the Town of Mammoth Lakes. Guns #1 and #3 are situated so that their muzzle blasts and shell detonations are not as noticeable in the community.

Test firings of Gun #2 were conducted on May 30, 1995 from about 7:00 a.m.-8:00 a.m. The temperature was about 40°-50°F in the Town of Mammoth Lakes, with no wind and a clear sky. Three locations were selected in the community that represent sites where worst-case noise exposure would be expected due to proximity and almost unobstructed line-of-

Figure 2

Comparison of Energy Average (Leq) Sound Levels at 323 Wagon Wheel  
Adjacent to Business/Industrial Site



—■— July 25-27, 1995    —▲— April 29-30, 1995

sight to the gun and target area. These locations are south of Lake Mary Road and are shown in Figure 3. Results of test firings are shown in Table III.

North of Lake Mary Road, muzzle blasts and shell detonations from Gun #2 are generally shielded from residences by Lincoln Mountain. However, explosions from hand-thrown charges along the north and east slopes of Lincoln Mountain and near Lake Mary Road are reportedly quite noticeable in this area. Hand charges are also used by the Tamarack avalanche control crew. Although more hand charges are used for avalanche control than gun firings, it is believed that individual noise impacts from hand charges are not as severe as those from gun firings.

From the data in the Table III and the estimated number of shells fired per day in the avalanche season, it is possible to calculate the noise level in terms of the Day/Night Average Level ( $L_{dn}$ ) using A-weighted decibels and the Day/Night Average Level using C-weighted decibels ( $L_{Cdn}$ ). C-weighted decibels and the  $L_{Cdn}$  descriptor are often used by the military to characterize the annoyance from high-energy impulsive noise, such as sonic booms and artillery fire<sup>3</sup>.

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<sup>3</sup>American National Standards Institute, *Methods of Assessment of High-Energy Impulsive Sounds with Respect to Residential Communities, Appendix A, 1986.*



**TABLE III**  
**SUMMARY OF MUZZLE BLAST AND SHELL**  
**DETONATION NOISE LEVELS FROM GUN NO. 2**  
**MAY 30, 1995**

Location	Decibels		
	Unwtd. Peak	L <sub>max</sub> (A-Wtd., Fast Response)	SEL (A-Wtd, Fast Response)
<b>W. End of Meridian</b>			
<i>Shot No. 1</i>			
Muzzle	---	58	67
Shell	110	71	
<i>Shot No. 2</i>			
Muzzle	---	58	70
Shell	106	77	
<i>Shot No. 3</i>			
Muzzle	---	53	73
Shell	114	79	
<b>Log Mean</b>	<b>111</b>		<b>71</b>
<b>Fire Station on Old Mammoth Rd.</b>			
<i>Shot No. 1</i>			
Muzzle	---	63	70
Shell	107	67	
<i>Shot No. 2</i>			
Muzzle	---	54	72
Shell	112	78	
<i>Shot No. 3</i>			
Muzzle	---	54	64
Shell	103	68	
<b>Log Mean</b>	<b>109</b>		<b>70</b>
<b>Red Fir Rd.</b>			
<i>Shot No. 1</i>			
Muzzle	---	64	63
Shell	106	63	
<i>Shot No. 2</i>			
Muzzle	---	61	64
Shell	104	66	
<i>Shot No. 3</i>			
Muzzle	---	71	71
Shell	103	---	
<b>Log Mean</b>	<b>105</b>		<b>68</b>

Notes: - Shot No. #1 was in Mammoth Mountain; Shot No. 2 was in the middle of the Dragon's Back; and Shot No. #3 was in the tail of the Dragon's Back.

- SEL values include sound energy from both the muzzle blast and shell detonation.

Source: Brown-Buntin Associates, Inc.

Based on Forest Service estimates, about 20-30 shells per day may be discharged from Gun #2 during the avalanche season. Assuming half of the shells are fired before 7:00 a.m., the  $L_{dn}$  and  $L_{Cdn}$  values were calculated at the three test locations noted above. Table IV lists the calculated values.

**TABLE IV**

**RANGE OF A-WEIGHTED AND C-WEIGHTED DAY/NIGHT AVERAGE LEVELS  
AT TEST LOCATIONS IN THE TOWN OF MAMMOTH LAKES  
AVALANCHE CONTROL GUN NO. 2**

Location	Day/Night Average Level, dB	
	A-weighted ( $L_{dn}$ )	C-weighted ( $L_{Cdn}$ )
W. End of Meridian	42-44	56-58
Fire Station on Old Mammoth Rd.	41-43	54-56
Red Fir Rd.	39-41	50-52

Source: Brown-Buntin Associates, Inc.

From Table IV, it can be seen that  $L_{Cdn}$  values ranged from about 50-58 dB. According to research sponsored by the National Research Council<sup>4</sup>, between 3 and 9 percent of the populace can be expected to be highly annoyed by  $L_{Cdn}$  values ranging from 50 to 58 dB.

## 2.8 Helicopter Noise Impacts

Helicopters are occasionally used to transport patients to the Mammoth Hospital. The severity of noise impacts due to the helicopters depends on their frequency of use, the time of day or night when flights occur, the types of helicopter used, and whether helicopters fly near noise-sensitive uses when approaching and leaving the hospital. The FAA requires that the Day/Night Average Level ( $L_{dn}$ ) be used to describe land use compatibility with respect to helicopter noise exposure.

<sup>4</sup>Committee on Hearing, Bioacoustics and Biomechanics, WG84, *Assessment of Community Response to High-Energy Impulsive Sounds*, National Research Council, 1981.

Additionally, the FAA recommends that the subjective impact of helicopter noise impacts may be determined by comparing Sound Exposure Levels (SEL's) of helicopter flights to background noise levels at residential areas (The SEL measures the total sound energy of a single helicopter passby). More helicopter flights are allowed when background noise levels are high, according to the FAA's recommendations.

Table V lists helicopter SEL's measured by BBA during other studies at residential locations near hospitals. The residences generally were within a 1-mile radius of the hospital. The SEL's in Table V should not be construed as those that would necessarily occur at residential areas near Mammoth Hospital.

<p style="text-align: center;"><b>TABLE V</b></p> <p style="text-align: center;"><b>REPRESENTATIVE NOISE LEVELS OF MEDICAL HELICOPTERS</b> <b>MEASURED AT NEARBY RESIDENTIAL AREAS</b></p>		
<b>Hospital</b>	<b>Helicopter</b>	<b>SEL, dB</b>
Clovis Community Hospital, Clovis	Fairchild-Hiller FH-110	81-89
Kern Medical Center, Bakersfield	Aerospatiale AS-350B	83-86
Kern Medical Center, Bakersfield	A-Star 350B	83-99
UCLA Medical Center, Westwood	Augusta A-109	74-92
UCLA Medical Center, Westwood	Bell 205	72-90
UCLA Medical Center, Westwood	BK-117	81-96
Source: Brown-Buntin Associates, Inc.		

## 2.9 Mammoth/June Lakes Airport

Figure 4 shows CNEL contours for Mammoth/June Lake Airport. The scenario shown represents Year 2015 conditions, including the use of Boeing 737 and 757 aircraft. This scenario represents worst-case conditions around the airport.

The contours were prepared in January, 1995 for Reinhard W. Brandley, Consulting Airport Engineer using Version 4.11 of the Integrated Noise Model (INM). The INM is the standard aircraft noise prediction model, and is the method preferred by Caltrans Division of Aeronautics

and the Federal Aviation Administration (FAA) for land use compatibility planning. The operations data used in the model were provided by Reinhard W. Brandley.

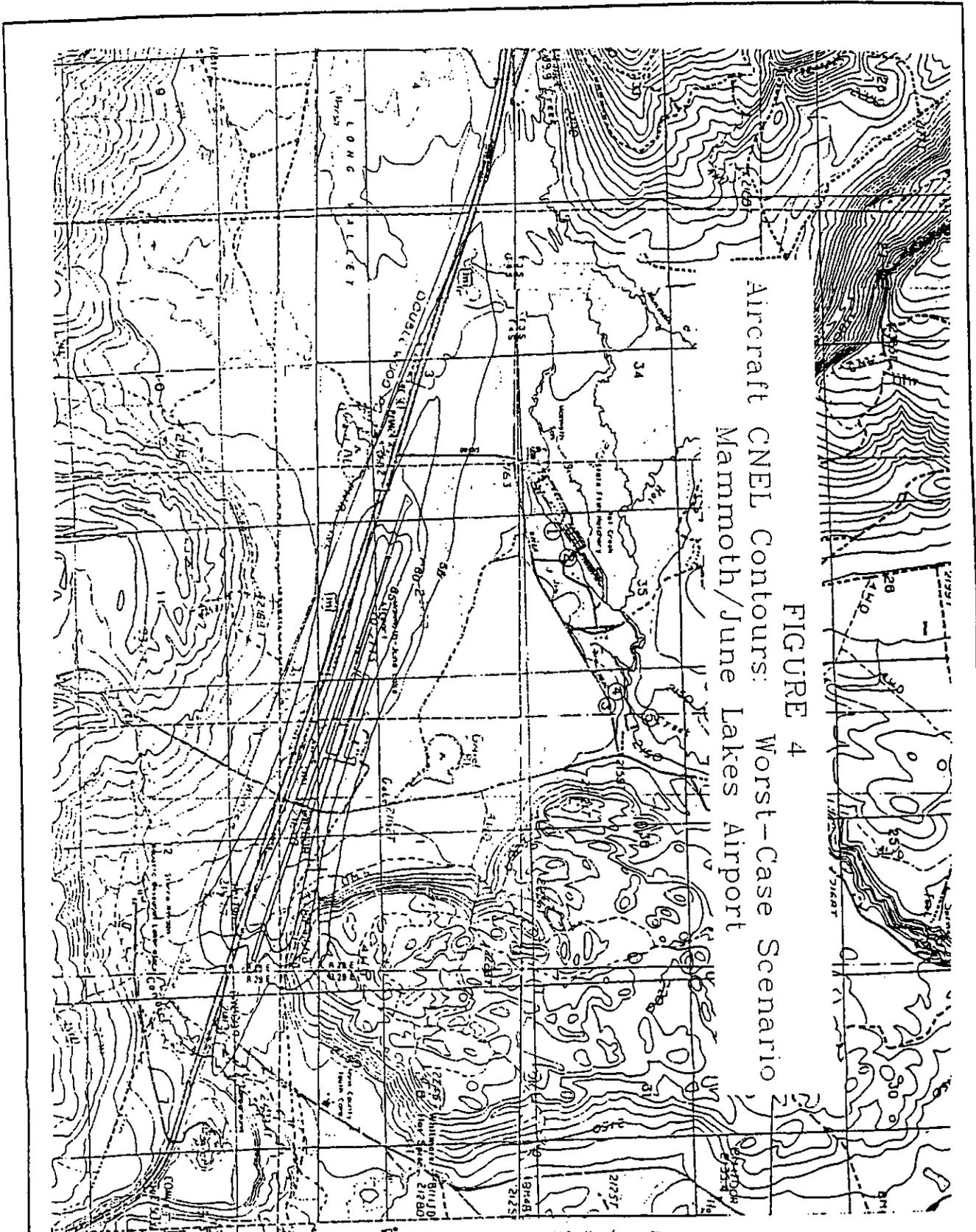


FIGURE 4  
 Aircraft CNEL Contours: Worst-Case Scenario  
 Mammoth/June Lakes Airport

SCENARIO No. 4  
 50% OPERATIONS AIR  
 ESTIMATE (SEE FIG. 1)  
 (MAMMOTH LAKES AIRPORT)

DATE: 1/19/78  
 DRAWN: JAMES R. GARDNER  
 CHECKED: JAMES R. GARDNER

SCALE: 1" = 1000'

1" = 1000'

LEGEND

- ② LAND POINT
- 55 CNEL CONTOUR
- DISTINGUISHING CHARACTER

MEMO COUNTY  
 STATE OF CALIFORNIA

**MAMMOTH LAKES AIRPORT**

AIRCRAFT CNEL CONTOURS  
 SCENARIO 4

DATE: 1/19/78

SHEET 9

PROJECT NO. 75.03

SCALE 1" = 1000'

REVISIONS

DATE

BY

DESCRIPTION

## CHAPTER THREE

### COMMUNITY NOISE SURVEY

#### 3.1 Community Noise Survey

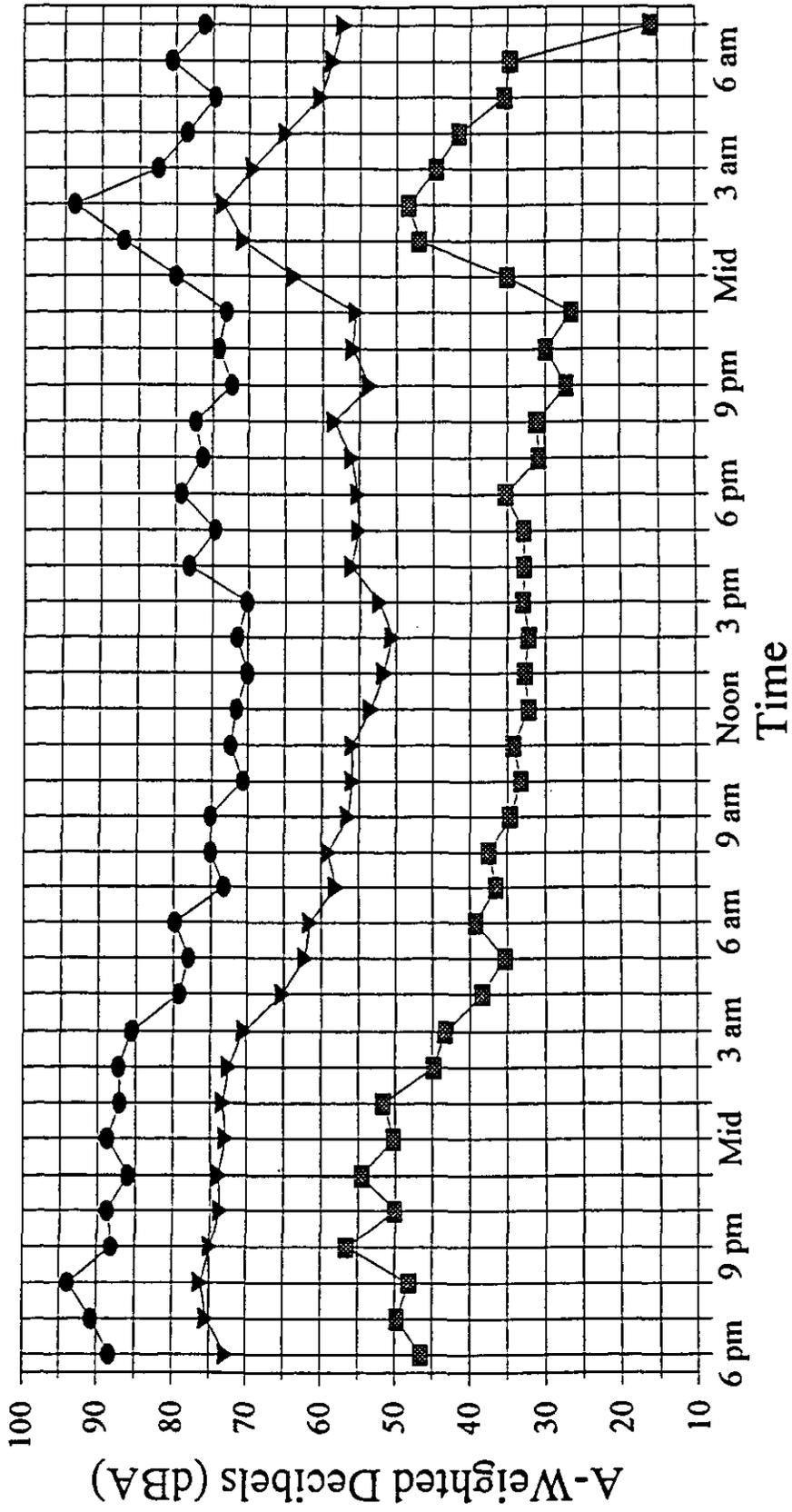
A community noise survey was conducted within the Town of Mammoth Lakes during the winter (April 29-30, 1995) and summer (July 25-27, 1995) to document background noise levels in different seasons within areas where noise-sensitive land uses are located. Short-term monitoring was conducted at three sites three times a day. Continuous noise monitoring was conducted at two sites to record the variation of noise levels through a full 24-hour period. The data collected during the survey included the  $L_{eq}$  and observed maximum noise levels. The measurement sites at 319 Grindelwald, 107 Sugar Pine and the end of Waterford Street are typical residential areas away from major noise sources. The house at 323 Wagon Wheel is near the industrial/commercial site which is described in Chapter 2.6. The knoll between Mammoth High School and Mammoth Hospital represents these two noise-sensitive uses. The measurement site at the south side of lower Twin Lakes represents a recreational area.

Noise monitoring sites, measured noise levels and estimated  $L_{dn}$  values at each site are described in Table VI. Hourly variations in noise levels at the long-term monitoring site are shown in Figures 5-10. Monitoring site locations are shown on Figure 3.

The April, 1995 community noise survey data shown in Table VI and Figures 5-10 were obtained during windy conditions and are more representative of wind noise than community sources. The July, 1995 measurements indicate relatively quiet conditions in the community. The most common and significant noise source in Mammoth Lakes is traffic. At residential locations away from major roads, the residual noise environment consists of local traffic, birds, running water and miscellaneous sounds from domestic use. To preserve quiet conditions in the community, noise level standards and policies (see Chapter Four) have been adopted to prevent degradation of the existing noise environment as much as possible.

Figure 5

# Background Noise Environment 107 Sugar Pine, April 29-May 1, 1995



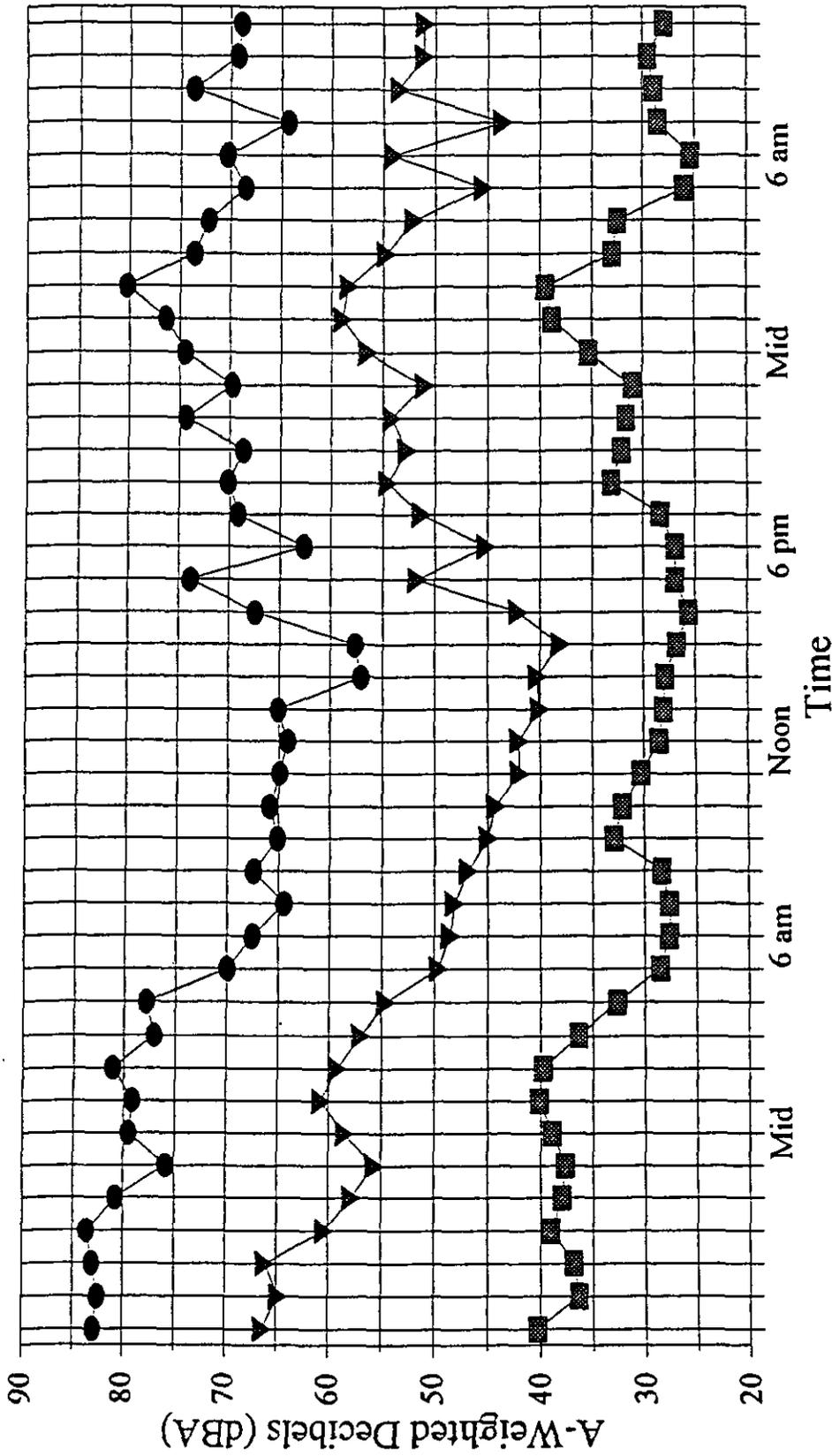
—▲— Leq    —■— Lmin    —●— Lmax

BBA



Figure 7

# Background Noise Environment 394 Grindelwald, April 29-May 1, 1995



---▲--- Leq    -■- Lmin    -●- Lmax

BBA

Figure 8

# Background Noise Environment 394 Grindelwald, July 25-27, 1995

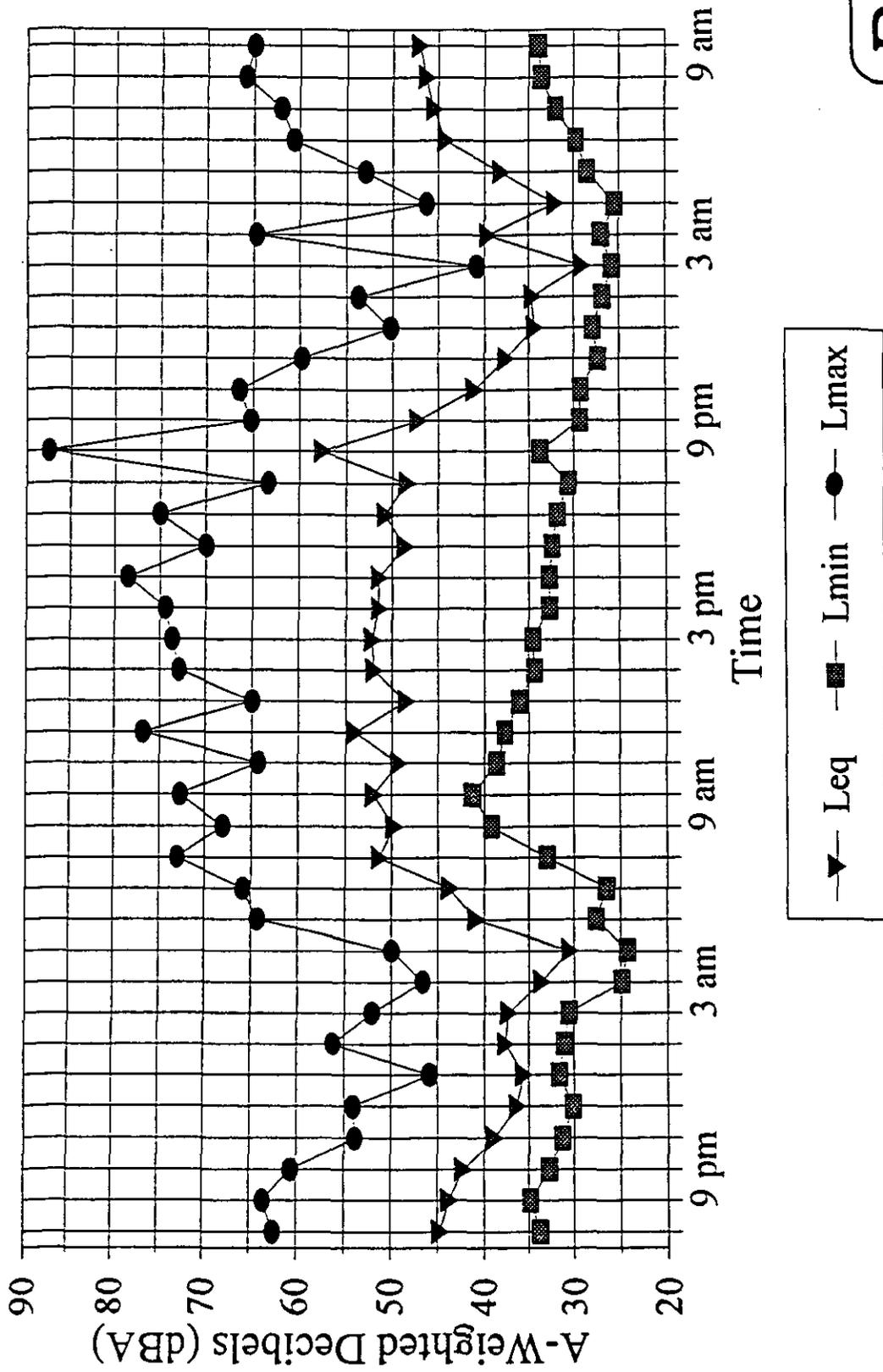
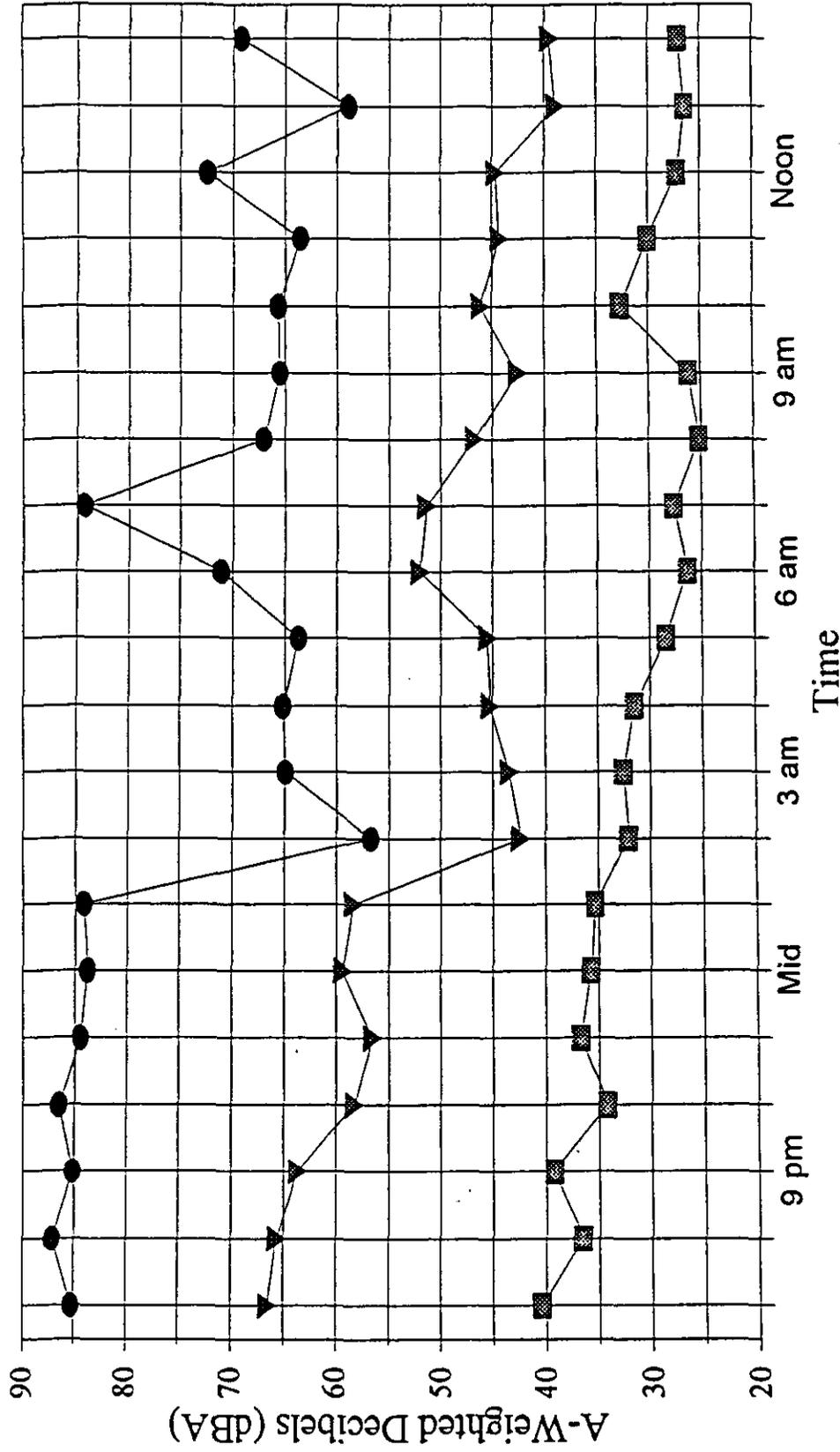


Figure 9

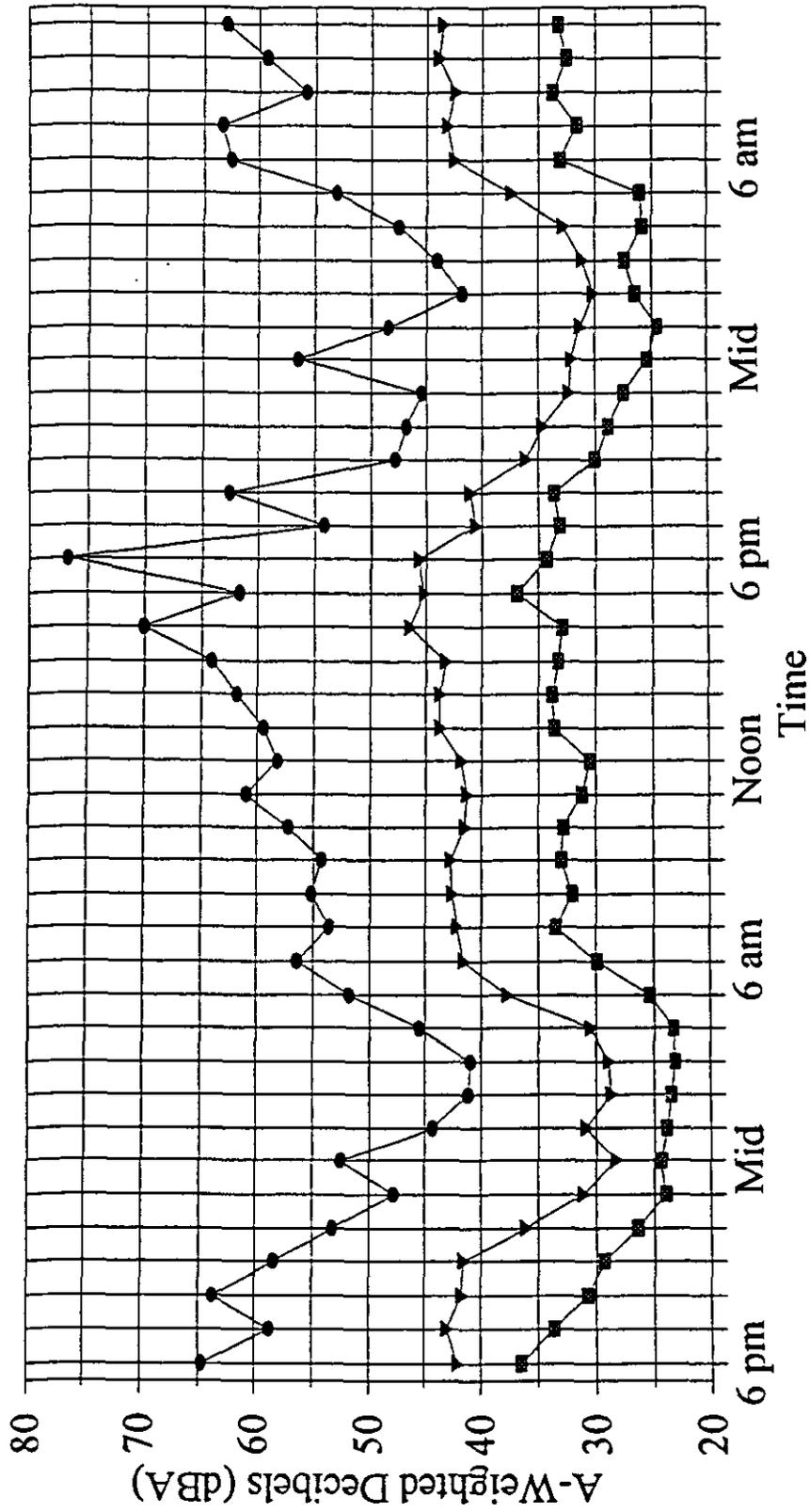
# Background Noise Environment 323 Wagon Wheel, April 29-30, 1995



—▲— Leq    —■— Lmin    —●— Lmax

Figure 10

# Background Noise Environment 323 Wagon Wheel, July 25-27, 1995



—▲— Leq    —■— Lmin    —●— Lmax

TABLE VI

SUMMARY OF COMMUNITY NOISE SURVEY RESULTS  
TOWN OF MAMMOTH LAKES

Site No.	Location	Sound Level, dBA											
		April, 1995						July, 1995					
		$L_N$	$L_N$	$L_{max}$	$L_{eq}$	Sources	$L_D$	$L_N$	$L_{max}$	$L_{eq}$	Sources	$L_D$	Sources
1	319 Grindelwald <sup>1</sup>	57	56	84	63	Wind	51	39	78	50	Unknown	50	Unknown
2	323 Wagon Wheel <sup>1</sup>	60	55	86	63	Wind	43	35	77	44	Unknown	44	Unknown
3	107 Sugar Pine <sup>1</sup>	68	70	94	76	Wind	46	43	69	50	Unknown	50	Unknown
4	So. side Lower Twin Lakes	50 <sup>2</sup>	60 <sup>3</sup>	62	64-68 <sup>4</sup>	Wind, traffic	53 <sup>2</sup>	52 <sup>3</sup>	72	57-61 <sup>4</sup>	Traffic, water	57-61 <sup>4</sup>	Traffic, water
5	Knoll Betw. Mammoth H.S. & Hospital	50 <sup>2</sup>	48 <sup>3</sup>	65	53-57 <sup>4</sup>	Wind	60 <sup>2</sup>	50 <sup>3</sup>	59	58-62 <sup>4</sup>	Traffic	58-62 <sup>4</sup>	Traffic
6	End of Waterford St.	46 <sup>2</sup>	42 <sup>3</sup>	58	47-51 <sup>4</sup>	Wind	48 <sup>2</sup>	47 <sup>3</sup>	64	52-56 <sup>4</sup>	Water, birds	52-56 <sup>4</sup>	Water, birds

<sup>1</sup>24-hour measurement sites.

<sup>2</sup> $L_D$  calculated from two 15-minute samples obtained from 7 a.m.-10 p.m.

<sup>3</sup> $L_N$  calculated from one 15-minute sample obtained from 10 p.m.-7 a.m.

<sup>4</sup> $L_{eq}$  estimated from  $L_D$  and  $L_N$ .

## CHAPTER FOUR

### GOALS AND POLICIES

#### 4.1 Goals

The goals of the Town of Mammoth Lakes Noise Element are:

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

#### 4.2 Policies

The following specific policies have been adopted by the Town of Mammoth Lakes to accomplish the goals of the Noise Element:

##### Prevention of Adverse Noise Impacts due to Transportation Noise Sources:

- Policy 4.2.1** New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB  $L_{dn}$  in outdoor activity areas or 45 dB  $L_{dn}$  in interior spaces.
- Policy 4.2.2** Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB  $L_{dn}$  within outdoor activity areas and 45 dB  $L_{dn}$  within interior spaces of existing noise-sensitive land uses.

**Prevention of Adverse Noise Impacts due to Stationary Noise Sources:**

**Policy 4.2.3** New development of noise-sensitive land uses shall not be permitted where the noise level from existing stationary noise sources exceeds the noise level standards of Table VII.

**Policy 4.2.4** Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table VII at noise-sensitive uses.

**TABLE VII**  
**MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES<sup>1</sup>**

	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum level, dB	70	65

<sup>1</sup>As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

**Control of Existing Noise Nuisances:**

**Policy 4.2.5** The provisions of the existing noise ordinance of the Town of Mammoth Lakes (Chapter 8.16 of the Municipal Code) should be consistent with the goals and policies of the Noise Element, and be appropriate for the specific needs of the Town.

## CHAPTER FIVE

### IMPLEMENTATION MEASURES

To achieve compliance with the policies of the Noise Element, the Town of Mammoth Lakes shall undertake the following implementation program. The implementation program focuses on the prevention of new noise-related land use conflicts by requiring that new development be reviewed to determine whether it complies with the policies in Chapter 3.

- 5.1 The Town shall review new public and private development proposals to determine conformance with the policies of this Noise Element.
- 5.2 The Town shall require an acoustical analysis in those cases where a project potentially threatens to expose noise-sensitive land uses to excessive noise levels. The presumption of excessive noise levels shall be based on the location of new noise-sensitive uses to known noise sources (see Table I and Noise Contour Maps on file with the Town of Mammoth Lakes), or staff's professional judgement that a potential for adverse noise impacts exists. Acoustical analyses shall be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of building permits. The requirements for the content of an acoustical analysis are given in Appendix B.
- 5.3 The Town shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.
- 5.4 The Town shall develop and employ procedures to monitor compliance with the policies of the Noise Element after completion of projects where noise mitigation measures have been required.
- 5.5 The Town shall enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for multi-family housing, hotels and motels.

- 5.6 The Town shall request the California Highway Patrol, the sheriff's office and the police department to actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.
- 5.7 The Town shall periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the Town and with noise control regulations or policies enacted after the adoption of this element.
- 5.8 The Town shall revise its noise ordinance so that its noise limits are consistent with those of the Noise Element, the language of the noise ordinance is clear and concise, and that potential noise nuisances that are unique to the Town, such as snow making equipment, are appropriately regulated.

## APPENDIX A

### NOISE AND ITS EFFECTS ON PEOPLE

#### Fundamentals of Noise Assessment:

Noise is often defined simply as unwanted sound, and thus is a subjective reaction to characteristics of a physical phenomenon. The descriptors of community noise in current use are the results of many years of effort to translate objective measurements of sound into measures of subjective reaction to noise. Before elaborating on these descriptors, it is useful to discuss some fundamental concepts of sound.

Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and hence are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, now called Hertz (Hz) by international agreement.

The speed of sound in air is approximately 770 miles per hour, or 1,130 feet/second. Knowing the speed and frequency of a sound, one may calculate its wavelength, the physical distance in air from one compression of the atmosphere to the next. An understanding of wavelength is useful in evaluating the effectiveness of physical noise control devices such as mufflers or barriers, which depend upon either absorbing or blocking sound waves to reduce sound levels.

To measure sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel (dB) scale was devised.

The decibel scale uses the hearing threshold as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. Use of the decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. In the range of usual environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighting the frequency response

of a sound level measurement device (called a sound level meter) by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. Figure A-1 illustrates typical A-weighted sound levels due to recognizable sources.

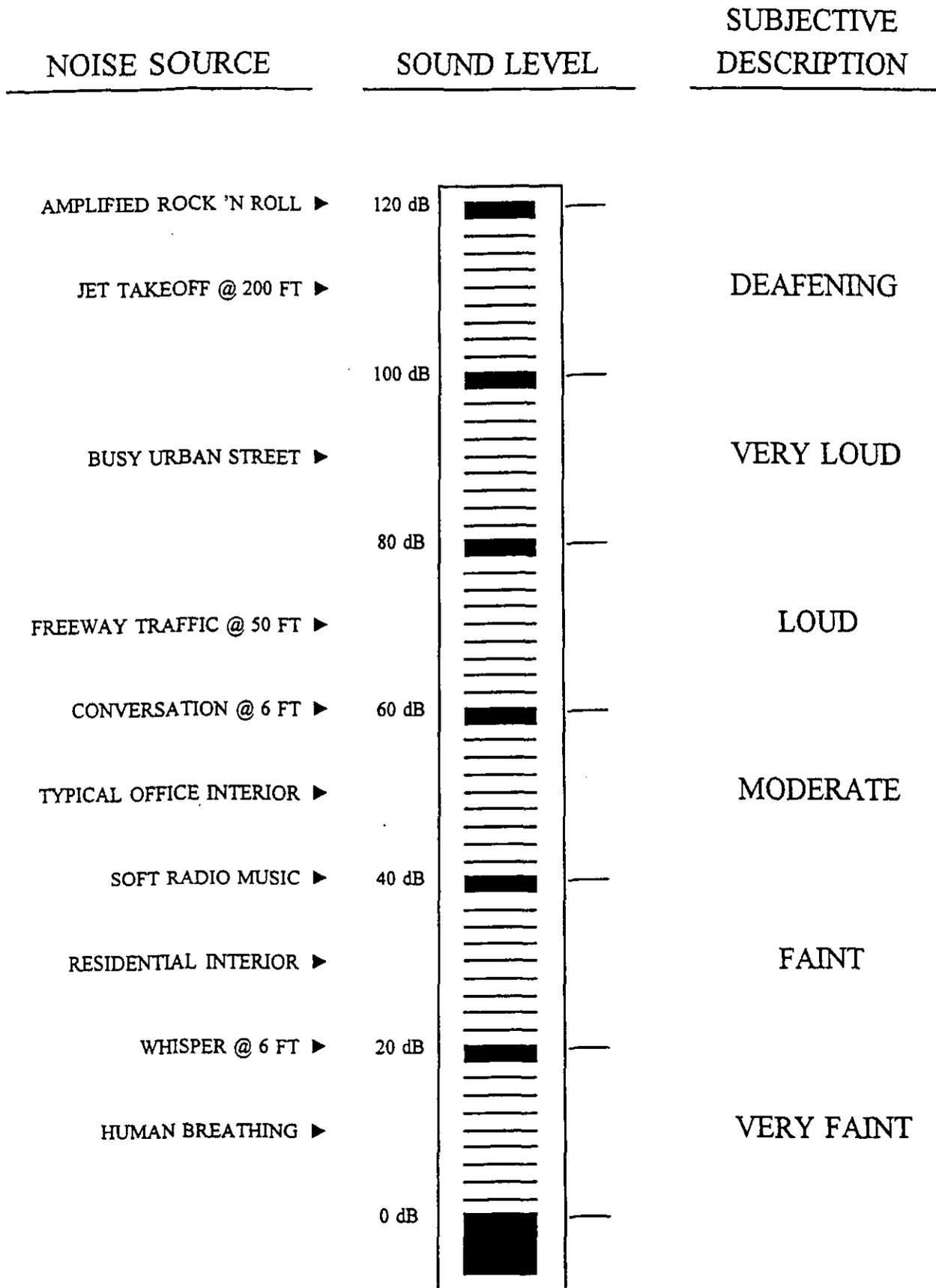
It is common to describe community noise in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level ( $L_{eq}$ ), which is the sound level corresponding to a steady-state A-weighted sound level containing the same total energy as a time-varying signal over a given time period (usually one hour). The  $L_{eq}$  is the foundation of the composite noise descriptors such as  $L_{dn}$  and CNEL, and shows very good correlation with community response to noise.

Two composite noise descriptors are in common use today:  $L_{dn}$  and CNEL. The  $L_{dn}$  (day-night average level) is based upon the average hourly  $L_{eq}$  over a 24-hour day, with a +10 decibel weighting applied to nighttime (10:00 p.m. to 7:00 a.m.)  $L_{eq}$  values. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were subjectively twice as loud as daytime exposures. The CNEL (Community Noise Equivalent Level), like  $L_{dn}$ , is also based upon the weighted average hourly  $L_{eq}$  over a 24-hour day, except that an additional 4.77 decibel penalty is applied to evening (7:00 p.m. to 10:00 p.m.) hourly  $L_{eq}$  values.

The CNEL was developed for the California Airport Noise Regulations, and is applied specifically to airport/aircraft noise assessment. The  $L_{dn}$  scale is a simplification of the CNEL concept, but the two will usually agree, for a given situation, within 1 dB. Like the  $L_{eq}$ , these descriptors are also averages and tend to disguise variations in the noise environment. Because  $L_{dn}$  and CNEL presume increased evening or nighttime sensitivity, they are best applied as criteria for land uses where nighttime noise exposures are critical to the acceptability of the noise environment, such as residential developments.

figure A-1 EXAMPLES OF NOISE LEVELS

## EXAMPLES OF SOUND LEVELS



Noise in the community has often been cited as being a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from the interference with human activities such as sleep, speech, recreation, and tasks demanding concentration or coordination. When community noise interferes with human activities or contributes to stress, public annoyance with the noise source increases, and the acceptability of the environment for people decreases. This decrease in acceptability and the threat to public well-being is the basis for land use planning policies directed towards the prevention of exposure to excessive community noise levels. There are also economic affects of community noise: reduction in property values, inefficiency in the workplace and lost hours due to stress.

To control noise from existing fixed sources, many jurisdictions have adopted community noise control ordinances. Such ordinances are intended to abate noise nuisances and to control noise from existing sources. They may also be used as planning tools if applied to the potential creation of a nuisance, or to potential encroachment of sensitive uses upon noise-producing facilities. Community noise control ordinances are generally designed to resolve noise problems on a short-term basis (usually by means of hourly noise level criteria), rather than on the basis of 24-hour or annual cumulative noise exposures.

#### Criteria for Acceptable Noise Exposure:

The *Guidelines for the Preparation and Content of the Noise Element of the General Plan* prepared by the State Health Department in 1976, includes recommendations for exterior and interior noise level standards to be used by local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The Health Department *Guidelines* contain a land use compatibility table which describes the compatibility of different land uses with a range of environmental noise levels in terms of  $L_{dn}$  or CNEL. An exterior noise environment of 50 to 60 dB  $L_{dn}$  or CNEL is considered to be "normally acceptable" for residential uses according to those guidelines. The recommendations in the Health Department *State Guidelines* also note that, under certain conditions, more restrictive standards may be appropriate. As an example, the standards for quiet suburban and rural communities may be reduced by 5 to 10 dB to reflect lower existing outdoor noise levels.

The U.S. Environmental Protection Agency (EPA) also prepared guidelines for community noise exposure in the publication *Information on the Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*. These guidelines are

based upon assumptions regarding acceptable noise levels which consider occupational noise exposure as well as noise exposure in the home. The guidelines recognize an exterior noise level of 55 dB  $L_{dn}$  as a goal to protect the public from hearing loss, activity interference, sleep disturbance and annoyance. The EPA notes, however, that this level is not a regulatory goal, but is a level defined by a negotiated scientific consensus without concern for economic and technological feasibility or the needs and desires of any particular community. The EPA and other governmental agencies have adopted suggested land use compatibility guidelines which indicate that residential noise exposures of 55 to 65 dB  $L_{dn}$  are within acceptable limits.

For control of noise nuisances, a community noise control ordinance is the most appropriate tool. The State Health Department has prepared a *Model Community Noise Control Ordinance* which contains recommended noise standards in terms of "time-weighted" sound levels. The time-weighting concept allows discrimination of both short- and long-term noise exposures, and sets allowable levels for each. The *Model* recommends more stringent standards for residential land uses than for commercial and industrial, with the most stringent standards recommended for "rural suburban" situations. The primary exterior noise standard for rural residential uses is 50 dB in the daytime hours (7 a.m. to 10 p.m.), and 40 dB at night. The standard is expressed in terms of the level exceeded for 30 minutes of an hour, equivalent to the median level, or  $L_{50}$ . This ordinance format is successfully applied in many California cities and counties.

In addition to the A-weighted noise level, other factors should be considered in establishing criteria for noise sensitive land uses. For example, sounds with noticeable tonal content such as whistles, horns, or droning or high-pitched sounds may be more annoying than the A-weighted sound level alone will suggest. Many noise standards apply a penalty, or correction, of 5 dB to such sounds. The effects of unusual tonal content will generally be more of a concern at nighttime, when residents may notice the sound in contrast to previously-experienced background noise.

Because many rural residential areas experience very low noise levels, residents may express concern about the loss of "peace and quiet" due to the introduction of a sound which was not audible previously. In very quiet environments, the introduction of virtually any change in local activities will cause an increase in noise levels. A change in noise level and the relative loss of "peace and quiet" is the inevitable result of land use or activity changes in such areas. Audibility of a new noise source and/or increases in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

Table A-1 is commonly used to show expected public reaction to changes in environmental noise levels. This table was developed on the basis of test subjects' reactions to changes in the levels of steady-state pure tones or broad-band noise, or to changes in levels of a given noise source. It is probably most applicable to noise levels in the range of 50 to 70 dB, the usual range of voice and interior noise levels. It is probably not directly applicable to public perception of identifiable intrusive noise sources in very quiet environments because of the difference in frequency content between background noise sources and intrusive sounds, as well as the fact that the absolute amount of energy required to make a given change in sound pressure level is much smaller at low noise levels than at higher levels. Table A-1 should therefore only be applied in a general manner to show the relationship between changes in sound energy, sound pressure levels and subjective reaction.

The comparisons of subjective reaction outlined in Table A-1 are not applicable to noise exposures which are very quiet or very loud. For example, a whisper which is increased by 10 decibels, e.g., from 20 dB to 30 dB, remains a whisper, and would still be described as quiet. In contrast, an increase in the noise level of a diesel locomotive from 90 dB to 100 dB would be a change from a loud noise to a very loud noise. Thus the subjective reaction to a 10 dB change in either case may be different, even though the change in level is the same.

**TABLE A-1**

**SUBJECTIVE REACTION TO CHANGES IN NOISE LEVELS OF SIMILAR SOURCES**

<b>Increase in Sound Pressure Level, dB</b>	<b>Relative Increase in Acoustical Energy</b>	<b>Subjective Reaction</b>
1	1.26 times	Minimum Detectable Change (Lab)
3	2.0 times	Usually Noticeable Change
5	3.2 times	Definitely Noticeable Change
10	10.0 times	Twice as Loud as Before

Sources: Various, reported by Brown-Buntin Associates, Inc.

## APPENDIX B

### REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element shall:

- A. Be the financial responsibility of the applicant.
- B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and significant noise sources. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described.
- D. Estimate existing and projected (20 years) noise levels and compare those levels to the adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways and road connections.
- E. Recommend appropriate mitigation to achieve compliance with the adopted policies of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
- F. Estimate noise exposure after the prescribed mitigation measures have been implemented.

Parks and Recreation

APRIL 1990

TOWN OF MAMMOTH LAKES  
PARKS AND RECREATION ELEMENT  
OF THE GENERAL PLAN

Prepared for the Town of Mammoth Lakes by:

L.K. Johnston and Associates  
Planning, Environmental Review & Landscape Architecture  
P.O. Box 1903  
Mammoth Lakes, CA 93546  
(619)934-4311

RESOLUTION NO. 90-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
TOWN OF MAMMOTH LAKES APPROVING THE  
PARKS AND RECREATION ELEMENT OF THE GENERAL PLAN

WHEREAS, in October 1987, the Town Council adopted the General Plan for the Town of Mammoth Lakes which plan contains all mandatory elements as specified in the State Planning, Zoning and Development Laws; and,

WHEREAS, Section 65303 of said Laws provide that a General Plan "may include any other elements...which...relate to the physical development of the city"; and,

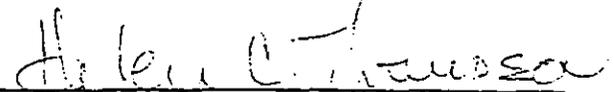
WHEREAS, on April 19, 1989, the Town Council authorized the preparation of a Parks and Recreation Element as an amendment to the Town General Plan; and,

WHEREAS, on December 13, 1989, the Planning Commission conducted a duly noticed public hearing on General Plan Amendment No. 89-1, the proposed Parks and Recreation Element; and,

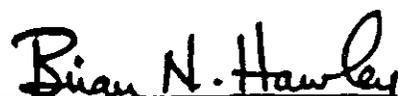
WHEREAS, following receipt of both verbal and written communications, the Commission made changes to the element as originally presented.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Mammoth Lakes having concluded the public hearings and discussion hereby approves the Parks and Recreation Element of the General Plan and recommends adoption of the element by the Town Council.

PASSED AND ADOPTED this 10th day of January, 1990.

  
Chairman

ATTEST:

  
Brian N. Hawley,  
Secretary to the Planning Commission

THE TOWN COUNCIL

Gary Flynn - Mayor  
John Eastman - Mayor Pro Tem  
Barbara Campbell  
George Nicolosi  
Kirk Stapp

THE TOWN PARKS AND RECREATION COMMISSION

Gerald F. Mohun, Jr. - Chairman  
Jane Anderson - Vice Chairman  
Rob Barker  
Scott Christensen  
Gail Fetherston

THE TOWN PLANNING COMMISSION

Helen Thompson - Chairman  
Byng Hunt - Vice Chairman  
Hank Brown  
Mercedes Talley  
Michael Telliano

THE TOWN STAFF

Paul Marangella - Town Manager  
Brian Hawley, Planning Director  
Mary Cahill, Acting Parks and Recreation Director  
Bill Taylor, Associate Planner

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## Section I

# Summary

### **Purpose of the Parks and Recreation Element**

The Parks and Recreation Element is a part of the Town's General Plan. It can:

- Help Town officials find ways to meet park and recreation needs.
- Provide the Town with the basis to require park dedications.
- Create a logical guide for new acquisition and development of recreation facilities.
- Focus community efforts toward enhancing the Town's unique parks and recreation environment.

### **State Planning Law/Quimby Act**

General Plans are required by state planning law to have seven "Elements" which are Land Use, Circulation, Housing, Conservation, Open Space, Safety and Noise. The Parks and Recreation Element is an optional element of general plans and must be consistent with these mandated Elements. The Parks and Recreation Element also must contain definite principles and standards if parkland dedication is to be required from development projects.

The *Quimby Act* is state legislation that allows the legislative body of cities, towns and counties to adopt, by ordinance, requirements for dedication of land, payment of fees in lieu of dedication, or a combination of both, for park or recreational purposes as a condition to the approval of a subdivision. Several conditions must be met in order to apply the *Quimby Act* to land development. These include the preparation of a Parks and Recreation Element and standards that indicate how much land is needed for parks in the particular jurisdiction.

### **Background-General Description of the Community**

The Town of Mammoth Lakes is a destination resort community located in southwest Mono County on the eastern side of the Sierra Nevada mountain range. The Town lies approximately three miles west of U.S. Highway 395, along State Route 203. Incorporated in 1984, the Town boundary encompasses about 24 square miles including the Mammoth Mountain Ski Area and a great deal of public lands (primarily U.S. Forest Service lands). At an average elevation of about 8000 feet, the climate of Mammoth Lakes is alpine in nature with cold winters and mild summers.

Due to the seasonal tourist nature of the Town, the population of Mammoth Lakes fluctuates throughout the year. The Town's estimated base population is approximately 5000 people, projected to grow to as much as 9500 by the year 2005. But the actual population of the Town is always higher than the base population due to visitors and second home owners. The peak population of the Town can be as high as 29,000 people during the ski season. According to the Town's General Plan, the projected future peak population could be as high as 52,000.

### **Assumptions about the Planning Area**

1. The Town will continue to be a primary winter recreation area.
2. The area will continue to diversify in provision of summertime recreational activities.
3. There will be a steady increase in the base population of the Town which will create a demand for a corresponding increase in park and recreation programs and services.
4. Visitors and second homeowners will create a demand for more specialized forms of recreation programs and facilities (such as short term recreation programs versus extended programs or courses).
5. Population and age characteristics will continue to be similar to present characteristics.
6. There will be no catastrophic physical or economic changes.

### **Trends in Local Park and Recreation Usage and Program Evaluation**

There are three general categories of recreation programs which the Town is now providing. These are Recreation Programs (including League Sports, Classes and Special Events), Children's Day Camps, and Whitmore Pool Programs.

#### **Recreation Programs-League Sports**

The primary adult league sport programmed by the Town is Softball. Both mens and coed leagues are provided and these have been very successful and well attended, however, additional ball fields are needed. Town-operated adult Basketball and Volleyball leagues have been less successful. There is potential for increasing participation and success in these two league sports, for example, by emphasizing more joint use of facilities.

The Town also helps coordinate and support children's league sports including Soccer, Little League and T-Ball. Soccer is the most successful of the children's organized league activities, in terms of participants. Potential exists for growth in all these organized sports activities. The Recreation Department's program objectives support increased program attendance and program variety.

#### **Recreation Programs-Classes**

These classes are categorized into two generalized groups as follows: Enrichment Classes and Community Service Classes. Overall, the class offerings in these two groups cover a wide variety of subjects and interests. The Parks and Recreation Department has not been hesitant to experiment with new classes which has paid off in the diversity of the classes available. Conversely, they have readily cancelled those courses which were not doing well. Although user participation has been varied, it is expected that participation will increase as the population of the area continues to grow and diversify.

#### **Recreation Programs-Special Events**

The number of Town-coordinated large scale special events has been limited. Only recently has the Town begun to consider expanding this aspect of its recreation programming. It is

probable that additional Town-coordinated large and small scale special events will evolve as the Town government matures.

### Children's Day Camps

This is a special program targeted to the school aged child. Activities are provided on a regular basis and include drama, music, sports and games. The program has been expanded to include the School Age Recreation Program activities.

### Whitmore Pool Programs

A variety of aquatic programs is offered by the Town through the operation and maintenance of the Whitmore Swimming Facility. The swimming programs include lessons, recreational swimming, adult lap swimming, special events and pool time in support of the youth swim team. Concerns with the program are the remoteness from the Town Limits (10 miles) and the long term maintenance of the facility.

## **Inventory and Evaluation of Facilities**

There are many public and private recreation facilities in the Recreation Service Area of the Town. The Town of Mammoth Lakes-owned or operated recreation facilities include the following:

### Shady Rest Park

Shady Rest Park is the main active sports municipal park in the Town of Mammoth Lakes. This 6.0 acre facility is operated by the Town under a special use permit from the U.S. Forest Service. It is maintained by the Town Public Works Maintenance Division.

The facilities at the Park are generally in good condition. However, the location is not centralized in relation to the residential areas of the Town. Expansion of the park could create additional concerns from the Forest Service. The access road is narrow and the pavement is deteriorating. The park is generally not accessible by automobile during winter because the access road is usually closed by snow.

On the positive side, the location is secluded and away from more intensive urban uses, which helps create a more natural feeling for the park. Due to the inaccessibility of the park by automobile in winter, the park becomes a desirable destination for snow play and cross-country skiing. Further, the site is considered expandable because it is not surrounded by urban uses, assuming the US Forest Service concurs with its expansion.

### Community Center Park

The 4.5 acre Community Center Park contains the Community Center building and the County of Mono Branch Library building. There are six tennis courts, picnic and play facilities, unpaved parking and restrooms.

The buildings at the park are considered to be in poor condition. Major rehabilitation has been postponed pending the development of the North Village Plan and discussions concerning construction of a Civic Center. Paved parking and building painting have been carried out as remedial measures in the 1989-90 Capital Improvement Program. The six tennis courts, picnic area, play facilities and restrooms are in adequate condition.

The Community Center building is the only public meeting building in the Town. It is used by the Town Council, Commissions, the School Age Recreation Program and other groups. There is considerable question about its image, function and condition as the principal Town meeting place.

### Mammoth Creek Park

The site contains approximately 15 acres of National Forest-administered public land under special use permit to the Town. Additionally, there are five acres of adjoining Town-owned property, totalling 20 acres. Present development of the park is limited to restrooms and a few picnic tables. Preliminary plans for the park include passive and dispersed recreational amenities within the 15 acre portion, and more intensive recreational facilities in the five acre part. A Recreation Center is contemplated for the five acre portion which could include an indoor swimming pool, bowling lanes, meeting rooms and similar intensive uses.

The park has very good potential. It is well located and quite visible to residents and visitors due to its location bordering Old Mammoth Road. It has excellent potential for year-round multiple use due to its good accessibility during all seasons. It stands to be a showpiece for the community. The proposed 1989-94 Capital Improvement Program calls for limited development of the first phase of the five acre portion to proceed immediately.

### Whitmore Park

The 32 acre Whitmore Park and swimming facility, located about 10 miles east of the Town, is used extensively by the Town for league sports and swimming programs. The park area was developed by the County of Mono in 1981-82 and contains two baseball diamonds, a BMX course and restrooms. The swimming facility contains a wading pool and a swimming pool. The Town took over operation of the park and pool shortly after incorporation in 1984.

The single most negative problem with the park is its remoteness from the Town of Mammoth Lakes. Maintenance of the park by Town maintenance crews is inconvenient and more costly. It obviously does not function as an in-Town open space amenity. The facility itself has certain problems. The ball fields are considered to be in poor condition with rocky infields and stubby outfields. The parking is unpaved at the ball diamonds and there are no amenities, such as trees and grassy areas.

On the other hand, the pool area is in relatively good condition. Maintenance has been generally good although there have been some complaints. The pool is well used for aquatic sports in the summer months.

### Summary of Other Public and Private Recreational Facilities

Town owned or maintained and other public and private recreational facilities found in the Planning Area are summarized in Figure 9 of the main text.

### Local Needs Assessment: Survey of Recreational Facility Needs and User Interests

A facility needs survey was conducted during the time of the preparation of the Mammoth Creek Master Plan in 1986. The complete needs assessment is contained in Appendix A.

### Survey Results

There was an overall desire for high-quality recreational facilities and programs, regardless of their extent. Careful maintenance and repair of such facilities was strongly requested. Planning for landscaped open space was also a priority. Many respondents felt that the addition of local recreational amenities would enhance the "year round" attraction of Mammoth Lakes.

The recreational facility most requested by local respondents is an indoor ice skating/hockey rink. An indoor swimming pool for public and/or team use was mentioned second as a facility they would like to see in Mammoth Lakes.

The following are the highest rated facilities and activities from the survey responses:

1. Ice skating/hockey
2. Indoor /public/team swimming
3. Classes-adult/dance/computer/art/crafts/photography/dog training
4. Golf/putting green
5. Bowling
6. Indoor tennis/lessons/backboard
7. Outdoor/sand volleyball
8. Roller skating
9. Tumbling/gymnastics(children)
10. Bike paths/lanes
11. Classes-business/foreign language

There were many, many other activities and preferences cited by the survey respondents. Among these were archery, basketball, concerts, parcourses, soccer, snowplay areas and horseshoes. The complete list is found in Appendix A. The feasibility of these facilities and uses are discussed in the main text.

### **Park Standards and Parkland Dedication**

A common practice among jurisdictions who provide park facilities is to require parkland dedication, fees for acquisition of parkland or both from subdividers. State legislation (i.e., the Quimby Act) allows this practice.

As noted previously, the amount of parkland to be dedicated must be based on reasonable standards. A common standard for parkland is five acres of parkland for every 1000 people. This can vary from jurisdiction to jurisdiction but, in any case, must be based on an analysis of local needs. This analysis is contained in Section V and summarized below.

#### **The Mammoth Standard**

The State of California Model Quimby Act Ordinance uses 5 acres/1000 people as a starting point for creating a dedication standard. It also states that this figure should be modified as needed to fit local conditions. Based on the discussion and analysis in the main text, the following standard has been developed:

### **Town of Mammoth Lakes Parkland to Population Standard**

<u>Total Park Acreage</u>	<u>"Parkland" Population Base</u>	<u>Parkland to Population Standard</u>
63.2	6,250	10 acres/1000 people

### Projected Parkland Need

Utilizing 10 acres of parkland for every 1000 people should provide adequate park facilities well in to the future. For current and projected Town needs through the year 2000, at 10 acres per 1000 people, the following results are indicated:

### Town of Mammoth Lakes Existing and Projected Parkland Needs @ 10 acres/1000 people

	<u>Population</u>	<u>Required Acres</u>	<u>Existing In-Town Acres</u>
Existing "Parkland" Base(1989):	6,250	62.5	30.5
Projected "Parkland" Base(2005):	11,875	118.8	30.5

As might be expected, there is a current shortage of parkland within the Town Limits of about 32 acres. The shortage is being "made up" by use of the Whitmore Park facility. At the year 2005, an additional 88.3 acres of parkland will be needed if the Whitmore Park is not included.

### **Expanding Existing Park Facilities**

One way to add parkland is to expand existing facilities. The most obvious choice for park expansion within the Town Limits is Shady Rest Park. The Special Use Permit currently held by the Town for Shady Rest Park would have to be modified to allow expansion. The 1989-94 Proposed CIP proposes two more ball fields and an additional soccer field. Expansion of the park would solidify it as a "community park" in terms of park types.

The extension of Mammoth Creek Park as a Linear Park, both easterly and westerly of Old Mammoth Road appears to have a great deal of merit. The area along Mammoth Creek is already designated for Open Space in the Open Space Element of the General Plan. This would be a logical way to carry out the present designation.

### **Consolidating/Abandoning Facilities**

Continuing the use of Whitmore Park as a Town-maintained and operated facility is an important issue for the Town. Current use by the Town is very high, mainly due to the lack of facilities within the Town Limits for the recreation programs now offered. These programs are heavy users of the the ball fields and swimming facility at Whitmore. Without the use of the Park, the programs would be hard pressed to be offered at the present level.

Current thinking of Town Officials indicates that the Whitmore facility should be used until adequate facilities are in place within the Town limits. At that time, the facility would be "abandoned" and turned back to the County for its operation. This is not to say that the area will not be used by the Town, but, from a convenience and cost perspective, the development and use of in-Town facilities appears to be much more advantageous.

## Designating New Park Facilities

Developing new facilities is probably the number one issue for the Parks and Recreation segment of Town government. Based on the standard of 10 acres /1000 people, the need for new parks is very real today and will continue to be a problem in the future unless new facilities are found and placed into park and open space uses.

Figure 17 in the main text shows locations where additional parks might be located to alleviate the access question. Two new park locations would appear desirable, one located in what is called the "Loadstar" area and the other along the western part of Mammoth Creek.

## Joint Use of Other Public and Private Facilities

Perhaps one of the greatest opportunities for more efficient use of facilities lies in the joint use of school facilities. This is an excellent way to add "parkland" to the inventory of park facilities with little or no expenditures of additional public funds. There may be opportunities for the Town and Mammoth Unified School District to utilize an existing school facility for expansion or combination with a municipal park. Certainly any new school facility should be considered for joint use and development of park facilities.

The joint use of school facilities, such as the school gymnasiums and ball fields, should be more assertively pursued. These facilities could be of immediate value for existing and future recreation programs.

Like public facilities, the joint use of private facilities should also continue to be sought, particularly for classes and special events. Many private enterprises, in particular the Mammoth Mountain Ski Area, are willing to share their resources for public uses.

## Other Concepts-Trees and Trails

The implementation of a street tree program, tree preservation or reforestation program would appear to be very timely. There are many local jurisdictions that have very successful street tree programs and other forms of tree enhancement programs.

A great deal of momentum exists for the creation of a workable trails system for the Town. As part of this general plan element, a schematic trails network is shown on the Recreation Plan Map found later in this document. A specific *Trails Guide and Description* has been prepared as a separate document. A detailed *Trails Design, Construction and Maintenance* document also has been compiled as a separate report. In addition, the 1989-94 Proposed CIP lists \$50,000 for trails development in the first year of the program.

## Goals, Objectives and Policies of the Plan

The goals, objectives and policies of the Town of Mammoth Lakes Parks and Recreation Element of the General Plan are presented in Section VI. Only the Goals and Objectives are summarized below (See Section VI for Policies):

### Goal #1

To develop the Mammoth Lakes community as a quality year-round recreation destination resort .

#### Objective 1A

Promote a quality recreation experience by continuing to work closely with all facets of the community which provide recreation services and facilities including the Inyo National Forest Service, the County of Mono, the Mammoth Mountain Ski Area and all other public and private recreation service providers.

#### Objective 1B

Provide a broader range of visitor, resident and second homeowner recreation services.

### Goal #2

To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes.

#### Objective 2A

Pursue all avenues available for the Town to acquire sufficient parkland.

#### Objective 2B

Pursue all avenues available for the Town to provide sufficient recreational facilities for its citizens.

#### Objective 2C

Establish a system of trails for the entire community.

## Parks and Recreation Plan Map

The Parks and Recreation Plan Map is shown in Figure 18. The Map graphically displays existing parks, proposed new park sites, trails, and other recreation facilities.

## Section II

# Introduction

### A. Mammoth Lakes: A Unique Place

Described in the Town's General Plan<sup>1</sup> as ". . . a jewel between the steep eastern escarpment of the Sierra Nevada on the west and the beautiful White Mountains on the east. . .," Mammoth Lakes is truly a unique place. With its dramatic mountain scenery and rich natural resources, people have been attracted by the abundant and diverse recreational opportunities found here. From downhill skiing at the Mammoth Mountain Ski Area to trout fishing in one of the area's many lakes and streams, the Town has a recreational pursuit for almost everyone. This Parks and Recreation Element, a part of the Town of Mammoth Lakes' General Plan, describes this environment and helps serve as a long term guide to enhancing the recreational opportunities enjoyed by both resident and visitor alike; Mammoth Lakes is a unique place!

### B. Purpose of the Parks and Recreation Element

The Parks and Recreation Element is one of several optional elements (or sections) that state planning law allows communities to include in their general plans. About one-half of all California Communities have adopted some form of a parks and recreation element.<sup>2</sup> To many communities, including policies in their general plan that help improve the quality of life is as important as including policies that shape physical and economic development. For the Town of Mammoth Lakes, this is extremely important because the physical and economic environment is so dependent on the recreation environment.

The Parks and Recreation Element has several purposes. It can:

- Help Town officials find ways to meet park and recreation needs. The element is an excellent way to determine the kind of facilities and programs the community desires;
- Provide the Town with the basis to require park dedications. Adopting the element gives the Town the authority to exact dedications of land, in-lieu fees, or both from land subdividers for park and recreation purposes (an implementing ordinance must also be adopted);
- Create a logical guide for new acquisition and development of recreation facilities. Preparing the element helps the Town pinpoint why and where new acquisitions and development are needed. The parks and recreation

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<sup>1</sup>The Town of Mammoth Lakes General Plan, adopted October 14, 1987.

<sup>2</sup>Planning for the Fun of It, How to prepare a Recreation Element for a General Plan, Office of Planning and Research, State of California, July 1, 1982; reconfirmed by telephone conversation with Jack Furguson, Office of Local Assistance, State of California, May 8, 1989.

element can also be used to anticipate future costs associated with providing recreation services;

- Focus community efforts toward enhancing the Town's unique parks and recreation environment. The element can be very useful in helping to build on the unique environment that now exists.

## C. State Planning Law/Quimby Act

### State Planning Law

General Plans are required by state law to contain a minimum of seven *elements* (sections) that, when grouped together, compose an integrated set of goals, objectives and policies. The Town of Mammoth Lakes General Plan now includes these seven state mandated elements:

Land Use  
Circulation  
Housing  
Conservation  
Open Space  
Safety  
Noise

State law also allows for the preparation and adoption of *optional elements*. Optional elements are often adopted by local jurisdictions for special purposes or needs of the individual community. These optional elements include Parks and Recreation, Energy, Redevelopment, Scenic Highways, Historic Preservation, and many others. But among the most popular is the Parks and Recreation Element.<sup>1</sup>

General plan laws require that every element of the general plan must be internally consistent and consistent with other general plan elements.<sup>2</sup> Whenever the Town adopts a general plan element, either optional or mandatory, state law requires all goals, objectives, policies, principles and standards within the element and all other general plan elements to be consistent.

General plan elements must cover territory within the jurisdiction and any lands outside which relate to its planning efforts.<sup>3</sup> The planning area should extend as far as necessary to include all areas of concern, incorporated as well as unincorporated territory.

General plans and their elements must be comprehensive and long term<sup>4</sup> and address, to the extent they pertain to local conditions, all issues specified by state law. The plan should project conditions and needs well into the future so that it gives good basis for determining current policies.

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<sup>1</sup>Telephone conversation with Jack Ferguson, Office of Local Assistance, State of California, May 8, 1989.

<sup>2</sup>Government Code Section 65300.5.

<sup>3</sup>Government Code Section 65300.

<sup>4</sup>Government Code Section 65300.

Elements of general plans must be prepared in close cooperation with other public agencies.<sup>1</sup> For the Town of Mammoth Lakes, this would involve the cooperation of several agencies, particularly the US Forest Service and the County of Mono.

The element also must meet the requirements of the California Environmental Quality Act (CEQA).<sup>2</sup> Adoption of the element is a *project* under CEQA and the Town must review the element for its environmental effects. (This review is to be carried out separately from this document.)

For the Parks and Recreation Element to be complete, it must contain definite principles and standards.<sup>3</sup> A parks and recreation element that is prepared to implement a *Quimby Act* ordinance must ensure that all park and recreation facilities are in accordance with definite principles and standards contained in the plan.

### Quimby Act

The *Quimby Act* is state legislation authored by John Quimby in 1965.<sup>4</sup> It is the state law that allows the legislative body of cities, towns and counties to adopt, by ordinance, requirements for dedication of land, payment of fees in lieu of dedication, or a combination of both, for park or recreational purposes as a condition to the approval of a subdivision.

Several conditions must be met in order to apply the Quimby Act to land development:

1. First, the Town must adopt the requirements by ordinance and the ordinance must have been in effect for 30 days prior to the filing of the tentative map of a subdivision or parcel map.
2. The ordinance must contain definite standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof.
3. The land dedicated and/or fees paid must be used for park and recreation facilities that serve the subdivision.
4. The amount and location of land to be dedicated or fees to be paid must have a reasonable relationship to the use of the facilities by the future inhabitants of the subdivision.
5. A schedule of how and when the land and/or fees collected will be used must be developed by the Town (land/fees not used in accordance with the law could be required to be returned to the owners).
6. If a subdivision has 50 parcels or less, then only fees may be required.
7. Subdivisions with less than five parcels and not used for residential purposes are generally exempted from dedication/fee payment.
8. And lastly, the Town must have adopted a general plan that contains a park and recreation element, and the park and recreational facilities must be in accordance with definite principles and standards contained in the element.

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<sup>1</sup>Government Code Section 65304.

<sup>2</sup>Public Resources Code Sections 21000 et seq.

<sup>3</sup>Government Code Section 66477(d).

<sup>4</sup>Government Code Section 66477

## D. Relation to the General Plan

As noted above, the Parks and Recreation Element is an optional element of the Town of Mammoth Lakes General Plan. If the Parks and Recreation Element were to be merged with the Town's General Plan document, it would likely be Section II-G, immediately following the Noise Element section. An effort has been made for this document, however, to be self-contained and useable without excessive reference to the General Plan itself.

Many of the state mandated elements of the Town of Mammoth Lakes' General Plan are related to the Parks and Recreation Element in one way or another. The Land Use, Open Space, Conservation and Circulation Elements have goals and policies that have bearing on parks and recreation. Some of the most relevant goals and policies are listed in the following section (Section III). Other related policies are found in Appendix C.

## E. How the Element Was Prepared (Methodology)

The Element was prepared following the Guidelines from the State of California, Office of Planning and Research. These Guidelines outline a planning process which includes identifying issues, collecting and analyzing data, setting goals, detailing the plan, and adopting and reviewing the plan.

Additionally, other sources were utilized in preparing the element. Some of these were selected Park and Recreation Elements from other jurisdictions (suggested by the Office of Planning and Research as example documents), the Town of Mammoth Lakes General Plan and Environmental Impact Report, and meetings with Town Staff and other officials. Of particular usefulness was the Park and Recreation Needs Survey conducted by the Town to help determine goals and policies of the plan (See Appendix A ).

## F. What Each Section Contains

*Section I* is a summary section. This section summarizes each of the following sections, highlighting the purpose of the Element and its major findings, goals and policies.

*Section II* introduces the document and its purpose. The relation to state planning law and the Town of Mammoth Lakes' General Plan is described in this part.

*Section III* provides background information about the community and plan. An inventory of facilities, a needs assessment and assumptions about the planning area can be found in this section.

*Section IV* describes various park and recreation concepts. Park types, multi-use, joint use, user pay and other concepts and ideas are presented.

*Section V* discusses the parks and recreation issues and opportunities the Town faces. Among these are implementation of the Quimby Act, development of new park and recreation facilities and establishment of a master trails plan.

*Section VI* lists the Goals and Policies of the Element and presents the Parks and Recreation Plan Map.

*Section VII* describes possible funding sources and strategies for implementing the Goals and Policies of the Element.

*Section VII* outlines how the Element is to be reviewed and updated.

*Appendix* contains statistical and other information used or related to the preparation of the Element.

## G. Related Studies

Several related studies have preceded the preparation of this plan and have been utilized or referenced throughout the Parks and Recreation Element. These are the Town of Mammoth Lakes General Plan, the County of Mono Parks Development Plan, the U. S. Forest Service Land and Resource Management Plan, the Department of Fish and Game Fisheries Management Plan for the Mammoth Lakes Basin and the Mammoth Creek Park Master Plan.

## Section III.

# Background Information

### A. General Description of the Community

The Town of Mammoth Lakes is a destination resort community located in southwest Mono County on the eastern side of the Sierra Nevada mountain range. It is about 300 miles north of Los Angeles, 160 miles south of Reno and about 200 miles inland from the Pacific Ocean.

The Town lies approximately three miles west of U.S. Highway 395, along State Route 203. Incorporated in 1984, the Town boundary encompasses about 24 square miles including the Mammoth Mountain Ski Area and a great deal of public lands, primarily the U.S. Forest Service, Inyo National Forest. Other agencies having land holdings or jurisdiction in the vicinity of Mammoth Lakes include the U.S. Bureau of Land Management, the City of Los Angeles, Mono County and the National Park Service (at Devil's Postpile).

At an average elevation of about 8000 feet, the climate of Mammoth Lakes is alpine in nature with cold winters and mild summers. Snowfall averages in excess of 200 inches. Temperatures range from below 0 degrees Fahrenheit in winter to about 85 degrees Fahrenheit in the summer months.

### B. The Planning and Recreation Service Areas

The planning area for the Town of Mammoth Lakes includes areas where existing or proposed facilities have a direct relationship to the current Town boundaries. The planning area incorporates the Mammoth-June Lake Airport, the Whitmore Park facilities southeast of the airport (which the Town maintains), Smokey Bear Flat northeast of the Town along Hwy 395 (which offers active recreational opportunities such as snowmobiling), the Mammoth Scenic Loop and the Deadman Creek-San Joaquin Area (where existing and future recreation activities such as ski facilities may be located-see Figure 1).<sup>1</sup>

The Recreation Service Area (an undefined geographic area) extends even further than the Planning Area, encompassing Crowley Lake, Sunny Slopes and Tom's Place on the south while also serving June Lake, Lee Vining and vicinity on the north. People from these outlying communities often participate in recreation programs offered by the Town.

### C. Community Profile and Characteristics

#### Population

Mammoth Lakes is a year-round destination resort community which depends primarily on the ski industry and summer activity visitors for its economic well being. Because of the seasonal tourist nature of the Town, the population of Mammoth Lakes fluctuates throughout the year.

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<sup>1</sup>Town of Mammoth Lakes General Plan, page 1.

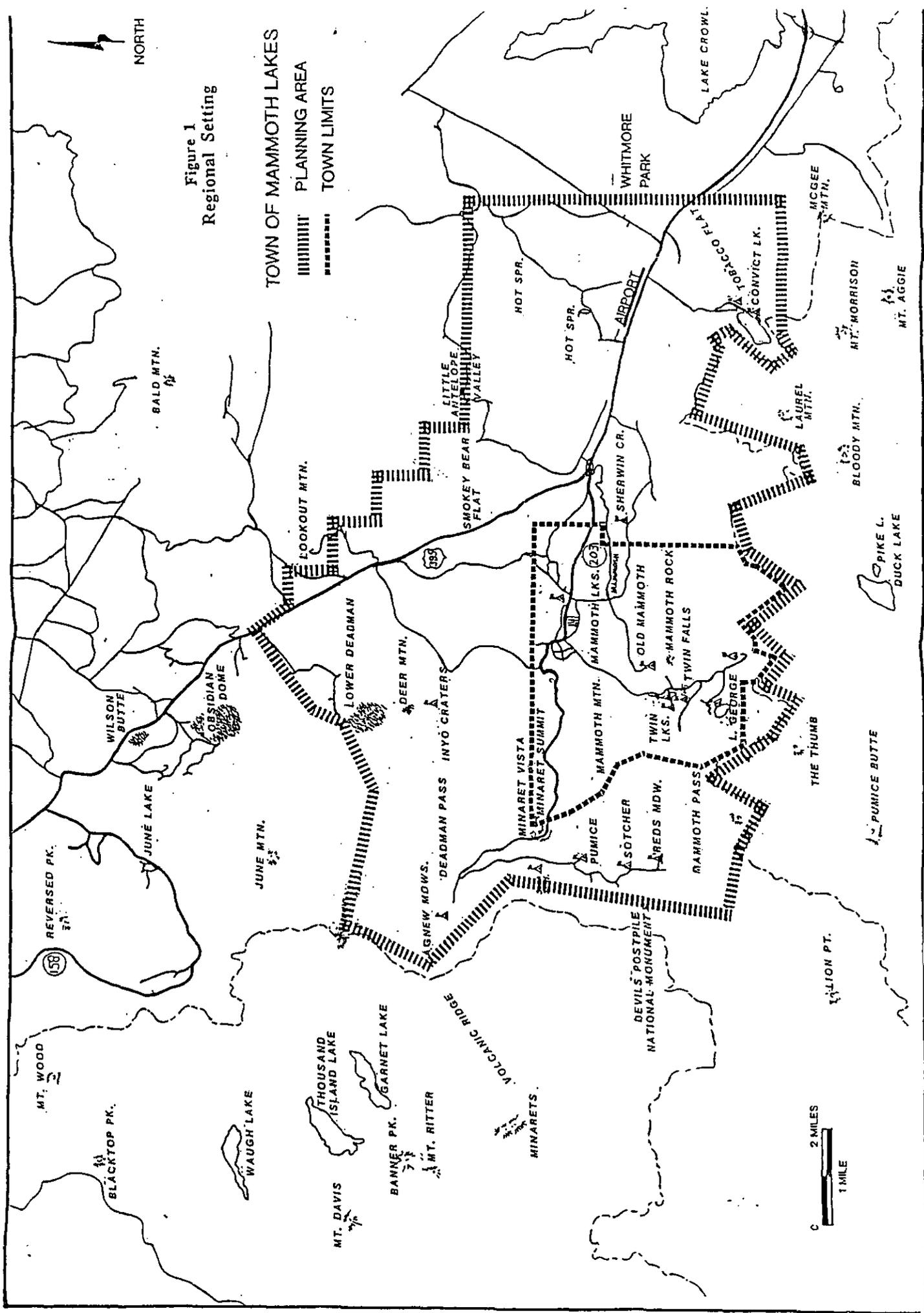


Figure 1  
Regional Setting

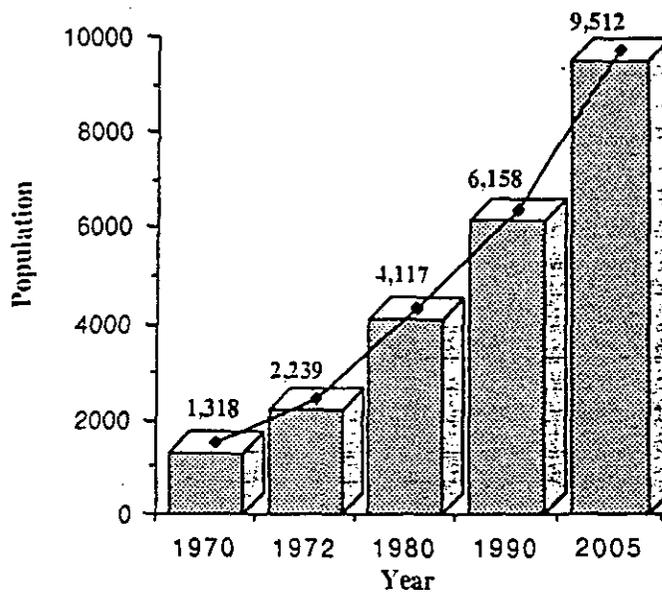
TOWN OF MAMMOTH LAKES  
 PLANNING AREA  
 TOWN LIMITS



The year-round permanent population constitutes the "base" population of the community. The Town's estimated base population is approximately 5000 people, projected to grow to as much as 9500 by the year 2005.<sup>1</sup> But the actual population of the Town is always higher than the permanent population due to visitors and second home owners. The peak population of the Town can be as high as 29,000 people during the ski season.<sup>2</sup> According to the Town's General Plan, the projected future peak population could be as high as 52,000.<sup>3</sup> This is an important consideration because the provision of park and recreation services will be impacted to a greater extent, both in the quantity and type of services, than what would normally be expected if the base population were the sole generator of demand for parks and recreation facilities. Figure 2 depicts these population projections in graphic terms.

Figure 2  
**Population Growth Projections**

Source: Mammoth Lakes General Plan



### Age Characteristics

The age distribution of the population is another important consideration in the provision of parks and recreation services. Figure 3 shows the estimated age distribution of the population of Mammoth Lakes compared to that of the County of Mono. As can be seen, there are few elderly people (over age 62) who reside in the Town. Fully 80% of the population is in the 18 to 61 age group. This roughly compares to the County's 63% for the same age group.<sup>4</sup> On the other hand, the 0-18 age category shows a higher percentage, 27%, for the County while Mammoth Lakes has 17% in this age group.<sup>5</sup> These indicators

<sup>1</sup>Town of Mammoth Lakes General Plan, page 113.

<sup>2</sup>Ibid, page 11.

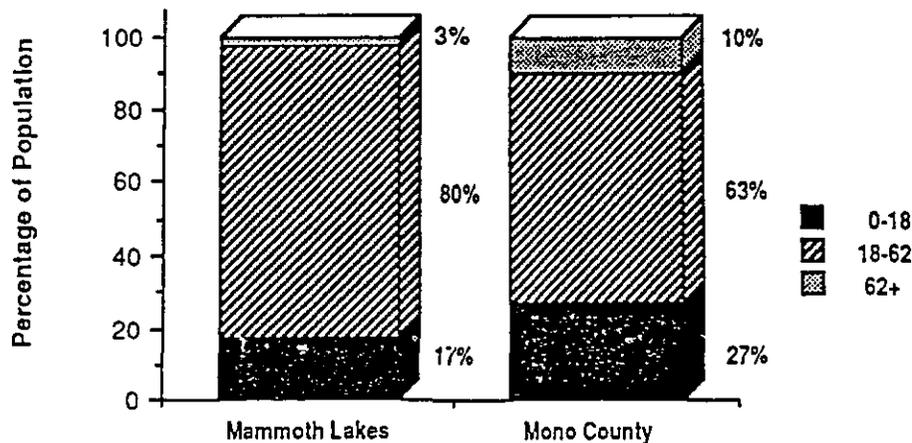
<sup>3</sup>Ibid, page 11.

<sup>4</sup>Ibid, page 113 and 114.

<sup>5</sup>Since these figures are based on estimates contained in the General Plan and not actual Census counts, it would be prudent to closely monitor the results of

point to a need for emphasis toward adult-oriented recreation programs (versus an emphasis on elderly and perhaps children-oriented programming).

Figure 3  
Age Characteristics-Mono/Mammoth



#### Athletic/Outdoor Inclination

From solely an empirical basis, an additional consideration for park and recreation programming is the apparent inclination of the resident and visitor population to be athletically and outdoor recreation-inclined. This includes the skier, the hiker, the bicyclist, the fisherman and other outdoor enthusiasts. Many people have moved here or visit Mammoth Lakes to participate in active or outdoor recreation. This is an indicator for parks and recreation programs and facilities to emphasize active sports and recreational pursuits which can help satisfy the athletic/outdoor inclination of the population.

#### **D. Existing General Plan Policies Related to Parks and Recreation**

As mentioned in the Introduction, many of the state mandated elements of the Town of Mammoth Lakes General Plan are related to the Parks and Recreation Element in one way or another. The Land Use, Open Space, Conservation and Circulation Elements have goals and policies that have bearing on parks and recreation. Some of the most relevant goals and policies are listed below (these and other related policies are found in Appendix A). These policies will be considered in subsequent Sections of this report.

#### Related General Plan Policies:

- To develop the Mammoth Lakes community as a quality year-round recreation destination resort (Recreation and Resort Land Use Goal #1).
- To support Nordic skiing and winter play developments and activities (Recreation and Resort Land Use Goal #5).
- To encourage more family-oriented recreational activities (Recreation and Resort Land Use Goal #7).
- The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to

provide resort amenities and recreation activities such as tennis courts, athletic clubs, skating rinks, golf courses, riding and hiking trails, etc.(Recreation and Resort Land Use Policy #1).

- The Town shall designate passive and active open space areas in which varying levels of recreation activities are encouraged: a) Use of open space areas such as paths, picnic facilities, etc., shall be limited to passive activities, a) The Town shall restrict intensive recreational activities to areas designated for active open space uses (Open Space Land Use Policy #6).
- The Town shall encourage multiple use of school facilities and establishment of joint use agreements for: a)Inclusion of meeting and lecture halls in new school development for use by seminar and evening classes, b) Dual design of school recreation areas for students and area residents (Schools Land Use Policy #4).
- The Town shall prepare a Parks and Recreation Plan including a Master Plan of Trails for adoption as an Element of the General Plan. The Parks and Recreation Plan shall: a) address the existing and future community recreation needs of residents and visitors, b) set forth a specific improvement program, c) coordinate a multi-purpose trails system, and d) specify how developers and the community will implement the program (Community Resident Recreation Land Use Policy #1).
- The Town shall establish an effective trails network which connects frequently used destinations and follows heavily traveled routes. Trails shall be established whenever possible: 1) along scenic routes, 2) between recreation and visitor residential nodes, 3) to public facilities, areas of cultural, educational, recreational and historic interest, and 4) to campgrounds, camping areas, forest and wilderness areas (Transportation Policy #2).
- The Town shall preserve the resort-alpine character of Mammoth Lakes through the adoption of tree preservation standards which retain heritage trees (i.e., significant stands of old growth trees of unique or heritage quality, and large individual specimens) and groves where reasonable, and retain to the maximum extent feasible, the forest canopy and forested character of the Town. Native tree species should be planted to help offset the loss of trees unavoidably removed during construction (Conservation and Open Space Natural Vegetative Resources Policy #1).
- The Town shall strive to ensure that historic and archaeological sites are available to residents and visitors by: 1)establishing funding for historic and archaeological preservation through state and federal grants, private trusts, and donations, 2) actively promoting the Town's cultural resources in cooperation with the Mammoth Lakes Resort Association and Historical Society and 3) encouraging the provision of publication about and tours of the sites (Conservation and Open Space Cultural Resources Policy #3).

## **E. Assumptions about the Planning Area**

Assumptions about the Planning Area include the following:

1. The Town will continue to be a primary winter recreation area.
2. The area will continue to diversify in provision of summertime recreational activities.

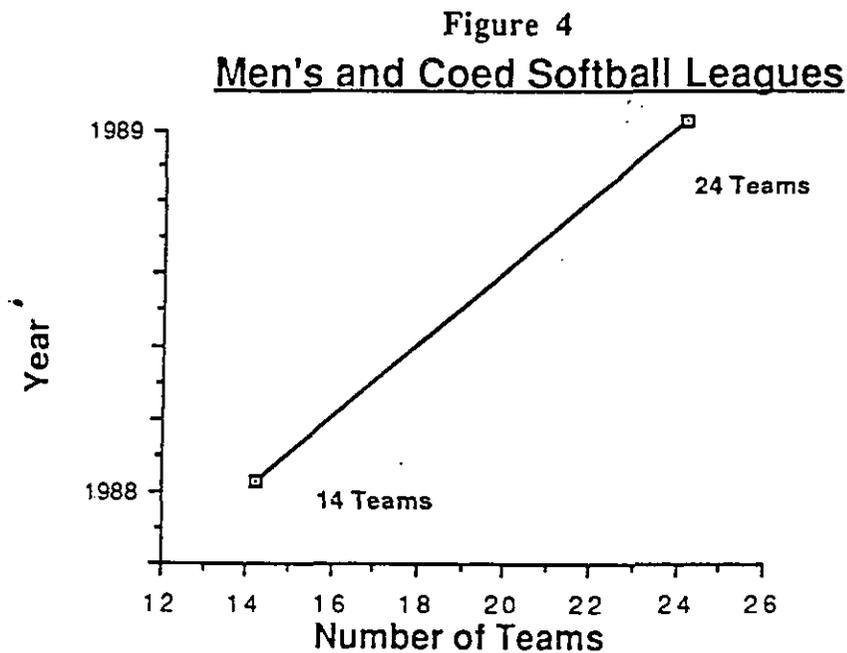
3. There will be a steady increase in the base population of the Town which will create a demand for a corresponding increase in park and recreation programs and services.
4. Visitors and second homeowners will create a demand for more specialized forms of recreation programs and facilities (such as short term recreation programs versus extended programs or courses).
5. Population and age characteristics will continue to be similar to present characteristics.
6. There will be no catastrophic physical or economic changes.

## F. Trends in Local Park and Recreation Usage and Program Evaluation

There are three general categories of programs which the Town is now providing. These are Recreation Programs (including League Sports, Classes and Special Events), Children's Day Camps, and Whitmore Pool Programs.

### Recreation Programs-League Sports

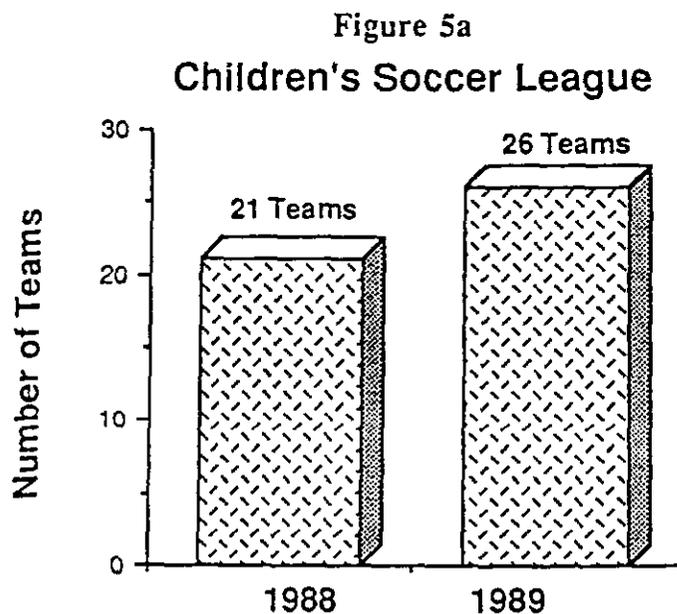
The primary adult league sport programmed by the Town is Softball. Both mens and coed leagues are provided. As shown in Figure 4 this is an extremely popular sport dominated almost exclusively by residents (versus visitors) within the recreation service area. Over 24 teams participated in the 1989 season with the trend expected to increase in future years.<sup>1</sup> Because of the high participation rates in the softball program, the present facilities are inadequate in number and/or are remote from the Town limits (i.e., there are two fields located at the Whitmore facility some 10 miles from the town). Additional fields are needed and have been proposed in the Capital Improvement Program, Fiscal Year 1989-90.



<sup>1</sup>Parks and Recreation Department, Interview with M. Cahill, June 22, 1989.

Town-operated adult Basketball and Volleyball leagues have been less successful. Part of the reason is the apparent lack of available facilities for league play.<sup>1</sup> There are three gymnasiums in Town (Snowcreek Athletic Club, Mammoth High School and Mammoth Elementary School). Snowcreek Athletic Club (a private club) operates a basketball league that appears successful. It is open to the public as well as club members. Mammoth High School may have potentially conflicting uses of its gymnasium during the school year. Mammoth Elementary School's gymnasium appears to be underutilized and/or unavailable for league play. Summertime outdoor volleyball is offered by a private restaurateur, occasionally utilizing the Town's outdoor courts at Shady Rest Park as well as his own two sand courts at the restaurant site. There is potential for increasing participation and success in these league sports with greater coordination of facilities.

The Town also coordinates and supports children's league sports including Soccer, Little League and T-Ball. Figure 5a, 5b and 5c depicts user participation in these sports over the past two years. Soccer is the most successful, in terms of participants, of the children's organized league activities. The Town has recently expressed interest in giving additional monetary support to children's organized sport activities.<sup>2</sup> Potential exists for growth in all these organized sports activities. The Recreation Department's program objectives support increased program attendance and program variety.<sup>3</sup>



<sup>1</sup>*Ibid.*

<sup>2</sup>Town Council, June 21, 1989.

<sup>3</sup>*Town of Mammoth Lakes Proposed Fiscal Year 1989-90 Budget*, page 140.

Figure 5b

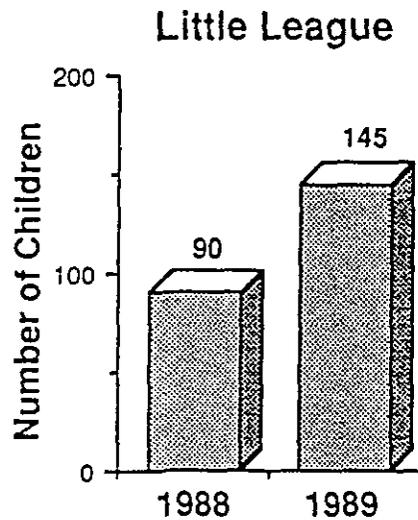
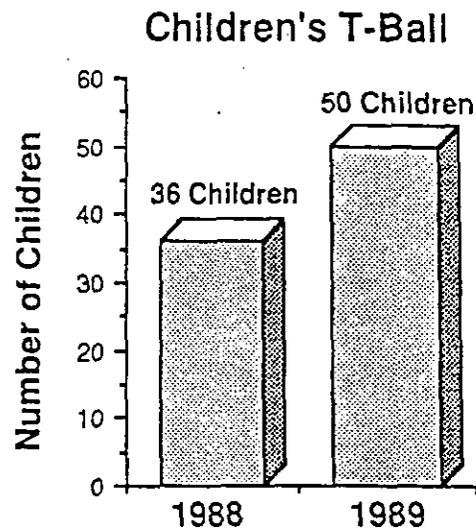


Figure 5c



### Recreation Programs-Classes

The Town programs a host of recreation classes through the Parks and Recreation Department. These classes are categorized into two generalized groups as follows:

- Enrichment Classes
- Community Service Classes

Enrichment Classes include such courses as Beginning Spanish, Creative Writing and Financial Investment. Courses like Drawing, Beginning Guitar, Watercolor Seminar and Wine Tasting are also included. Physically oriented classes include activities such as Tap Dancing, Kung Fu, Tumbling, Tennis and physical fitness courses.

Community Service Classes include CPR, Beginning Sign Language and a Babysitting Seminar.

Participation in the classes has been varied, depending on the class offered. Some classes have had high rates of participation while others have had to be cancelled. Some of the most successful classes have been the language classes, tennis classes and children's cross country skiing.

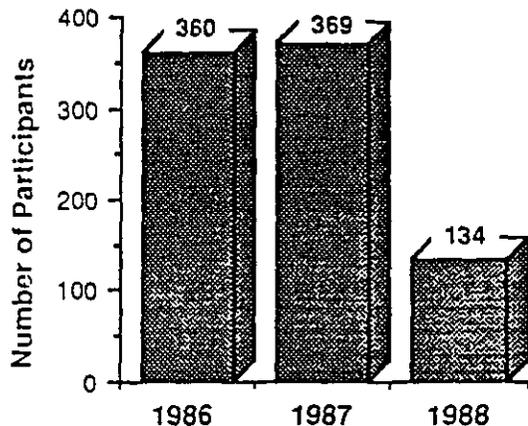
Class offerings are many times directly related to the availability of qualified instructors. Some classes that might otherwise be successful are not offered due to the lack of an instructor. Some classes have had to be cancelled because an instructor left the area. Some classes were not successful due to general disinterest; they were offered in the wrong season or they had untimely advertising.

Overall, the class offerings cover a wide variety of subjects and interests. The Parks and Recreation Department has not been hesitant to experiment with new classes which has paid off in the diversity of the classes available. Conversely, they have readily cancelled those courses which were not doing well.

User participation has been varied as depicted in Figure 6. This variation is caused primarily by the availability of instructors (Instructors were not available for certain high

participation classes in 1988). It is expected that user participation will increase as the population of the area continues to grow and diversify. Once again, the Recreation Department's program objectives support increased program attendance and program variety.<sup>1</sup>

Figure 6  
User Participation Trends  
in Recreation Classes



Source: Mammoth Lakes Parks and Recreation Department

#### Recreation Programs-Special Events

The number of Town-coordinated large scale special events has been limited. Only recently has the Town begun to consider expanding this aspect of its recreation programming. Smaller scale special events include the annual Town Christmas Party, periodic Teen Dances, the Children's Easter Egg Hunt and others. Most of the larger special events are conducted and/or coordinated by other organizations or private interests in the Town. The Mammoth Motocross, the Whiskey Creek Stage Race and the Mammoth Snowcreek Triathlon are examples. During the ski season, the Mammoth Mountain Ski Area hosts a number of nationally recognized ski events. Also, Tamarack Lodge sponsors a number of cross-country ski races which are part of the USSA race schedule for California. The Town has supported special events indirectly and directly, through the MLRA, financial assistance, participation in segments of the events and by other means. It is probable that additional Town-coordinated large and small scale special events will evolve as the Town government matures.

#### Children's Day Camps

This is a special program targeted to the school aged child. It is conducted by the Town Parks and Recreation Department. Activities are provided on a regular basis and include drama, music, sports and games. The program has been expanded to include the School Age Recreation Program activities on a regular basis. The 1989-90 Proposed Capital Improvement Program provides for development of a multi-use playing field at the Mammoth Elementary School in cooperation with the Mammoth Unified School District. Classrooms will become available for the After School Recreation Programs. In exchange for the use of this site (which is much more convenient than the present Community Center

<sup>1</sup>Town of Mammoth Lakes Proposed Fiscal Year 1989-90 Budget, page 140.

site), the Town will participate in the upgrading of an unused playing field for use by the students and the public.

### Whitmore Pool Programs

A variety of aquatic programs is offered by the Town through the operation and maintenance of the Whitmore Swimming Facility. The swimming programs include lessons, recreational swimming, adult lap swimming, special events and pool time in support of the youth swim team. A concern with the program is the remoteness from the Town Limits (10 miles) and the long term maintenance of the facility.

## G. Inventory of Facilities

There are many public and private recreation facilities in the Recreation Service Area of the Town. Figure 7 locates the Town-owned or maintained facilities on a map of the Town. Figure 8 locates other public and private facilities.

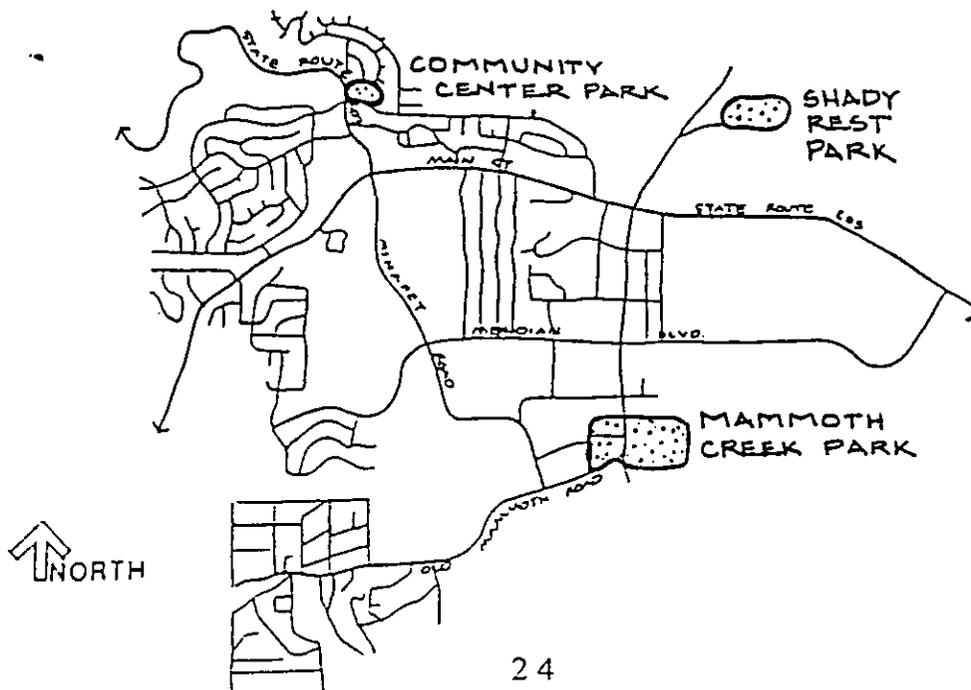
The Town of Mammoth Lakes-owned or operated recreation facilities are described in more detail below:

### Shady Rest Park

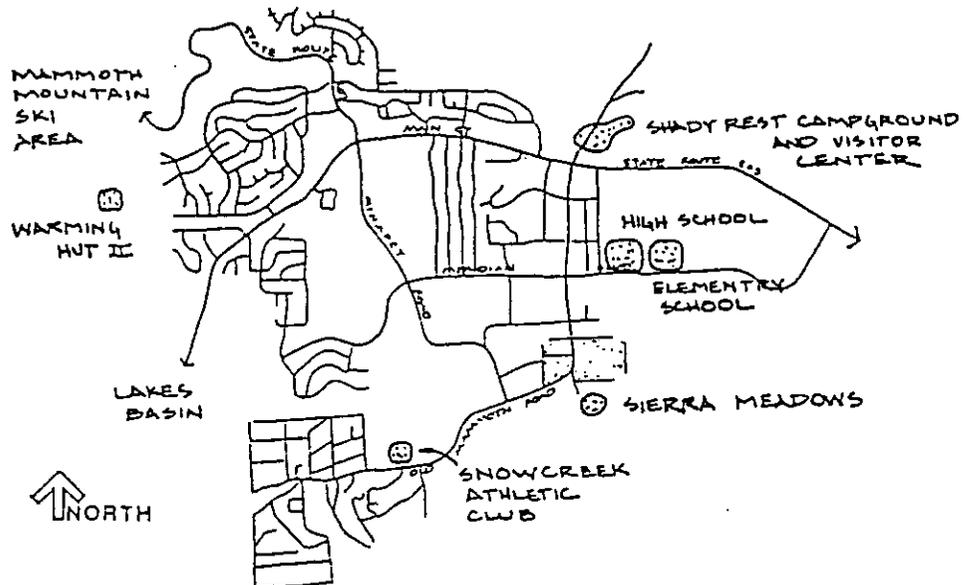
Shady Rest Park is the main active sports municipal park in the Town of Mammoth Lakes. This 6.0 acre facility is operated by the Town under a special use permit from the U.S. Forest Service. It is maintained by the Town Public Works Maintenance Division.

The park contains one softball field and one soccer field. It also has two sand volleyball courts and a picnic shelter (currently under construction). There are picnic facilities, play equipment, unpaved parking and restrooms. See Appendix B for a more detailed description of these facilities. It is a well used facility primarily for active sports. The 1989-90 Proposed Capital Improvement Program calls for expansion of the park with two additional ball fields, another soccer field and restrooms.

Figure 7  
Town-Owned and Maintained Facilities



**Figure 8**  
**Other Public, Semi Private and Private**  
**Recreation Facilities**



**Community Center Park**

The 4.5 acre Community Center Park contains the 4000 square foot Community Center building and the smaller County of Mono Branch Library building. There are six tennis courts, picnic and play facilities, unpaved parking and restrooms (see Appendix B for further details).

The Community Center building houses a kitchen, stage and other facilities. The main uses of the building include public meetings (such as the Town Council and Planning Commission) and the School Age Recreation Program. It is the only public meeting building in the Town.

The tennis courts are used for tennis classes and general use. The picnic facilities offer additional amenities to the park. Overall, the Community Center Park facilities are used quite heavily. Paved parking and building painting have been completed as part of the 1989-90 Capital Improvement Program.

**Mammoth Creek Park**

The site contains approximately 15 acres of National Forest-administered public land under special use permit to the Town. Additionally, there are five acres of adjoining Town-owned property, totalling 20 acres.

Present development of the park is limited to restrooms and a few picnic tables (see Appendix B). Preliminary plans for the park include passive and dispersed recreational amenities within the 15 acre portion, and more intensive recreational facilities in the 5 acre part. Passive uses include fishing, picnicking, bike and walking trails. A Recreation Center is contemplated for the 5 acre portion which could include an indoor swimming

pool, bowling lanes, meeting rooms and similar intensive uses. An ice skating rink was envisioned on the original plans for the recreation center.<sup>1</sup>

**Whitmore Park**

The 32 acre Whitmore Park and swimming facility, located about 10 miles east of the Town, functions as a regional park. The land is leased by the County of Mono from the Los Angeles Department of Water and Power and is operated and maintained by the Town of Mammoth Lakes.

The park area was developed by the County of Mono in 1981-82 and contains two baseball diamonds, a BMX course and restrooms. The swimming facility contains a wading pool and a swimming pool. The pool has been in use as a warm spring pool since the 1930's. In 1983, the County completely rebuilt the facility with a new swimming pool and change house. The Town took over operation of the park and pool shortly after incorporation in 1984.

**Summary of Other Public and Private Recreational Facilities**

Town owned or maintained and other public and private recreational facilities found in the Planning Area are summarized in Figure 9 below:

**Figure 9  
Other Public, Private, Semi-Public, and  
Commercial Recreation Facilities**

Facility	No.	Location
Gymnasiums	3	Mammoth Elementary School Mammoth High School Snowcreek Athletic Club
Baseball/Softball	5	Mammoth Elementary School(1) Mammoth High School(1) Shady Rest Park(1) Whitmore Recreation Area(2)
Tennis Courts	17+	Snowcreek Athletic Club(9) Community Center Park(6) Mammoth High School(2) Plus others in private developments
Swimming Pools	2+	Snowcreek Athletic Club Whitmore Pool Plus others in private developments
Hot Springs	1	Hot Creek Red's Meadow
Meeting Facilities	7	Community Center(only Town Facility) Mammoth Mountain Inn Sierra Nevada Inn Warming Hut Two Sierra Holiday Trailer Park

<sup>1</sup>Draft Mammoth Creek Park Master Plan, The Planning Group, circa April, 1986.

## Recreation Facilities(Continued)

Facility	No.	Location
Meeting Facilities(cont'd)		Snowcreek Athletic Club Fire station Forest Service Visitor Center Mammoth Mall
Handball/Racquetball	8	Snowcreek Athletic Club
Boating/Fishing	3	Lakes Basin Crowley Lake Convict Lake
Cross Country Skiing	3	Tamarack Ski Center (Lakes Basin) Sierra Meadows Shady Rest
Downhill Skiing	2	Mammoth Mountain Ski Area June Mountain Ski Area
Snowmobiling	3	Sierra Meadows Shady Rest Smokey Bear Flat
Dog Sledding	1	Sierra Meadows Shady Rest
Moto Cross	1	Sherwin Moto Cross Track
Volleyball Courts	8	Mammoth Elementary School Mammoth High School Shady Rest Park Grumpy's
Golf	1	Snowcreek Driving Range
Equestrian Facilities	4	Agnew Meadows Pack Station; Mammoth Pack Outfit, Sierra Meadow Equestrian Center Red's Meadow Pack Station
Hiking/Backpacking (Trailheads)	5	Agnew Meadow Red's Meadow/Devil's Postpile Lakes Basin(several) Sherwin Lakes Convict Lake
Camping	16	Shady Rest Pine Glen(Group) Sherwin Creek Twin Lakes Lake Mary Lake George Coldwater Horseshoe Lake Agnew Meadows(Group) Agnew Meadows Upper Soda Springs Pumice Flat(Group) Pumice Flat Minaret Falls Devils Postpile

## Recreation Facilities(Continued)

Facility	No.	Location
Camping(cont'd)		Red's Meadow Convict Lake Camp High Sierra Mammoth Mountain RV Park
Picnic Areas	6	Shady Rest Mammoth Creek Community Center Minaret Vista Lakes Basin Earthquake Fault
Historic Sites	2	Mammoth Historic Museum Mammoth Consolidated Gold Mine Mill City Mammoth City
Interpretive Centers	1	Mammoth Ranger Station and Visitor Center
Natural Reserves	1	Valentine Natural Reserve

### **H. Local Needs Assessment: Survey of Recreational Facility Needs and User Interests**

A facility needs survey was conducted during the time of the preparation of the Mammoth Creek Master Plan in 1986. An estimated 4300 questionnaires were distributed to residents of Mammoth Lakes between January and April of 1986. Projections for the area's recreational project needs were then determined from the nearly 400 returned questionnaires. The complete needs assessment is contained in Appendix A. A summary of the assessment follows.

#### Present Recreational Activities of Survey Respondents

The recreational activities most participated in by Mammoth Lakes area adult residents who responded to the needs survey included downhill skiing (mentioned by 52% of respondents), hiking/backpacking/camping (28%) and biking (23%).

Not surprisingly, the majority of the downhill skiers use the Mammoth Mountain Ski Area. Roughly 25% of these individuals are between 25 and 34 years old. Hikers/backpackers/campers fall mostly in the same age bracket with 42% utilizing the general Mammoth Lakes area. Over 68% of those who frequently ride bicycles do so in the Mammoth and Bishop areas. These individuals are primarily in the 30-40 age category.

Fishing was also mentioned by 22% of the respondents. It is done primarily in the local Bishop-Mammoth region by persons averaging 20-35 years old.

Tennis and Cross-Country Skiing are also popular recreation activities with 19% and 17% of the respondents, respectively, indicating they participate in these sports. For tennis players, the Community Center Park and the Snowcreek Athletic Club tennis courts are

most often used. The Mammoth Lakes Basin, Sierra Meadows and Shady Rest Park are favorite cross-country ski areas.

Other activities listed include softball/baseball (13%), swimming (13%), golf (11%) and water skiing (8%). Shady Rest Park, Whitmore and facilities in Bishop provide fields for local softball/baseball players. Swimming is mainly done at Whitmore and Snowcreek Athletic Club. Golfers must travel to Bishop for the nearest golf course, although there is a local driving range near the Mammoth Creek Park. Residents who water ski locally do so mostly in Crowley and Grant Lakes.

### Survey Results

There was an overall desire for high-quality recreational facilities and programs, regardless of their extent. Careful maintenance and repair of such facilities was strongly requested. Planning for landscaped open space was also a priority. Many respondents felt that the addition of local recreational amenities would enhance the "year round" attraction of Mammoth Lakes.

The recreational facility most requested by local respondents is an indoor ice skating/hockey rink. An indoor swimming pool for public and/or team use was mentioned second as a facility they would like to see in Mammoth Lakes.

Adult extension courses were requested by 17% of the respondents. Courses like dance, computers, arts, photography, and other leisure topics were ranked higher than academic educational classes. Facilities such as a golf/putting green, bowling and indoor tennis were less strongly desired yet still popular. While an ice skating rink was in demand by almost every age distribution of respondents, the swimming pool and classes were requested mainly by adults over 25 years.

The following are the highest rated facilities and activities from the survey responses:

1. Ice skating/hockey
2. Indoor /public/team swimming
3. Classes-adult/dance/computer/art/crafts/photography/dog training
4. Golf/putting green
5. Bowling
6. Indoor tennis/lessons/backboard
7. Outdoor/sand volleyball
8. Roller skating
9. Tumbling/gymnastics(children)
10. Bike paths/lanes
11. Classes-business/foreign language

There were many, many other activities and preferences cited by the survey respondents. Among these were archery, basketball, concerts, parcourses, soccer, snowplay areas and horseshoes. The complete list is found in Appendix A.

## I. Evaluation of Existing Park and Recreation Facilities

An analysis of the existing park and recreation facilities is provided in the following paragraphs.

### Shady Rest Park Evaluation

This 6.0 acre park is neighborhood-sized (see descriptions of park types in next section) but generally used for community-wide active sports. As noted above, it is extensively used during spring, summer and fall. However, sports leagues, practices and other soccer field and ball field activities must often use the Whitmore Park due to the lack of sufficient facilities at Shady Rest or in the Town. A picnic shelter is currently being constructed at Shady Rest Park which will add another attraction to the park. A bike path is currently being constructed from the park to Hwy 203. An additional soccer field, and two ball fields and restrooms are planned (1989-94 Town Capital Improvement Program).

The facilities at the Park are generally in good condition. The setting for the park is described nicely by its name, "Shady Rest," being surrounded with mature trees in the National Forest. Some residents have suggested greater maintenance is needed for the ballfields, restrooms and the like. The gravel parking lots are sufficiently sized for present usage but need paving.<sup>1</sup>

Several potential problems are involved with the park. First, the location is not centralized in relation to the residential areas of the Town. It is located nearly a mile from Main Street (Hwy 203) and is hidden from the general public and visitors behind the Shady Rest National Forest Campgrounds. The interface with the campgrounds is also potentially a problem primarily due to traffic and noise from park users. Expansion of the park could create additional concerns from the Forest Service.<sup>2</sup> The access road is narrow and the pavement is deteriorating. Lastly, the park is generally not accessible by automobile during winter because the access road is closed by snow.

On the positive side, the location is secluded and away from more intensive urban uses, which helps create a more natural feeling for the park. Shady Rest Campground users also use the park. The location provides for a more wind-sheltered site for park users. The mature trees help a great deal in this regard. The trees also provide sun shading for the ball field. In addition, they act to "frame" the use areas and provide a scenic backdrop to the park. Also, due to the inaccessibility of the park by automobile in winter, the park becomes a desirable destination for snow play and cross-country skiing. Further, the site is considered expandable because it is not surrounded by urban uses, assuming the US Forest Service concurs with its expansion.

### Community Center Park Evaluation

Inherited from the County after incorporation, the 4.5 acre Community Center Park is a neighborhood size park and contains the Community Center building, the smaller County of Mono Branch Library building and unpaved parking. These facilities are considered to be in poor condition with substandard roof and parking area.<sup>3</sup> The six tennis courts, picnic area, play facilities and restrooms are in adequate condition.

The Community Center building is the only public meeting building in the Town. It is used by the Town Council, Commissions, the School Age Recreation Program and other

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<sup>1</sup>L.K. Johnston and Associates assessment.

<sup>2</sup>Conversation with Bill Taylor, Associate Planner, Town of Mammoth Lakes Planning Department, May 9, 1989.

<sup>3</sup>*Proposed Town of Mammoth Lakes 1989-90 Budget*, page 10.

groups. There is considerable question about its image, function and condition as the principal Town meeting place.<sup>1</sup>

Major rehabilitation has been postponed pending the development of the North Village Plan and discussions concerning construction of a Civic Center. Paved parking and building painting have been carried out as remedial measures in the 1989-90 CIP.

#### Mammoth Creek Park Evaluation

As a community-sized park totalling 20 acres, Mammoth Creek Park is utilized for passive recreational uses, including picnicking, fishing and hiking. Mammoth Creek is the park's major open space attraction.

The park has very good potential. It is well located and quite visible to residents and visitors due to its location bordering Old Mammoth Road. Preliminary plans for the park include passive and dispersed recreational amenities within the 15 acre portion, and more intensive recreational facilities in the five acre part. A major recreation center is contemplated for the five acre portion. It has excellent potential for year-round multiple use due to its good accessibility during all seasons. It stands to be a showpiece for the community. The proposed 1989-94 Capital Improvement Program calls for limited development of the first phase of the five acre portion to proceed immediately.

#### Whitmore Park Evaluation

The 32 acre Whitmore Park and swimming facility, located about 10 miles east of the Town, functions as a regional park currently maintained and operated by the Town of Mammoth Lakes.

The single most negative problem with the park for the Town of Mammoth Lakes is its location. It simply is not convenient for Town residents to utilize. Maintenance of the park by Town maintenance crews is likewise inconvenient and more costly. It obviously does not function as an open space amenity in the Town.

The facility itself has certain problems. The ball fields are considered to be in poor condition with rocky infields and stubbly outfields. The parking is unpaved at the ball diamonds and there are no amenities, such as trees and grassy areas. The barrenness of the surrounding landscape is also a negative factor for many people (although some might consider the openness and vistas of the nearby Sierra and Crowley Lake to be very desirable). Nevertheless, the ball fields are utilized extensively for sports leagues due to the lack of facilities elsewhere in the vicinity.

On the other hand, the pool area is in relatively good condition. Maintenance has been generally good although there have been some complaints.<sup>2</sup> The pool is well used for aquatic sports in the summer months.

Overall, the Whitmore facility has much potential as a regional park and the County of Mono has made several improvements over the years. More are planned.<sup>3</sup> Nonetheless, use and maintenance of the park by the Town does not appear desirable for the long term.

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<sup>1</sup>*Opcit.*

<sup>2</sup>*Review Herald*, Letter to the Editor, June 21, 1989.

<sup>3</sup>*Mono County Parks Development Plan*, Mono County Public Works Department, March, 1984.

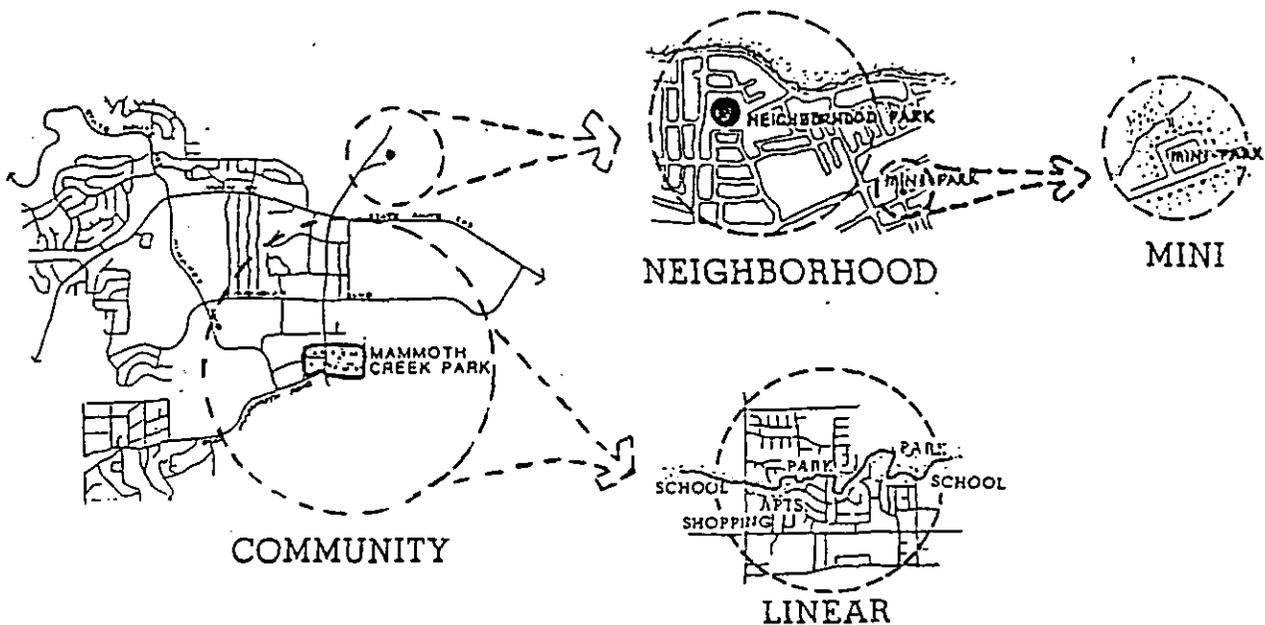
## Section IV.

# Parks and Recreation Concepts

### A. Description of Park Types

Parks can be categorized into several types such as mini-parks, neighborhood parks, community parks, regional parks and linear parks. The concept of this hierarchy provides for park and recreation needs at varying levels of use and intensity (see Figure 10).

Figure 10  
Park Type Comparisons



#### Mini-Parks

These parks usually accommodate casual, spur-of-the-moment recreation needs. They can function as an extension of nearby yards. They also can provide a focus and open space amenity for small neighborhoods. They might contain a small amount of play equipment, trees, picnic table, bench, etc. They can vary in size, usually less than three acres.

Mini-parks in Mammoth Lakes might serve as nodes or resting areas along a trail system. They might also be a point of interest, a picnic area or provide a public place to enjoy a vista. They could also be used to preserve an important physical amenity such as a group of trees, large rocks or other physical features.

#### Neighborhood Parks

Neighborhood parks serve a larger area than mini-parks and have a wider variety of facilities to serve a larger and more diverse population. They generally accommodate an

immediate area of approximately 2,000 people or more. Such parks will normally be 3 to 15 acres in size and be easily accessible to residents within one mile. They are considered to be the basic unit of a Town's park system.

A good example of a neighborhood-sized park in Mammoth Lakes is the Shady Rest Park. This 6.0 acre park has a number of amenities that would enable a neighborhood to readily use it. Similar sized parks could be beneficial in other parts of the Town.

### Community Parks

The Community Park serves the entire Town or City. It generally serves several neighborhoods and depending on population density, it can serve a population of 5,000 to 10,000 people or more. A Community Park is the nucleus of the park system and can be a location where members of the community congregate for city-wide functions or programs. The Community Park is usually over 15 acres in size and includes neighborhood park facilities as well as community park facilities. It also can be more open and oriented to providing extensive passive recreation areas.

The 20 acre Mammoth Creek Park has the potential for becoming a Community Park. It could contain facilities for city-wide recreation uses, such as the proposed recreation center. It also can provide passive open space areas which often distinguish this park type.

### Regional Parks

Regional Parks are usually provided by a County, Regional Park District, or the State. Regional parks serve many communities and are typically focused on an important amenity such as a lake, river or other natural feature. Their accessibility is usually by automobile. Their size can vary but they are normally larger than community parks.

Whitmore Park, some 32 acres in size, is an example of a regional park which serves southern Mono County.

### Linear Parks

Linear Parks can connect the various parks and open spaces of the community. They weave neighborhoods, schools, open spaces and other uses together. Linear parks can provide a valuable greenbelt of open space through a neighborhood or Town. One of their most important aspects is their continuity, uninterrupted by vehicular traffic.

Bicycling, jogging, walking and cross-country skiing are likely uses of Linear Parks in Mammoth Lakes. As an example, the Mammoth Creek corridor could provide a location for a Linear Park.

## **B. Parks versus Open Space**

The differentiation between *Parks* and *Open Space* is important for Mammoth Lakes in that there is a vast amount of open space surrounding the Town, however, it is not parkland in the usual sense. Dedication requirements for parkland, or the type of parkland that would be dedicated, may be different in Mammoth because of this.

The purpose of parks is to provide space and facilities for recreational activities. Such activities are normally thought of as active play space, such as tennis courts, baseball fields, trails, swimming pools, playground equipment, etc. But parks can also include areas for passive recreation such as walking, picnicking, and relaxation.

Open space, on the other hand, is generally thought of as an area, small or large preserved for its intrinsic value, its natural beauty or open vistas. Open space may be part of a park and vice-versa. Open space generally is not used as often or as intensely as recreation parks but it is equally important even to people who never enter but only pass by.

Both parks and open space are important for providing amenities for residents and visitors of Mammoth Lakes

### **C. Multi-Use, Joint Use, Seasonal Use**

These concepts are important, especially where funding for park and recreation facilities is restricted. Multi-use, Joint Use and Seasonal Use are discussed below.

#### **Multi-Use**

Multi-use of recreation facilities is perhaps the best way to stretch public dollars. Simply stated, multi-use means using the same facility for many purposes.

The Town is already employing multi-use at the Community Center where the Community Center building is used by different groups for different purposes. During the day, it is used for the School Age Program. The Town Council uses the building in the evenings for Town Council meetings. Teen dances are held at other times. Another example is the use of the baseball fields for soccer fields and vice-versa.

The provision of multi-use facilities saves a great deal of public funds but requires close coordination so that conflicts between users do not occur. Multi-use facilities often have funding priority over facilities that do not have multiple uses.

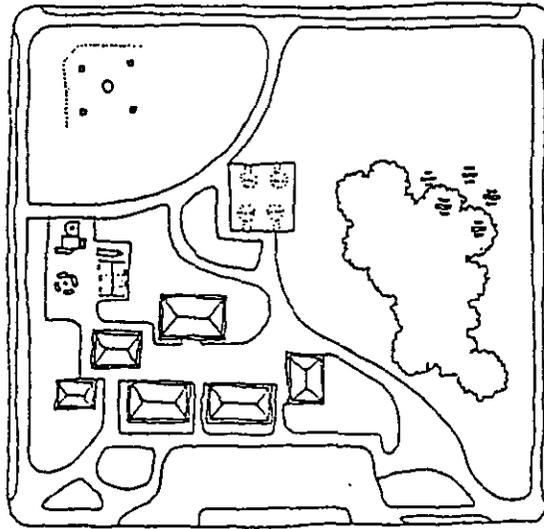
#### **Joint Use**

Joint use of facilities, through cooperative agreements, has proved extremely helpful in many jurisdictions by stretching available resources. Where recreational facilities are limited, joint use of facilities often is the only solution to providing recreation programs. The joint use of the Whitmore Park by the Town and by the County is a prime example in Mammoth Lakes.

However, the most usual joint use of facilities is between a school district and a local jurisdiction. Gymnasium use is an example. During the day, the school conducts physical education classes while at night the local jurisdiction holds league play. Another example is the joint use of school grounds for recreational park uses. The joint use of playing fields is a primary advantage. The present move of the School Age Recreation Program to the Elementary School is still another example. In a jurisdiction lacking such facilities, use of the school facilities through a cooperative agreement holds great potential. Figure 11 illustrates the joint use of a school and park facility. Joint use between other public and private recreation providers is also desirable. In Mammoth Lakes, joint use of US Forest facilities has been successful.

The hurdles to joint use include conflicts of time, coordination of events, provision of supervision, maintenance and capital improvements. Nevertheless, negotiated joint use agreements have been the keystone in many communities to efficient provision of recreation programs.

Figure 11  
Joint Use of a School and Park



#### Seasonal Use

Seasonal uses are also very important in Mammoth Lakes. Facilities that serve both summer and winter users may take priority over those that serve only one season. An example of a facility that could serve both the summer and winter seasons is a bike path; used for cycling in the summer and cross-country skiing in the winter.

#### D. Expanding Meaning of "Recreation" Programs

The changing nature of recreation programming has a great deal of importance to park and recreation planning. At one time, recreation programming involved not much beyond sports league organization.<sup>1</sup> But this is changing. For example, emphasis is being placed on educational "recreation" classes in addition to the active sports organizing. The Town's Parks and Recreation programs reflect numerous class offerings which are expanding the limits of "recreation" programs. These kinds of programs will affect the types of facilities needed. Obviously, classes in "Introduction to French" require a different facility than Tennis lessons. For instance, more meeting rooms and classroom facilities will be needed to provide for these expanded recreation offerings.

The duration and ease of access to the programs is also important in Mammoth Lakes. Due to the large numbers of visitors and second homeowners, recreation programming aimed at these groups will be different. Short term recreation programs, ranging from a few hours to a few weeks, would appear desirable. Advertisement of these programs would likely take different effort than an annual or semi-annual listing of class opportunities. Registration for the programs would need to be as easy and simple as possible.

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<sup>1</sup>Recreation Planning and Design. Seymore Gold, 1980.

## E. Park Standards and Parkland Dedication

A common practice among jurisdictions who provide park facilities is to require parkland dedication, fees for acquisition of parkland or both from subdividers. State legislation (i.e., the Quimby Act), allows this practice.

The theory of parkland dedication is that parkland is needed for the residents who will occupy the subdivision and, therefore, the subdivider should provide this public service. Court cases have set precedent that parkland may also be required for the "public benefit" and not just for the residents of the subdivision.<sup>1</sup> It is not unlike requiring the subdivider to dedicate and construct streets to serve the subdivision.

As described in the background section, the amount of parkland to be dedicated must be based on reasonable standards. A common standard for parkland is five acres of parkland for every 1000 people.<sup>2</sup> This can vary from jurisdiction to jurisdiction but, in any case, must be based on an analysis of local needs. This analysis is contained in Section V.

## F. User Pay

Since the passage of Proposition 13 in 1976, the concept of "user pay" in the field of parks and recreation has taken on new meaning. Many local governments have resorted to charging user fees to offset their operating costs. The results have been mixed.<sup>3</sup>

In some instances, the new fees so lowered the use of parks that local agencies have not been able to recoup their costs. In other cases, the revenues from new fees have preserved special programs that may otherwise have been eliminated.

When imposing fees, local officials should be sensitive to the needs of the economically disadvantaged. They may wish to consider designating times when fees are lowered or dropped. For instance, reducing fees for seniors or dropping them for children has kept some programs affordable.

Arguments can be made for more or for less subsidization of these programs. Many would argue that parks and recreation programs should remain free to all and that tax dollars should be used to provide the services. Others would suggest that the parks and recreation programs should be wholly self supporting and not offered unless they are; tax dollars should be spent for other basic needs such as streets or police protection. At any rate, the Town elected officials must ultimately decide the degree of support.

In Mammoth Lakes, the concept of user pay has been established for some time. In general, the recreation programs are self-supporting. For example, the fee for "French and California Wines" is set so as to offset the cost of instruction. If there are not enough participants to at least "break even," the class is cancelled. A similar approach is taken for active sports although these are still subsidized to a certain extent. As of this writing, a

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<sup>1</sup>*Norsoc Enterprises v. City of Fremont*, CA Court of Appeal, 1976.

<sup>2</sup>*Planning for the Fun of It*, page 64.

<sup>3</sup>*Ibid*, page 45.

special report is being prepared by others to reconsider the extent of fees and charges the Town imposes for Recreation Programs and other Town services.<sup>1</sup>

## G. Links and Nodes, Trails and Trees

### Links

As an adjunct to the park system, the links (connections) to open space areas, parks and other uses are very desirable. Like the linear parks, they can bind neighborhoods together, provide access to other uses and add interest to a community. An ideal system of links would be a trail system connecting all open space areas together by trails or bicycle paths with few interruptions by vehicular traffic (utilizing pedestrian/bicycle undercrossings or overpasses). The links in a recreation system also include connector paths. The connector paths allow easy access from neighborhoods and other areas to the trail, bicycle path, park, etc. Connector paths are usually constructed to a lower standard (e.g., not as wide, lower quality) than a main trail or path.

### Nodes

"Nodes" in a park system are usually found in relation to a linear park or trail. Similar to a mini-park, they are small areas containing a special amenity such as a picnic table, resting area or interpretive marker. They might be a staging area containing a small parking area where public access to a trail system or bicycle path would be provided. Nodes add interest and provide services along paths or linear parks.

### Trails

Trails and paths can be a major feature of a community's park and recreation system. They can serve a broad spectrum of people and provide a large range of uses including walking, jogging, bicycling, horseback riding and cross country skiing.

For Mammoth Lakes, a well developed trail system would be highly desirable. The trails could connect the Town's parks and open space areas together, provide access to nearby National Forest trails, be a significant feature of linear parks and create a recreation feature in and of themselves. Trails are discussed further in the following section.

### Trees

Trees are one of the most significant amenities that can be provided or enhanced by a community. They add beauty and quality to an urban area. They provide shade, act as wind breaks, create backdrops and "frame" special amenities. They help filter the air, add oxygen to the atmosphere and provide wildlife habitat.

In Mammoth Lakes, trees are part of the natural ambience of the Town. Much of the community's beauty is due to trees. In recent years, development projects, particularly commercial projects, have eliminated many trees to make way for large buildings and parking lots. Although some developments have planted replacement trees, in general there has been a decline in the number and size of the trees in the Town. It would appear that additional emphasis could be placed on tree enhancement in the community.

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<sup>1</sup>Interview with Mary Cahill, Recreation Supervisor, June 27, 1989.

## H. Interfacing with Regional Facilities

Due to the fact that the Town is surrounded by federal land administered by the Forest Service, the "interface" and relationship between the Town and the U.S. Forest Service is significant. Over the years, there has been much cooperation between the Town (Mono County before incorporation) and the US Forest Service. Special use permits for park facilities (e.g., Shady Rest Park), cooperation on trails systems and joint use and development of facilities (e.g., the Mammoth Consolidated Gold Mine) have been among cooperative efforts carried out.

Likewise, the Town's interface with the County of Mono on park and recreation programs and facilities has been fruitful. The cooperative use of the Whitmore Park facility is a case in point. The fact that the Town has the Community Center Park and Shady Rest Park, can be traced to the County of Mono prior to the Town's incorporation.

These cooperative efforts need to be carried forward and solidified as normal everyday working relationships.

## I. Special Mammoth Lakes Considerations

The most important recreational use in the Town is the Mammoth Mountain Ski Area. Not only is it the premier recreational visitor attraction, but it is the number one economic base for the community.

As might be expected, the Town of Mammoth Lakes and the Mammoth Mountain Ski Area have much in common. Both rely on each other for support and both have similar needs to maintain a healthy recreational environment. Like the cooperative spirit between regional entities, the Town and Mammoth Mountain need to continue and solidify everyday positive interaction on recreation and other matters of mutual interest.

## Section V.

# Parks and Recreation Issues and Opportunities

### A. Needs Analysis: Issues/Opportunities

The *Facility Needs Survey* presented in Section III (see also Appendix A) outlined the perceived needs of community residents. Summarizing, there was an overall desire for high-quality recreational facilities and programs, regardless of their extent. Careful maintenance and repair of such facilities was strongly requested. Planning for landscaped open space was also a priority. Many respondents felt that the addition of local recreational amenities would enhance the "year-round" attraction of Mammoth Lakes. The following are the highest rated facilities and activities from the survey responses:

1. Ice skating/hockey
2. Indoor /public/team swimming
3. Classes-adult/dance/computer/art/crafts/photography/dog training
4. Golf/putting green
5. Bowling
6. Indoor tennis/lessons/backboard
7. Outdoor/sand volleyball
8. Roller skating
9. Tumbling/gymnastics(children)
10. Bike paths/lanes
11. Classes-business/foreign language

#### Ice Skating/Hockey Facility

The recreational facility most requested by survey respondents was an indoor ice skating/hockey rink. This would be a desirable facility to have in the Town. The Draft Master Plan for the Mammoth Creek Park designated an ice rink facility as a major part of the Park's Recreation Center. However, the Town has not included funding for an ice rink in the five-year 1989-94 Capital Improvement Program. The primary reason for not including the ice rink is that the North Village Plan envisions an ice skating rink as part of that major development project. It is felt by Town officials that the North Village ice rink would fulfill the need expressed in the survey.<sup>1</sup> If this need is not fulfilled by the North Village Plan, the Town should pursue alternative development of an ice skating rink.

#### Swimming Facility

An indoor swimming pool for public and/or team use was mentioned second as a highly desirable facility in Mammoth Lakes. Such a facility would fulfill needs for in-town aquatics programs such as swimming lessons, lap swimming, organized swim teams, etc. An indoor facility would enable year-round usage, extending the swimming season from three± months to a full 12 months. The Draft Mammoth Creek Park Plan envisions the construction of such a facility as part of the Park's Recreation Center. The space shown on the plan can accommodate an eight lane 25 meter pool with one and three meter diving

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<sup>1</sup>Brian Hawley, Planning Director, June 15, 1989.

boards. The proposed 1989-94 Capital Improvement Program does not contain funding for this project, although it has not been ruled out as a possible capital item for future years; it appears that additional study of costs of the facility would enable the Town to consider incorporating the project later.

#### Classes (Including survey items 3, 9 and 11 above)

As discussed in Section III, the class offerings cover a wide variety of subjects and interests. The Parks and Recreation Department has not been hesitant to experiment with new classes which has paid off in the diversity of the classes available. User participation has also been on an upward trend and it is expected that this trend will continue as the population of the area continues to grow and diversify. The Recreation Department's program objectives support increased program attendance and program variety which is satisfying most user demand.

#### Golf/Putting Green

The lack of a local golf course or courses (with appurtenant putting greens) is reflected in the survey results. Golf can be enjoyed by a diversity of users and could be an important summertime attraction in Mammoth Lakes. Many resort destination communities have golf courses.

The Town has included \$50,000 for a feasibility study for a municipal golf course in the 1990-91 fiscal year of the Proposed 1989-94 Capital Improvement Program. The target year for course construction is the 1992-93 fiscal year. Meanwhile, the construction of a privately financed golf course is currently underway in the Snowcreek development along Old Mammoth Road. The first nine holes are scheduled to be ready for play in the summer of 1991. It will be a semi-private course. The completion of these courses will help satisfy the need for golfing facilities.

#### Bowling/Roller Skating

Typically, these recreational pursuits are provided by the private sector. It would be unusual to see a local government body construct these types of uses. The Draft Plan for the Mammoth Creek Park Recreation Building contains a space for six regulation bowling lanes. However, funding neither has been anticipated for this use nor is the Town presently interested in providing these uses as part of its recreation programming.<sup>1</sup>

#### Indoor Tennis/Backboard

Indoor tennis facilities also ranked fairly high on the list of desired recreational uses. At this time there are no plans for facilities for this activity. On the other hand, a backboard for tennis, handball and so on could be a reasonable item to provide at the Town's present tennis courts at the Community Center Park.

#### Outdoor Sand Volleyball

Since the survey was taken, two sand volleyball courts have been added to the Shady Rest Park. The Draft Mammoth Creek Park Plan also anticipates the addition of volleyball courts and one such court is proposed, along with a restroom, picnic areas, turf play area and parking in the Proposed 1989-90 Capital Improvement Program.

#### Bike Paths

See the Part H below, "Trails," concerning the Town's bikepaths and trails system.

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<sup>1</sup>Telephone conversation with M. Cahill, June 28, 1989.

### Basketball/Volleyball

There were many, many other activities and preferences cited by the survey respondents. Among these were basketball and volleyball(see Appendix A).

Perhaps the most surprising aspect of the Town's recreation programming is the lack of strong programs in the traditional active sports of Basketball and Volleyball. It appears there could be more emphasis placed on organization of these sports. More cooperative joint use of school gymnasium facilities would seem an appropriate avenue to explore.

### Visitor Related Services

There appears to be a need to provide more in the way of visitor facilities such as rest areas, additional playgrounds, information about Town recreation programs, etc.<sup>1</sup> Some of these facilities could be integrated into mini-parks and other parks. Working further with the U.S. Forest Service might prove useful in facilitating distribution of information about the Town recreation services for visitors(the Forest Service already has a visitor center in a convenient location).

## **B. Parkland Dedication; Using the Quimby Act**

A major issue for the Town is whether or not to utilize the provisions of the Quimby Act to require parkland when development occurs (see previous sections for a description of the Quimby Act). To assist in this regard, the following discussion and standards for the dedication of parkland are presented.

### Existing Parkland to Population Ratios

The Town of Mammoth Lakes currently has three municipal park areas within its boundaries: The Community Center Park, the Shady Rest Park and the Mammoth Creek Park. The combined acreage of these parks is compared to the existing population is shown below:

Figure 12  
Existing Parkland to Population Comparison

Existing Base Population:	5,000		
Existing Peak Population:	29,000		
		<u>Total</u>	<u>Developed</u>
<u>Park</u>		<u>Park Acreage</u>	<u>Park Acreage</u>
Community Center Park		4.5	4.5
Shady Rest Park		6.0	6.0
Mammoth Creek Park		<u>20.0</u>	<u>5.0 (+)</u>
	Total	30.5	15.5
Acres/1000(Base Population)		6.1	3.1
Acres/1000(Peak Population)		1.1	0.5

<sup>1</sup>Brian Hawley, Planning Director, June 15, 1989.

It is also helpful to include the Whitmore Park in these calculations since it functions as a "Town park" and is used quite heavily by Town residents for sports leagues, swimming and other recreation. Figure 13 details the Parkland to Population ratios, including Whitmore Park, below:

Figure 13  
Existing Parkland to Population Comparison  
Including Whitmore Park

<u>Park</u>	<u>Total Park Acreage</u>	<u>Developed Park Acreage</u>
Community Center Park	4.5	4.5
Shady Rest Park	6.0	6.0
Mammoth Creek Park	20.0	5.0 (+)
Whitmore Park	<u>32.7</u>	<u>15.0 (+)</u>
Total	63.2	30.5
Acres/1000(Base Population)	12.6	6.1
Acres/1000(Peak Population)	2.2	1.1

**Analysis**

Based on the above figures, the existing parkland to population ratio lies somewhere between 1.1 acre/1000 people and 12.6 acres/1000. But what is a reasonable estimate of this ratio; a ratio that could be used to help establish a parkland dedication ordinance and give the Town a basis for future acquisition/development of parkland?

A solid argument could be made that the peak population ratios are not representative of the true parkland to population ratio; it is too low. This is based on the fact that the peak population is calculated to occur during the winter months. During this season, the primary use in the area is downhill skiing which has lesser effect on municipal park usage than warm season users.

A factor indicating that the ratio of parkland to population *excluding Whitmore Park* is too low is the fact that there just isn't enough parkland space and facilities to accommodate the need. -For example, about 2/3 of the softball games are played at Whitmore.<sup>1</sup> With Whitmore included (that is, using Figure 13 above) the ratios would be more representative of the actual parkland demand (i.e., between 2.2 and 12.6 acres /1000 people).

Further still, the perception of the amount of parkland by residents and visitors to Mammoth Lakes is skewed upward by the enormous amount of open space surrounding the Town. Illustrative of this perception is Shady Rest Park which is only six acres in size, but it is perceived to be much larger because it is surrounded by open space. The demand for parkland would be higher in Mammoth because the perception of the extent of parkland is higher.

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<sup>1</sup>1989 Coed Softball Schedule, Town of Mammoth Lakes Parks and Recreation Department.

Lastly, the base population is almost always exceeded due to visitors and second homeowners during the spring, summer and fall.<sup>1</sup> Twenty five percent (25%) above the base population would be a reasonable estimate of the average visitor/second homeowner population affecting recreation facilities of the Town.<sup>2</sup> Adding 25% to the base population of 5000 people would yield a "Parkland" Population of 6250 people.

The Mammoth Standard

The State of California Model Quimby Act Ordinance uses 5 acres/1000 people as a starting point for creating a dedication standard. It also states that this figure should be modified as needed to fit local conditions.<sup>3</sup> Although state legislation limits local jurisdictions to requiring no more than 5 acres/1000 people as a dedication/in lieu fee requirement from development proposals,<sup>4</sup> it does not limit what the standard should be. Based on the above discussion and analysis, the following standard is suggested:

Figure 14  
Town of Mammoth Lakes  
Parkland to Population Standard

<u>Total</u> <u>Park Acreage</u> 63.2	<u>"Parkland"</u> <u>Population Base</u> 6250	<u>Parkland to</u> <u>Population Standard</u> <sup>5</sup> 10 acres/1000 people
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Projected Parkland Need

Utilizing 10 acres of parkland for every 1000 people should provide adequate park facilities well into the future. As mentioned above, the Quimby Act will allow up to 5 acres of parkland per 1000 people as a dedication requirement of development projects. The remaining five acres will have to be acquired by the Town through other means. For current and projected Town needs through the year 2000, at 10 acres per 1000 people, the following results are indicated:

Figure 15  
Town of Mammoth Lakes  
Existing and Projected Parkland Needs  
@ 10 acres/1000 people

	<u>Population</u>	<u>Required Acres</u>	<u>Existing In-Town Acres</u>
Existing "Parkland" Base(1989):	6250	62.5	30.5
Projected "Parkland" Base(2005):	11875	118.8	30.5

<sup>1</sup>Town of Mammoth Lakes General Plan, page 10.

<sup>2</sup>Town of Mammoth Lakes Planning Staff/L.K. Johnston and Associates estimate, June 1989.

<sup>3</sup>Planning for the Fun of It, page 69.

<sup>4</sup>Senate Bill 1785, September 1982.

<sup>5</sup>63.2 acres/6.250/1000=10.112/1000=10 acres/1000.

As might be expected, Figure 15 indicates a current shortage of parkland within the Town Limits of about 32 acres. The shortage is being "made up" by use of the Whitmore Park facility. At the year 2005, an additional 88.3 acres of parkland will be needed if the Whitmore Park is not included.

### **C. Expanding Existing Park Facilities**

One way to add parkland is to expand existing facilities. The most obvious choice for park expansion within the Town Limits is Shady Rest Park. The Community Center could be expanded with the acquisition of the Forest Service land to the west. Mammoth Creek Park may have some ability to be expanded, perhaps as a linear park.

By expanding Shady Rest Park, the Town could consolidate its active sports facilities into one area. This would allow closer supervision of the facilities and more cost effective maintenance. Expanding the park would have relatively little impact on private properties. However, the land on which it might be expanded is under U.S. Forest Service jurisdiction. The Special Use Permit currently held by the Town for Shady Rest Park would have to be modified to allow expansion. The 1989-94 Proposed CIP proposes two more ball fields and an additional soccer field. Expansion of the park would solidify it as a "community park" in terms of park types.

The extension of Mammoth Creek Park as a Linear Park, both easterly and westerly of Old Mammoth Road appears to have a great deal of merit. The area along Mammoth Creek is already designated for Open Space in the Open Space Element of the General Plan. This would be a logical way to carry out the present designation.

### **D. Consolidating/Abandoning Facilities**

The consolidation/abandoning of facilities speaks to the issue of whether or not to continue using Whitmore Park as a Town-maintained and operated facility.

Current use by the Town is very high, mainly due to the lack of facilities within the Town Limits for the recreation programs now offered. These programs are heavy users of the ball fields and swimming facility at Whitmore. Without the use of the Park, the programs would be hard pressed to be offered at the present level.

As discussed previously, the major drawback with the Whitmore Park is its 10+ mile distance from the Town. It is both inconvenient for residents and more costly to maintain for the Town. Current thinking of Town Officials indicates that the Whitmore facility should be used until adequate facilities are in place within the Town limits.<sup>1</sup> At that time, the facility would be "abandoned" and turned back to the County for its operation. This is not to say that the area will not be used by the Town, but, from a convenience and cost perspective, the development and use of in-Town facilities appears to be much more advantageous. Whitmore could continue as a regional park, serving the Town of Mammoth Lakes (at a different level of use) and all of southern Mono County.

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<sup>1</sup>Brian Hawley, Planning Director, June 15, 1989

## E. Designating New Park Facilities

Developing new facilities is probably the number one issue for the Parks and Recreation segment of Town government. Based on the standard of 10 acres /1000 people, the need for new parks is very real today and will continue to be a problem in the future unless new facilities are found and placed into park and open space uses (see Figure 15). Projected parkland acreage needed in the year 2005 is nearly 120 acres, while only about 30 are now present.

The location of the parkland in relation to potential users is also very important. For a typical neighborhood park, its location should be within a relatively short distance, one mile or less, of the residents it serves. Figure 16 shows the service areas of the existing parks. From this map, it is clear that many areas in the Town are not within the normally acceptable distance of a park facility.

Figure 16  
Service Area of Existing Town Parks

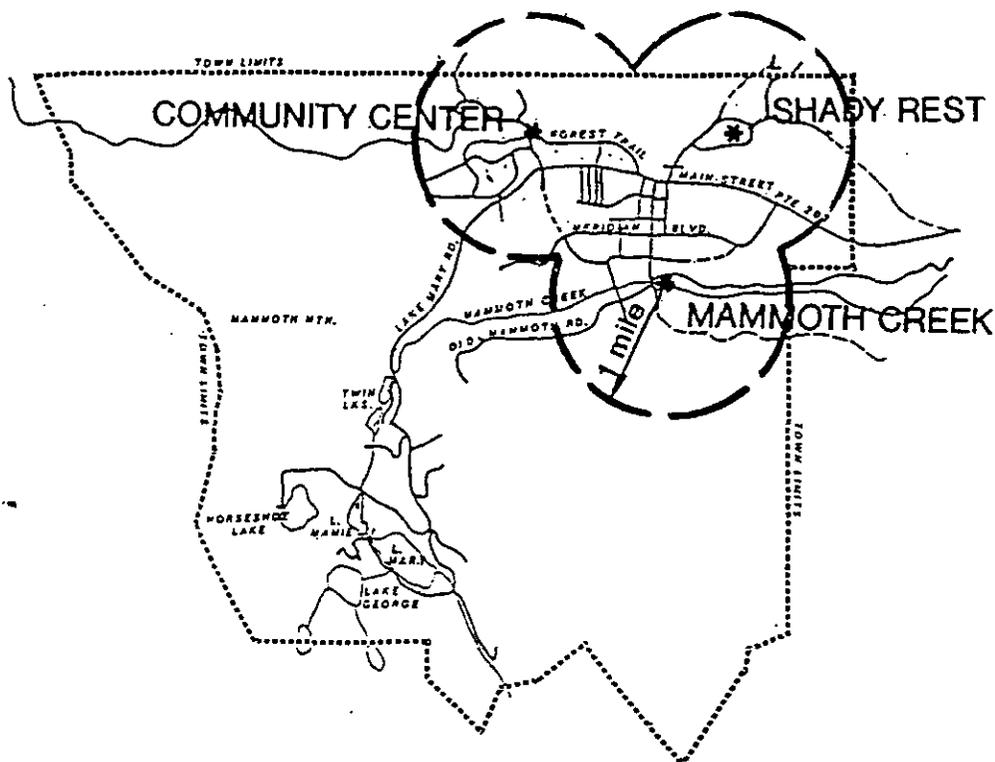
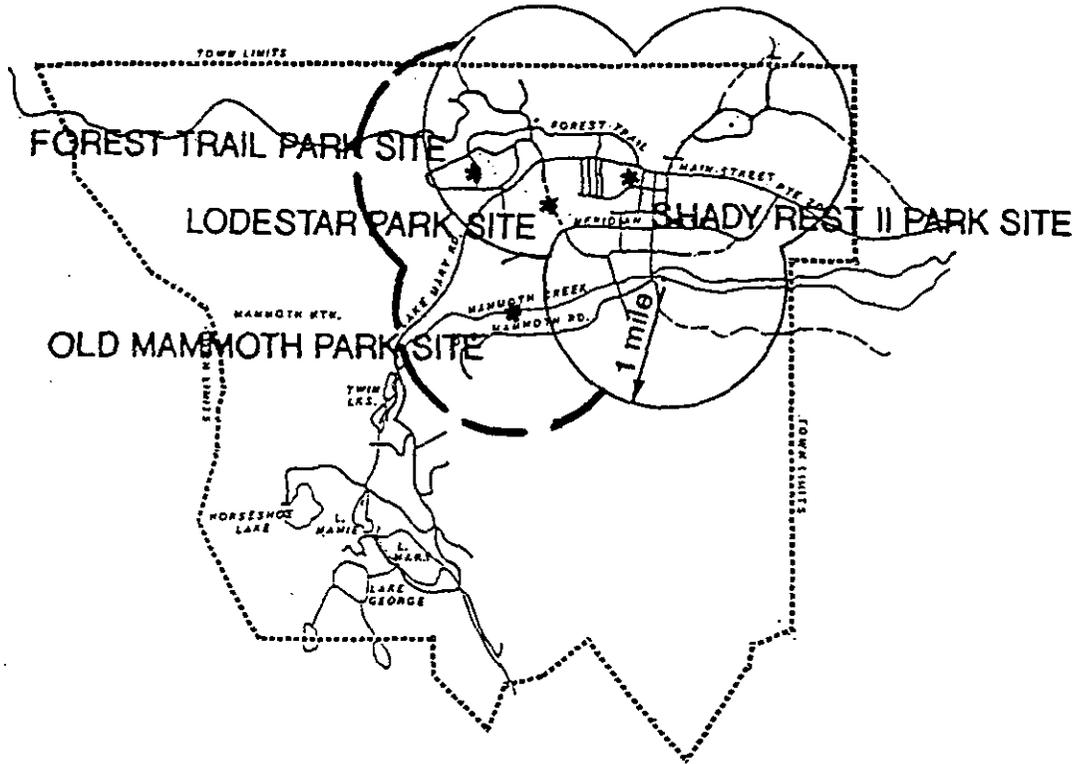


Figure 17 shows locations where additional parks might be located to alleviate the access question. Two new park locations would appear desirable, one located in what is called the "Loadstar" area and the other along the western part of Mammoth Creek.

Figure 17  
Potential New Park Sites



#### F. Joint Use of Other Public and Private Facilities

Perhaps one of the greatest opportunities for more efficient use of facilities lies in the joint use of school facilities. Figure 11 illustrates the concept of a joint school-park. This is an excellent way to add "parkland" to the inventory of park facilities with little or no expenditures of additional public funds. There may be opportunities for the Town and Mammoth Unified School District to utilize an existing school facility for expansion or combination with a municipal park. Certainly any new school facility should be considered for joint use and development of park facilities.

The joint use of school facilities, such as the school gymnasiums and ball fields, should be more assertively pursued. These facilities could be of immediate value for existing and future recreation programs. An important step in this direction is the move from the community center to the elementary school of the School Age Program. Existing joint use agreements should be utilized or others developed to take better advantage of these public resources.

Like public facilities, the joint use of private facilities should also continue to be sought, particularly for classes and special events. Many private enterprises, in particular the Mammoth Mountain Ski Area, are willing to share their resources for public uses.

## G. Trees

The implementation of a street tree program, tree preservation or reforestation program would appear to be very timely. There are many local jurisdictions that have very successful street tree programs and other forms of tree enhancement programs. Some jurisdictions protect large trees (heritage trees) from removal. Other local entities require replacement of trees removed. Still others require parking lots to contain a minimum ratio of trees to be installed in parking areas.

Such programs implemented in the Mammoth area could prove to be an essential ingredient in upgrading the Town's image as an alpine/resort destination recreation center. The selection and placement of trees would need careful study (due to altitude, climate and snow conditions, etc.) but the long term outcome appears very worthwhile.

## H. Trails

A great deal of momentum exists for the creation of a workable trails system for the Town. As part of this general plan element, a schematic trails network is shown on the Recreation Plan Map found later in this document. A specific *Trails Guide and Description* has been prepared as a separate document. A detailed *Trails Design, Construction and Maintenance* document also has been compiled as a separate report. In addition, the 1989-94 Proposed CIP lists \$50,000 for trails development in the first year of the program. The Goals and Policies which follow lay the groundwork for expansion of the trails network in the Town.

## I. Marketing the Town through Parks and Recreation

Although not the normal use of a General Plan Element, helping to advertise and market the Town's recreational services by using the Element and its implementation features is a very beneficial by-product of this process. The separate trails documents and certain Goals, Policies and recommended actions contain items that can be used for marketing purposes.

## J. Cultural Arts

There is interest in the Mammoth Lakes community for cultural arts. The promotion and development of cultural activities, experiences and opportunities for the Mammoth Lakes resident, visitor and second homeowner would be desirable.

## K. Other

### Mammoth Consolidated Gold Mine

There has been recent interest in upgrading the Mammoth Consolidated Gold Mine, located in the Lakes Basin. The Forest Service has completed signing and other work and they have prepared an interpretive information pamphlet for this local historic feature. Moreover, the Town has included \$15,000 in the 1989-94 Proposed CIP (\$5000 per year for three years starting in 1990) for eliminating safety hazards, strengthening buildings, improving trails and providing an interpretive facility at the mine site.

## Section VI.

# Goals, Objectives and Policies

### A. What are Goals, Objectives and Policies?

#### Goals

Goals are very broad, often immeasurable statements of purpose. For example : It is the goal of the Town of Mammoth Lakes to provide recreation programs for all citizens of the community.

#### Objectives

Objectives are measurable goals. For example: It is the objective of the Town of Mammoth Lakes to increase participation in recreation programs by at least 50% by 1995.

#### Policies

Policies are specific statements guiding action and implying clear commitment. For example: It is the policy of the Town of Mammoth Lakes to add additional softball fields to Shady Rest Park.

Goals, Objectives and Policies, taken together, form the overall Policy of the Town of Mammoth Lakes.

### B. Goals, Objectives and Policies of the Plan

The goals, objectives and policies of the Town of Mammoth Lakes Parks and Recreation Element of the General Plan are presented below. Existing goals, objectives or policies listed in other Elements of the General Plan are shown in *italics*. New goals, objectives and policies are shown in regular type, identified with an asterisk (\*).

#### Goal #1

*To develop the Mammoth Lakes community as a quality year-round recreation destination resort (Recreation and Resort Land Use Goal #1).*

#### Objective 1A

\*Promote a quality recreation experience by continuing to work closely with all facets of the community which provide recreation services and facilities including the Inyo National Forest Service, the County of Mono, the Mammoth Mountain Ski Area and all other public and private recreation service providers.

#### Policy 1A-1

*The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to provide resort amenities and recreation activities such as tennis courts, athletic clubs,*

*skating rinks, golf courses, riding and hiking trails, etc. (Recreation and Resort Land Use Policy #1).*

**Policy 1A-2**

*The Town shall encourage resort and resort-related development such as recreation facilities, hotel/hotel facilities, and recreation-related commercial projects at designated recreational activity nodes through incentives in the Town's Development Code (Recreation and Resort Land Use Policy #2).*

**Policy 1A-3**

*The Town shall preserve the resort-alpine character of Mammoth Lakes through the adoption of tree preservation standards which retain heritage trees (i.e., significant stands of old growth trees of unique or heritage quality, and large individual specimens) and groves where reasonable, and retain to the maximum extent feasible, the forest canopy and forested character of the Town. Native tree species should be planted to help offset the loss of trees unavoidably removed during construction (Conservation and Open Space Natural Vegetative Resources Policy #1).*

**Policy 1A-4**

\*The Town shall consider: 1) adopting a street tree program and 2) adopting an ordinance requiring trees in and around parking lots.

**Policy 1A-5**

\*The Town shall investigate the economic and recreational feasibility of developing a municipal golf course, swimming pool and ice skating rink (subject to the North Village Plan).

**Policy 1A-6**

\*The Town shall investigate the economic and recreational feasibility of developing a cultural arts center.

**Objective 1B**

\*Provide a broader range of visitor, resident and second homeowner recreation services.

**Policy 1B-1**

*The Town shall strive to ensure that historic and archaeological sites are available to residents and visitors by: 1) establishing funding for historic and archaeological preservation through state and federal grants, private trusts, and donations, 2) actively promoting the Town's cultural resources in cooperation with the Mammoth Lakes Resort Association and Historical Society, and 3) encouraging the provision of publications about and tours of the sites (Conservation and Open Space Cultural Resources Policy #3).*

**Policy 1B-2**

\*The Town shall include more recreation programs designed specifically for the short duration visitor and second homeowner (e.g., photo seminars, natural history workshops, etc.).

**Policy 1B-3**

\*The Town shall promote and encourage special cultural events for the enrichment of residents, visitors and second homeowners.

## Goal #2

\*To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes.

### Objective 2A

\*Pursue all avenues available for the Town to acquire sufficient parkland.

#### **Policy 2A-1**

*The Town shall support open space planning by preparing a detailed Open Space Plan indicating specific areas to be acquired, dedicated or preserved (Open Space Land Use Policy #1).*

#### **Policy 2A-2**

*The Town shall retain, to the maximum practical extent, primary community water-courses and bodies in their natural state, through criteria in the Town Development Code. Creek corridors should be carefully identified, corridor setbacks established and strict regulations precluding riparian vegetation removal and creek regimen modification should be adopted (Conservation and Open Space Water Resources Policy #2).*

#### **Policy 2A-3**

*The Town shall develop a stream corridor preservation plan for the Mammoth Creek corridor. An Open Space Stream Conservation corridor (OSSC) has been designated along the creek (Conservation and Open Space Water Resources Policy #3).*

#### **Policy 2A-4**

\*The Town shall strive to provide parkland at the standard of 10 acres/1000 people.

#### **Policy 2A-5**

\*The Town shall pursue adoption of an ordinance implementing the Quimby Act's parkland dedication provisions.

#### **Policy 2A-6**

\*The Town shall seek acquisition and development of the new park sites designated on the Parks and Recreation Plan Map, Figure 18.

#### **Policy 2A-7**

\*The Town shall seek acquisition of Mini-Park sites as the opportunities arise.

### Objective 2B

\*Pursue all avenues available for the Town to provide sufficient recreational facilities for its citizens.

**Policy 2B-1**

*The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including those projects identified in the Needs Assessment like playfields, parks and trails, through requirements and conditions in the Town Development Code (Community Resident Recreation Land Use Policy #2).*

**Policy 2B-2**

*The Town shall encourage the U.S. Forest Service to designate specific areas for snowmobiling and to eliminate or reduce conflicts between snowmobilers and nordic skiers. The Town shall encourage the Forest Service to prohibit snowmobiling in the Lakes Basin. (Recreation and Resort Land Use Policy #5 amended).*

**Policy 2B-3**

*The Town shall encourage the Forest Service to permit active recreational uses, including ice skating rinks, golf courses and similar community recreational facilities when those facilities cannot reasonably be located on the private land base (Open Space Land Use Policy #8, second part).*

**Policy 2B-4**

*The Town shall encourage multiple use of school facilities and establishment of joint use agreements for: a) Inclusion of meeting and lecture halls in new school development for use by seminar and evening classes, b) Dual design of school recreation areas for students and area residents (Schools Land Use Policy #4).*

**Policy 2B-5**

\*The Town shall develop parkland, such as Mammoth Creek Park, as soon as practical.

**Policy 2B-6**

\*The Town shall work with the Mammoth Unified School district to enable greater use of gymnasiums, ball fields and other recreational facilities.

**Policy 2B-7**

\*The Town shall seek cooperative arrangements with other public and private recreation providers to enable greater use of available facilities for community recreation programs.

**Policy 2B-8**

\*The Town shall pursue the completion of the Recreation Center Building in the Mammoth Creek Park. Recreation Center uses, size, architecture and siting shall be studied and developed in the near future.

**Policy 2B-9**

\*The Town shall continue the User Pay concept to help offset the cost of providing recreation programs and facilities.

**Policy 2B-10**

\*The Town shall provide additional public recreational facilities (i.e., tennis courts, basketball courts, racquetball courts, volleyball courts).

**Policy 2B-11**

\*The Town shall continue to develop Shady Rest Park and improve access to Shady Rest Park.

**Policy 2B-12**

\*The Town shall continue to emphasize and encourage more activities for children.

**Objective 2C**

\*Establish a system of trails for the entire community.

**Policy 2C-1**

*The Town shall establish an effective trails network which connects frequently used destinations and follows heavily traveled routes. Trails shall be established whenever possible: 1) along scenic routes, 2) between recreation and visitor residential nodes, 3) to public facilities, areas of cultural, educational, recreational and historic interest, and 4) to campgrounds, camping areas, forest and wilderness areas (Transportation Policy #2).*

**Policy 2C-2**

*The Town shall develop a trails plan and system which provides for bikeway and pedestrian paths for use during summer and ski trails in the winter (Transportation Policy #3).*

**Policy 2C-3**

*The Town shall establish an annual non-motorized transportation budget which includes funding for trails planning, capital projects, construction and maintenance (Transportation Policy #4).*

**Policy 2C-4**

*The Town shall encourage the interfacing of other transit systems with the trail system by: 1) Providing bicycle racks and/or lockers at the public parking facilities, major shopping, cultural, employment, education and recreational centers, and 2) Establishing a marketing program which prepares information maps and brochures which outline how to use the trail system and provides these items at major transportation and recreation centers (Transportation Policy #5).*

**Policy 2C-5**

*The Town may require new developments and to the extent feasible, existing uses which are redeveloping, to 1) provide non-motorized path easements to develop paths in conformance with an adopted non-motorized transit plan, 2) provide crosswalk striping, and 3) provide lighting for safe pedestrian use of paths (Transportation Policy #6).*

**Policy 2C-6**

*The Town shall enhance the non-motorized path and trail experience by providing for: a) safe and aesthetically placed paths and trails through appropriate and environmentally sensitive design, b) control of user access to private property through screens, berms, signage, barriers, and enforcing proper trail use, c) amenities for recreational enjoyment such as picnic areas, benches, exercise facilities, where appropriate, d) diverse path and trail activities, e) bicycle racks, hitching posts and other fixtures designed to promote non-motorized transportation*

*shall be incorporated into commercial uses where appropriate (Transportation Policy #10).*

**Policy 2c-7**

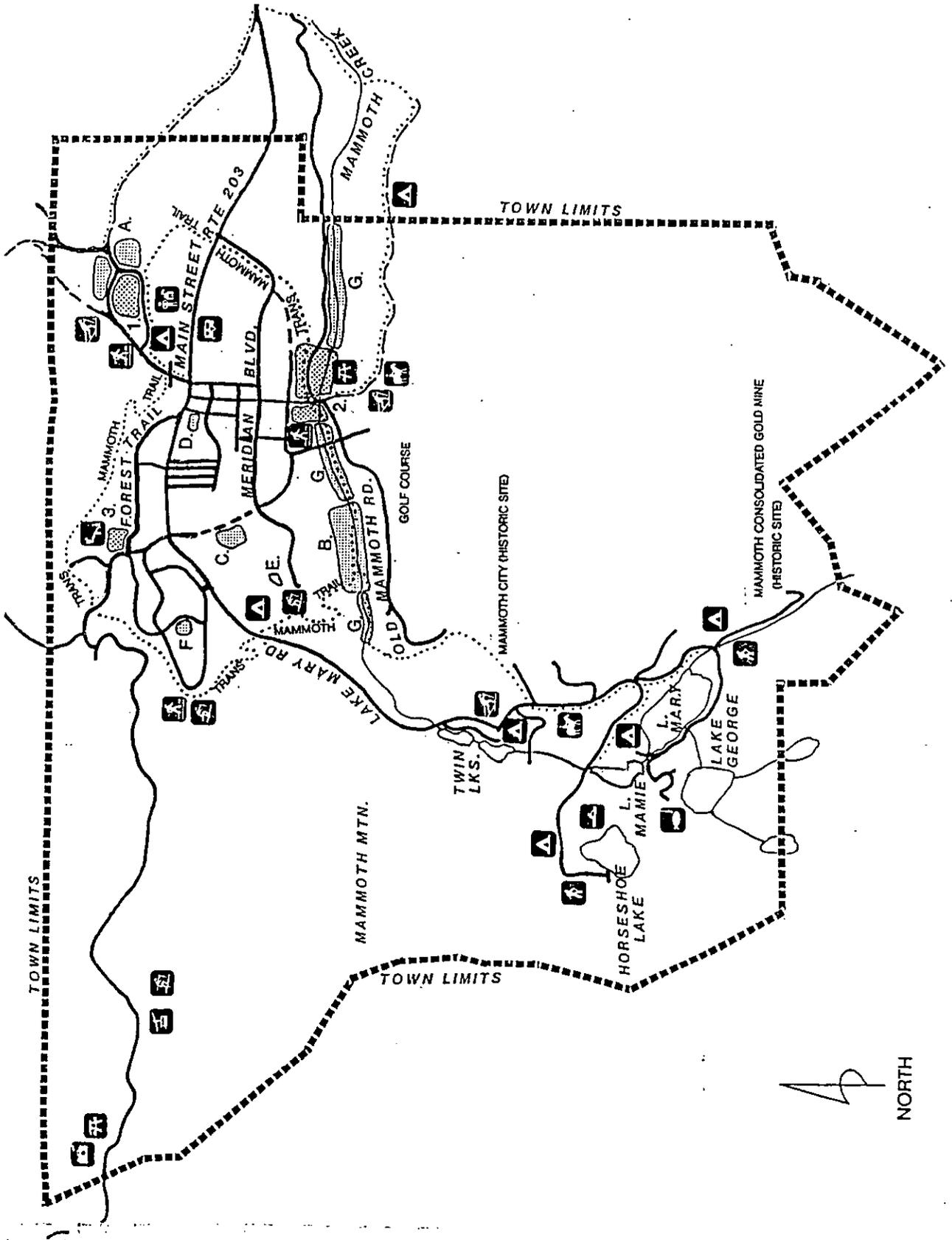
\*The Town shall investigate the possibility of signing and paving a trail system to allow access to the Lakes Basin via Old Mammoth Road.

**C. Parks and Recreation Plan Map**

The Parks and Recreation Plan Map is shown in Figure 18. The Map graphically displays existing parks, proposed new park sites, trails, and other recreation facilities.

Figure 18  
Parks and Recreation

AUGUST 196



EXISTING PARKS

1. SHADY REST
2. MAMMOTH CRE
3. COMMUNITY CI

PROPOSED PARKS

- A. SHADY REST EX
- B. OLD MAMMOTH
- C. LODESTAR
- D. SHADY REST II
- E. VISTA (MINI-PAF)
- F. FOREST TRAIL (
- G. MAMMOTH CREE

PROPOSED TRAIL HEA

PROPOSED MAJOR TR

## Section VII.

# Implementation and Funding

### A. Using the Element

The Element is intended to enable the Town to carry forward with providing recreational services to the community. There are two main Goals of the Element (listed above), restated here:

#### Goal #1

To develop the Mammoth Lakes community as a quality year-round recreation destination resort (Recreation and Resort Land Use Goal #1).

#### Goal #2

To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes.

The related Objectives and Policies of the preceding section are presented in a manner which can be used to evaluate development proposals, initiate new programs, establish standards, adopt new ordinances, designate new park sites and give guidance to citizens and Town officials on where to set priorities and expend public funds. Sources of additional funding are listed in the following section.

### B. Funding Sources

Numerous alternatives are available for funding the development of park and recreation facilities. These sources are reviewed in the following:

#### Capital Improvement Programming

1. Uses a longer term approach for prioritizing needs.
2. Many forms of financing utilized, including general tax revenues, sales tax revenues, etc.

#### Bonding

1. Revenue Bonds - Basically used for financing self-supporting facilities.
  - a. Facilities within their own function support and amortize the bonds.
2. General Obligation Bonds - Used to finance tax-supported facilities.
  - a. Facilities are paid for over a long-term, 25-30 year payment schedule as an additional tax obligation above the regular tax base.
  - b. Requires a 66 2/3 percent majority vote of the electorate.

### Short-Term Loans

1. The Town is capable of borrowing funds for purposes of developing recreation and park facilities.
  - a. Must be repaid in approximately equal annual installments not to exceed ten years.
  - b. Requires a vote of the Town Council.

### Nonprofit Corporation

1. Forms a quasi-public body for specific facilities.
  - a. Corporation sells low-interest bonds to major institutions or individuals in the amount of the project.

### Joint Powers Agreement

1. Agreement - May be entered into by two or more public entities.
  - a. Each jurisdiction has adequate resources either financial or physical in a predetermined amount set in the agreement.
  - b. Requires a joint powers committee made up of involved entity representation.
  - c. Each agency must independently possess the statutory power to undertake the project contemplated.

### Special Assessment District-Mello Roos District

1. Special District formed to perform special function for specific area.
  - a. Generally requires a petition by owners of assessable property and signed by the property owners and not less than 25 percent of the assessed value of the land.
  - b. Annual performance and costs must be defined as well as specific boundaries of the special area to be served.

### Cost-Revenue Fee Structures

1. Requires fees from development projects as they are developed.
2. Fees can pay for park and recreation facilities related to the development project.

### Minor Revenue Sources

1. Fees and Charges - The Town may assess fees and charges for programs and facilities.
  - a. Building and facility rentals may be charged for special use.
  - b. Activity and program fees may be charged for special programs.
  - c. Fees may be assessed to concessionaires working under agreements with the Town.

Grants, Gifts, Endowments, etc.

1. Grants - The Town may apply and participate in federal, state, local, and private grant programs.
2. Other sources - The Town may accept gifts, endowments, trusts, etc. for the purposes of recreational and park services.
3. *Gift Catalogs*- Allows citizens to donate toward the purchase of various park and recreation items.

The Town has saved tax dollars and gained several recreation amenities through volunteer labor and donated equipment. This has been associated with specific projects and will continue to be a valuable resource in the community.

## Section VIII.

# Element Review

### A. Periodic Update and Review of Information

As conditions change within the Town, the Parks and Recreation Element should also change. Council, Commission and Staff members must regularly monitor changing issues and develop appropriate policy revisions as needed. Recreation, because of its nature, is dynamic and changes rapidly with variations in the economy, public attitudes and recreation pursuits. These variations could soon render parts of the plan dated and out of touch with the community values.

It is recommended that the Parks and Recreation Commission, Planning Commission and Town Council review the Element once every two years.

### B. Is It Working?

During periodic review of the Element, the following questions may be useful in determining if the plan is working:

1. Do all members of the elected and appointed commissions have an up-to-date copy of the Element?
2. Is there a specified staff member or department assigned as "guardian" of the Plan? Was there a major change in staffing?
3. Is the periodic review being regularly scheduled well in advance?
4. Was the public informed of the periodic review? Was there a public hearing?
5. Were the major goals and objectives reviewed? Are they still valid?
6. Was there any technical information changed or modified? Usually, modifications to the text, figures and so on are needed on a bi-annual basis so the plan remains current.
7. Were any policies implemented? If so, have they been deleted or do they need to be deleted or modified?
8. Did Capital Improvement Programming implement any of the policies? If not, why not?
9. Were any major changes or additions made to facilities or programs? Location of facilities? Are these reflected in the plan?
10. How does the community feel about the plan? Has there been any input?

### C. Revising the Plan

The Parks and Recreation Element is a part of the General Plan. Almost all significant changes need to be reviewed as a General Plan amendment. Minor changes to the Element may be consolidated and considered at the time of the periodic review. The plan may never be perfect, but it can be perfected through vigilant review and update.

# Appendices

Appendix A - User Survey/Needs Assessment

Appendix B - Town of Mammoth Lakes Recreation Facilities

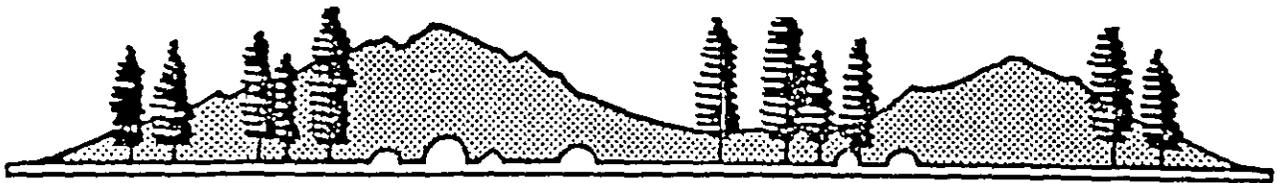
Appendix C - Related General Plan Goals and Policies

Note:

*Trail Design, Construction and Maintenance* and  
*Trails Guide and Description*  
are separate documents available  
at the Town of Mammoth Lakes offices.

# Appendix A

## User Survey/Needs Assessment



# NEEDS ASSESSMENT

## SUMMARY OF FINDINGS:

A needs survey was conducted to determine both resident and visitor preference for park facilities and programs. To gather information for future park and recreation planning, the survey included questions regarding park facilities and recreation needs which will need to be addressed on other sites as well. A total of 392 survey questionnaires were returned from 4300 which were issued. The complete ranking of the park and recreation facility and program preferences based on the survey is included. The facilities and activities ranking highest were:

- Ice skating/hockey
- Indoor/public/team swimming
- Classes-adult/dance/computer/art/crafts/  
photography/dog training (not higher education)
- Golf/putting green
- Bowling
- Indoor tennis/lessons/backboard
- Outdoor/sand volleyball
- Roller skating
- Tumbling/gymnastics (kids)
- Bike paths/lanes
- Classes - higher education (business/foreign  
language)

## COMMUNITY CHARACTERISTICS:

An understanding of the community socio-economic and demographic characteristics helps evaluate park facility and program needs.

The local full-time year around population has increased by 5% annually since 1980 in Mammoth Lakes. The current full-time resident population is estimated to be 5,000. During a peak season week, there may be as many as 30-40,000 persons residing in Mammoth Lakes.

The breakdown of housing inventory in Mammoth Lakes is presented below:

	Number	Percent
Condominium Units	4,000	55%
Single Family Homes	1,500	21
Apartments	500	7
Mobile Home	250	3
Hotel/Motel Units	1,000	14
Total	7,250	100%

The majority of residential units are found in condominium developments throughout the City. Single family homes are the next most prevalent product type in the area. Although population growth rates appear healthy since 1980, they may stem from increasingly larger families rather than an influx of new residential product.

The 1985-86 ski season revealed the highest utilization rates since opening with sales of 1.25 million lift tickets for the season. In addition, taxable retail sales increased 20% between first quarter 1985 and first quarter 1986 in the City. The area in general accommodates 1.5 million visitors during each of the six-month long winter and summer seasons.

#### SURVEY PARTICIPANTS OVERVIEW:

Approximately 43 percent of the 281 survey respondents were male, while the majority were female. Of those 268 respondents who identified their marital status, nearly two-thirds were married and the remaining ones single.

Two hundred and seventy-three respondents referred to family status. Of these persons, 55% had children and 45% were childless. The vast majority of families had one or two children who were predominantly over 20 years, or under 5 years.

Of the total 273 respondents, the highest proportion (66%) have been full-time residents of Mammoth Lakes for less than 10 years. In addition, around one-third of the participants have lived in the area full time for 10-20 years. Part-time Mammoth residents tend to live there six months out of the year; only 13 of the total respondents claimed to be part-time residents.

The activities most participated in in the Mammoth Lakes area by adult location residents include downhill skiing (mentioned by 52 percent of local residents), hiking/backpacking/camping (28 percent), and biking (23

percent). The vast majority of downhill skiers utilize the Mammoth Mountain Ski area runs. Roughly, one quarter of these individuals are between 25 and 34 years old.

Hikers fall mostly in the same age bracket, and generally (42 percent) participate in hiking in the Mammoth Lakes area.

Over 68 percent of those residents who do frequent biking do so in the Mammoth and Bishop areas. These individuals predominate in the 30-40 years age category.

Fishing was also mentioned by 22 percent of the respondents. It is done primarily in the local Bishop-Mammoth region by persons averaging 20-35 years old.

Tennis and cross-country skiing are participated in by similar numbers of adult residents - 19% and 17% of the total respondents respectively. Skiers favor the Mammoth and Tamarack areas, Sierra Meadows and Shady Rest. Tennis players predominantly utilize courts in the Snowcreek Athletic Club and Mammoth Lakes Community Club. Both groups therefore remain local. Activities participated in by fewer residents include softball/baseball (13 percent), swimming (13 percent), golf (11 percent), and water-skiing (8 percent). Swimming and softball are generally enjoyed in Whitmore; Shady Rest and Bishop are additionally popular areas for these sports. Young children on a swim team also swim mostly in Bishop.

Golfers, by a vast majority utilize Bishop courses. The highest proportion of these enthusiasts fall in the 35-44 years age bracket. At the same time, those residents who water-ski do so mostly in Grant and Crowley. These persons are generally over 30 years old.

#### DEMAND PROJECTION FOR PARKS AND RECREATIONS FACILITIES

The foremost recreational facility requested by the local respondent population is an indoor ice skating/hockey rink. In addition, an indoor swimming pool for public and/or team use was mentioned most often as a facility they would like to see in Mammoth Lakes.

Adult extension courses were also requested by 17 percent of the respondents. Rather than higher education, courses like dance, computers, arts, photography, and other leisure topics were preferred. Facilities such as a golf/putting green, bowling and indoor tennis were less strongly desired yet still popular. While an ice skating rink was in demand by an almost every age distribution of respondents, the pool and classes were requested mainly by adults over 25 years.

MAMMOTH RECREATION SURVEY - ACTIVITY RANKINGS

<u>Activity</u>	<u># of Requests</u>	<u>% of Total Requests</u>
Ice skating/hockey	118	18.4
<u>Indoor/public/team</u> swimming	72	11.2
Classes-adult/dance/computer/art/crafts/ photography/dog training (not higher education)	68	10.6
Golf/putting green	56	8.7
Bowling	48	7.5
Indoor tennis/lessons/backboard	34	5.3
Outdoor/sand volleyball	29	4.5
Roller-skating	16	2.6
Tumbling/gymnastics (kids)	15	2.3
Bike paths/lanes	13	2.1
Classes - higher education (business/foreign language)	12	1.9
Toddler programs/daycare	9	1.4
Baseball/softball	9	1.4
Complete kids playground	8	1.2
Affordable YMCA-type gym/aerobics	8	1.2
Picnics	8	1.2
Archery	7	1.1
Basketball	7	1.1
Plays	7	1.1
Concerts	7	1.1
Dances/night activities (teens/adults)	7	1.1
Family activities	5	.8
Parcourse for fitness	5	.8

MAMMOTH RECREATION SURVEY - ACTIVITY RANKINGS (CONT'D)

<u>Activity</u>	<u># of Requests</u>	<u>% of Total Requests</u>
Miniature golf	5	.8
Music center/museum/planetarium	5	.8
Recreation room (ping pong/pool)	4	.6
Karate/martial arts	4	.6
Trapshooting	4	.6
Snowplay area	4	.6
Youth soccer (AYSO)	4	.6
More/free cross-country ski areas	4	.6
Adult soccer	3	.5
Teen center	3	.5
Public racquetball	3	.5
Frisbee golf	3	.5
Running track	3	.5
Horseshoes	3	.5
Historical tours	3	.5
Mountain bike tours	2	.3
Day hikes with guides	2	.3
Surfing	2	.3
Park with batting cage	2	.3
Shopping mall/department store	2	.3
Marching band	2	.3
BBQ pits	2	.3
Tobaggoning/sled run	2	.3
Croquet	2	.3
	<u>641</u>	<u>100.0</u>

# Appendix B

## Town of Mammoth Lakes Recreation Facilities

The following is a listing and description of park and recreation facilities owned or maintained by the Town of Mammoth Lakes (as of June 15, 1989):

### Shady Rest Park

Type:

Neighborhood Park (used extensively for community-wide uses)

6.0 Acres-Special Use Permit (from USFS)	1 baseball field(little league size)
1 soccer field(150' x 300')	2 sand volleyball courts
6 B-B-Q pits	20 picnic tables
2 slides	2 swing sets/chin up pole
Firemen's pole	2 restrooms
Gravel parking	1 picnic shelter(under construction)

### Community Center Park

Type:

Neighborhood Park (used also for community meetings)

4.5 acres-Town of Mammoth Lakes	Community building with kitchen,
Mono County Branch Library	mainroom, bathrooms and stage
6 tennis courts	(4,000 square feet)
1 swing set	1 hobby horse
1/2 slide	1 BBQ
2 picnic tables and lawn area	2 restrooms
Dirt parking	

### Mammoth Creek Park

Type:

Community Park (mostly undeveloped)

15 acres Special Use Permit (from USFS)  
5 acres Town of Mammoth Lakes  
2 restrooms  
6 picnic tables

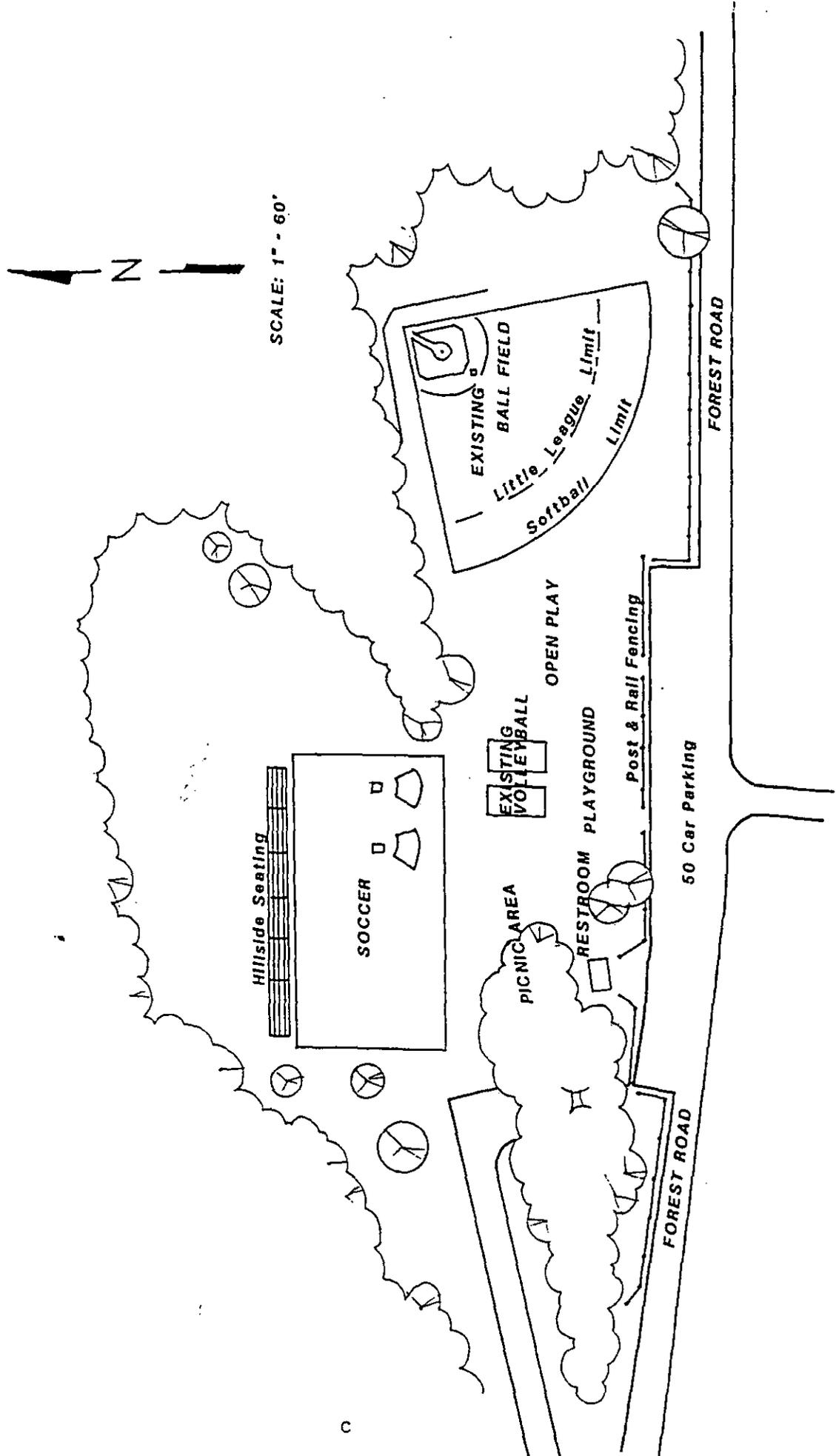
Whitmore Recreation Area (Not within Town Limits)

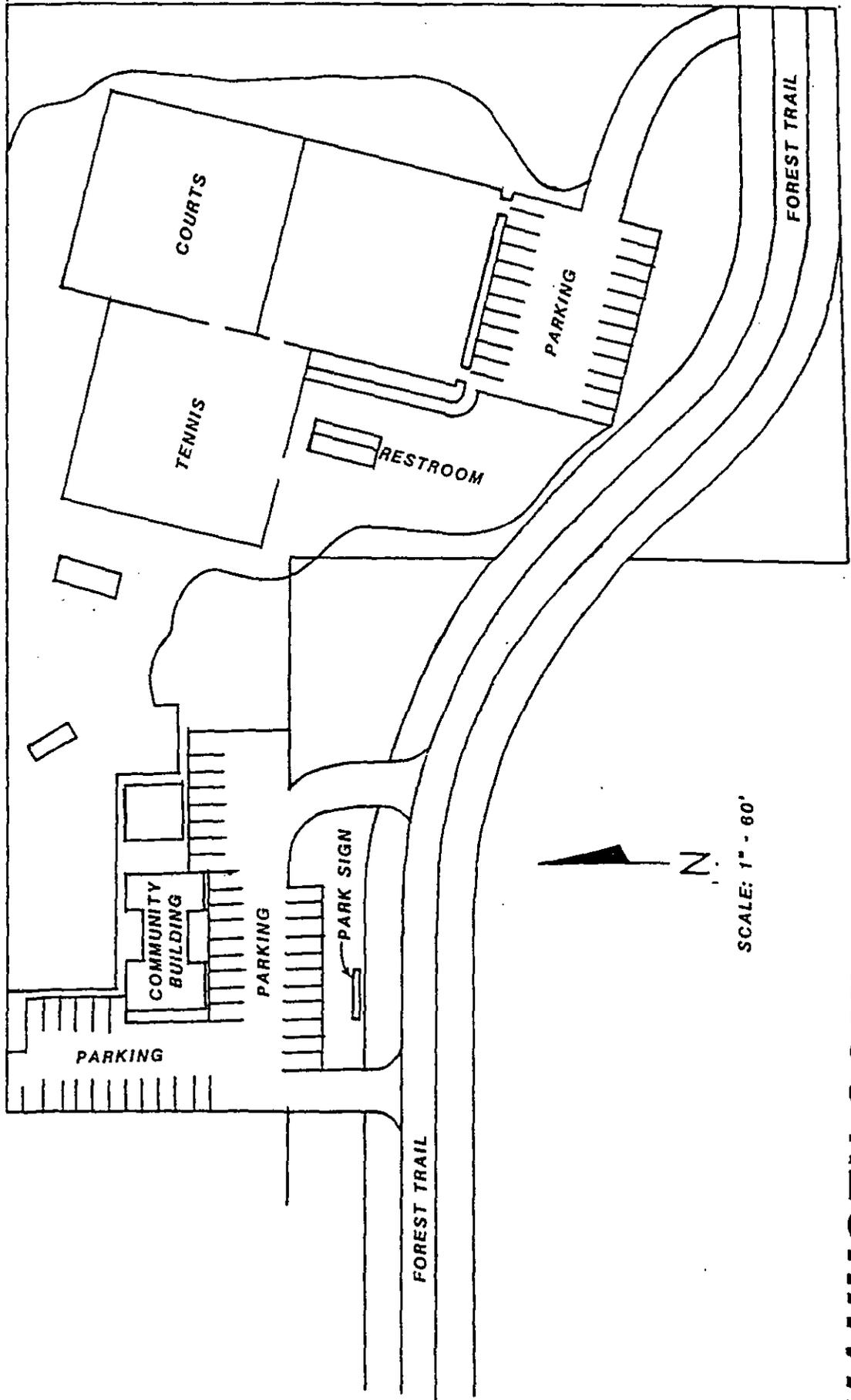
Type:  
Regional Park

31.9 acres leased by Mono Co. from the DWP  
BMX course  
spectator bleachers  
1 swimming pool  
2 lockerrooms  
2 pump rooms

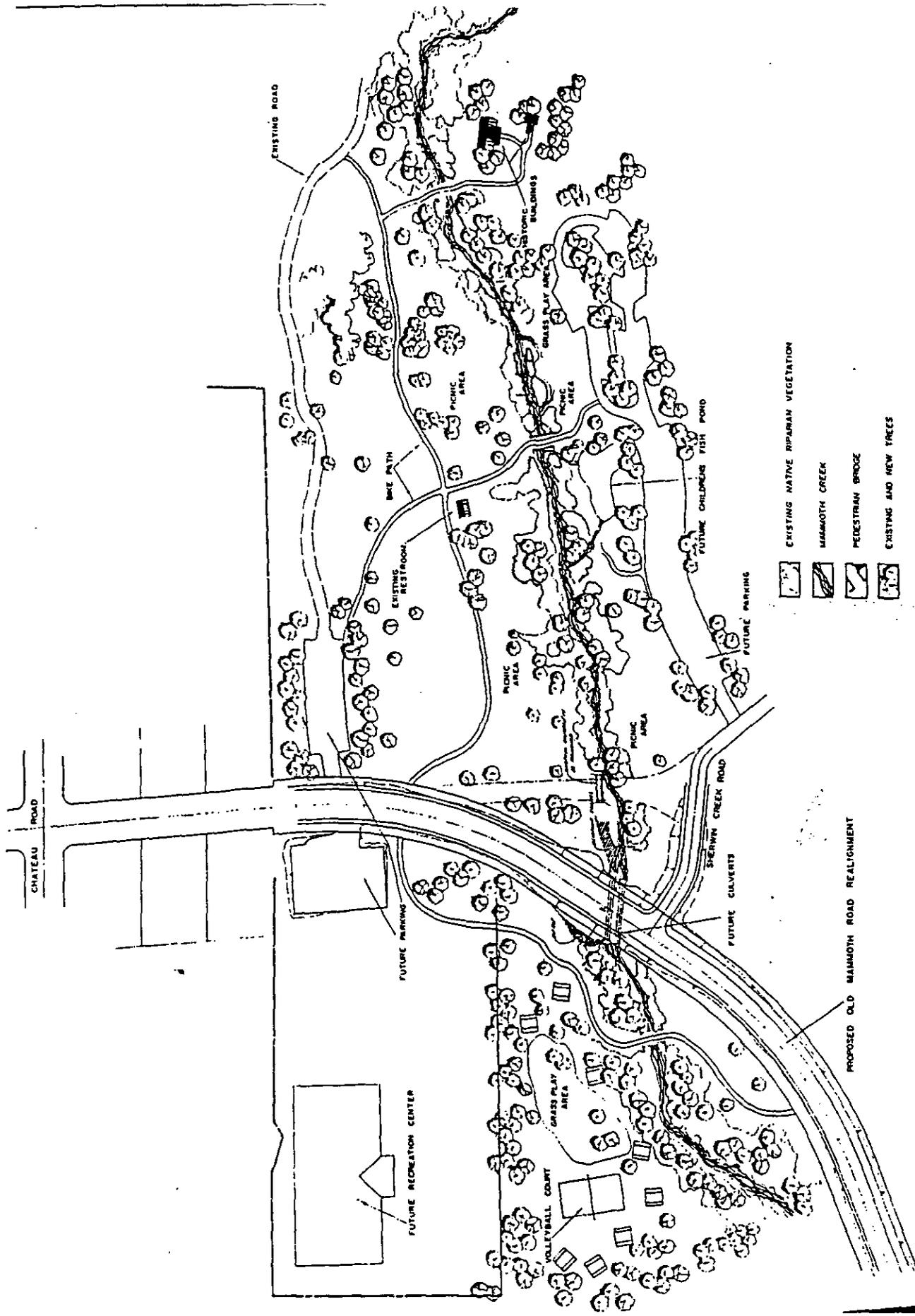
2 Baseball fields  
4 picnic tables  
2 restroom facility  
1 wading pool  
1 office

# SHADY REST PARK

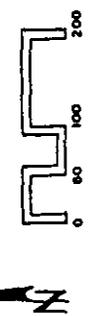




# MAMMOTH COMMUNITY PARK



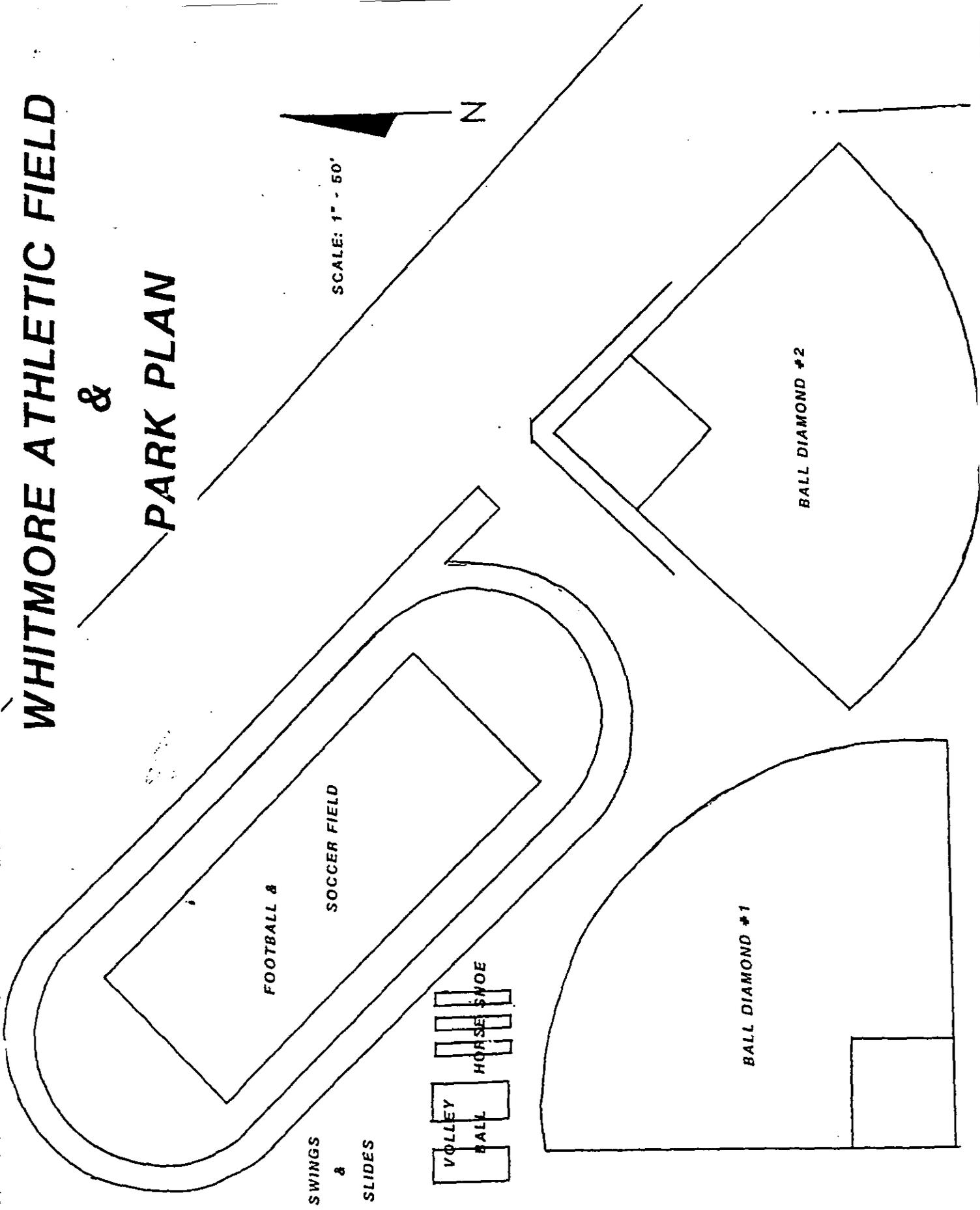
- EXISTING NATIVE RIPARIAN VEGETATION
- MAMMOTH CREEK
- PEDESTRIAN BRIDGE
- EXISTING AND NEW TREES



Note: Size and siting of the Recreation Center to be determined following future planning.

# MAMMOTH CREEK PARK MASTER PLAN

# WHITMORE ATHLETIC FIELD & PARK PLAN



# Appendix C

## Related General Plan Goals and Policies

The following is a complete listing of Existing Town of Mammoth Lakes General Plan Goals and Policies related to Parks and Recreation (1989).

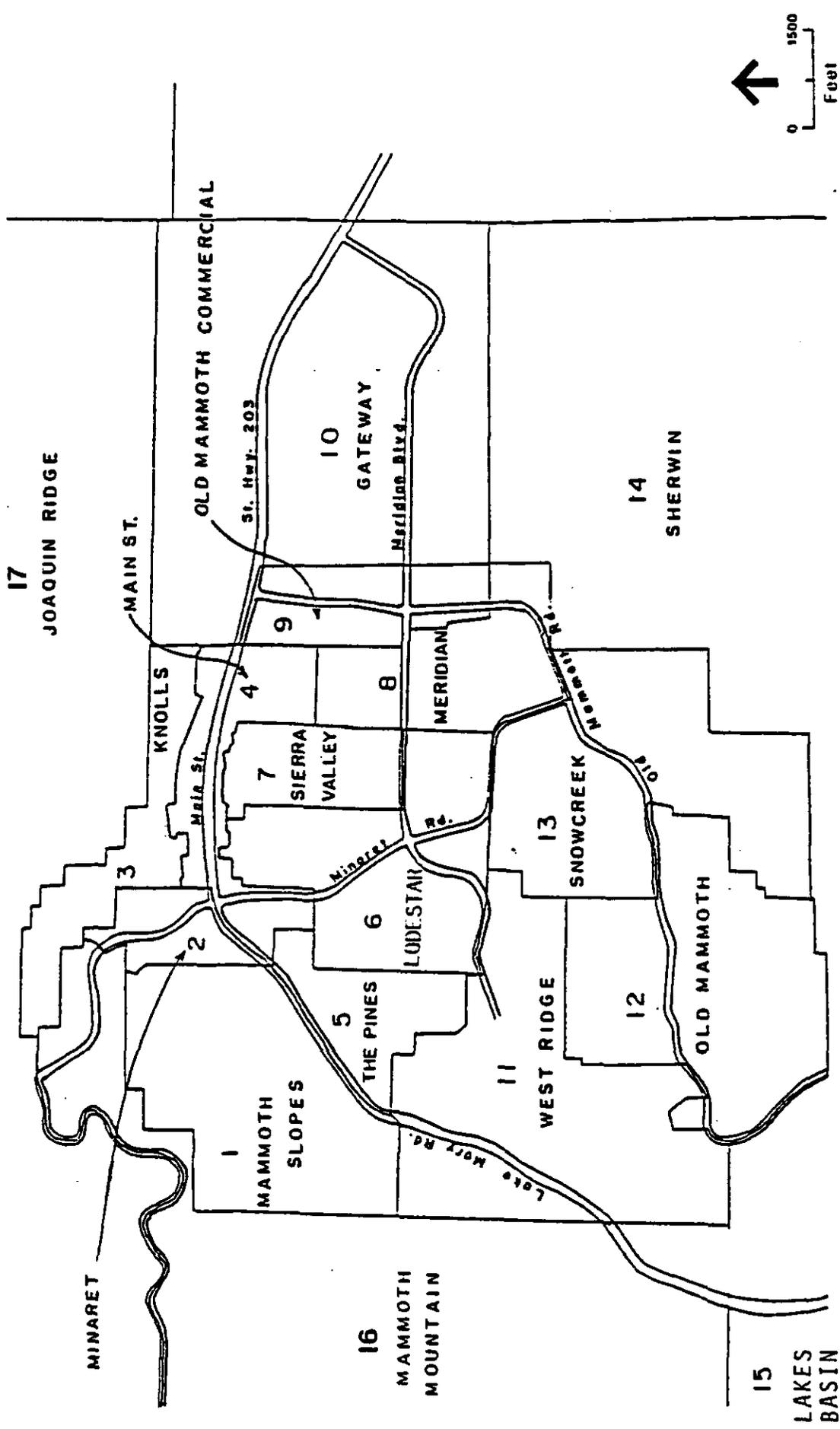
1. To provide a land use policy plan which sets forth appropriate types and intensities of land use commensurate with future recreation development, public service and facility capabilities, and sensitive environmental opportunities and constraints (Overall Goals #1).
2. To encourage residential development which is designed to promote the unique natural character of the Town; and, to encourage multi-family projects to provide amenities such as covered parking, recreation and laundry facilities (Residential Land Use Goal #4).
3. The Town shall encourage recreation visitor and commercial recreation-employee housing to be located in or near commercial centers, major recreation nodes (such as ski-base areas, golf courses and transit hub), through incentive and discentive policies (Residential Land Use Policy #1).
4. To encourage existing visitor-related commercial uses to relocate to designated recreation nodes (Commercial Land Use Goal #4).
5. Existing tourist-related commercial uses shall be encouraged to relocate to major tourist facility areas, such as recreation nodes and the transit hub area, through application of development code incentives (Commercial Land Use Policy #4)
6. To develop the Mammoth Lakes community as a quality year-round recreation destination resort (Recreation and Resort Land Use Goal #1).
7. To encourage recreation related development to locate near designated recreation activity nodes (Recreation and Resort Land Use Goal #2).
8. To support nordic skiing and winter play developments and activities (Recreation and Resort Land Use Goal #5).
9. To encourage recreation visitor-related commercial to locate or relocate near recreational activity nodes or the transit hub (Recreation and Resort Land Use Goal #6).
10. To encourage more family-oriented recreational activities (Recreation and Resort Land Use Goal #7).
11. The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to provide resort amenities and recreation activities such as tennis courts, athletic clubs, skating rinks, golf courses, riding and hiking trails, etc. (Recreation and Resort Land Use Policy #1).
12. The Town shall encourage resort and resort-related development such as recreation facilities, hotel/motel facilities, and recreation-related commercial projects at designated recreational activity nodes through incentives in the Town's Development Code (Recreation and Resort Land Use Policy #2).
13. The Town shall encourage the U.S. Forest Service to designate specific areas for snowmobiling and to eliminate or reduce conflicts between snowmobilers and nordic skiers particularly in the Lakes Basin (Recreation and Resort Land Use Policy #5).
14. To develop passive and active open space areas to allow residents and visitors to enjoy the alpine environment of Mammoth Lakes (Open Space Land Use Goal #3).
15. The Town shall support open space planning by preparing a detailed Open Space Plan indicating specific areas to be acquired, dedicated or preserved (Open Space Land Use Policy #1).

16. A minimum building setback from all stream banks shall be established and maintained (Open Space Land Use Policy #3).
17. The Town shall designate passive and active open space areas in which varying levels of recreation activities are encouraged: a) Use of open space areas such as paths, picnic facilities, etc., shall be limited to passive activities, a) The Town shall restrict intensive recreational activities to areas designate for active open space uses (Open Space Land Use Policy #6).
18. The visual impact of active recreation areas should be minimized through cooperation with the U.S. Forest Service and other appropriate agencies in areas outside the Town's jurisdiction and through incentives in the Town's Development Code, for areas within the Town's jurisdiction. The Town shall encourage the Forest Service to permit active recreational uses, including ice skating rinks, golf courses and similar community recreational facilities when those facilities cannot reasonably be located on the private land base (Open Space Land Use Policy #8).
19. The Town shall encourage multiple use of school facilities and establishment of joint use agreements for: a) Inclusion of meeting and lecture halls in new school development for use by seminar and evening classes, b) Dual design of school recreation areas for students and area residents (Schools Land Use Policy #4).
20. The Town shall prepare a Parks and Recreation Plan including a Master Plan of Trails for adoption as an Element of the General Plan. The Parks and Recreation Plan shall: a) address the existing and future community recreation needs of residents and visitors, b) set forth a specific improvement program, c) coordinate a multi-purpose trails system, and d) specify how developers and the community will implement the program (Community Resident Recreation Land Use Policy #1).
21. The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including playfields, parks and trails, through requirements and conditions in the Town Development Code (Community Resident Recreation Land Use Policy #2).
22. The development of resident recreational facilities shall be coordinated with both public and private visitor recreation facility development (Community Resident Recreation Land Use Policy #3).
23. To provide a transportation policy plan that will guide the development of an effective transportation and circulation system which de-emphasizes automobile travel (Transportation Goal #2).
24. To reduce the impact of the automobile on the community through an integrated transit and non-motorized (e.g., pedestrian, bicycles, cross-country skiing facilities) transportation system and thereby support the Town's destination resort and alpine resort character (Transportation Goal #7).
25. To develop a transportation system which, while providing access, protects the unique scenic, recreational and environmental resources of the community (Transportation Goal #9).
26. The Town shall prepare a Non-Motorized Transportation Plan which updates the bikeway plan and includes a comprehensive path system which is integrated with the Town plans for the other transportation modes, the future Park and Recreation Master Plan, Scenic Highway Element, regional bike routes and Inyo National Forest bike routes (Transportation Policy #1).
27. The Town shall establish an effective trails network which connects frequently used destinations and follows heavily traveled routes. Trails shall be established whenever possible: 1) along scenic routes, 2) between recreation and visitor residential nodes, 3) to public facilities, areas of cultural, educational, recreational and historic interest, and 4) to campgrounds, camping areas, forest and wilderness areas (Transportation Policy #2).
28. The Town shall develop a trails plan and system which provides for bikeway and pedestrian paths for use during summer and ski trails in the winter (Transportation Policy #3).

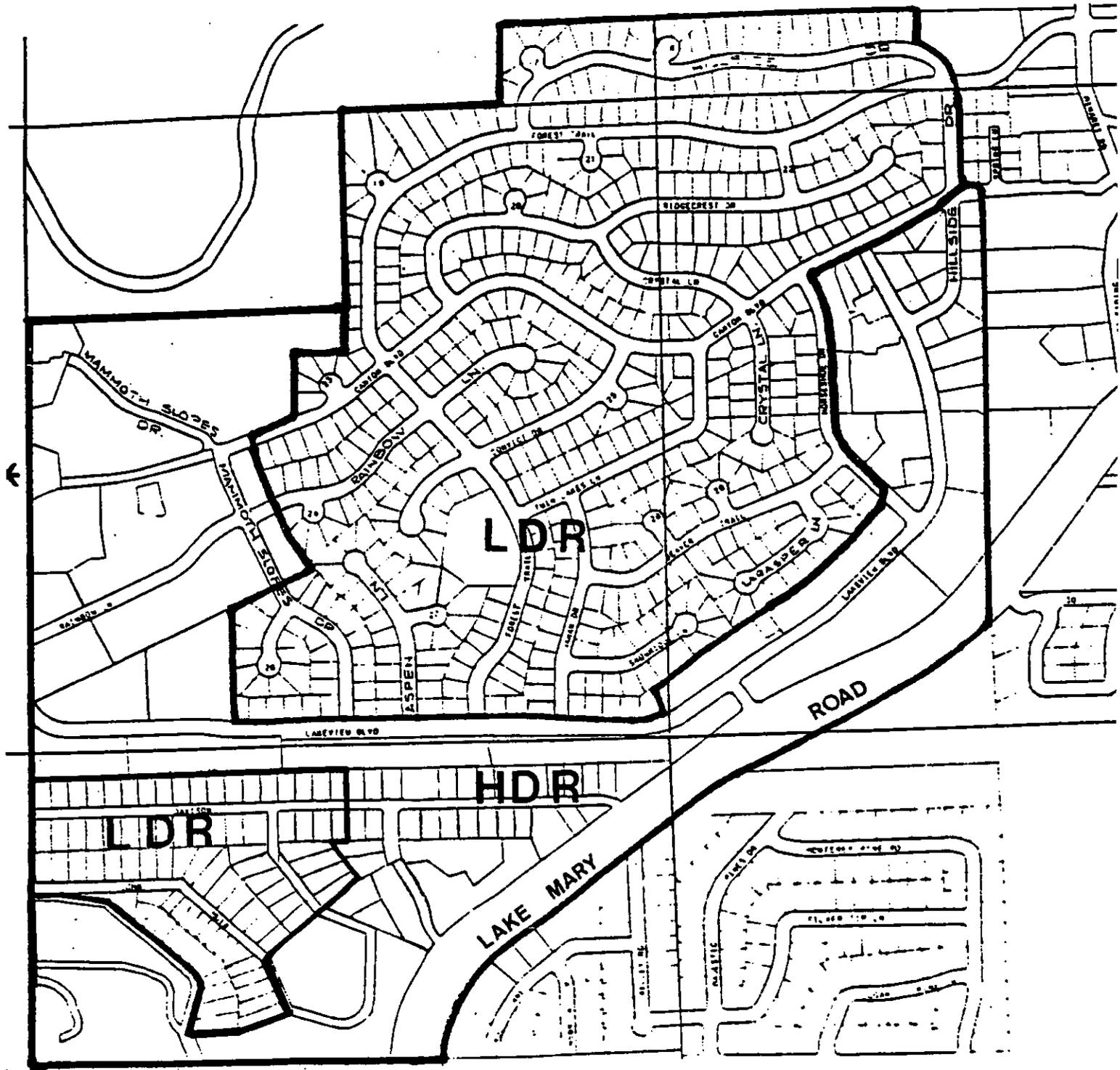
29. The Town shall establish an annual non-motorized transportation budget which includes funding for trails planning, capital projects, construction and maintenance (Transportation Policy #4).
30. The Town shall encourage the interfacing of other transit systems with the trail system by: 1) Providing bicycle racks and/or lockers at the public parking facilities, major shopping, cultural, employment, education and recreational centers, and 2) Establishing a marketing program which prepares information maps and brochures which outline how to use the trail system and provides these items at major transportation and recreation centers (Transportation Policy #5).
31. The Town may require new developments and to the extent feasible, existing uses which are redeveloping, to 1) provide non-motorized path easements to development paths in conformance with an adopted non-motorized transit plan, 2) provide crosswalk striping, and 3) provide lighting for safe pedestrian use of paths (Transportation Policy #6).
32. The Town shall enhance the non-motorized path and trail experience by providing for: a) safe and aesthetically placed paths and trails through appropriate and environmentally sensitive design, b) control of user access to private property through screens, berms, signage, barriers, and enforcing proper trail use, c) amenities for recreational enjoyment such as picnic areas, benches, exercise facilities, where appropriate, d) diverse path and trail activities, e) bicycle racks, hitching posts and other fixtures designed to promote non-motorized transportation shall be incorporated into commercial uses where appropriate (Transportation Policy #10).
33. To protect and preserve areas containing heritage trees or groves and mixed age stands of native trees (Open Space Natural Vegetative Resources Goal #5).
34. The Town shall preserve the resort-alpine character of Mammoth Lakes through the adoption of tree preservation standards which retain heritage trees (i.e., significant stands of old growth trees of unique or heritage quality, and large individual specimens) and groves where reasonable, and retain to the maximum extent feasible, the forest canopy and forested character of the Town. Native tree species should be planted to help offset the loss of trees unavoidably removed during construction (Conservation and Open Space Natural Vegetative Resources Policy #1).
35. Sensitive habitat areas shall be protected through open space buffers, fencing and signage, construction of roads, trails and paths away from sensitive areas, and reduction or removal of development densities near sensitive areas (Conservation and Open Space Natural Vegetative Resources Policy #7).
36. Motorcycles, all-terrain bicycles and other vehicles shall be restricted in ecologically sensitive areas (Conservation and Open Space Natural Vegetative Resources Policy #10).
37. The Town shall retain to the maximum practical extent, primary community water-courses and bodies in their natural state, through criteria in the Town Development Code. Creek corridors should be carefully identified, corridor setbacks established and strict regulations precluding riparian vegetation removal and creek regimen modification should be adopted (Conservation and Open Space Water Resources Policy #2).
38. The Town shall develop a stream corridor preservation plan for the Mammoth Creek corridor. An Open Space Stream Conservation corridor (OSSC) has been designated along the creek (Conservation and Open Space Water Resources Policy #3).
39. The Town shall strive to ensure that historic and archaeologic sites are available to residents and visitors by: 1) establishing funding for historic and archaeologic preservation through state and federal grants, private trusts, and donations, 2) actively promoting the Town's cultural resources in cooperation with the Mammoth Lakes Resort Association and Historical Society and 3) encouraging the provision of publication about and tours of the sites (Conservation and Open Space Cultural Resources Policy #3).



# Land Use Districts



**FIGURE 63**  
**Urban Planning District Boundaries**



DISTRICT 1 - MAMMOTH SLOPES

DISTRICT 1 - MAMMOTH SLOPES

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan(1) Permitted Development</u>
Low Density Residential (LDR)	= R-1	3 to 5 Units/ac.
High Density Residential (HDR)	= R-3	6 to 12 Units/ac.
Activity Node (*)	= (Warming Hut II is on Public Land	

2. CONSTRAINTS

- A. Steep slopes.
- B. Drainage/erosion problems.
- C. Inadequate parking and pedestrian access, traffic congestion.
- D. Critical fire hazards in Timberridge area.
- E. Scenic roads.
- F. Avalanche/landslide hazards.

3. IMPLEMENTATION PLAN

- A. Conformance to hillside conservation policies in the General Plan and development standards in the Town Development Code.
- B. Drainage improvements and requirements as specified in Storm Drainage Master Plan, Conservation and Open Space and Safety Elements and Town Development Code.
- C. Public transit, improvement of Canyon Blvd., park and ride to Warming Hut II, and construction of base facilities at Chair 15 will relieve Warming Hut II congestion.
- D. Restricted development in critical fire hazard areas, utilize fire preventive techniques in new development.
- E. Long-term goal is to eventually eliminate on-street parking through provision in the Town Development Code.

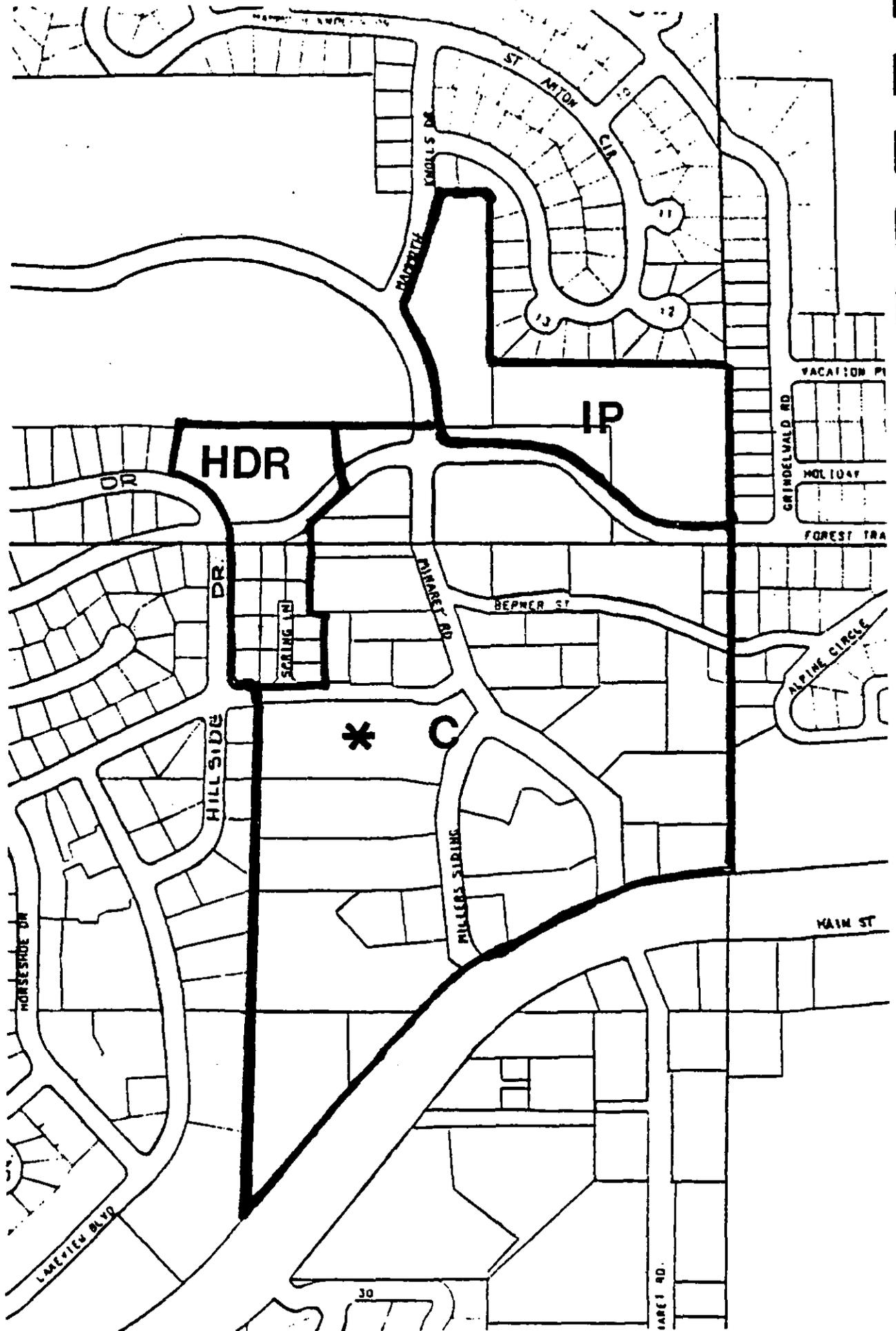
4. SPECIAL PLANNING OPPORTUNITIES

- o Overhead transit between Warming Hut II and Minaret commercial area. Easement to be established.
- o Develop additional facilities at Warming Hut II.

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(1) Density ranges designated in Land Use Element of the General Plan. Acreage is gross acreage.

\* This zoning is existing zoning of the County of Mono. It is the intention of the Town to prepare and adopt a new Zoning Ordinance following the adoption of the final draft of the Town General Plan.



DISTRICT 2 - MINARET

DISTRICT 2 - MINARET COMMERCIAL

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan(1) Permitted Development</u>
Low Density Residential (LDR)	= R-1	3 to 5 Units/ac.
Commercial (C)	= CH	
High Density Residential (HDR)	= R-3	6 to 12 Units/ac.
Institutional/Public Facilities (IP)		
Activity Node (*)		

2. CONSTRAINTS

A. Road/circulation

3. IMPLEMENTATION PLAN

A. Adequate off-street parking, trail/pedestrian path system, completion of Minaret, transit node construction.

4. SPECIAL PLANNING OPPORTUNITIES

- o Specific Plan for development and infill development to achieve architectural unity and invite pedestrian use.
- o Parking structures and overhead transit to connect to Warming Hut II.

\* Existing zoning, see District 1.



DISTRICT 3 - THE KNOLLS

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Low Density Residential (LDR)	= R-1	3 to 5 Units/ac.

2. CONSTRAINTS

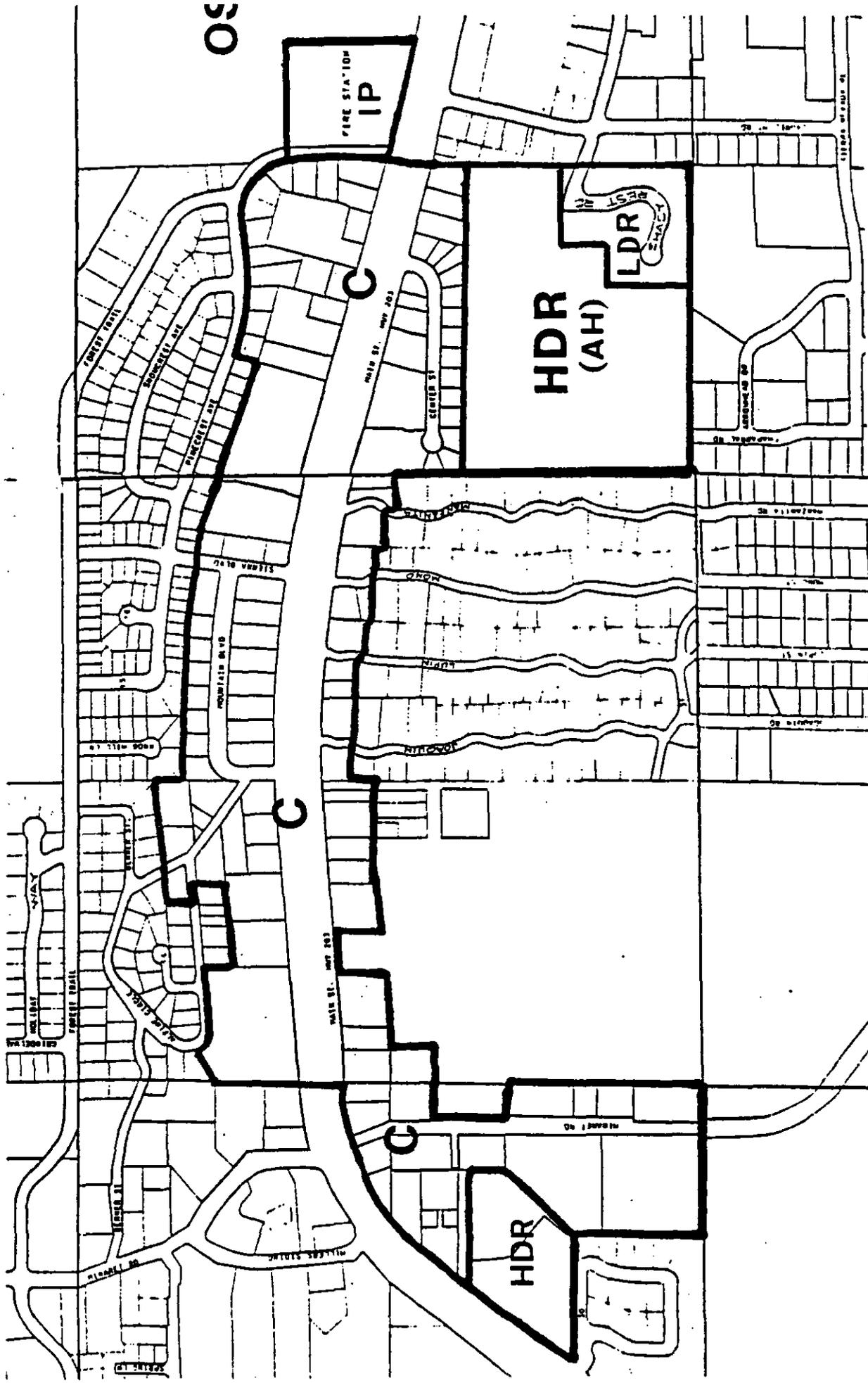
- A. Water pressure for fire fighting.
- B. Roads/circulation

3. IMPLEMENTATION PLAN

- A. Provide adequate water pressure and fire preventative construction measures required for building permit issuance.
- B. Provide bus shelters and improved shuttle service, pedestrian walkways.

4. SPECIAL PLANNING OPPORTUNITIES: NONE

\* See footnote District 1.



30

FIRE STATION  
IP

HDR  
(AH)

LDR  
SINGLE

HDR

DISTRICT 4 - MAIN STREET

DISTRICT 4 - MAIN STREET COMMERCIAL

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
High Density Residential(HDR) Commercial (C)	= R-3 = CH	6 to 12 Units/ac. (See Land Use Element)
Affordable Housing (AH)	= AH	12 Units/ac.

2. CONSTRAINTS

- A. Roads/circulation
- B. Drainage/erosion/terrain
- C. Strip Commercial Aesthetics

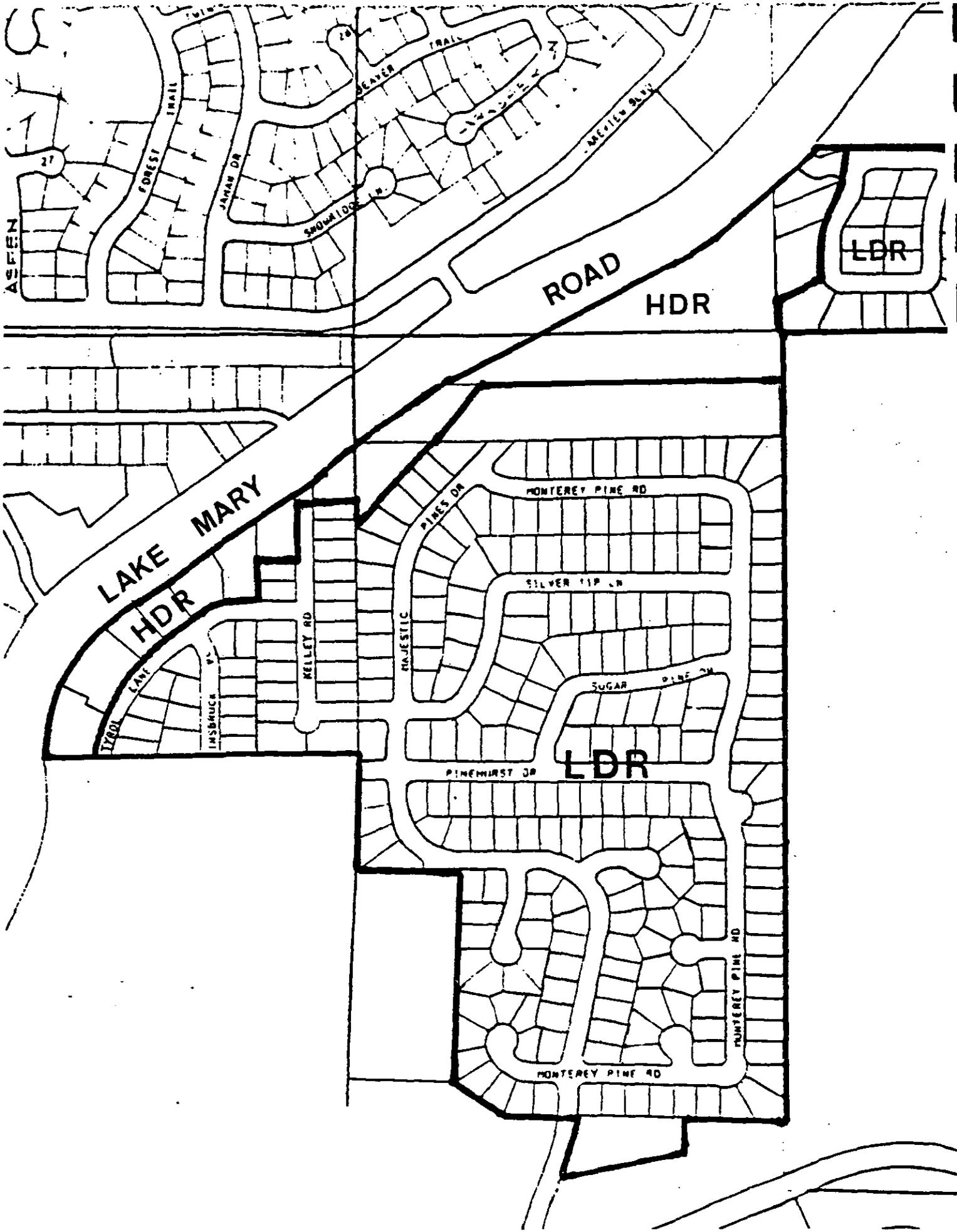
3. IMPLEMENTATION PLAN

- A. Through access between Center Street and Chaparral, bike and trail pedestrian paths and access, common access drives onto S.R. 203, underground parking, adequate snow storage areas, commercial parking area in Shady Rest area.
- B. On-site sedimentation basin, adherence to tree preservation and erosion control guidelines in the General Plan and Town Development Code.
- C. Redevelopment and specila planning for the commercial area setting forth architectural theme, exterior building materials, sign control, coordinated trail/pedestrial system, landscaping theme.
- D. Special planning for the Shady Rest area since this area offers excellen potential as location for low and moderate income rental housing.
- E. Gradual reconversion of Main Street frontages, west of Manzanita to commerical lodging facilities. A "commercial lodging" zone that describes permitted uses and restriction shall be prepared describing permitted uses and restrictions.
- F. Residential development in Shady Rest shall be for primarily affordable housing.

4. SPECIAL PLANNING OPPORTUNITIES

- o Special planning for revitalization commercial strip area as well as for determining land use within Shady Rest area is needed.
- o Create a commercial land bank in order to "trade-out' existing commercia properties/uses along the south side of S.R. 203 thereby relocating some existing businesses.
- o Redevelopment district.

\* See footnote, District 1.



DISTRICT 5 - THE PINES

DISTRICT 5 - THE PINES

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
High Density Residential (HDR)	= R-3	6 to 12 Units/ac.
Low Density Residential (LDR)	= R-1	3 to 5 Units/ac.

2. CONSTRAINTS

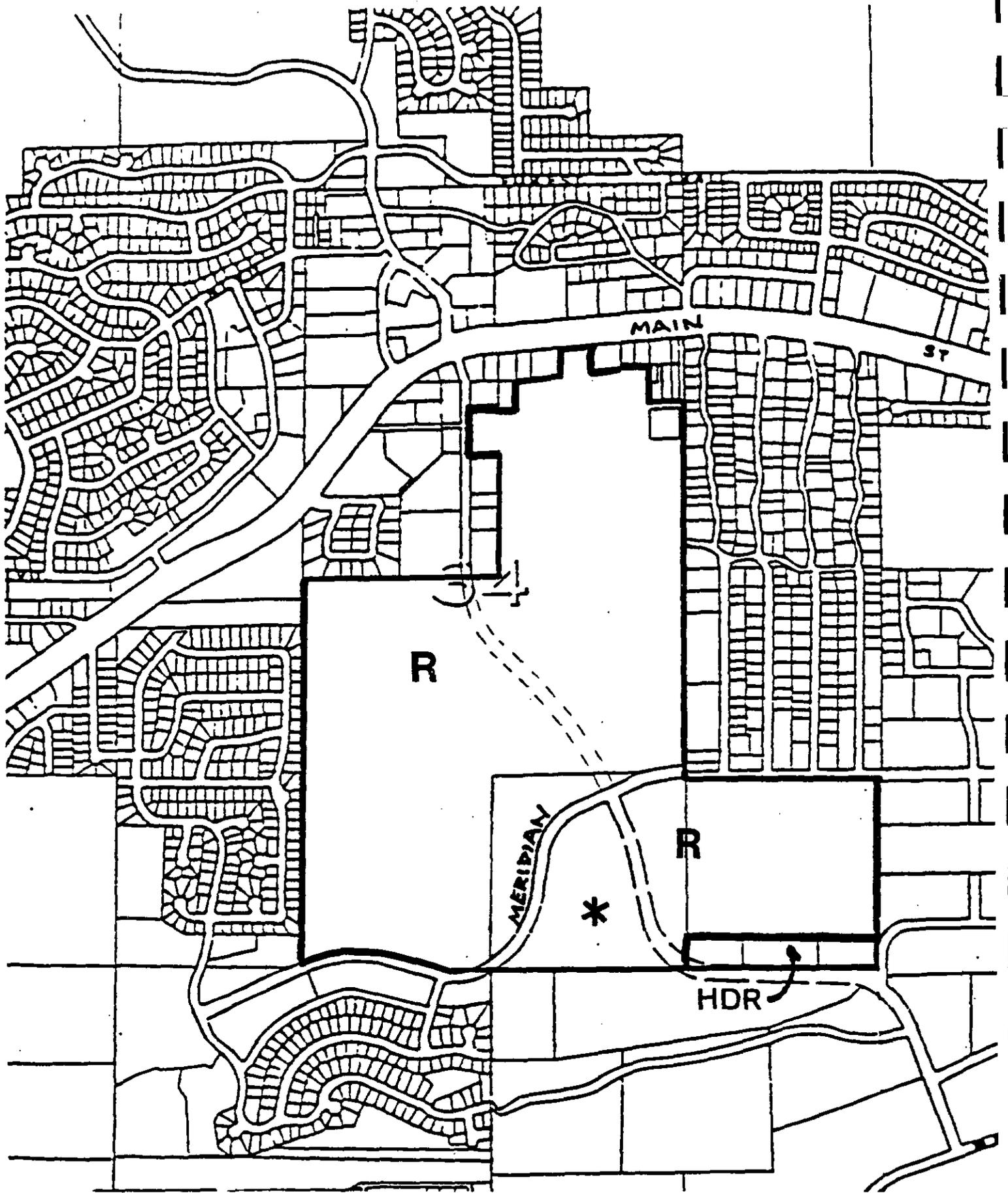
- A. Roads/circulation
- B. Drainage/erosion
- C. Fire Protection
- D. Scenic Roads

3. IMPLEMENTATION PLAN

- A. Adequate on-site residential parking, modification and improvement of Meridian, connection of Majestic Pines Road to Minaret District.
- B. Implement provisions of Storm Drainage Master Plan.
- C. Limit Development in "Most Critical" fire hazard area, require fire preventative construction measures.
- D. Comply with visual conservation goals and policies in the General Plan as part of development plans for areas adjacent to Lake Mary Road.

4. SPECIAL PLANNING OPPORTUNITIES: NONE

\* See footnote, District 1



DISTRICT 6 - LODESTAR

DISTRICT 6 - LODESTAR

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Resort (R)	= P	6 to 8 Units/ac, Commercial and recreation uses
Activity Node (*)	= CR, P	

2. CONSTRAINTS

- A. Roads/circulation
- B. Service availability
- C. Drainage/erosion
- D. Scenic Roads

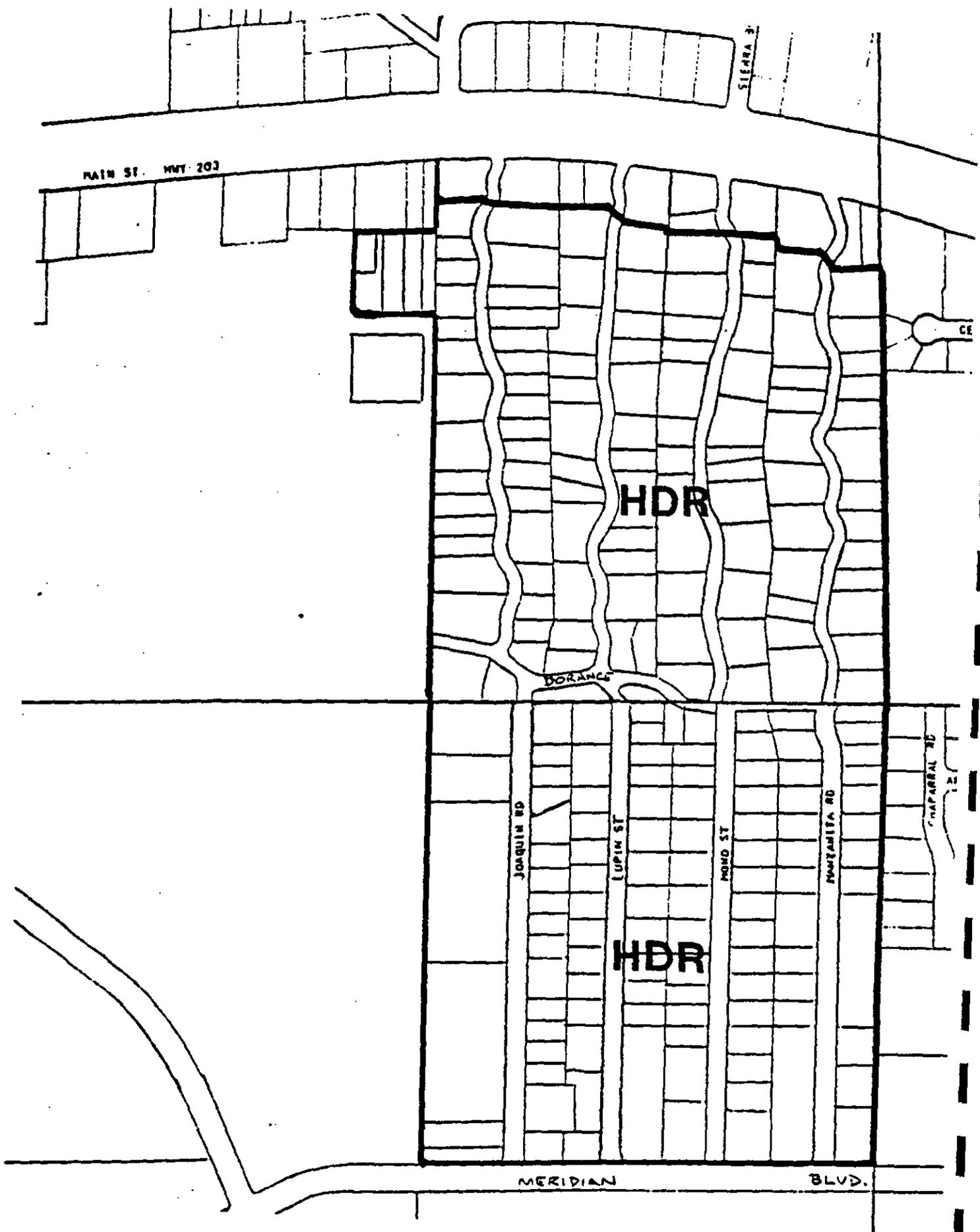
3. IMPLEMENTATION PLAN

- A. Development of transit hub, parking facilities, lift terminal and overhead gondolas. The parking facilities, overhead and ground transit facilities will be financed by the ski areas and private development projects commensurate with intensity of development.
- B. Require adequate infrastructure as prerequisite for development.
- C. All improvements shall conform to tree preservation and soil erosion control guidelines and Storm Drainage Master Plan provisions.
- D. Comply with visual conservation guidelines in the General Plan and Town Development Code when developing along Meridian and Minaret.
- E. Possible development of Civic Center facilities.

4. SPECIAL PLANNING OPPORTUNITIES

- o Special Planning and planned unit developments should include overhead transit facilities, civic facilities, resort and recreational uses, a transit hub, parking facilities, visitor waiting and information center, open space, and a variety of resort accommodations of differing intensities.

\* See footnote, District 1.



DISTRICT 7 - SIERRA VALLEY

DISTRICT 7 - SIERRA VALLEY

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
High Density Residential (HDR)	= R-3	6 to 12 Units/ac.

2. CONSTRAINTS

- A. Roads/circulation
- B. Drainage/erosion
- C. Aging housing stock

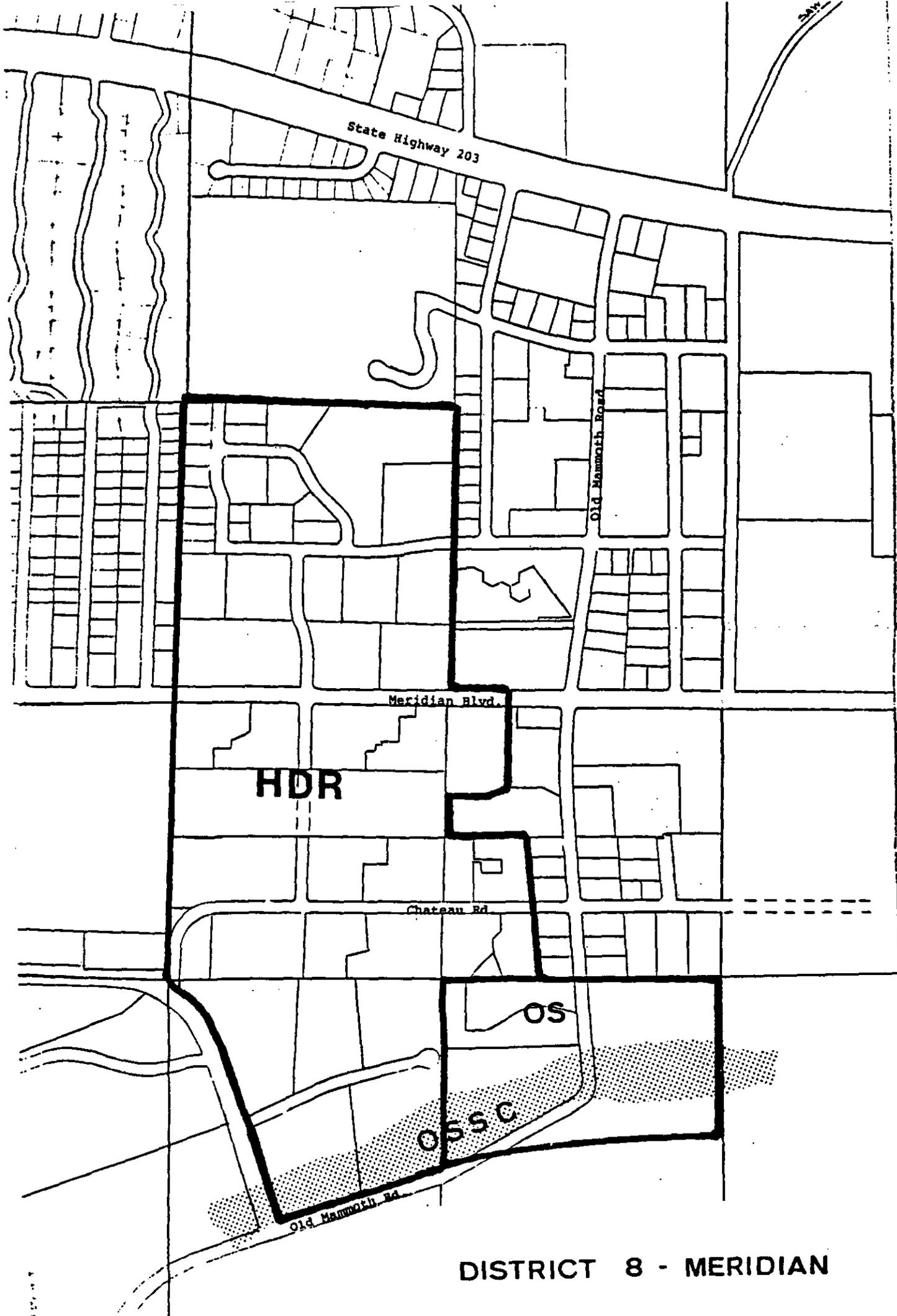
3. IMPLEMENTATION PLAN

- A. Adequate snow storage, encourage under structure or covered parking, increased right-of-way.
- B. Adherence to Storm Drain Master Plan, tree conservation and erosion control guidelines in the General Plan and Town Development Code.
- C. Development to emphasize duplex and apartment units. Incentives should be developed to encourage rental units.

4. SPECIAL PLANNING OPPORTUNITIES

- A. Potential redevelopment district.

\* See footnote, District 1.



DISTRICT 8 - MERIDIAN

017-117

DISTRICT 8 - MERIDIAN

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
High Density Residential (HDR)	= MFR	6 to 12 Units/ac.
Open Space (OS)	= PA	
Open Space Stream Conservation(OSSC)		

2. CONSTRAINTS

- A. Roads/circulation
- B. Drainage/erosion
- C. Limited amount of open space
- D. Scenic road

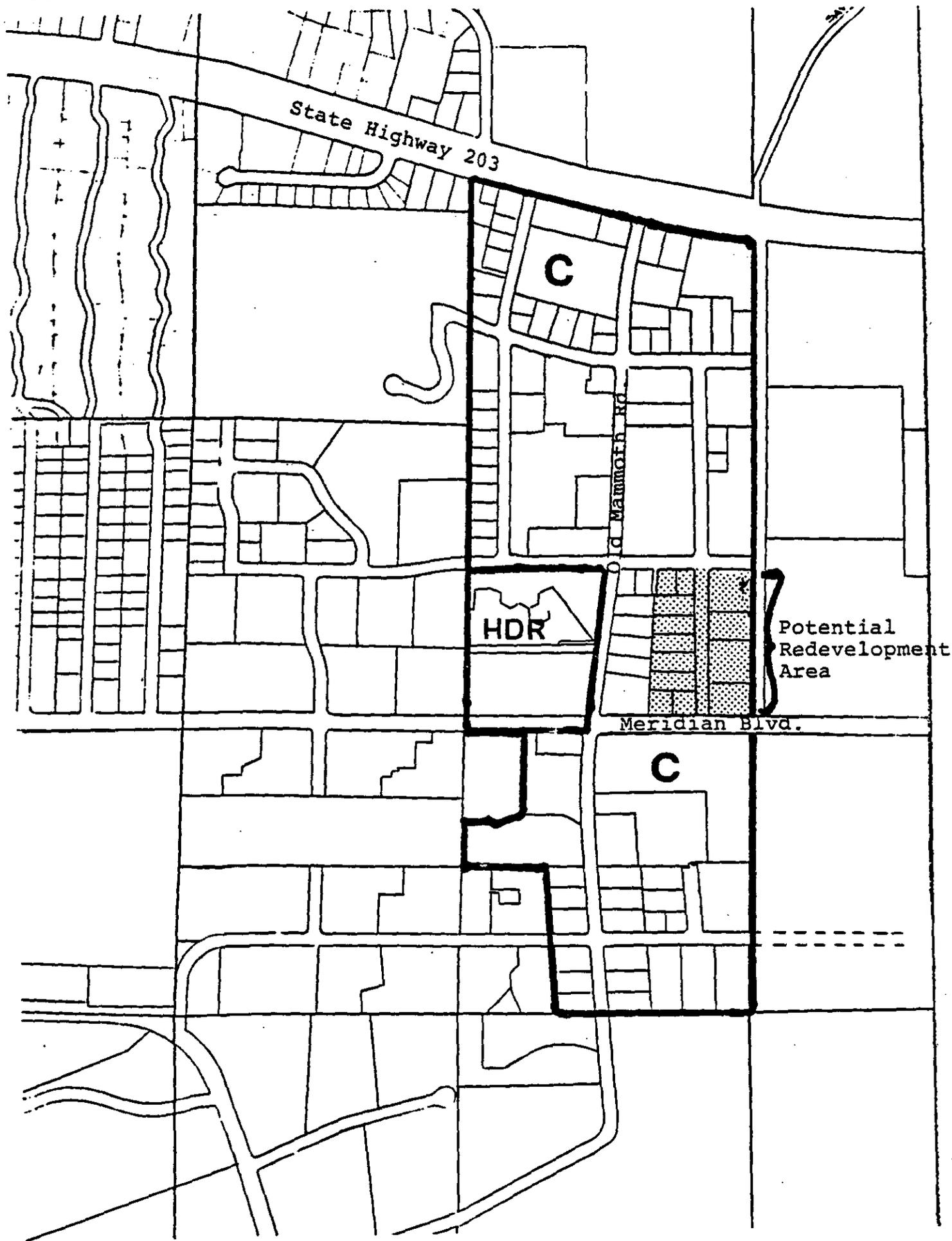
3. IMPLEMENTATION PLAN

- A. Provide bus shelters, on-site pedestrian and trail access, open Azimuth to through traffic, and extend Chaparral Road to connect to Shady Rest.
- B. Retain a minimum of 100 feet of open space on either side of Mammoth Creek and utilize the five acre parcel adjacent to the Creek for recreational use. Create creekside development standards.

4. SPECIAL PLANNING OPPORTUNITIES

- o As part of a community-wide Park Master Plan effort, design a community park with passive recreational amenities for the land in the southeast corner of this District located along Mammoth Creek on both the east and west sides of Old Mammoth Road.

\* See footnote, District 1.



DISTRICT 9 - OLD MAMMOTH COMMERCIAL

DISTRICT 9 - OLD MAMMOTH COMMERCIAL

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Commercial (C)	= CT and CC	
High Density Residential (HDR)	= MFR	6 to 12 Units/ac.

2. CONSTRAINTS

- A. Roads/circulation
- B. Drainage/erosion
- C. Lack of open space
- D. Multiplicity of ownerships with mixed commercial/industrial uses

3. IMPLEMENTATION PLAN

- A. Construct bus shelters and turnouts, parking structure and understructure parking, pedestrian walkways and trails, and a transit node.
- B. Retain natural landscaped areas, provide on-site sedimentation basins.
- C. Retain views, provide pathways, greenbelts, and sitting areas.
- D. Commercial with emphasis on lodging at Chateau.

4. SPECIAL PLANNING OPPORTUNITIES

- o Potential Redevelopment Area along Sierra Manor Road between Meridian and Sierra Nevada.

\* See footnote, District 1.

OS

State Highway 203

Hospital

SP

High School

Industrial Park

OS

Meridian Blvd.

IP

Proposed Chateau Road Extension

OS

DISTRICT 10 - GATEWAY

DISTRICT 10 - THE GATEWAY

1. PERMITTED LAND USES

General Plan  
Designation

General Plan Permitted Development

Low Density Residential (SP)	3 Units/ac.
Industrial (SP)	As shown on Specific Plan
Open Space (OS)	Passive Open Space Use
Institutional/Public Facilities (IP)	Schools, Hospital facilities, Churches, Visitor Center, Town Yard

2. CONSTRAINTS

- A. Incompatible land uses
- B. Water supply and pressure
- C. Erosion /sedimentation
- D. Viewshed preservation

3. IMPLEMENTATION PLAN

- A. A waterline of sufficient volume and pressure for domestic and fire protection purposes shall be prerequisite to development.
- B. Limited grading shall comply with the "Scenic Road Development Standards", and will ensure that significant viewsheds shall be preserved, particularly along the Meridian "Gateway Drive".
- C. The Specific Area Plan and compliance with the visual conservation policies in the General Plan and Town Development Code will ensure that significant viewsheds shall be preserved, particularly along the Meridian "Gateway Drive".

4. SPECIAL PLANNING OPPORTUNITIES

- o The Specific Area Plan will ensure that this area develops as an attractive gateway to the Town of Mammoth Lakes.
- o The industrial park area is to accommodate the Town Corporation yard, and industrial uses that serve the Town. Residential areas are to be designed for market rate housing for families.
- o South Gateway area has potential for land banking.
- o Extend Chateau Road through to Meridian to relieve congestion at the intersection of Meridian and Old Mammoth Road.



DISTRICT 11 - WESTRIDGE

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Resort (R)	= P/CR	6 to 8 Units/ac.
Open Space (OS)	= OA	
Activity Node (*)	= CR/PA	(see Land Use Element)
Low Density Residential (LDR)	= R-1	3 to 5 Units/ac.
Special Conservation Planning (SCP)	= None	1 to 2 Units/ac.

2. CONSTRAINTS

- A. Topography
- B. Natural Resources
- C. Roads/circulation
- D. Fire protection
- E. Water supply
- F. Viewsheds

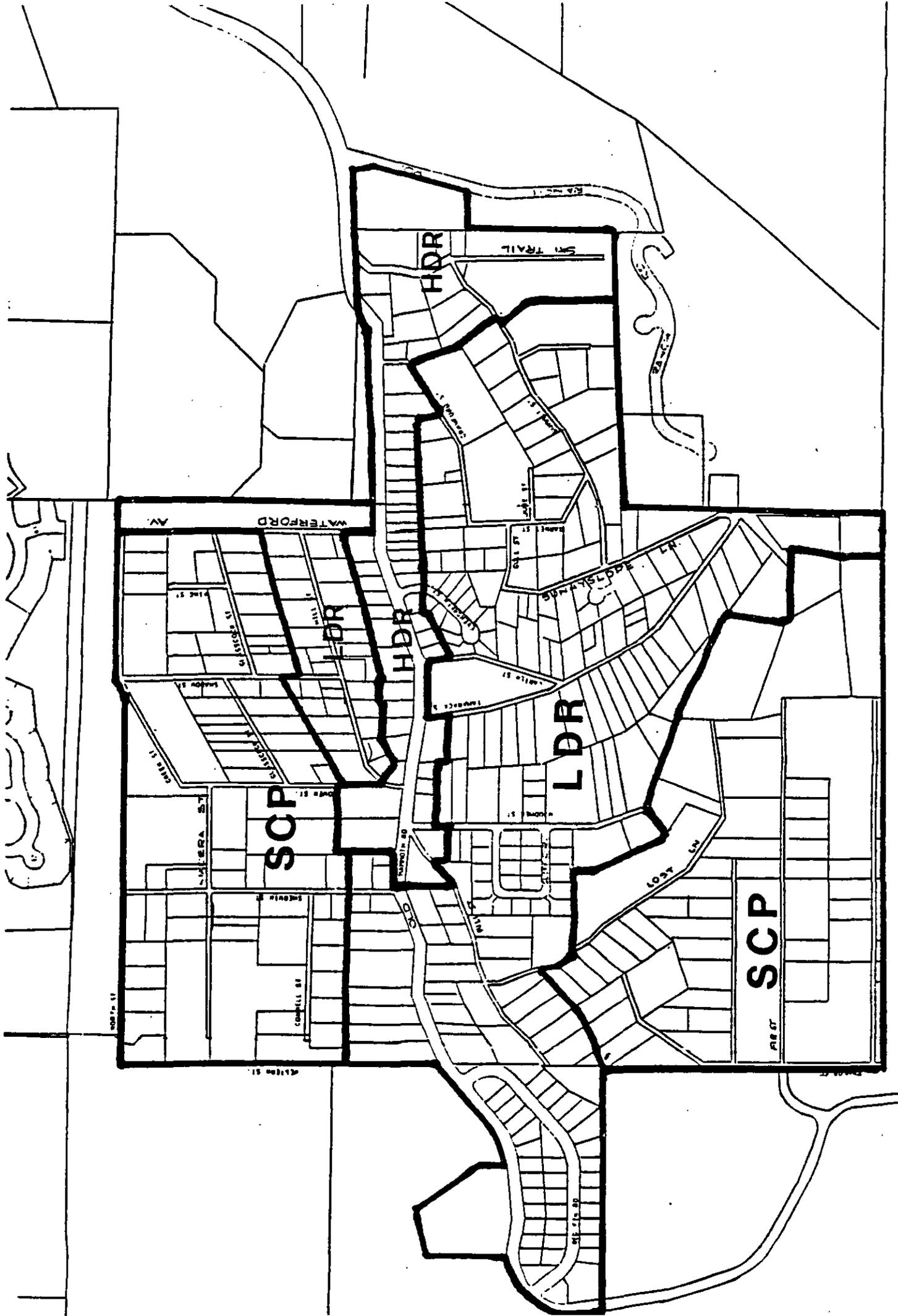
3. IMPLEMENTATION PLAN

- A. Development on slopes shall conform to Conservation and Open Space goals and policies.
- B. All creeks and the Valentine Reserve shall be preserved by adherence to Conservation and Open Space guidelines and streamside protection methods. Valentine Reserve shall be preserved from run-off and erosion resulting from development of adjacent properties.
- C. New development will provide for roads, parking, pedestrian ways/trails, overhead transit, and/or bus or shuttle service commensurate with the intensity of use. Meridian Boulevard may be extended to Lake Mary Road.
- D. Ski area development shall provide roads, parking and transit facilities commensurate with the intensity of ski development.
- E. Future development approvals shall be contingent upon the availability of adequate public services for build-out.

4. SPECIAL PLANNING OPPORTUNITIES

- o Development plans should provide for mass transit.

\* See footnote, District 1.



MAP No. 11

CLAYTON ST.

COMBELL ST.

WATERFORD ST.

CLAYTON ST.

WATERFORD ST.

WATERFORD ST.

SCP

WATERFORD LN.

LDR

HDR

LDR

HDR

WATERFORD TRAIL

SANDY CREEK

DISTRICT 12 - OLD MAMMOTH

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
High Density Residential (HDR)	= R-3	6 to 12 Units/ac.
Low Density Residential (LDR)	= R-1	3 to 5 Units/ac.
Special Conservation Planning (SCP)	= None	1 to 2 Units/ac.

2. CONSTRAINTS

- A. Roads/circulation
- B. Drainage/erosion/Mammoth Creek drainage area
- C. Fire protection
- D. Water supply
- E. Scenic roads

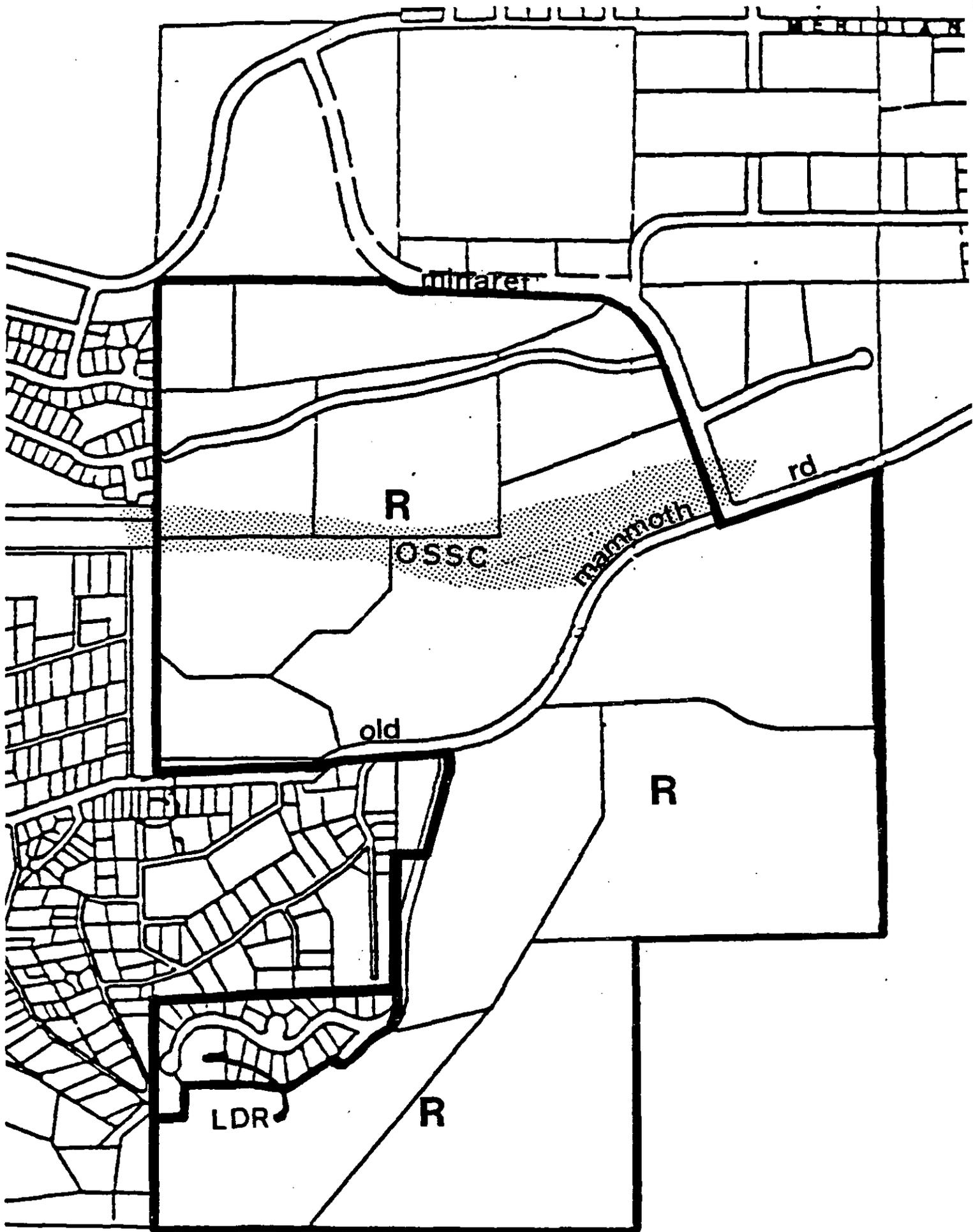
3. IMPLEMENTATION PLAN

- A. Provide for pedestrian access, study extension of Waterford Road across Mammoth Creek.
- B. Minimize impervious surfaces except for needed road improvements and adhere to erosion control policies in the General Plan.
- C. Approval of development on the "Bluffs" will be contingent upon water capacity, financial feasibility of providing services to the area, and conformance with Special Conservation Planning area (SCP) requirements.
- D. Comply with visual conservation policies in the General Plan and Town Development Code.
- E. Improve and pave dirt roads in district to reduce sedimentation of Mammoth Creek.
- F. Setback development from Mammoth Creek.
- G. Joint or common driveways serving adjacent properties shall be encouraged in order to reduce the number of driveway approaches on Old Mammoth Road.

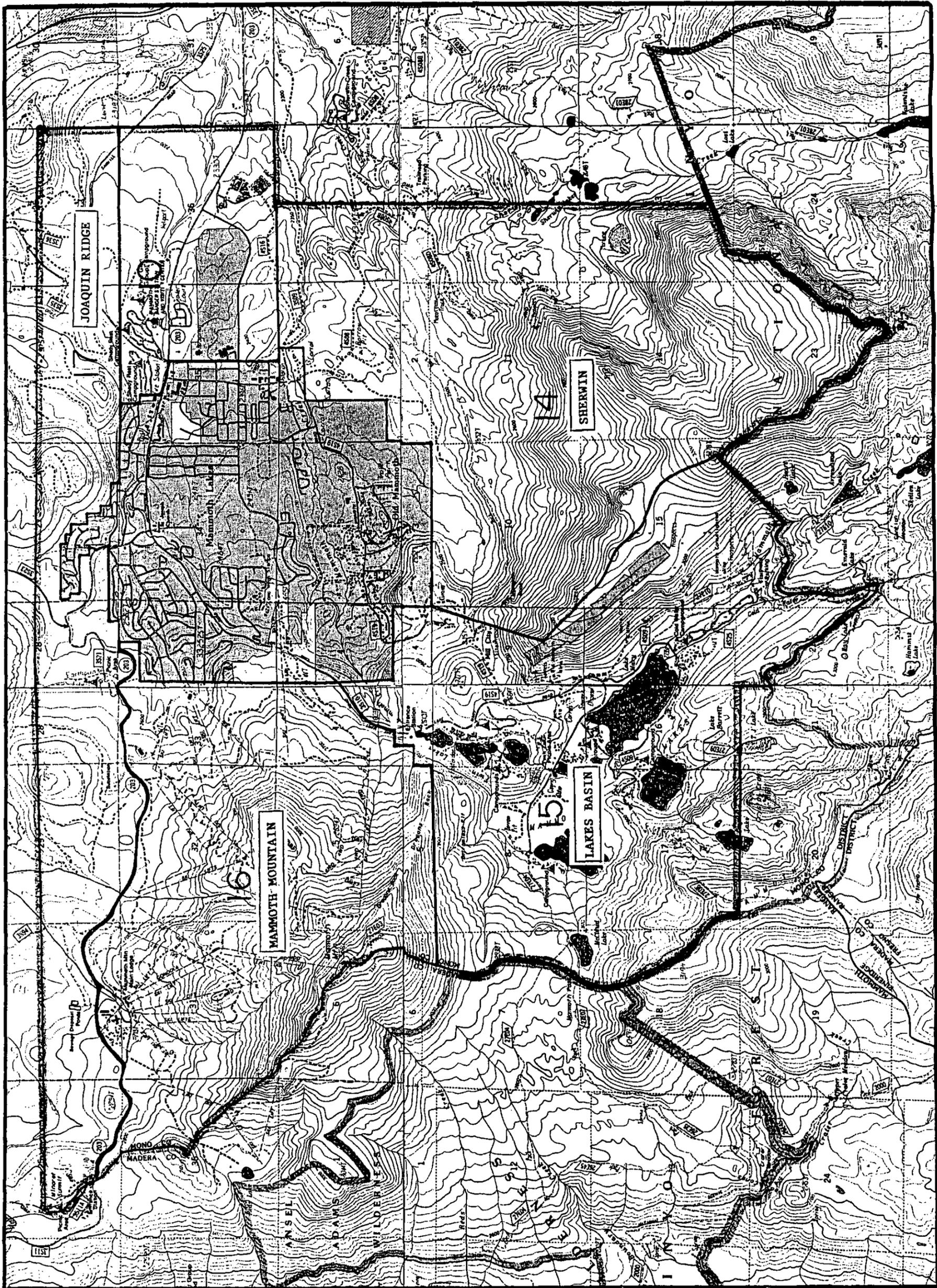
4. SPECIAL PLANNING OPPORTUNITIES

- o The "Bluffs" and Mammoth Creek floodplain shall be designated Special Conservation Planning areas (SCP) which will require retaining a minimum of 70% of the land in a natural state.

\* See footnote, District 1.



DISTRICT 13 - SNOWCREEK



DISTRICT 13 - SNOWCREEK

1. PERMITTED LAND USES

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Resort (R)	= P	6 to 8 Units/ac. commercial, recreation
Activity Node (*)	= P/CR	

2. CONSTRAINTS

- A. Land use uncertainties
- B. Scenic route
- C. Water quality/supply
- D. Existing Snowcreek (Dempsey) Development Agreement.

3. IMPLEMENTATION PLAN

- A. Encourage the Forest Service to allow land exchange for additional 9 holes of proposed golf course.
- B. Comply with visual conservation goals and policies of the General Plan and Town Development Code Requirements.
- C. Comply with erosion control standards in the Conservation and Open Space Element and Town Development Code as well as with specific measures contained in the EIR.

4. SPECIAL PLANNING OPPORTUNITIES

- o If land is acquired for golf course expansion, it will likely extend into the Sherwin District, and will thereby necessitate a coordinated planning effort for the two district areas.

\* See footnote, District 1.

DISTRICT 14 - SHERWIN

1. PERMITTED LAND USES

<u>General Plan Designated</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Open Space (OS)	= OA/PA	Active and passive recreation development/ support commercial

2. CONSTRAINTS

- A. Drainage/erosion
- B. Roads/circulation
- C. Visual impacts
- D. Public services
- E. Natural resources
- F. National Forest Jurisdiction
- G. Avalanche Hazard

3. IMPLEMENTATION PLAN

- A. Submission of a detailed erosion and sediment control plan shall be a prerequisite to project approval.
- B. Road construction shall be completed prior to initiation of ski area operation.
- C. All proposed development shall be required to minimize visual impacts to the greatest degree possible.
- D. A feasibility study specifying cost and location of public service facilities should be submitted prior to project approval.
- E. A maximum amount of vegetation shall be retained, and ski slopes and chairlifts should be located with sensitivity to wildlife and vegetation. Sherwin Creek Road east of the Mammoth Rock Trail should remain unpaved.
- F. Road and ski area plans shall respond to deer herd patterns with use of migration corridors, fencing, and roads channeling deer to safe crossing.
- G. Encourage a 2nd nine holes for the proposed golf course.
- H. Encourage development of the Sherwin Ski Area with appropriate mitigation.

4. SPECIAL PLANNING OPPORTUNITIES

- o Other recreation development is possible within the Sherwin District. Opportunities include a golf course and skating rink.
- o Park facilities and increased recreation along Mammoth Creek.
- o Possible groundwater development.

\* See footnote, District 1.

DISTRICT 15 - LAKES BASIN

1. PERMITTED LAND USES

<u>General Plan Designated</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Open Space (OS)	= PA	Active and passive recreation, R/SCP

2. CONSTRAINTS

- A. Roads/circulation
- B. Existing Special Use Permits
- C. National Forest Jurisdiction
- D. Avalanche Hazards

3. IMPLEMENTATION PLAN

- A. Extend transit system. Construct a pedestrian system parallel to roads in the Lakes Basin.
- B. Construct bicycle lanes or trails along the Lake Mary Road.
- C. Encourage the Forest Service to extend the leases for cabins now on Tenure until money is available to build the facilities that will replace those cabins.
- D. Encourage limited expansion of existing resorts. Discourage any new resorts.
- E. Development emphasis should be on day use facilities.
- F. Limited snowmobile use for new recreation facilities.

4. SPECIAL PLANNING OPPORTUNITIES

- o Research possibility of increased water storage in Lakes Basin.

\* See footnote, District 1.

DISTRICT 16 - MAMMOTH MOUNTAIN

1. PERMITTED LAND USES (SEE DISTRICT MAP FOR SPECIFIC LOCATION)

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Open Space (OS)	= PA	Active recreation, commercial, lodge, employee housing uses

2. CONSTRAINTS

- A. Roads/circulation
- B. Drainage/erosion
- C. National Forest Jurisdiction
- D. Lack of employee housing
- E. Existing special use permits
- F. Avalanche Hazards

3. IMPLEMENTATION PLAN

- A. Encourage construction of parking structures to serve ancillary ski facilities and improve public transit from Town to discourage parking of private vehicles at the ski area.
- B. Establish a liason with the Forest Service to maintain input in the ski area development review process, with specific focus on impacts to the Town.
- C. Provision of housing affordable to Mammoth Mountain Ski Area employees within the community should be made a priority.

4. SPECIAL PLANNING OPPORTUNITIES

- o A coordinated planning effort should balance development at Mammoth Mountain with complimentary development within the Town's urban area.

\* See footnote, District 1.

DISTRICT 17 - JOAQUIN RIDGE

1. PERMITTED LAND USES (SEE DISTRICT MAP FOR SPECIFIC LOCATION)

<u>General Plan Designation</u>	<u>Existing Corresponding County Zoning*</u>	<u>General Plan Permitted Development</u>
Open Space (OS)	= PA	Recreation activities

2. CONSTRAINTS

- A. Roads/circulation
- B. Scenic road
- C. National Forest Jurisdiction

3. IMPLEMENTATION PLAN

- A. Request Forest Service to consider offering additional parking areas, groomed trails, and other amenities for recreationalists.
- B. Allow for expansion of Shady Rest Park to the east of the existing facility.
- C. Develop trails for bicycling, running, etc. which connect to comparable trails within the community.

4. SPECIAL PLANNING OPPORTUNITIES

- o To promote the Scenic Loop as an alternate northern entry to the Mammoth Lakes Area and thereby reduce congestion on Main Street during peak periods.
- o Consider additional Nordic and Alpine skiing development.

\* See footnote, District 1.