

December 21, 2021

Atman Kadakia
Greens Group
8815 Research Dr.
Irvine, CA 92618

Subject: Mammoth Hotel Traffic Evaluation (JN 0232-0015)

Dear Mr. Kadakia:

Trames Solutions Inc. is pleased to submit this trip generation and traffic evaluation for the proposed Mammoth Hotel project. It is our understanding that the project consists of a 101 room hotel. The site is located east of Berner St. and south of Forest Trail in the Town of Mammoth Lakes (See Attachment A).

TRIP GENERATION ANALYSIS

Typically, traffic generated by developments can be determined based on the Institute of Transportation Engineers (ITE), Trip Generation handbook (10th edition). This publication contains trip rates based on studies conducted for a variety of uses. The proposed project consists of rooms for rent. Therefore, Land Use Code 310 (Hotel) has been selected as the appropriate use to represent the proposed project.

Table 1 provides a summary of the daily, AM peak hour, and PM peak hour trip rates for a hotel use. Based on the proposed 101 rooms, it is estimated that a total of 844 trips will occur per day, with 47 trip ends occurring during the AM Peak Hour, and 60 trip ends occurring during the PM Peak Hour. Table 2 provides a summary of the trips.

NORTH VILLAGE SPECIFIC PLAN 2000 EVALUATION

The Town of Mammoth Lakes has previously prepared a specific plan to provide guidelines and development standards for the North Village area. Based on the specific plan, the following circulation improvements were identified for the roadways adjacent to the proposed project. The following lists the specific plan improvements and the project's responsibility for Forest Trail and Berner Street:

Forest Trail

- a. *Points of access to hotel site passenger drop off, service areas and parking structures.***

The proposed site will provide driveways along Berner Street to facilitate appropriate passenger drop offs and access to service areas and the parking facilities.

- b. *Access to Parcels 25 and 27.***

Not applicable.

- c. *Regrading of Hillside Drive/Forest Trail intersection to include the eliminate of south cross-gutter. Stop signs may be installed at upper Forest Trail and upper Hillside Drive if traffic conflicts become evident, subject to the determination of the Public Works Director. Other mitigation measures may be installed to deter cut-through traffic on Forest Trail if studies indicate measures are necessary.***

Not applicable.

- d. *Intersection with Berner Street to service east side parking structure. Stop signs or other mitigation measures implemented if studies indicate a significant cut-through traffic problem from Minaret Road.***

Not applicable.

- e. *No right turn from Berner Street to Forest Trail, if required as a mitigation measure (possible physical barrier).***

Currently a right turn from Berner Street to Forest Trail is allowed. It appears that adequate sight distance is provided to view the eastbound oncoming vehicles. Furthermore, it is anticipated that proposed project will not have a considerable number of vehicles making this maneuver.

Berner Street

a. Abandonment of upper (west-most) portion.

Not applicable.

b. Connection to Forest Trail. The intersection with Forest Trail may include stop signs, if determined necessary by the Town Engineer.

Berner Street currently connects to Forest Trail and the intersection is stop sign controlled.

c. Points of access to parking structures under the plaza and lodge/hotel sites.

Not applicable.

d. Access to existing uses.

A pedestrian walkway is provided between Berner Street and Minaret Road. At Minaret Road, a signalized pedestrian crosswalk is provided.

e. Access to Parcel 28b.

A sidewalk will be provided along Berner Street adjacent to the project that will connect to Parcel 28b.

f. No right turn from Berner Street to Forest Trail, if determine necessary by the Town Engineer.

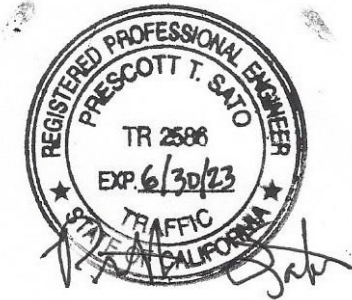
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CONCLUSIONS

The proposed 101 room hotel is not anticipated to generate a large number of trips during the peak hours. Typically, a traffic study is not required if a development generates fewer than 100 peak hour trips. Since the project is anticipated to generate 47 AM and 60 PM trips, this falls below the minimum threshold for a comprehensive traffic study.

If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,
Trames Solutions Inc.



Scott Sato, P.E.
Vice President

Attachment A – Site Plan

TABLE 1

TRIP GENERATION RATES¹

LAND USE	ITE CODE	QUANTITY	UNITS ²	PEAK HOUR TRIP RATES						DAILY
				AM			PM			
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Hotel	310	101	RM	0.28	0.19	0.47	0.31	0.29	0.6	8.36

¹ Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 10th Edition, 2017.

² RM = Rooms

TABLE 2

TRIP GENERATION SUMMARY

LAND USE	QUANTITY	UNITS ¹	PEAK HOUR						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Hotel	101	RM	28	19	47	31	29	60	844
Total			28	19	47	31	29	60	844

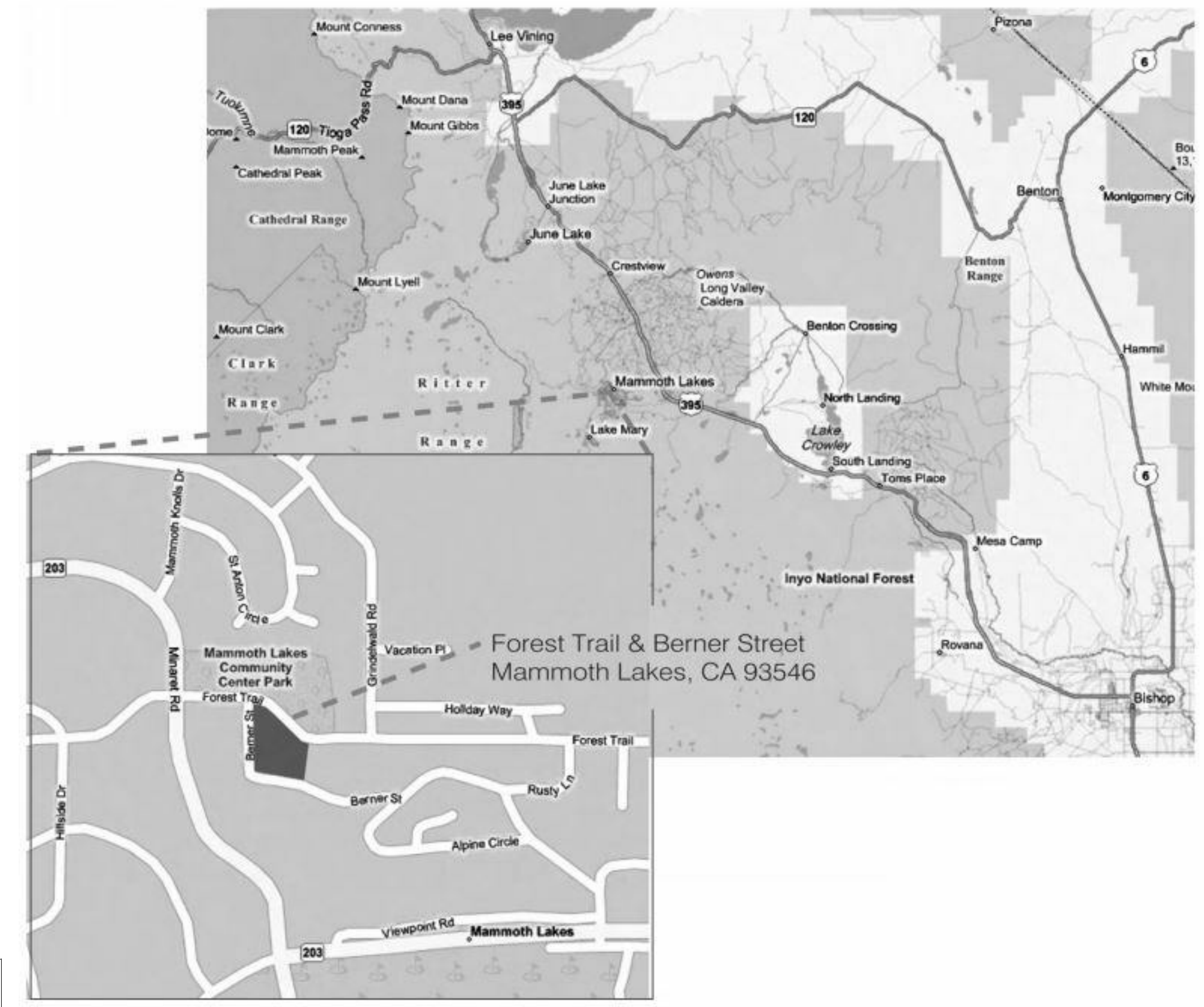
¹ RM = Rooms

ATTACHMENT A
SITE PLAN

Area Schedule (Gross Building)			
Level	Area	Perimeter	Name
01 Lobby + Parking Level 1	17,046 SF	645' - 5 9/32"	Lobby
01 Lobby + Parking Level 1	17,272 SF	640' - 5 25/32"	Parking Level 1
02 Parking Level 2	31,776 SF	1126' - 4 1/8"	Parking Level 2
Hotel Level 3	34,305 SF	1139' - 2 1/2"	Level 3
Hotel Level 4	34,386 SF	1133' - 3 7/16"	Level 4
	134,785 SF		

TOTAL HOTEL AREA: 85,737 SF
TOTAL STRUCTURE PARKING AREA: 49,048 SF

LOCATION MAP:



SITE STATISTICS:

PROJECT ADDRESS:
Southeast Corner of Forest Trail and Berner Street
Mammoth Lakes, CA

ASSESSOR'S PARCEL NUMBER:
33-041-11 and 39-030-14

LEGAL DESCRIPTION:

GOVERNING CODE:
This project shall comply with the 2019 edition of the California building code (title 24)

ZONE:
Speciality Lodging (SL)
North Village Specific Plan (NVSP)

USE:
Existing: Four multi-tenant light industrial buildings and one single family residence utilized as rental property
Proposed: 4-story, 101 guestroom hotel with indoor pool, outdoor amenity area and covered parking

ADJOINING PARCELS:

CONSTRUCTION TYPE:
TYPE V-A sprinklered

OCCUPANCY:
R-1, A-2

LOT SIZE:
Max. site coverage - 60%
Hotel footprint: 33,140 SF (36%)
Landscape:

TOTAL: 91,877 SF (2.01 acres)

BLDG. SQUARE FOOTAGE:
Max. building area - 75,000SF

UNIT COUNT:
3rd FLOOR 51 rooms
4th FLOOR 50 rooms

TOTAL ROOMS 101 rooms
ALLOWED UNITS/ACRE 48/2.01=101

REQUIRED PARKING:
Hotel- 1.05:1/room 107 stalls

PARKING PROVIDED:
Regular- Hotel 114 stalls (5 ADA)
Clean Air Vanpool: 8 stalls
Check-in 4 stalls
Bicycle (101x.2) 20 (3 short term, 17 long term)

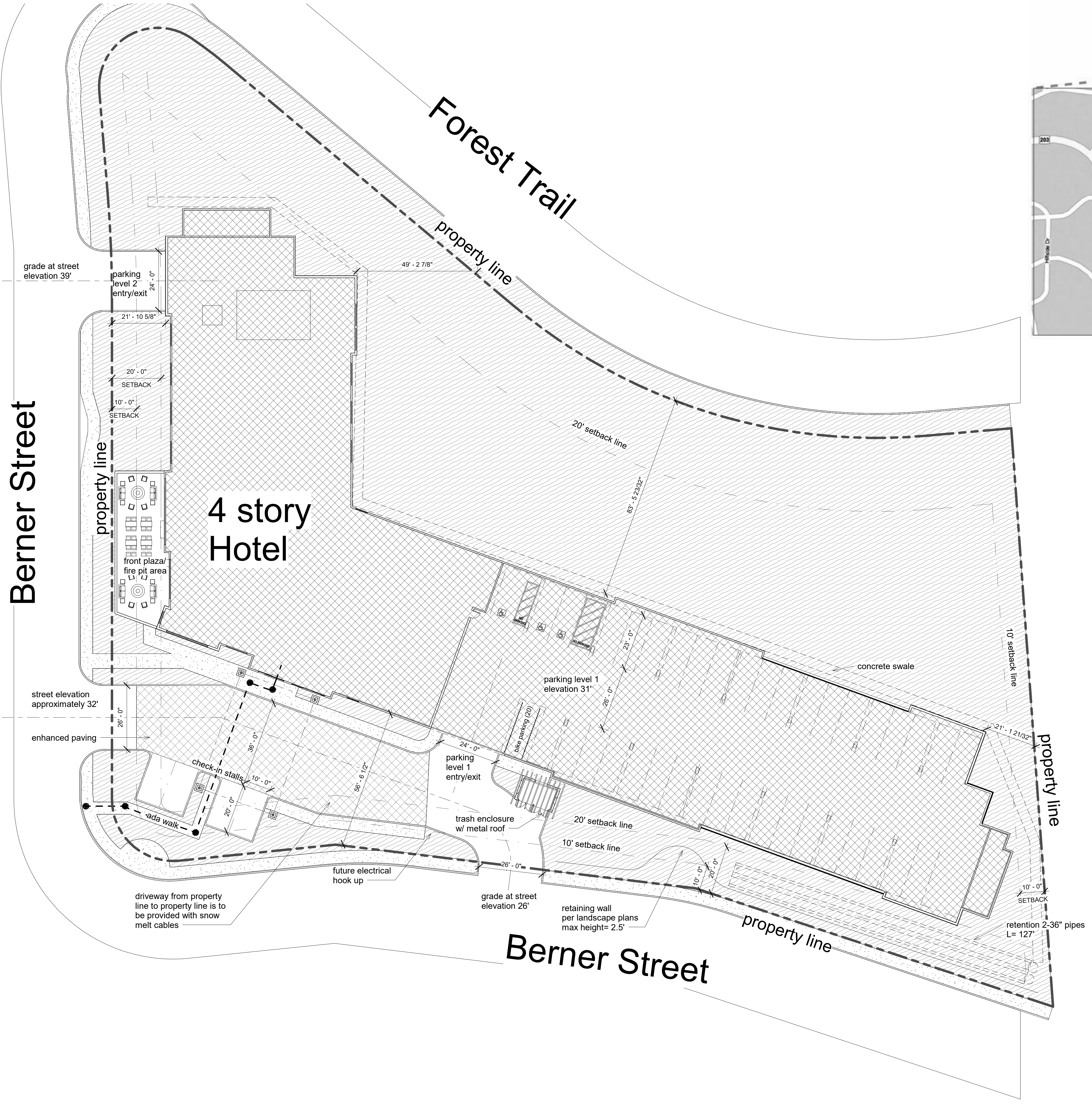
STRUCTURAL HEIGHT:
Height Limitation: 40'-0"
(measured from garage roof elevation at perimeter)
*bldg. projections no more than 50% SF can be up to 50'-0"

parking garage max height 20'-0"

Proposed structural height

SETBACKS:

	Required	Proposed
Front	20'-0"	20'-0"
Side	10'-0"	10'-0"
Rear	20'-0"	20'-0"



1 A-1 Site
1" = 20'-0"