

ALTERNATE HOUSING MITIGATION PLAN FOR SIERRA NEVADA RESORT

In support of its application for Use Permit and Design Review approval for the proposed renovation and expansion of the Sierra Nevada Resort, Waterton submits this Alternate Housing Mitigation Plan ("AHMP") pursuant to Town of Mammoth Lakes Municipal Code section 17.136 et seq. ("Housing Ordinance").

I. Background

On November 17, 2021, the Town Council approved District Zoning Amendment 21-001 ("DZA") to amend the Clearwater Specific Plan ("CSP") and adopted an Addendum to the Clearwater Specific Plan Environmental Impact Report ("EIR"), to accommodate the proposed renovation and expansion of the Sierra Nevada Resort. On December 1, 2021, the Council adopted Ordinance No. 2021-92, by which the Town formally adopted the DZA and the EIR Addendum. The DZA provides that "the Amended Phase One of the CSP shall provide on-site workforce housing for a minimum of five hotel employees and shall otherwise comply with the Town's Housing Ordinance."

On November 18, 2021, Waterton submitted its application for Use Permit and Design Review approval for the proposed renovation and expansion of the Sierra Nevada Resort. In connection with those applications, and pursuant to section 17.136.040 of the Housing Ordinance, Waterton submits this AHMP to comply with its workforce housing obligations as set forth in the DZA.

II. Housing Mitigation Fee Required

Waterton proposes to add 30 resort lodging "cabins" to the Sierra Nevada Resort site. Section 17.136.040 G of the Housing Ordinance states that "all housing fees shall be established by resolution of the town council." On September 15, 2021, the Town Council adopted Resolution No. 2021-77, by which it updated the housing fees that apply to development in the Town. The Resolution states that the housing fee for each "lodging" room within a hotel or motel, which is defined as a "hotel or motel key," is \$4,280. Therefore, the total housing fee that Waterton is obligated to pay for the addition of 30 lodging rooms to the site is \$128,400.

III. Alternate Housing Proposal

In lieu of paying the Housing Fee of \$128,400, Waterton proposes to convert space within the hotel into three residential units to house seven employees of the Sierra Nevada Resort. Specifically, Waterton intends to convert space within the existing resort to create: (1) one two-bedroom unit; (2) one one-bedroom unit; and (3) one four-bedroom unit with detached common area amenities. Each of the seven bedrooms will house one Sierra Nevada Lodge employee.

IV. Eligibility and Affordability Standards

Eligibility for the on-site housing units shall be limited to employees of the Sierra Nevada Lodge who earn up to 80% of the annual Area Median Income for individual wage earners in Mono County, as established annually by the California Department of Housing and Community Development ("HCD").

V. Livability Standards

A. Description and Size of the Units.

1. The two-bedroom unit will be located on the third floor of the resort, is approximately 900 square feet, and will accommodate two employees
2. The one-bedroom unit will also be located on the third floor of the resort, is approximately 650 square feet, and will accommodate one employee.
3. The four-bedroom unit is located within two separate "quarters" on the first and second floors of the resort, is approximately 2945 square feet, and will accommodate four employees. The "living quarters" are located on the second floor and contain approximately 1205 square feet. The "kitchen/social quarters" are located on the first floor and contain approximately 1740 square feet.

B. Amenities and Design Standards.

1. The two-bedroom unit contains a living room, kitchen/dining area, full bathroom, and ample storage.
2. The one-bedroom unit contains a living room, kitchen/dining area, full bathroom, and ample storage.
3. The four-bedroom unit contains three bedrooms (one of which is oversized and will be partitioned into two separate sleeping areas), a living room, and two full bathrooms on the second floor. The first floor is comprised of a Great Room which will include a second living room, a full kitchen, a dining area, and two additional full bathrooms. The combined unit includes four bedrooms, four bathrooms, two living rooms, a kitchen, a dining room, and ample storage.

VI. Design and Construction Costs of the Affordable Units.

Attached as Exhibit A is a housing plan which identifies the three housing units that Waterton intends to create within the resort. Attached as Exhibit B is a site plan that shows where the units are located within the resort. Attached as Exhibit C is Waterton's draft development pro forma for the construction of the housing units. The total anticipated cost of the proposed renovations is \$133,980.

VII. Timing for Development and Occupancy of Workforce Housing Units

The construction of the workforce housing units will take place concurrently with the renovation and expansion of the resort. Certificates of occupancy for the workforce housing units, if and as required by the Town, will be obtained no later than the date that Waterton receives its first certificate of occupancy for any of the 30 new lodging units. If, however, extenuating circumstances arise that prevent Waterton from obtaining the certificate of occupancy for any of the workforce housing units on or before the date that it receives its first certificate of occupancy for the new lodging units, then Waterton may request a modification of the timing requirements to allow the workforce housing units to be delivered after it receives its first certificate of occupancy for the new lodging units.

VIII. Initial Monthly Rents

Initial monthly rents will be set at no more than 1/12 of 30% of the estimate annual wages of the employees who will reside in the units, which will be calculated by the employee's hourly rate (between \$16 and \$20 per hour, exclusive of tips), when multiplied by 2080 hours. The cost of utilities, including electric, propane, cable television, water, and trash pick-up, shall be included in the monthly rent and will not be separately itemized or billed.

IX. Continued Affordability and Rent Regulatory Agreement

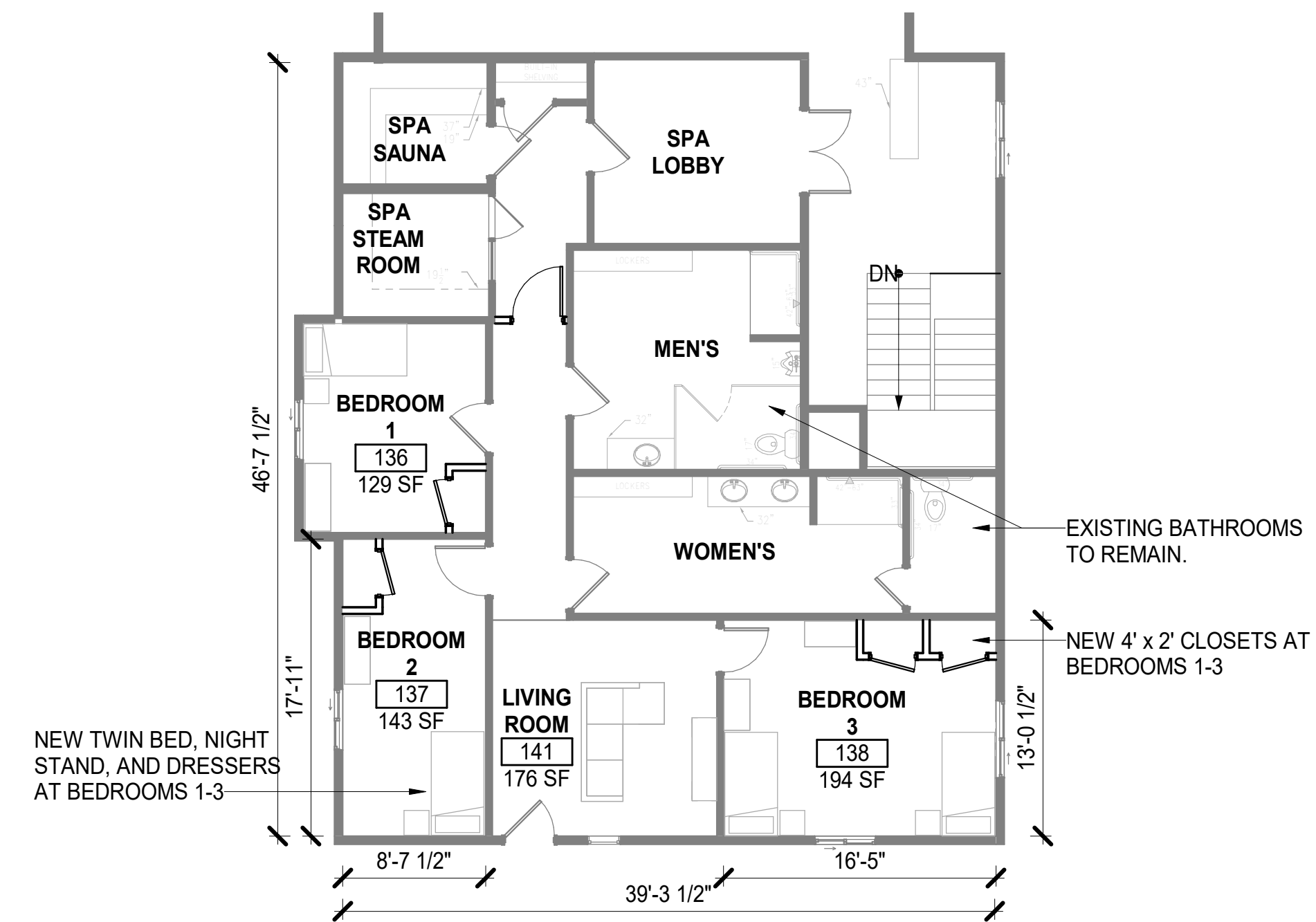
Prior to issuance of the first certificate of occupancy for the workforce housing units, Waterton and the Town shall enter into a Rent Regulatory Agreement to ensure the continued affordability of on-site rental units that will house at least five employees of Sierra Nevada Lodge until the expiration or abandonment of the Use Permit, the future redevelopment of the site pursuant to the CSP, or 55 years, whichever is sooner.

X. Applicable Housing Credits

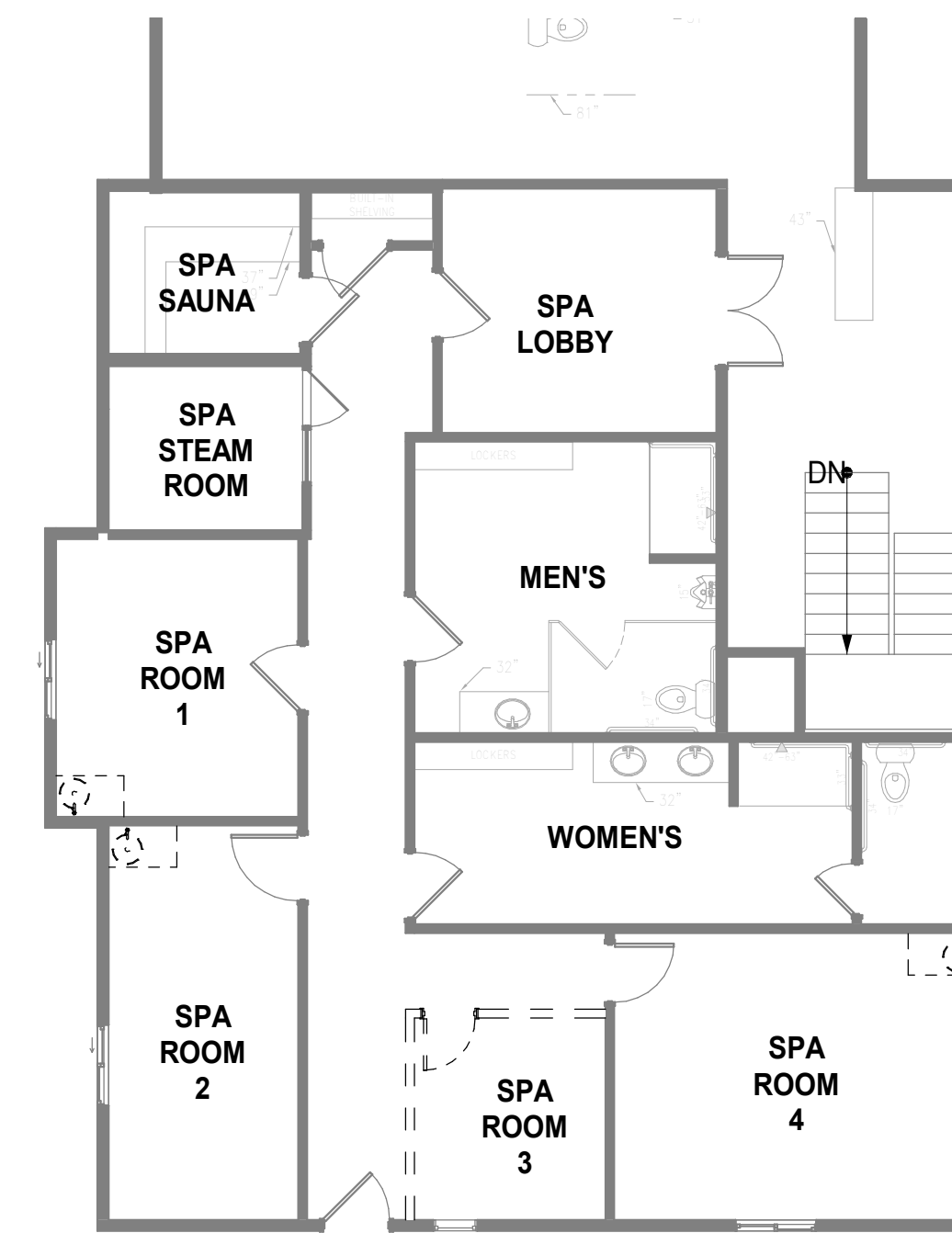
MC section 17.136.030 provides that "credit for the provision of housing mitigation above that required by this chapter shall be determined by the director." The DZA requires Waterton to provide housing units to accommodate five employees. Waterton intends to provide housing units to accommodate seven employees. Therefore, Waterton seeks a determination from the Town's Community and Economic Development Director that it is entitled to a housing credit equal to two housing units for as long as Waterton or its successor in interest continues to provide on-site housing units to accommodate at least five employees pursuant to the terms of this Agreement.

SHEET NOTES

1. ALL EXTERIOR DIMENSIONS ARE MEASURED TO GRID LINES & FACE OF SHEATHING, U.O.N.
2. SEE WINDOW SCHEDULE A0.21 FOR ALL WINDOW & EXTERIOR LOUVER SIZES.
3. ALL WINDOWS ARE LOCATED ON FLOOR PLANS A2.00 SERIES.
4. SEE ELEVATIONS ON A4.00 SERIES FOR ALL EXTERIOR FINISH MATERIALS.
5. ALL SIGNAGE REQUIRES SEPARATE PERMIT BY SIGN CONTRACTOR.
6. SEE A9.01 FOR EXTERIOR PARTITION DETAILS.
7. SEE A9.20 SERIES FOR EXTERIOR WINDOW DETAILS.

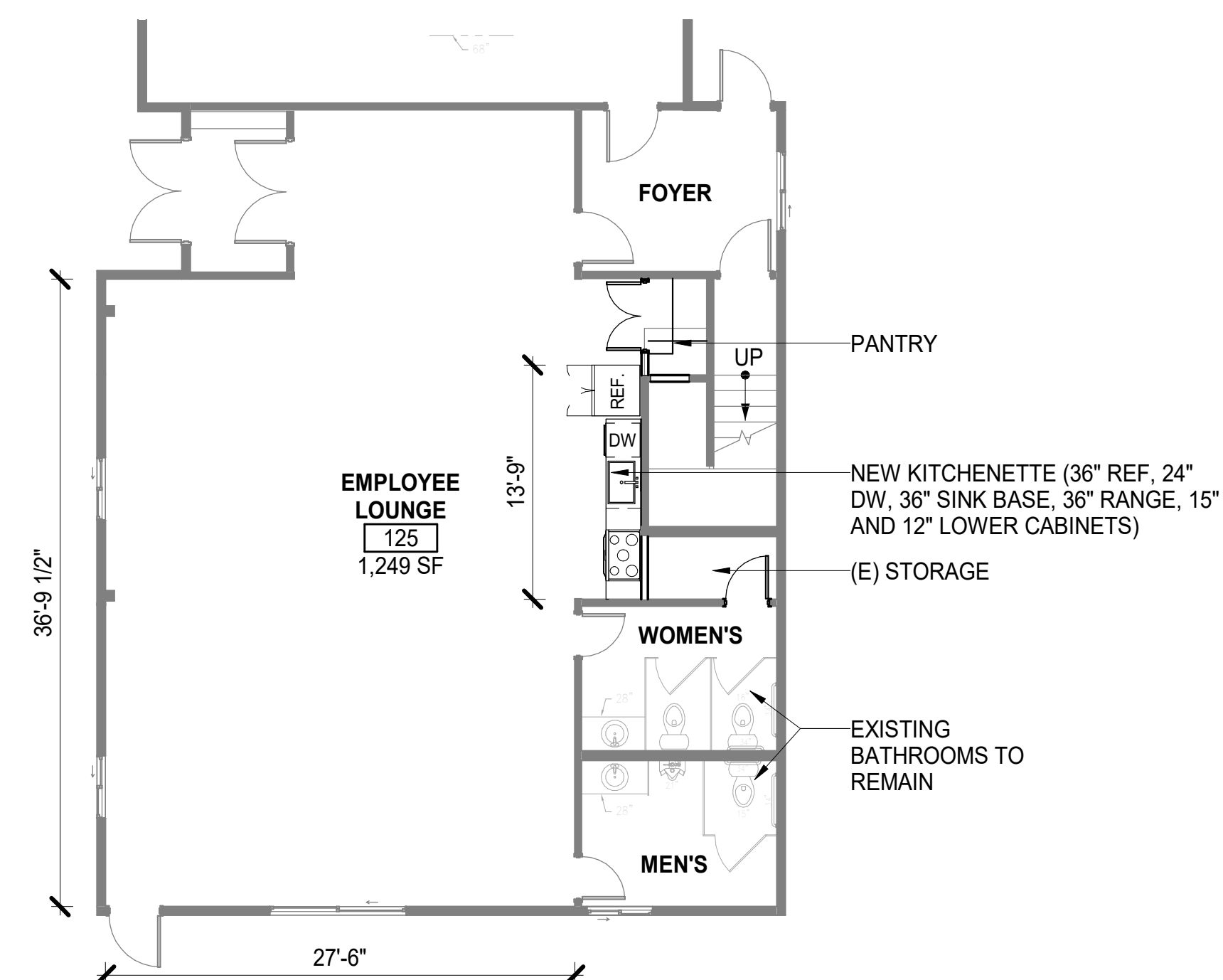


1,205 GSF (EMPLOYEE HOUSING, EXCLUDES SPA)
LEVEL 2 - EMPLOYEE HOUSING (NEW) 2
 SCALE: 1/8" = 1'-0" A3.03

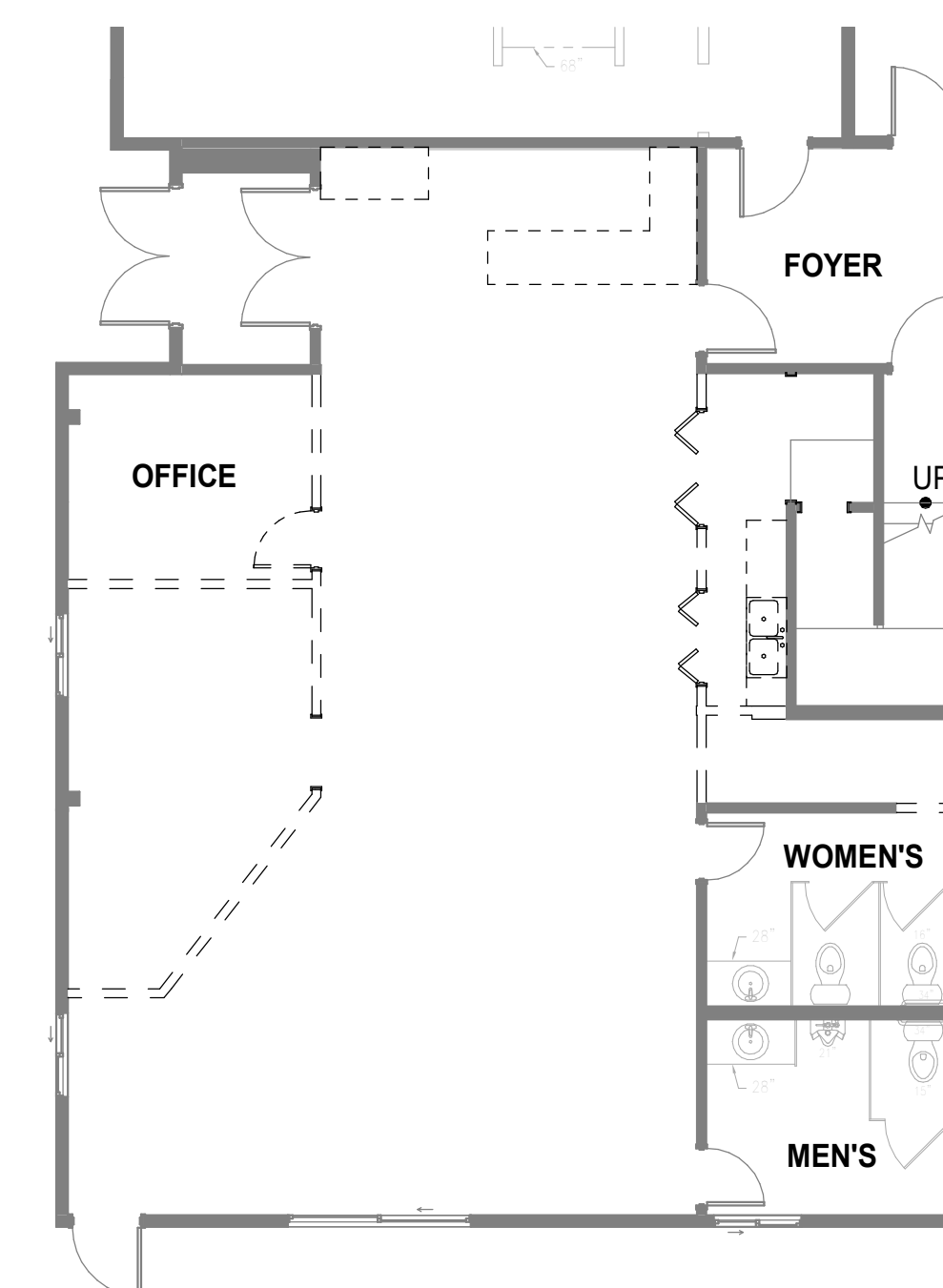


LEVEL 2 - EMPLOYEE HOUSING (DEMO) 4
 SCALE: 1/8" = 1'-0" A3.03

KEYNOTES



1,740 GSF (EMPLOYEE HOUSING, EXCLUDES STAIR)
LEVEL 1 - EMPLOYEE HOUSING (NEW) 1
 SCALE: 1/8" = 1'-0" A3.03

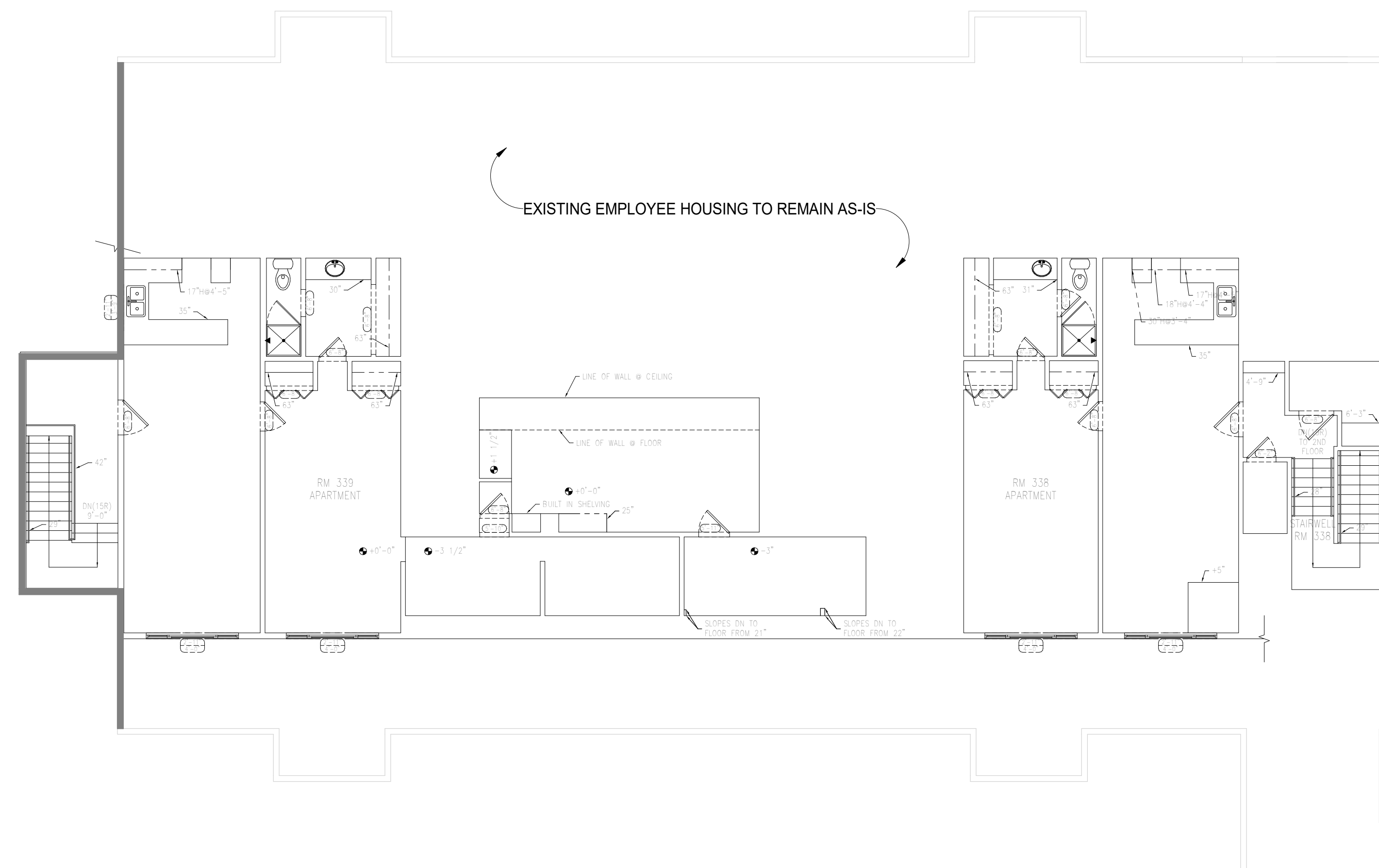


LEVEL 1 - EMPLOYEE HOUSING (DEMO) 3
 SCALE: 1/8" = 1'-0" A3.03

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KEYNOTES



1,560 GSF (EMPLOYEE HOUSING, EXCLUDES STAIR AND CENTRAL CORRIDOR AREA)

LEVEL 3 - EMPLOYEE HOUSING

SCALE: 1/8" = 1'-0"

1
A3.03B

TAGS & LABELS	
FLOOR / AREA MATERIAL	FLOOR HEIGHT
ROOM NAME	STAIRS /RAMP INDICATOR
CEILING HEIGHT INDICATOR	DOOR OPENING TAG
WALL FINISH TAG	DOOR TYPE TAG
WINDOW TYPE TAG	
ELEVATION NUMBER	SECTION NUMBER
ELEVATION TAG	SECTION TAG
ELEVATION SHEET	SECTION SHEET

DOORS	
STANDARD DOOR	TOILET PARTITION DOOR
DOUBLE SWING DOOR	SLIDING & POCKET DOOR
OVERHEAD DOOR	SLIDING DOOR

ELECTRICAL	
SINGLE OUTLET	DUPLEX OUTLET
QUAD OUTLET	GFI OUTLET
220V OUTLET	COVER PLATE
SPEAKER	SECURITY CAMERA
KEYPAD ACCESS	MOTION SENSOR
ADA DOOR BUTTON	JUNCTION BOX
ELECTRIC METER	CARD ACCESS
FLUSH PANEL	DOOR BELL
SURFACE PANEL	DISCONNECT
	POINT OF ENTRY

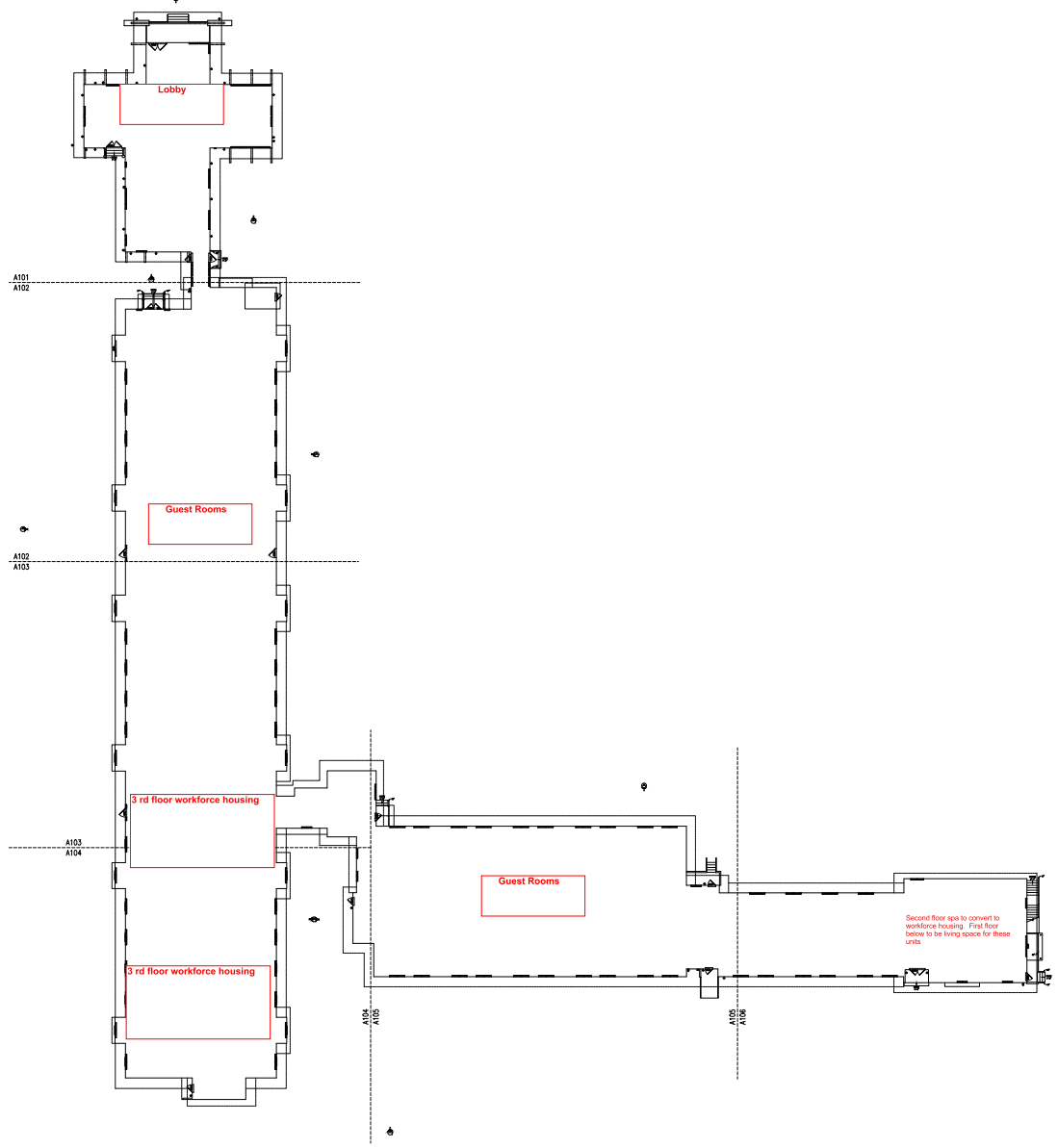
FIRE PROTECTION	
ALARM BELL/STROBE	GENERAL ALARM
CEILING SPRINKLER HEAD	WALL SPRINKLER HEAD
	FIRE DEPT CONNECTION

GAS	
GAS METER	POINT OF ENTRY

LIGHTING	
FLOOD LIGHT	LIGHT POLE
WALL SCONCE	EMERGENCY LIGHT
RECESSED WALL LIGHT	

PLUMBING	
SEWER CLEANOUT	FLOOR DRAIN
HOSE BIB	WATER METER
	POINT OF ENTRY

OTHER	
WALL ACCESS PANEL	BREAKLINE
ADA PARKING INDICATOR	



FULL VIEW

SCALE: 3/64" = 1'-0"



Employee Housing Cost

	size sq ft	
1 Bedroom apartment	650	
FF&E		3250
Bathroom		9750
Kitchen		4550
Living room		<u>2600</u>
Bedroom		<u>4550</u>
1 Bedroom apartment	1000	
FF&E		5000
Bathroom		15000
Kitchen		3200
Living room		<u>7000</u>
Bedroom		<u>7000</u>
SPA Area second floor	1205	
FF&E		6025
Bathroom		8000
Living room		<u>4820</u>
Bedroom		<u>8435</u>
Spa area first floor	1740	
FF&E		8700
Bathroom		10000
Kitchen		12180
Living room		13920
		<u><u>133980</u></u>