

**Attachment 2**  
Ordinance approving District Zoning  
Amendment 21-001

Case No. DZA 21-001

## **ORDINANCE NUMBER 21-XX**

### **AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, APPROVING DISTRICT ZONING AMENDMENT 21-001 TO ALLOW FOR AN AMENDED PHASE ONE PROJECT FOR PROPERTIES LOCATED AT 164, 202, AND 248 OLD MAMMOTH ROAD (APN(s): 035-230-005-000; 035-230- 006-000; and 035-230-007-000), AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, a request for consideration of a district zoning amendment was filed by Matthew Mering on behalf of WH SN Mammoth, L.L.C. to amend the Clearwater Specific Plan to allow for an interim “Phase One” development to be constructed at the project site while preserving the existing CSP allowances for future redevelopment, in accordance with Chapter 17.116 (Specific Plans), of the Town of Mammoth Lakes Municipal Code and Section 10.0 of the Clearwater Specific Plan, for property located within the Clearwater Specific Plan Zoning District at 164, 202, and 248 Old Mammoth Road; and

**WHEREAS**, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on October 27, 2021, at which time all those desiring to be heard were heard; and

**WHEREAS**, following the receipt of all oral and written testimony, the Planning and Economic Development Commission closed the public hearing on October 27, 2021 and adopted Resolution No. PEDC 2021-09 recommending to the Town Council the approval of District Zoning Amendment 21-001 subject to the following additional modifications as proposed by staff:

1. Amend the Development Standards Table in Section V of the “Amended Phase One of the Clearwater Specific Plan,” included as Attachment A, Exhibit B, to remove reference to 182 parking spaces and state: “Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040.”
2. Amend the “Proposed Modifications to CSP Standards” Table in Section VI of the “Amended Phase One of the Clearwater Specific Plan,” included as Attachment A, Exhibit B, to remove the proposed modifications to Section 5.2.8, Parking, and state: “Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040. Underground parking shall not be required;” and

**WHEREAS**, on November 17, 2021, the Town Council conducted a duly noticed public hearing at which time all those desiring to be heard were heard, and considered testimony and materials in the staff report and accompanying documents and exhibits; and

**WHEREAS**, following receipt of all oral and written testimony, the Town Council closed the public hearing on November 17, 2021 and adopted Resolution 2021-XX, making the required

California Environmental Quality Act (CEQA) findings, and adopting the Addendum to the Clearwater Specific Plan Environmental Impact Report; and

**WHEREAS**, all legal prerequisites for the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

***Section 1.***     Recitals. The above recitals are all true and correct.

***Section 2.***     Environmental Review. The Town Council makes the following findings and takes the following actions pursuant to the requirements of the California Environmental Quality Act (CEQA):

CEQA Findings – CEQA Guidelines Section §15164:

- a. The Town Council has previously adopted the Addendum to the Clearwater Specific Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2006062154) together with the Clearwater Specific Plan EIR, any comments received, pursuant to the CEQA Guidelines, and finds that on the basis of the whole record, there is no substantial evidence that the proposed district zoning amendment will result in any new significant effects or a substantial increase in the severity of previously identified significant effects.
- b. The Town Council previously found that the Addendum to the Clearwater Specific Plan EIR has been completed in compliance with CEQA and reflects the lead agency's independent judgment and analysis.
- c. An addendum is adequate because the Addendum demonstrates that the environmental analysis and impacts identified in the Clearwater Specific Plan EIR remain substantively unchanged by the proposed district zoning amendment and supports the finding that the proposed district zoning amendment does not result in any new environmental effects and does not exceed the level of impacts identified in the EIR.
- d. The custodian and location of the documents and other material which constitute the record of proceedings upon which this decision is based is the Town Clerk at the Town of Mammoth Lakes Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546.
- e. The Town Council finds that the proposed district zoning amendment will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area because the Project site is located approximately seven miles from the Mammoth Yosemite Airport.
- f. A program for reporting on or monitoring the required mitigation measures has been adopted and mitigation measures have been slightly modified for clarification for the purpose of the Addendum.

CEQA Action: The Town Council directs staff to file a Notice of Determination.

**Section 3.** Findings. The Town Council HEREBY FINDS AND DETERMINES based on the information presented herewith:

### **FINDINGS FOR DISTRICT ZONING AMENDMENT**

(Municipal Code Section 17.116.070)

- a. *The specific plan is consistent with all applicable sections of the General Plan and Title 17 and is consistent with other adopted goals and policies of the Town.*

The Staff has determined that the Amended Phase One of the Clearwater Specific Plan (CSP) maintains The CSP's consistency with the General Plan and other adopted goals and policies of the Town. The proposed amendment, while reducing the scope of development anticipated for phase one of the CSP, still provides 30 new hotel units as well as enhanced site amenities and public activation along Old Mammoth Road, thereby aligning with several of the General Plan goals and policies used to guide the original CSP and the 2016 CSP Amendment. The following are goals of the 2007 General Plan with which the Amended Phase One of the CSP is consistent:

- i. The intent of the "Main Street, Old Mammoth Road and Shady Rest" character districts is to "invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial and workforce housing...Commercial corridors should be walkable year-round, vibrant, colorful, and accessible" (D-3). Further, the General Plan portrays the Old Mammoth Road corridor as a "traditional small-scale mixed-use 'Main Street' development pattern" (D-4).

The Amended Phase One of The CSP meets the above intent by allowing for a mixed-use development that includes new, pedestrian scale (1 to 2-story) hotel cabins, landscape improvements, expanded restaurant and event space, and a new park/ public event space along Old Mammoth Road. Along with the proposed Laurel Mountain Road sidewalk improvements, the proposed mix of uses will greatly improve pedestrian activity in the area while also providing new gathering places and opportunities for interaction. The addition of new cabin units, new site amenities and significant public open space along Old Mammoth Road will serve to re-activate the existing lodging and restaurant uses while also allowing for new event programming and a more active pedestrian environment consistent with the General Plan goals for the Old Mammoth Road district.

- ii. "New development should improve connectivity and circulation with bike and pedestrian paths, sidewalks and roads." (D-3).

The Amended Phase One of The CSP invites pedestrian activity into the site by improving the frontage along Old Mammoth Road, adding sidewalks on



Laurel Mountain Road and increasing pedestrian connections within the interior of the site. Additionally, the project will provide space for outdoor café seating, planting areas, and other pedestrian-scaled elements to encourage activity throughout the site.

- iii. Policy C.2.A: Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity

The Amended Phase One of The CSP is consistent with this policy by creating mixed-use development that includes a variety of public outdoor spaces designed to accommodate a series of public events and uses at different scales. The project calls for a minimum of 73,000 square feet of open space and 2,000 square feet of event space intended to hold a variety of community events. The public space and outdoor food and beverage options are proposed to complement each other to promote community interaction.

- iv. Policy L.3.D: Encourage outdoor dining in resort and commercial districts to increase street level animation.

The Amended Phase One of the CSP accomplishes the policy of encouraging outdoor dining by expanding existing facilities as well as providing new options for dining on site. The project proposes to expand the deck at the existing Rafters restaurant to increase outdoor dining capacity. Additionally, the project provides a landscaped area along the Old Mammoth Road frontage that accommodates a food truck venue along with a food and beverage garden with a variety of seating and dining options (final operating characteristics and event programming will be determined through the Use Permit process).

- v. Policy L.5.A: Encourage and support a range of visitor accommodations that include a variety of services and amenities.

The Amended Phase One of The CSP is consistent with this policy by formulating an interim development phase to allow for an adaptive project that expands upon existing visitor accommodations. Expanded visitor accommodations include the addition of 30 resort cabins, which not only increases the hotel inventory, but the cabins also add new lodging options to the site that are family friendly. In addition, the project proposes several new guest amenities including social gathering areas with fire pits and hammocks, lawn games and hot tubs.

- vi. Policy L.5.D: Encourage rehabilitation and renovation of existing visitor accommodations.

The Amended Phase One of The CSP creates the opportunity for renovating the project site's existing facilities to fall more in line with the vision of the original CSP and the General Plan. The project accomplishes this policy by improving the hotel's arrival sequence, which entails the proposal of a porte-cochere at the vehicular entrance and an upgraded lobby area. Additional improvements include an upgraded pool area as well as improvements to the existing Rafters restaurant.

Finally, the proposed Amended Phase One of the Clearwater Specific Plan maintains consistency with the intent of the Clearwater Specific Plan land use designation, which is to provide "for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue. The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to the Clearwater Specific Plan, significant community benefits are required to be provided. Workforce housing and commercial uses are exempt from density calculations."

The proposed Amended Phase One achieves many of the goals of the CSP land use designation, including providing new pedestrian-oriented mixed uses, new hotel units, and public benefits in the form of significant public event/ gathering space along Old Mammoth Road. The proposed amendment is within the maximum allowable density and provides 5 units of workforce housing on-site. Importantly, the amendment also maintains the existing allowances of the CSP for future redevelopment, thereby ensuring that any goals not met by the current development will still be met when the site redevelops in the future.

- b. *That the specific plan is consistent with any applicable airport land use plan as required by Government Code Section 65302.3; and*

Not applicable, as there are no applicable airport land use plans that have an impact on the Clearwater Specific Plan.

- c. *That the specific plan is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the approved Environmental Clearance Documentation adopted for the Clearwater Specific Plan (SCH# 2006062154) has been prepared. The addendum describes the proposed changes to the approved project and concludes that no new or increased significant environmental impacts would result from the proposed project. Therefore, the Specific Plan Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

**Section 4.** Approval. Based on the findings contained in this Ordinance and all other evidence in the record of proceedings in this matter, the Town Council hereby approves District

Zoning Amendment 21-001, “Amended Phase One of the Clearwater Specific Plan,” in its entirety to read as shown in attached Exhibit “A” which are incorporated herein by this reference.

**Section 5.** Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, then such decision shall not affect the validity of the remaining sections or portions of this Ordinance or part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that any one or more sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

**Section 6.** Effective Date. The Mayor shall sign and the Town Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

***ADOPTED, SIGNED and APPROVED*** this 17<sup>th</sup> day of November, 2021.

---

Bill Sauser, Mayor

ATTEST:

---

JAMIE GRAY, Town Clerk

BLANK PAGE

Exhibit “A”

Addendum to the Clearwater Specific Plan Environmental Impact Report

OCTOBER 2021



# Sierra Nevada Resort Amendment

ADDENDUM TO THE CLEARWATER SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT

SUBMITTED BY  
MICHAEL BAKER INTERNATIONAL

**Michael Baker**  
INTERNATIONAL

This document is designed for double-sided printing to conserve natural resources.

**ADDENDUM TO THE CLEARWATER SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT**

# **Sierra Nevada Resort Amendment**

October 2021

---



**Lead Agency:**

**Town of Mammoth Lakes**

437 Old Mammoth Road, Suite 230

Mammoth Lakes, California 93546

**Contact: Mr. Chandler Van Schaack, AICP  
Senior Planner**

Phone: (760) 965-3637

Email: [cvanchaack@townofmammothlakes.ca.gov](mailto:cvanchaack@townofmammothlakes.ca.gov)



This document is designed for double-sided printing to conserve natural resources.

## TABLE OF CONTENTS

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Project Location and Existing Conditions .....	1
1.2	Previous Environmental Documents .....	4
<b>2.0</b>	<b>Description of Project Modifications .....</b>	<b>9</b>
2.1	Addendum's Purpose and Need .....	9
2.2	Location of Project Modifications.....	10
2.3	Components of Project Modifications .....	10
<b>3.0</b>	<b>Environmental Assessment .....</b>	<b>11</b>
3.1	Land Use .....	11
3.2	Aesthetics/Light and Glare .....	12
3.3	Traffic and Circulation .....	15
3.4	Air Quality .....	17
3.5	Noise .....	20
3.6	Utilities and Service Systems .....	22
3.7	Energy .....	23
3.8	Wildfire .....	23
<b>4.0</b>	<b>Determination/Addendum Conclusion.....</b>	<b>24</b>
<b>5.0</b>	<b>Addendum Preparation Sources/References .....</b>	<b>24</b>



## LIST OF EXHIBITS

Exhibit 1-1	Regional Vicinity .....	2
Exhibit 1-2	Site Vicinity .....	3
Exhibit 1-3	Approved 2008 EIR CUP .....	6
Exhibit 1-4	Approved 2009 Old Mammoth Place CUP .....	7
Exhibit 1-5	Approved 2016 Old Mammoth Place CUP Amendment.....	8

## LIST OF APPENDICES

A – VMT Assessment

## 1.0 INTRODUCTION

The proposed project is located within an area covered by *The Clearwater Specific Plan* (Specific Plan). The Specific Plan was adopted by the Town of Mammoth Lakes (Town) on January 21, 2009, for the development of a new, pedestrian oriented, mixed-use, resort destination development (herein referenced as the “Specific Plan Development Scenario”) located in the North Old Mammoth Road District of the Town. The Town, as the Lead Agency under the California Environmental Quality Act (CEQA), determined that an Environmental Impact Report (EIR) was required for the Specific Plan prior to adoption.

Following approval of the Specific Plan and Specific Plan EIR, a Conditional Use Permit (CUP) was approved by the Town for the project site on March 10, 2010 (2009 Old Mammoth Place CUP). As part of this process, the Town’s Community and Economic Development Department prepared a CEQA Conformance Analysis to confirm if the proposed CUP was consistent with what was analyzed as part of the Specific Plan Final EIR. The 2009 Old Mammoth Place CUP included Use Permit Application (UPA) 09-003 and Vesting Tentative Tract Map (VTTM) 09-003.

In 2016, the Applicant requested approval of modifications to the 2009 Old Mammoth Place CUP (the 2016 Old Mammoth Place CUP Amendment). At that time, a CEQA addendum to the Clearwater Specific Plan (2016 Addendum) was prepared to confirm if the proposed modifications were consistent with what was analyzed as part of the Specific Plan Final EIR. The Old Mammoth Place CUP Addendum was approved in 2016.

Since that time, development of the project site, as anticipated in the Specific Plan and the 2016 Old Mammoth Place CUP Amendment, has not occurred. At this time, the Applicant is requesting appropriate entitlements to allow for an interim development (“Amended Phase One”) to be constructed at the project site, while preserving the existing Specific Plan allowances for the potential future development per the approved 2016 Old Mammoth Place CUP Amendment. These changes for implementation of an Amended Phase One (referenced as the proposed Sierra Nevada Resort Amendment, or project) are the subject of this 2021 Addendum to The Clearwater Specific Plan EIR.

### 1.1 PROJECT LOCATION AND EXISTING CONDITIONS

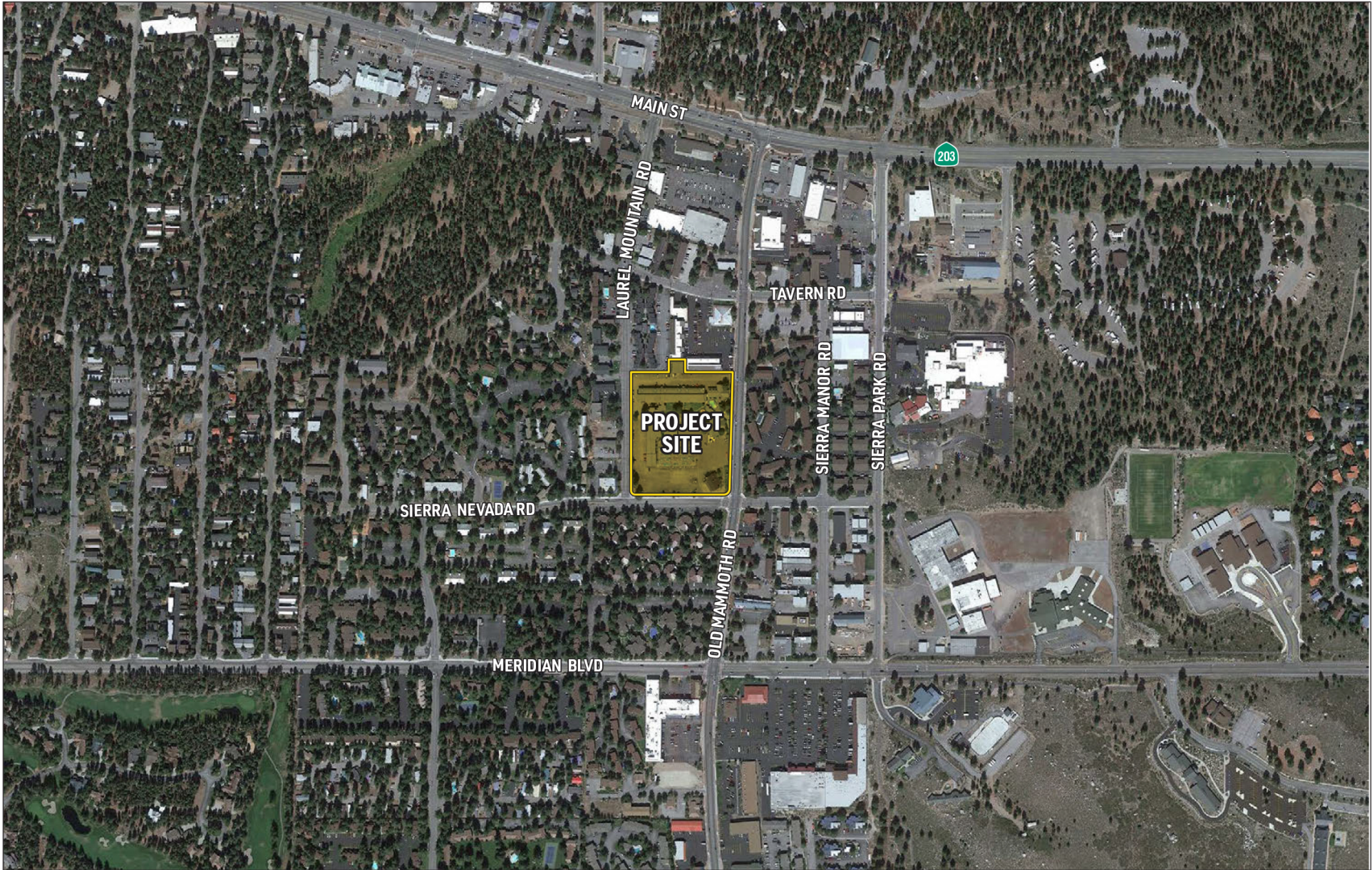
The Town of Mammoth Lakes is located in the eastern portion of the Sierra Nevada Range, within southwestern Mono County, California; refer to Exhibit 1-1, Regional Vicinity. Regional access to the town is provided via U.S. Highway 395, which is approximately three miles east. Mammoth Lakes is served primarily by State Route 203, which acts as a connector to U.S. 395.

The approximate 6.1-acre site is located to the west of Old Mammoth Road and is surrounded on the remaining three sides by Sierra Nevada Road to the south, Laurel Mountain Road to the west, and the Mammoth Mall and Krystal Villa East condominiums to the north; refer to Exhibit 1-2, Site Vicinity. The Specific Plan area consists of three parcels (Accessor Parcel Numbers [APN] 35-230-05, 35-230-06, and 35-230-07).

The site is currently developed with commercial uses, which include the Sierra Nevada Resort and Spa and Frosty’s Miniature Golf (both located at 202 Old Mammoth Road), Rafters Restaurant and Lounge (164 Old Mammoth Road), and a second restaurant building occupied by Red Lantern downstairs and Jimmy’s Taverna upstairs (248 Old Mammoth Road).







Source: Google Earth Pro, September 2021

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



09/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT  
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT

## Site Vicinity

Exhibit 1-2



The Sierra Nevada Resort and Spa is an L-shaped building situated at the north and west sides of the project site. Two detached buildings owned and used by the hotel are located north of Frosty's Miniature Golf, which occupies the center portion of the site. Rafters Restaurant and Lounge is located at the central east side of the site. The two-story wooden restaurant building occupied by Red Lantern (currently closed) and Jimmy's Taverna (currently operating) is located at the southeastern corner of the site. Existing vegetation includes approximately 33 trees and ornamental landscaping around the perimeters of the site and buildings. The remainder of the site consists of a surface parking lot serving the hotel and restaurants.

To the east of the project site, across Old Mammoth Road, is the Sierra Manor condominium project (zoning designation of Old Mammoth Road [OMR]). To the south, across Sierra Nevada Road, is the Sierra Park Villas condominiums (zoning designation of Residential Multi-Family [RMF-2]). Across Laurel Mountain Road to the west is the Laurel Mountain Professional Center, L'Abri residential condos, an unnamed apartment building, and the Sierra Park Apartments (zoning designation of OMR). To the north of the site, are the Krystal Villa East condominiums (zoning designation of OMR) and the Mammoth Mall (zoning designation of Downtown [D]), which houses business offices and retail establishments.

## **1.2 PREVIOUS ENVIRONMENTAL DOCUMENTS**

### **Clearwater Specific Plan and EIR**

The Clearwater Specific Plan was adopted by the Town on January 21, 2009, for the development of a new, pedestrian oriented, mixed-use resort destination development located in the North Old Mammoth Road District of the town. The Town, as the Lead Agency under the CEQA, determined that an EIR was required for the Specific Plan prior to adoption. The EIR was prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.); CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the Town. The purpose of the EIR was to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects of the Specific Plan.

The Draft Environmental Impact Report (Draft EIR) for the Specific Plan was distributed to responsible and trustee agencies, interested groups, and organizations. The Draft EIR (SCH# 2006062154) was made available for public review and comment for a period of 45 days. The public review period for the Draft EIR established by the CEQA Guidelines commenced on December 15, 2006 and ended January 29, 2007. A public scoping meeting for the Draft EIR was held on January 24, 2007, at the Town Council Chambers, in order to gather information on concerns and issues that the general public may have regarding the Specific Plan and Draft EIR.

The Draft EIR focused primarily on changes in the environment that would result from the Specific Plan. The Draft EIR identified potential impacts that would result from the construction and operation of the Specific Plan and provided measures to mitigate potential significant impacts. Those impacts that cannot be mitigated to less than significant levels were also identified.

After publication of the Draft EIR, the project Applicant submitted minor modifications to the project, which were reflected in the Final EIR for the Specific Plan (Specific Plan Final EIR). The project modifications proposed considered a 308-unit (480 room) condominium hotel with 18,000 square feet of retail and restaurant commercial uses and 11,900 square feet of recreation uses and ranged

in height from 35-65 feet. The condominium hotel also included 32 dwelling units for workforce housing and 8,000 square feet for conference space; refer to Exhibit 1-3, *Approved 2008 EIR CUP*.

Specific Plan Final EIR Section 2.0, *Revisions to Information Presented in the Draft EIR*, documented these project changes prior to certification of the Specific Plan Final EIR. Per this analysis, these revisions did not change the conclusions presented in the December 2006 Draft EIR. The revised Specific Plan Final EIR development scenario was determined to not create any new significant impacts or create the need for additional mitigation. On January 7, 2009, the Town Council adopted the *Final Clearwater Specific Plan* and certified the Specific Plan Final EIR.

### **2009 Old Mammoth Place CUP and CEQA Conformance Review**

Following approval of the *Final Clearwater Specific Plan* and Specific Plan Final EIR, a CUP was approved by the Town on March 10, 2010 (2009 Old Mammoth Place CUP). The 2009 Old Mammoth Place CUP included a 332-unit (488 room) condominium hotel with 36,964 square feet of retail and restaurant commercial uses and 75,425 square feet of recreation uses. The condominium hotel also included 8 dwelling units for workforce housing and 9,582 square feet for conference space; refer to Exhibit 1-4, *Approved 2009 Old Mammoth Place CUP*, which illustrates the proposed development scenario under the 2009 Old Mammoth Place CUP. Prior to approval of the 2009 Old Mammoth Place CUP, the Town underwent a CEQA Conformance Review in February 2010, in order to verify if the proposed CUP was consistent with the analysis presented in the Specific Plan Final EIR, or if additional CEQA Clearance Documentation was necessary.

The 2009 Old Mammoth Place CUP proposed only minor differences compared to the project described in the Specific Plan Final EIR. Further, the proposed amendment to the Specific Plan included minor administrative changes to clarify definitions presented in the Specific Plan. As such, the CEQA Conformance Review determined that the 2009 Old Mammoth Place CUP would result in similar impacts to land use and relevant planning, aesthetics/light and glare, traffic and circulation, air quality, noise, utilities service systems, as well as long-term implications. Mitigation measures recommended within the CEQA Conformance Review are the same as those presented in the Final EIR. Based on the findings presented in the CEQA Conformance Review, it was concluded that the 2009 Old Mammoth Place CUP project would not result in substantial changes compared to the development scenario analyzed in the Specific Plan Final EIR.

### **2016 Old Mammoth Place CUP Amendment and Addendum to the Clearwater Specific Plan**

In 2016, the Applicant requested approval of modifications to the approved CUP (2016 Old Mammoth Place CUP Amendment), which required discretionary action by the Town; Exhibit 1-5, *Approved 2016 Old Mammoth Place CUP Amendment*. Discretionary action included approval of a CEQA addendum to the Specific Plan Final EIR to confirm if the proposed modifications were consistent with what was analyzed as part of the EIR. Proposed changes included amendments to the Specific Plan to increase the allowed building heights and removal of on-site workforce housing. The 2016 Old Mammoth Place CUP Amendment and CEQA Addendum were approved in 2016.





Source: The Landau Partnership; June 20, 2008.

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL

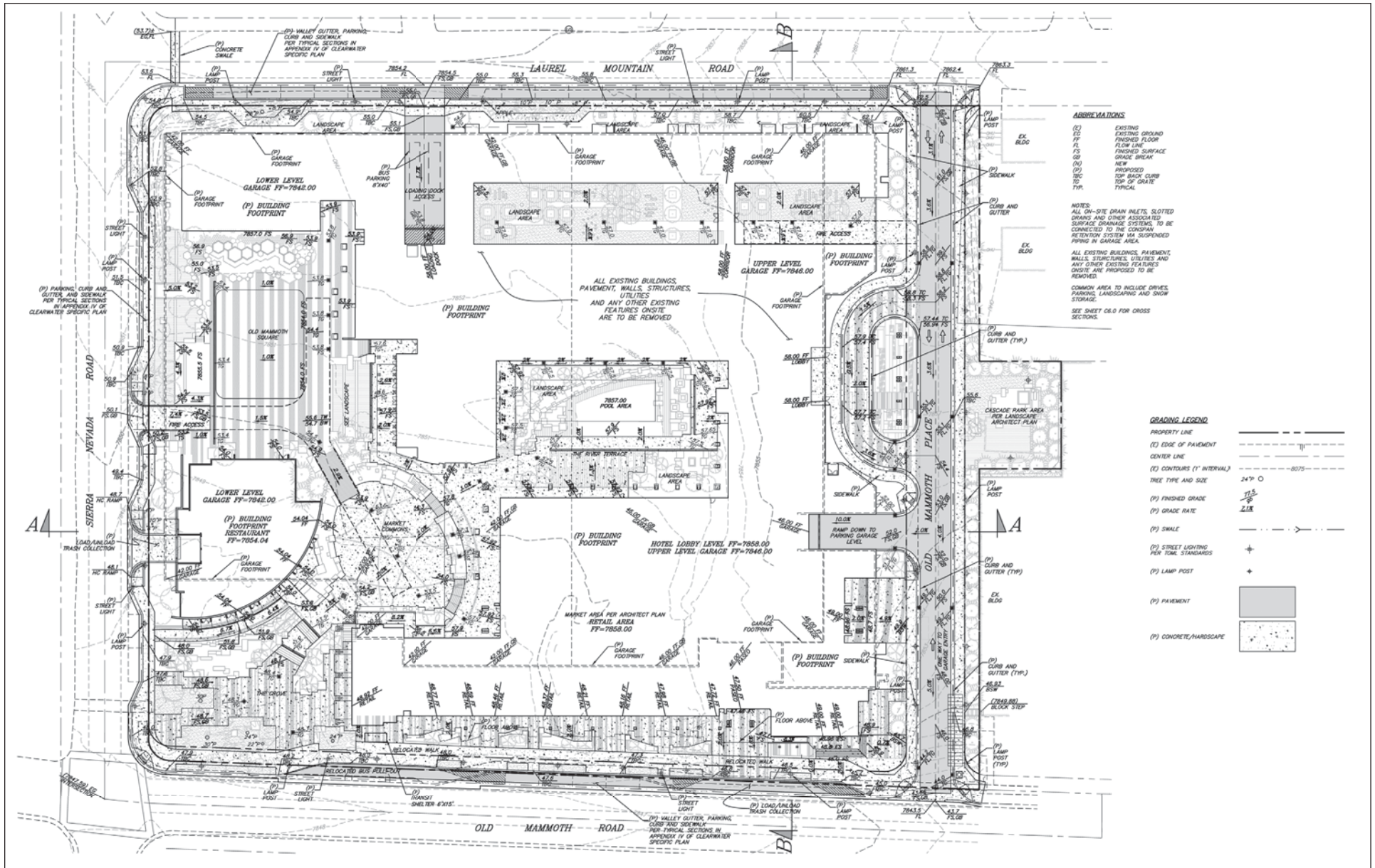


09/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT  
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT

**Approved 2008 EIR CUP**

**Exhibit 1-3**



Source: Triad/Holmes Associates, February 2, 2010.

NOT TO SCALE

**Michael Baker**  
INTERNATIONAL



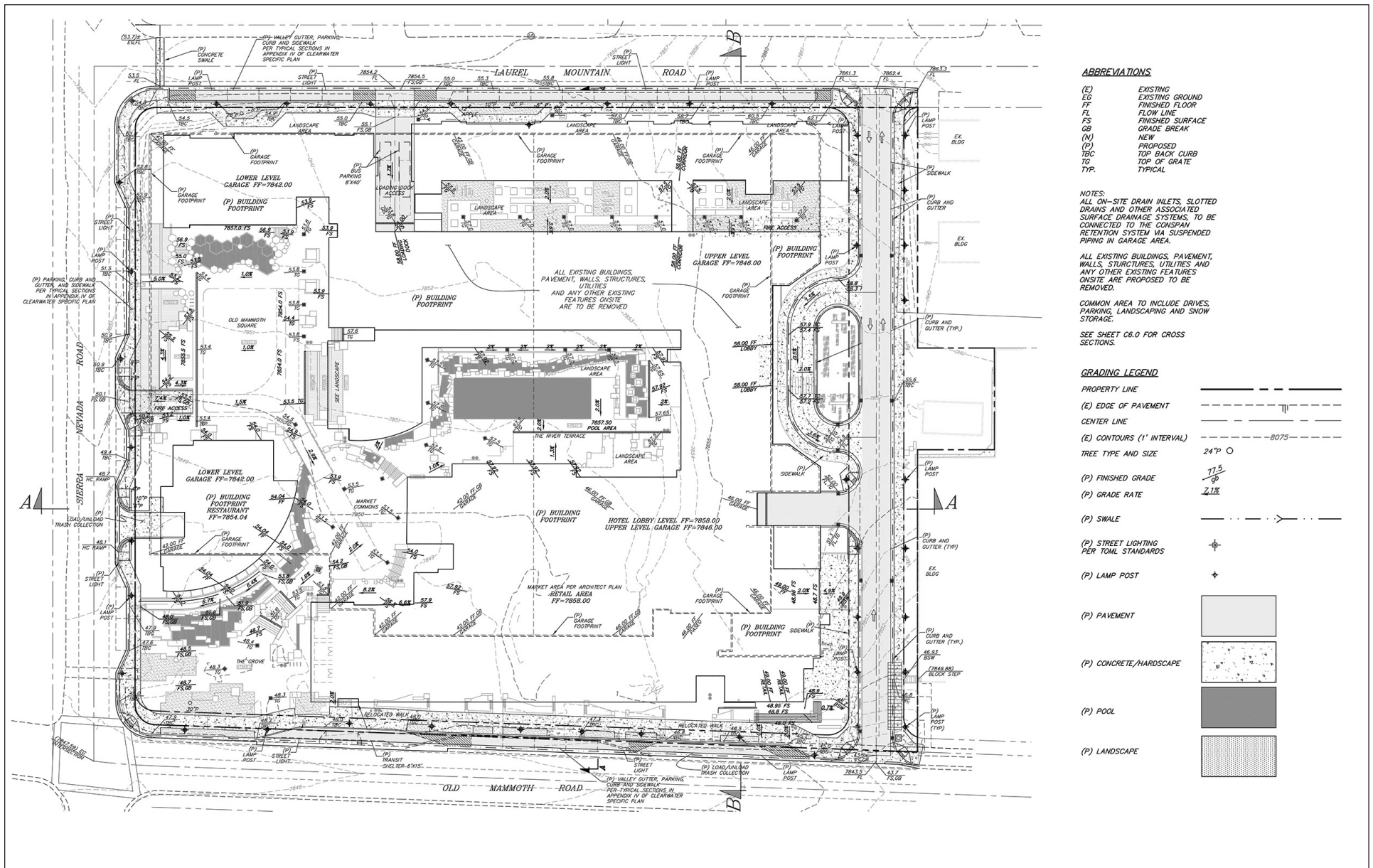
10/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT  
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT

**Approved 2009 Old Mammoth Place CUP**

**Exhibit 1-4**





Source: Triad/Holmes Associates, February 2, 2010.

NOT TO SCALE

**Michael Baker**  
 INTERNATIONAL



10/2021 JN186150

# SIERRA NEVADA RESORT AMENDMENT 2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT **Approved 2016 Old Mammoth Place CUP Amendment**

**Exhibit 1-5**

## **Sierra Nevada Resort Amendment and 2021 Addendum to the Clearwater Specific Plan**

Since that time, development of the project site, as anticipated in the Specific Plan and the 2016 Old Mammoth Place CUP Amendment, has not occurred. At this time, the Applicant is requesting appropriate entitlements to allow for an interim development to be constructed at the project site, while preserving the existing Specific Plan allowances for the potential future development per the approved 2016 Old Mammoth Place CUP Amendment (the proposed Sierra Nevada Resort Amendment, or project). The Town has determined that an addendum to the Specific Plan Final EIR is required to allow for development of the Sierra Nevada Resort Amendment.

For the purpose of the analysis presented in this 2021 Addendum to the Clearwater Specific Plan, the proposed project modifications are compared to the 2016 Old Mammoth Place CUP Amendment development scenario.

## **2.0 DESCRIPTION OF PROJECT MODIFICATIONS**

### **2.1 ADDENDUM'S PURPOSE AND NEED**

When an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental environmental review documentation shall be required unless one or more of the following events occurs:

- 1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

When none of the above events has occurred, yet minor technical changes or additions to the previously adopted EIR or negative declaration are necessary, an addendum may be prepared (State CEQA Guidelines Section 15164[b]).

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review has occurred. This Addendum supports the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not result in any new or substantially increased significant environmental impacts, new mitigation measures, or new alternatives that would substantially reduce significant impacts. As a result, an addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the addendum must be considered in conjunction with the adopted Specific Plan Final EIR and 2016 Addendum by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

## **2.2 LOCATION OF PROJECT MODIFICATIONS**

The proposed project modifications would apply to the same 6.1-acre project site identified and described in the Specific Plan Final EIR and 2016 Addendum. The project site is comprised of three parcels located at 164, 202, and 248 Old Mammoth Road, at the northwest corner of Old Mammoth Road and Sierra Nevada Road, in Mammoth Lakes, California.

## **2.3 COMPONENTS OF PROJECT MODIFICATIONS**

The Applicant proposes to amend the Specific Plan in order to allow for the interim development (Amended Phase One) of 30 hotel cabins in the southern portion of the project site. Other improvements would include upgrades to the interior and exterior areas of the existing Sierra Nevada Resort and Spa and Rafters Restaurant and Lounge.

The new interim development scenario would include the following components:

- Demolition of the existing restaurant building at the southeast corner of the site and the construction of up to 30 new hotel lodging cabins, to be rented out by the existing hotel. The cabins would be “tiny home-style” cabins, up to 35 feet in height, situated in the central and southern portions of the project site. Specifically, single cabins would be up to 25 feet in height, and duplex, triplex, and four-plex cabins would be up to 35 feet in height.
- Interior and exterior hotel amenity improvements would be constructed. Interior improvements would be made to the existing on-site Sierra Nevada Resort and Spa and Rafters Restaurant and Lounge. Exterior improvements would include a public open space/event area at the southeast corner of the site, relocation of the existing pool to the central portion of the project site, upgrades to amenity areas (including expanded outdoor seating and lawn game areas). Outdoor amenities may include casual gathering spaces

with fixed and/or flexible seating, a terraced lawn, hammocks, firepits, gazebo, volleyball court, cornhole, bocce ball, private pool, and spa amenities, etc. Exterior improvements would also include the creation of a public food garden corridor (dining area) along Old Mammoth Road, which could accommodate one or more food trucks on-site.

- The proposed modifications would eliminate the southernmost driveway along Old Mammoth Road; and relocate the existing driveway along Sierra Nevada Road from its current location to the center of the site. Additionally, it is acknowledged that proposed sidewalk improvements along Laurel Mountain Road allowed per the existing Specific Plan would be required to be constructed as part of this Amended Phase One.

Proposed landscaping would include the preservation of existing trees wherever possible, as well as the planting of new canopy, evergreen, and flowering trees throughout the site. Understory planting would include a mix of native grasses, perennials, and shrubs that would complement the native ecology of the region.

- Create a new public park and, potentially, an events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events; and
- The project would also restripe the existing 225-space surface parking lot to accommodate 182 parking spaces total.
- Appropriate utility connections would be installed, connecting the new cabins to water, sewer, electrical, gas, and telecommunications.

It is acknowledged that this analysis assumes that the Amended Phase One development and associated utilities would be demolished prior to developing the full development scenario outlined as part of the 2016 Old Mammoth Place CUP Amendment.

### **3.0 ENVIRONMENTAL ASSESSMENT**

As discussed in Section 1.2, *Previous Environmental Documents*, for the purposes of this analysis, the proposed project modifications are compared to the certified Final EIR development scenario and/or the certified 2016 Old Mammoth Place CUP Amendment development scenario. Potential environmental impacts resulting from the proposed project, as compared to the development scenario presented in the certified Final EIR and Addendum for the Specific Plan, are presented below for each environmental topic area considered in the certified Final EIR. Implementation of the proposed project would not require any new mitigation measures compared to those recommended in the Final EIR and/or Addendum. Mitigation measures recommended within this analysis are the same as those presented in the Final EIR and only include those applicable to the proposed project modifications.

#### **3.1 LAND USE**

The Final EIR determined that potential impacts to land use and relevant planning would be significant and unavoidable due to conflict with policies in the *1987 Town of Mammoth Lakes General Plan* related to the obstruction of existing views and exceedance of maximum site coverage. The 2016 Addendum concluded that the requested modifications to the project would not result in substantial changes compared to the development scenario analyzed in the Final EIR.



The project site is designated Clearwater Specific Plan (CSP) under the *Town of Mammoth Lakes General Plan* (General Plan) and zoned Clearwater Specific Plan under the Town's Zoning Map. The revised project proposes an interim development of 30 hotel cabins in the southern portion of the project site and several other site improvements and amenities (Amended Phase One). This analysis assumes that all development associated with Amended Phase One would be demolished prior to developing the full development scenario outlined in the 2016 Old Mammoth Place CUP Amendment. As such, the revised project would require a Specific Plan Amendment to allow the proposed Amended Phase One.

The proposed Specific Plan Amendment includes development standards specific to the Amended Phase One development scenario. As such, Amended Phase One would be required to comply with the proposed standards, including land use type (i.e., hotel cabins), building height, restaurant and event space square footage, minimum setbacks, minimum building separation distance, parking space requirements, minimum snow storage area, and minimum open space/landscaping. Although Amended Phase One would allow for an interim development not previously analyzed in the Final EIR or 2016 Addendum, the revised project would be consistent with the Town's vision and goals for the project site as detailed in the Specific Plan. Specifically, the Amended Phase One would contribute towards creating a pedestrian-oriented mixed-use corridor along Old Mammoth Road, providing a blend of hotel, restaurant/event space, and a venue for a variety of community activities and events (i.e., the proposed public park, food and beverage garden, and food truck venue). The 30 additional hotel cabins would provide places to stay for Town visitors and the site improvements and amenities would revitalize the site's existing character and enhance the Town's overall character as a destination resort community. The Specific Plan would also be amended in various sections to allow the Amended Phase One development scenario. Thus, upon adoption by the Town, the project would be consistent with the Specific Plan, as amended.

Overall, the revised project would not result in any additional land use impacts that were not previously considered and addressed in the Final EIR and 2016 Addendum.

### **Mitigation Program**

No mitigation measures were found to be feasible in the Final EIR or 2016 Addendum for this topic area, and no new measures are feasible.

## **3.2 AESTHETICS/LIGHT AND GLARE**

The certified Final EIR determined that despite the implementation of recommended mitigation measures, the previously analyzed project would result in significant and unavoidable construction impacts as the surrounding residential areas would be exposed to the visually related impacts of construction activities. Additionally, long-term visual/aesthetic impacts due to increased building heights, removed mature vegetation, increased hardscape features, and view obstruction would remain significant and unavoidable following implementation of recommended mitigation measures. Further, the 2016 Addendum concluded that the 2016 Old Mammoth Place CUP Amendment would be similar to those identified in the Final EIR. Similar to the Final EIR, shade/shadow impacts would remain significant and unavoidable. Construction of the project would involve demolition, site preparation, construction, and phasing similar to what was identified in the Final EIR. Thus, short-term construction impacts would not be increased, compared to that analyzed in the Final EIR. The Final EIR Mitigation Measures AES-1 through AES-15 would still be applicable to the 2016 Old Mammoth Place CUP Amendment.

Development of the Amended Phase One would include demolition of the existing restaurant located at the southeast corner of the site and the construction of 30 hotel cabins. The cabins would be “tiny home-style” cabins, up to 35 feet in height, situated in the central and southern portions of the project site. Specifically, single cabins would be up to 25 feet in height, and duplex, triplex, and four-plex cabins would be up to 35 feet in height. Interior and exterior improvements to hotel amenities are also proposed for the existing Sierra Nevada Resort and Spa and Rafter's Restaurant and Lounge. Additionally, construction of an outdoor food garden (dining area) along Old Mammoth Road is proposed, which could accommodate one or more food trucks on-site. The Amended Phase One would create a new public park and, potentially, an events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events as well.

The Amended Phase One would appear similar in character to the existing on-site hotel and surrounding community. Proposed cabins would range from 25 to 35 feet in height, similar to existing structures in the area. The 2016 CUP Amendment considered on-site building heights ranging from 35 to 65 feet in height. As such, the Amended Phase One development (up to 35 feet in height) would not result in increased resultant view blockage to the surrounding mountains and hillsides, compared to that analyzed in the certified Final EIR and 2016 Addendum. Resultant shadow patterns would be similar in character to the existing surrounding community. Construction of the project would involve demolition, site preparation, and construction similar to the extent of what was identified in the certified Final EIR and 2016 Addendum. The Amended Phase One development would also include interior and exterior lighting for security, parking, signage, landscaping, street lighting, and interior lighting of the proposed structures, although to a lesser extent than the full development considered as part of the Specific Plan. Implementation of the Final EIR certified Mitigation Measures AES-13 and AES-14 (as amended in the 2016 Addendum) would still be required in order to reduce light and glare impacts. As such, the intensity of operational lighting impacts would be reduced compared to that analyzed in the certified Final EIR and 2016 Addendum.

Overall, the proposed project would result in fewer aesthetic/light and glare impacts, compared to that considered in the certified Final EIR and 2016 Addendum. Notwithstanding, the Amended Phase One would still be required to comply with the certified Mitigation Measures AES-1 through AES-14. With implementation of certified mitigation, the Amended Phase One would not result in any new or potentially adverse aesthetics/light and glare impacts not previously considered and addressed.

## Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce significant and unavoidable impacts associated with the previously approved project to the extent feasible. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

### Applicable Mitigation Measures

- AES-1 Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Final Development Plans and Grading Plans. *Old Mammoth Place Addendum, 2016.*



- AES-2 A grading plan shall be submitted concurrently with the development plans and shall be approved through the design review process by the Planning & Economic Development Commission. All grading and earthwork activities must be conducted in accordance with an approved construction grading plan and grading permit issued by the Mammoth Lakes Public Works Department. All grading plans must meet Lahontan Regional Water Quality Control Board standards for interim and permanent erosion control measures. *Old Mammoth Place Addendum, 2016.*
- AES-3 The applicant shall prepare and submit a construction hauling plan to be reviewed and approved by the Community & Economic Development Department prior to issuance of grading permit. The plan shall ensure that construction haul routes do not affect sensitive uses in the project vicinity.
- AES-4 All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the Community & Economic Development Department for review concurrent with grading permit application. *Old Mammoth Place Addendum, 2016.*
- AES-5 The overall color scheme shall be determined by the Town's Design Guidelines and Town of Mammoth Lakes Advisory Design Panel, subject to approval by the ~~Town of Mammoth Lakes Planning & Economic Development~~ Commission. The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or man-made. Accent colors shall integrate with the overall color scheme and form of the building. *Old Mammoth Place Addendum, 2016.*
- AES-6 All signs shall be in accordance with the general provisions, prohibitions, exemptions, and special purposes delineated in Chapter ~~17.40~~17.48 of the Town's Municipal Code, the Clearwater Specific Plan, and the Clearwater Landscape Design Guidelines as established and adopted hereafter by the ~~Town Planning & Economic Development~~ Commission. *Old Mammoth Place Addendum, 2016.*
- AES-7 Landscape design shall be consistent with ~~TOML~~ Municipal Code Chapter ~~17.20.040~~17.40, California Model Water Efficiency Landscape Ordinance (CA MWELQ), property development standards, and the Clearwater Specific Plan Landscape Design Guidelines. The landscape shall enhance the character of the on-site development and shall be compatible with, and complementary to, the natural environment in Mammoth Lakes and the surrounding region. *Old Mammoth Place Addendum, 2016.*
- AES-8 Flat roofs shall be designed to carry snow accumulations of a minimum of 161 pounds per square feet, and have a minimum slope of 3/12 for adequate drainage. A roof pitch of less than 3/12 is subject to the approval of the Building Official. Roofs shall be designed to not shed ice and snow onto adjacent properties, walkways, plaza, driveways, and decks. *Old Mammoth Place Addendum, 2016 [modified for clarification].*
- AES-9 Roof appurtenances shall be integral parts of the architecture of the structure. Non-functional roof ornamentation shall be avoided. Mechanical, electrical and roof access equipment, vents, and antennas shall be integrated into the roof design to avoid visual

- impact on other properties. Skylights, solar collectors and clerestories shall be designed as masses at angles relating to the primary roof, and building architecture, not applied forms. Exposed chimney flues shall not be permitted. *Old Mammoth Place Addendum, 2016.*
- AES-10 All appurtenances (i.e., meters and electrical equipment, etc.) shall be integrated into the project design to avoid visual impact from pedestrians and other properties. These appurtenances shall be screened or placed in areas that are not highly visible, where possible. *Old Mammoth Place Addendum, 2016.*
- AES-11 Fencing and outdoor enclosures shall be compatible in material, color, and design to adjacent structures, and the neighborhood and regional character. Fences and enclosures shall be designed to withstand heavy snowfall conditions and snow removal operations. Fences, walls, and enclosures shall be no higher than necessary to perform the intended function. Landscape features, fences, and walls in dedicated snow slope areas shall be designed to accommodate snow storage and removal activities. *Old Mammoth Place Addendum, 2016.*
- AES-12 All outdoor furnishings shall complement adjacent building character and scale, and shall be appropriate to the project theme, allow for snow removal operations, and accessibility requirements. ~~The tree~~Tree grates shall be used in areas of high pedestrian activity and traffic. They shall be constructed of cast iron, metal, or concrete. *Old Mammoth Place Addendum, 2016.*
- AES-13 The applicant shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (~~Chapter Section 17.34.060~~Section 17.34.030, Exterior Lighting~~Outdoor Lighting Plans~~, of the Municipal Code) to the Community & Economic Development Director that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. *Old Mammoth Place Addendum, 2016.*
- AES-14 Landscape lighting should be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Lighting fixture locations shall not interfere or impair snow storage or snow removal operations. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas. *Old Mammoth Place Addendum, 2016.*

### 3.3 TRAFFIC AND CIRCULATION

The certified Final EIR determined that after implementation of recommended mitigation measures, the previously analyzed project would result in less than significant impacts with the implementation of the recommended mitigation measures. Further, the 2016 Addendum found that the Old Mammoth Place CUP Amendment would not result in any new, different, or potentially adverse traffic and circulation impacts not previously considered and addressed.

The Amended Phase One would result in the construction of 30 new hotel cabins and the removal of one on-site restaurant building (Jimmy's Taverna and Red Lantern in the southeast corner). This change in land uses would result in a net decrease in daily trips (approximately 487 fewer daily trips) compared to existing condition. As such, the Amended Phase One would result in fewer traffic impacts, compared to that analyzed for full buildout of the Specific Plan; refer to Appendix A, VMT Assessment.

### *Transportation Policy Consistency Analysis*

The certified Final EIR acknowledged that the Town intends to make improvements of its existing pedestrian facility systems by increasing the connectivity and safety of existing bikeway, trail, and sidewalk networks per the Sidewalk Master Plan. Additionally, the Town of Mammoth Lakes Trail System Master Plan (MLTSMP) provides non-motorized facilities as alternate forms of transportation, including pedestrians, bicyclist, and cross country skiers. The Amended Phase One would initiate construction of a pedestrian walkway along Laurel Mountain Road, which was considered as part of the full buildout of the Specific Plan, in order to increase the pedestrian connectivity to the project site and surrounding area. The new pedestrian walkway would result in a near-term improvement, which would align with Town's goals pursuant to the Sidewalk Master Plan and MLTSMP. As such, the addition of the new pedestrian walkway would not create any new impacts, not considered as part of the certified Final EIR, regarding pedestrian access.

Implementation of the proposed Amended Phase One would not result in any changes/modifications to the existing bicycle or transit system. Less than significant impacts would result in this regard.

### *Design Safety Hazard Analysis*

The Amended Phase One would alter the existing project site access, compared to that considered in the certified Final EIR. Project modifications would eliminate one of the two existing vehicular access driveways along Old Mammoth Road (the southernmost driveway) and move the vehicular access driveway along Sierra Nevada Road (from its current easterly location) to the center of the site. This change in access driveways would not create a design hazard for vehicles or pedestrians and would alleviate ingress/egress to the reconfigured hotel facility. Less than significant impacts would result in this regard.

### *Vehicle Miles Traveled (VMT) Screening Analysis*

The certified Final EIR established 106,600 VMT as the threshold for projects within the Town. The 2016 Addendum determined that long-term operational impacts regarding VMT would result in approximately 6,270 daily trips and would be consistent with anticipated growth in the area. As such, the previously analyzed project would not exceed the Town's VMT limits.

The certified Final EIR and 2016 Addendum did not specifically address VMT (pursuant to Senate Bill [SB] 743), as it was not required in the CEQA Guidelines at the time of certification. As such, a VMT Assessment for the Amended Phase One was prepared to analyze potentially significant transportation impacts based on VMT. The purpose of the VMT Assessment is to determine if the Amended Phase One meets the Town's recently adopted *SB743 Implementation Guidelines* (Implementation Guidelines) screening thresholds for land use projects.

The VMT Assessment (provided as [Appendix A, VMT Assessment](#)) found that the Amended Phase One would meet two of the Town's Screening Criteria for land use projects (Map-Based Screening and Redevelopment Projects). According to these Screening Criteria, the development projects would have less than significant VMT impacts if: 1) a project is located within an area of development allowed by the screening map and would result in an average VMT below the allowed county average maximum value; or 2) would reduce daily VMT compared to existing conditions.

The proposed Amended Phase One is anticipated to result in a net decrease of 8,979 vehicle miles travelled (VMT) per day, based on the project's total VMT of 2,797 and the existing restaurant's total VMT of 11,776 (proposed to be removed). The proposed Amended Phase One would also be located within an area of development allowed by the Town's screening map. As the project site is situated in an area of allowed development and would have net decrease in VMT (which would be below the allowed county average maximum value), the project meets the Town's Map-Based Screening criteria. Additionally, the proposed Amended Phase One would reduce daily VMT compared to existing conditions, meeting the Town's Redevelopment Projects criteria as well.

As such, the Amended Phase One would be exempt from further VMT assessment and would result in a less than significant impact with regard to VMT. The Amended Phase One would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Less than significant impacts would result in this regard.

### *Conclusion*

The Amended Phase One would result in substantially less development intensity than that considered for full buildout of the Specific Plan. This interim development would result in fewer daily trips, compared to the existing condition and buildout of the Specific Plan. As such, the certified Mitigation Measures would not apply to the Amended Phase One and impacts pertaining to transportation would be less than significant. The Amended Phase One would not result in any new or potentially adverse traffic and circulation impacts not previously considered and addressed.

### **Mitigation Program**

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to avoid potential adverse impacts associated with the previously approved project to maintain less than significant levels. However, the certified Mitigation Measures would not apply to the Amended Phase One.

## **3.4 AIR QUALITY**

### Air Quality

The certified Final EIR determined upon implementation of recommended mitigation measures, development of the Specific Plan would not result in significant air quality impacts during project construction and operation in regard to project consistency with the *Town of Mammoth Lakes Air Quality Management Plan (AQMP)* or result in significant cumulative air quality impacts along with implementation of other development in the project area. Further, the 2016 Addendum concluded that the air quality impacts resulting from the 2016 Old Mammoth Place CUP Amendment would be similar to those identified for the Specific Plan in the certified Final EIR.

For the proposed Amended Phase One, long-term operational impacts would be consistent with the anticipated growth within the project area, given this use is consistent with the existing land use conditions. The Amended Phase One is anticipated to generate approximately 152 daily trips, which is substantially lower than the number of trips forecast for buildout of the Specific Plan. Further, the proposed Amended Phase One is anticipated to result in a net decrease of 8,979 VMT per day, based on the project's total VMT of 2,797 and the existing restaurant's total VMT of 11,776 (proposed to be removed). Consequently, operational air quality impacts related to

vehicle mileage would be substantially less than what was anticipated for buildout of the Specific Plan. In conclusion, the Amended Phase One would result in substantially fewer operational air quality emissions than those considered for full buildout of the Specific Plan.

During project construction, the Amended Phase One would involve demolition of an existing restaurant at the southeast corner of the site, site preparation, and construction of 30 new cabins. The Amended Phase One would involve operating the new lodging cabins, available for rental through the existing on-site hotel facility. It is acknowledged that both project construction and operation would be significantly smaller in magnitude than what was assumed for full buildout of the Specific Plan. As a result, temporary construction-related air quality impacts resulting from the Amended Phase One would be substantially lower than those identified in the certified Final EIR and 2016 Addendum. Further, the certified Mitigation Measures AQ-1 through AQ-5 would still apply to the Amended Phase One. With implementation of certified mitigation, the Amended Phase One would not result in any new or potentially adverse air quality impacts not previously considered and addressed.

### Greenhouse Gas Emissions

The Final EIR for the Specific Plan was certified in 2009, and the 2016 Old Mammoth Place CUP Amendment and associated Addendum were approved in 2016. The 2016 Addendum was prepared to confirm if the proposed modifications were consistent with what was analyzed as part of the certified Final EIR. Section 3.4, *Air Quality*, of the 2016 Addendum concluded that the certified Final EIR already contained mitigation measures to address sources of greenhouse gas (GHG) emissions; certified Mitigation Measures AQ-1 through AQ-5. In addition, the 2016 Old Mammoth Place CUP Amendment was conditioned to achieve a Leadership in Energy and Environmental Design (LEED) Silver or equivalent certification as well as incorporate numerous water and energy efficiency programs during project construction and operation. As such, the 2016 Addendum concluded that GHG emissions resulting from the 2016 Old Mammoth Place CUP Amendment would be reduced with the mitigation measures from the certified Final EIR and the LEED Silver (or equivalent) certification requirements, and there is no evidence that further mitigation is necessary to further demonstrate compliance with the State mandated GHG reduction targets.

During project construction, the proposed Amended Phase One would involve demolition of an existing restaurant at the southeast corner of the site, site preparation, and construction of 30 new cabins. These new lodging cabins would be available for rental through the existing on-site hotel facility. It is acknowledged that both project construction and operation would be significantly smaller in magnitude than that considered for full buildout of the Specific Plan.

Based on the magnitude of the proposed Amended Phase One (as compared to full buildout of the Specific Plan) and implementation of the certified mitigation measures that address sources of GHG emissions, GHG emissions associated with development of the Amended Phase One would be minimized and no further mitigation would be necessary to further demonstrate compliance with State mandated GHG reduction targets. With implementation of certified mitigation, the Amended Phase One would not result in any new or potentially adverse GHG emissions impacts not previously considered and addressed.

### **Mitigation Program**

The Final EIR Mitigation Monitoring and Reporting Program includes measures to reduce potential impacts associated with the previously approved project to less than significant levels.



Subsequently, the 2016 Addendum provided minor, editorial modifications to application measures for the 2016 Old Mammoth Place CUP Amendment. The following measures from the certified Final EIR and/or the 2016 Addendum would be applicable to the proposed Amended Phase One. Any modifications to the original measures are shown in strikethrough for deleted text and underlined for new, inserted text.

#### Applicable Mitigation Measures

AQ-1 Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with ~~GBUPACD~~ Great Basin Unified Air Pollution Control District (GBUAPCD) Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the ~~GBUPACD~~ GBUAPCD Rules and Regulations. In addition, ~~GBUPACD~~ GBUAPCD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
- On-site vehicles' speed shall be limited to 15 miles per hour (mph);
- All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
- If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

#### *Old Mammoth Place Addendum, 2016.*

AQ-2 Under GBUAPCD Rule 200-A and 200B, the project applicant shall apply for a Permit to Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution. *Old Mammoth Place Addendum, 2016.*

AQ-3 Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the project applicant shall complete the necessary permitting approvals prior to commencement of construction activities. *Old Mammoth Place Addendum, 2016.*

- AQ-4 Prior to demolition activities, the applicant shall demonstrate to the GBUAPCD that the project is consistent with the Toxic Substance Control Act (TSCA), (15 U.S.C. Section 2601 et. seq.) Title 2 - Asbestos Hazard Emergency Response for handling asbestos. *Old Mammoth Place Addendum, 2016.*
- AQ-5 Prior to approval of building plans, the applicant shall provide confirmation, to the satisfaction of the ~~Town of Mammoth Lakes~~ Town's Community and Economic Development Department, that wood fired stoves or appliances would not be used on-site. *Old Mammoth Place Addendum, 2016.*

### 3.5 NOISE

The certified Final EIR determined that after implementation of recommended mitigation measures, development of the Specific Plan would result in significant and unavoidable construction noise and cumulative construction noise impacts. The certified Final EIR concluded that implementation of Mitigation Measures N-1 through N-3 would significantly reduce noise impacts during project construction and operation. Despite implementation of the abovementioned mitigation measures, construction-related noise impacts and cumulative construction noise impacts were determined to remain significant and unavoidable due to the proximity of sensitive receptors to the project site. As such, a Statement of Overriding Considerations was adopted by the Town Council when the Final EIR was certified. Subsequently, the 2016 Addendum was prepared to confirm if the proposed modifications of the 2016 Old Mammoth Place CUP Amendment were consistent with what was analyzed as part of the certified Final EIR. Section 3.5, *Noise*, of the 2016 Addendum acknowledged that despite implementation of the Mitigation Measures N-1 through N-3, construction-related noise impacts and cumulative construction noise impacts resulting from the 2016 Old Mammoth Place CUP Amendment were determined to remain significant and unavoidable due to the proximity of sensitive receptors to the project site. As such, the 2016 Addendum concluded that construction-related noise impacts and cumulative construction noise impacts from the 2016 Old Mammoth Place CUP Amendment would remain significant and unavoidable.

The Amended Phase One would involve demolition of an existing restaurant at the southeast corner of the site, site preparation, and construction of 30 new cabins. It is acknowledged that both project construction and operation would be significantly less in magnitude than full development of the Specific Plan. Similar to the Specific Plan and the 2016 Old Mammoth Place CUP Amendment (which proposed outdoor recreation uses at the pedestrian plaza/outdoor recreation areas), the proposed Amended Phase One would include outdoor recreational uses (although to a lesser extent), including activities at the proposed public open space/event area at the southeast corner of the site, relocated pool, outdoor food garden (dining area) along Old Mammoth Road, and other amenity areas (including expanded outdoor seating and lawn game areas). Outdoor activities potentially generating excessive noise (i.e., music and performances) would be subject to a Use Permit, which would regulate the hours of performances and amplification of equipment.

Implementation of the certified Mitigation Measures N-1 through N-3 would significantly reduce noise impacts during construction and operation of the Amended Phase One. With implementation of certified mitigation, the proposed Amended Phase One would not result in any new, different, or potentially adverse construction-related noise impacts and cumulative construction noise impacts not previously considered and addressed.

## Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce significant and unavoidable impacts associated with the previously approved project to the extent feasible. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

### Applicable Mitigation Measures

N-1 Prior to Grading Permit issuance, the project shall demonstrate, to the satisfaction of the ~~Town of Mammoth Lakes~~ Town's Community & Economic Development Department that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the Town or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

*Old Mammoth Place Addendum, 2016.*

N-2 The proposed project shall be required to adhere to ~~Chapter 8.80.090~~ Section 8.16.090 (Prohibited Acts) of the *Municipal Code*, which prohibits loading activities between the hours of 10:00 p.m. and 7:00 a.m. *Old Mammoth Place Addendum, 2016.*

N-3 Mechanical equipment shall be placed as far as practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design. *Old Mammoth Place Addendum, 2016.*



### 3.6 UTILITIES AND SERVICE SYSTEMS

The certified Final EIR determined that development of the Specific Plan would create increased demand on utilities and service systems serving the project area; however, impacts would be less than significant. Further, the 2016 Addendum found that the Old Mammoth Place CUP Amendment would involve similar development and demand for public services and utilities to that identified in the certified Final EIR.

The proposed Amended Phase One would result in a substantially reduced development, compared to that considered for full development of the Specific Plan. The proposed project would construct 30 hotel cabins. Project modifications would increase demand for public services and utilities compared to existing conditions, but would be less than those considered for the previously analyzed project. The proposed Amended Phase One would increase utility demands as follows:

- Electrical amperage to the property would increase an additional 2055 amps per day.
- Propane delivery to the site would increase by 440 gallons per day.
- Water to the site would increase by 220 gallons per day
- Sewerage from the site would increase 320 gallons per day

The Amended Phase One proposes the installation of new on-site utility connections to serve the new cabins, including water, sewer, electrical, gas, and telecommunications. Electrical, gas (propane), water, and sewer utilities would all see an increase regarding on-site demand. Based on the certified Final EIR, there are no deficiencies in the water delivery system serving the project site. Additionally, the certified Final EIR concluded that there are sufficient existing facilities for water supply and wastewater treatment. Dry utilities would be available to serve the project site upon approval of all necessary permits from the Town and other agencies. As a result, the proposed Amended Phase One's demand for public services and utilities is anticipated to be substantially less than that identified in the certified Final EIR and 2016 Addendum. The proposed Amended Phase One would not result in any new, different or potentially adverse public services and utilities impacts not previously considered and addressed in the certified Final EIR and 2016 Addendum. Furthermore, the proposed project's utilities and service systems would only be temporary, as they would be demolished, and reconstructed appropriately to service construction of full buildout of the Specific Plan.

#### Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce potential impacts associated with the previously approved project to less than significant levels. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

#### Applicable Mitigation Measures

- USS-1     The Applicant shall provide lateral sewer lines to the ~~centerlines~~sewer main of the nearest adjacent roadways. The lateral sewer lines shall be constructed in accordance with Town and ~~MCWD~~Mammoth Community Water District (MCWD) standards and

specifications, to the satisfaction of the Town of Mammoth Lakes. *Old Mammoth Place Addendum, 2016 [modified for clarification]*.

### **3.7 ENERGY**

The Final EIR for the Specific Plan was certified in 2009, and the 2016 Addendum for the 2016 Old Mammoth Place CUP Amendment was approved in 2016. Although not addressed in a standalone section in the EIR, energy considerations were analyzed in Section 6.1, *Irreversible Environmental Changes That Would Be Involved In The Proposed Action Should It Be Implemented*.

The implementation of project design features and mitigation measures related to energy efficiency have also typically been incorporated into a project's air quality and greenhouse gas analyses. As such, the certified Final EIR contained mitigation measures to address energy consumption, despite energy consumption reduction has not been specifically stated as reasoning for implementing these mitigation measures. These mitigation measures include mitigation of traffic and air quality impacts of the proposed development under the Specific Plan.

Both construction and operation of Amended Phase One would be substantially less in magnitude compared to full buildout of the Specific Plan. Based on the magnitude of the Amended Phase One and implementation of the certified mitigation measures that address energy consumption, the Amended Phase One would not result in any new or potentially adverse energy impacts not previously considered and addressed.

#### **Mitigation Program**

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce potential impacts associated with the previously approved project to less than significant levels. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

#### **Applicable Mitigation Measures**

Refer to Mitigation Measures AQ-1 through AQ-5 above.

### **3.8 WILDFIRE**

The certified Final EIR determined that the Town and surrounding area have been rated as having a very high fire potential. Further, the certified Final EIR determined the previously analyzed project would be subject to review by the Mammoth Lakes Fire Protection District (MLFPD) to ensure fire regulations are met. MLFPD review would include ensuring adequate clearance of flammable vegetation around individual structures to prevent the spread of fire between wildlands and structures. As such, compliance with applicable provisions and fire codes pertaining to fire control would result in less than significant impacts.

According to the California Department of Forestry and Fire Protection *Mono County Fire Hazard Severity Zones in LRA Map*, the project site is not located within a State Responsibility Area (SRA)

nor is classified as a very high fire hazard severity zone.<sup>1</sup> However, it is acknowledged that the site is situated within a Low fire hazard severity zone. The proposed Amended Phase One would not result in an adverse effect which could impede emergency evacuation routes serving the Town. Further, project modifications would be subject to review by MLFPD to ensure the project complies with fire requirements and emergency vehicle access. The Amended Phase One would also be subject to payment fees that are currently imposed by the Town and used to fund the required fire suppression equipment. Wildfire impacts resulting from the Amended Phase One would be less than those identified in the certified Final EIR and 2016 Addendum. Compliance with fire requirements, emergency vehicle access, and payment of required fees would reduce potential impacts associated with the Amended Phase One to less than significant levels. As such, impacts regarding wildfire would be less than significant.

### **Mitigation Program**

The certified Final EIR and 2016 Addendum determined that potential wildfire impacts associated with the previously approved project were less than significant. As such, no certified mitigation measures apply for wildfire impacts and impacts in this regard would be less than significant.

## **4.0 DETERMINATION/ADDENDUM CONCLUSION**

As detailed in the analysis presented above, this Addendum supports the conclusion that the proposed addition of the Amended Phase One to the Specific Plan would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the Final EIR and the 2016 Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified Final EIR and the 2016 Addendum.

## **5.0 ADDENDUM PREPARATION SOURCES/REFERENCES**

*California Environmental Quality Act*, 1970, as amended, Public Resources Code Sections 21000-21189.

California Department of Forestry and Fire Protection, *Mono County Fire Hazard Severity Zones in LRA Map*, [https://osfm.fire.ca.gov/media/6724/fhszl06\\_1\\_map26.pdf](https://osfm.fire.ca.gov/media/6724/fhszl06_1_map26.pdf), September 21, 2007, accessed on October 15, 2021.

Google Earth Maps, <http://maps.google.com>, accessed October 2021.

Michael Baker International, *Old Mammoth Place, Addendum to the Clearwater Specific Plan, Environmental Impact Report*, June 1, 2016.

RBF Consulting, *Final Clearwater Specific Plan Environmental Impact Report*, SCH No. 2006062154, adopted July 2008.

---

<sup>1</sup> California Department of Forestry and Fire Protection, *Mono County Fire Hazard Severity Zones in LRA Map*, [https://osfm.fire.ca.gov/media/6724/fhszl06\\_1\\_map26.pdf](https://osfm.fire.ca.gov/media/6724/fhszl06_1_map26.pdf), September 21, 2007, accessed on October 15, 2021.



RBF Consulting, *Old Mammoth Place, California Environmental Quality Act Conformance Review*, February 2010.

Town of Mammoth Lakes, *Town of Mammoth Lakes Municipal Code*.

Town of Mammoth Lakes, *Town of Mammoth Lakes General Plan 2007*, dated May 2007.

Town of Mammoth Lakes, *General Plan Update Final Program Environmental Impact Report*, SCH No. 2003042155, dated May 2007.

Town of Mammoth Lakes, *The Clearwater Specific Plan*, revised April 21, 2010 (DZA 09-001 and DZA 10-002).



This page intentionally left blank.



## **APPENDIX A**

### **VMT Assessment**



This page intentionally left blank.

## TECHNICAL MEMORANDUM

**To:** Amy Callanan, Town of Mammoth Lakes

**From:** Robert Davis, Michael Baker International  
Dawn Wilson, Michael Baker International

**CC:** Kristen Bogue, Michael Baker International

**Date:** October 20, 2021

**Subject:** Sierra Nevada Resort Amendment VMT Assessment

---

### *Introduction*

The purpose of this memorandum is to document the VMT assessment for the proposed Sierra Nevada Resort Amendment (Project) located in the Town of Mammoth Lakes, California. This memorandum has been prepared to support the Transportation component of the California Environmental Quality Act (CEQA) process. **Table 1** provides key project information. **Exhibit 1** shows the location of the project.

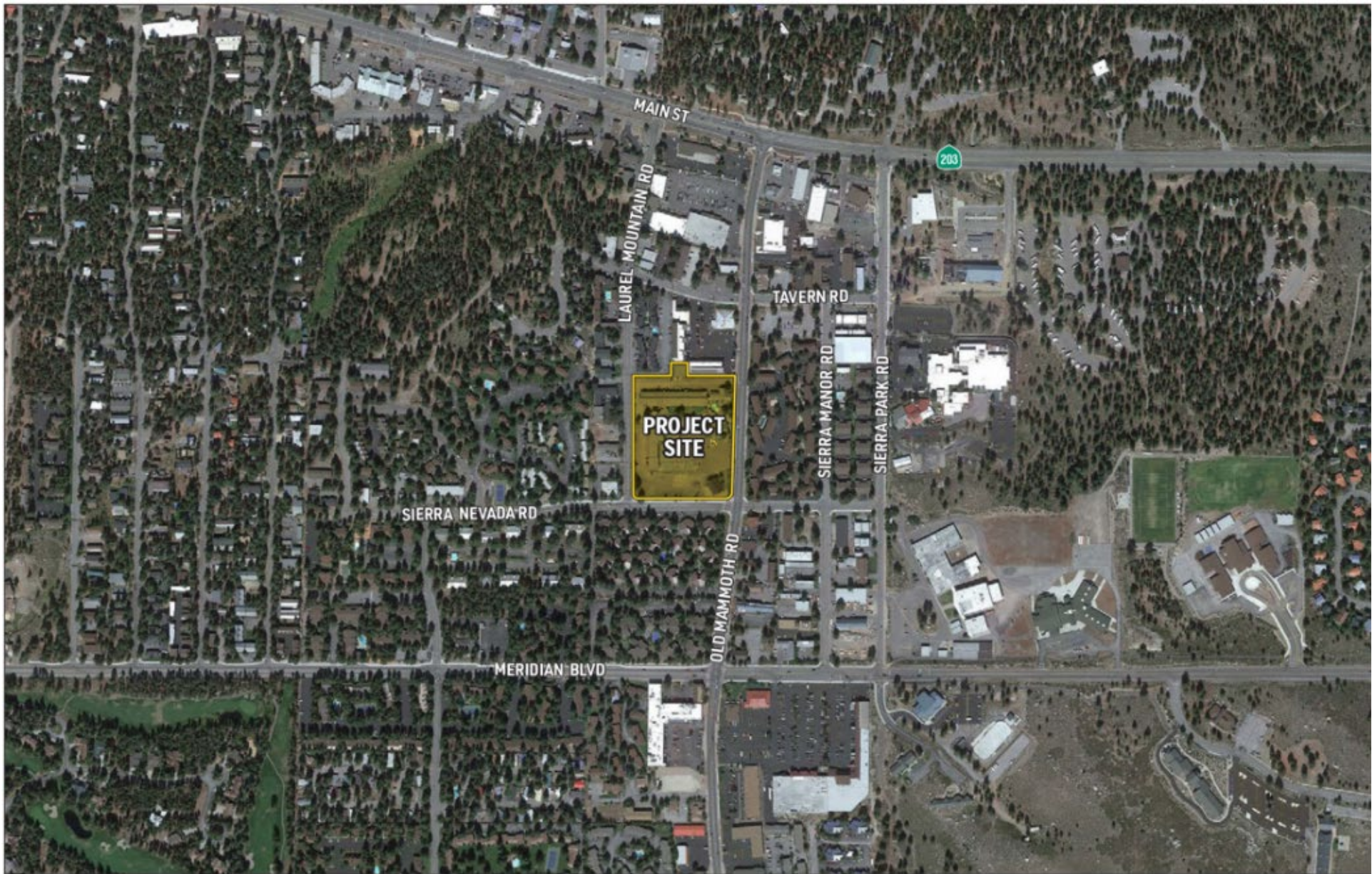
**Table 1: Project Information**

Item	Description
Project Title	Sierra Nevada Resort Amendment
Project Location	248 Old Mammoth Road - Situated on the northwest corner of the intersection of Old Mammoth Road and Sierra Nevada Road (Town of Mammoth Lakes, Mono County, CA)
Existing Use	Restaurant building occupied by Red Lantern downstairs and Jimmy's Taverna upstairs. Total existing restaurant floor area is approximately 5,700 square feet.
Proposed Use	30 Hotel Room Units (Cabins)
Area	6.1 acres

The existing restaurant building would be replaced by the proposed 30 hotel units.



Exhibit 1: Project Site Vicinity



Source: Google Earth Pro, September 2021

## Analysis Guidelines

Per the direction of Town staff, the Town of Mammoth Lakes *SB743 Implementation Guidelines* November 24, 2020 was utilized as the primary resource in the development of this analysis. *Resolution 20-94* of the Town Council was adopted on December 2, 2020 and establishes the "Vehicle Miles Traveled Thresholds of Significance for Purposes of Analyzing Transportation Impacts under the California Environmental Quality Act."

## Project Trip Generation Analysis

The number of Project site trips was estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (10<sup>th</sup> Edition). **Table 2** shows the ITE trip generation rates used for this analysis and **Table 3** shows the estimated trips generated by the Project and by the existing restaurant use that will be replaced (redeveloped) by the Project.

**Table 2: Trip Generation Rates**

Land Use	ITE Code	Daily Trip Rate	AM Peak Hour			PM Peak Hour		
			Rate	In	Out	Rate	In	Out
High-Turnover (Sit-Down) Restaurant	932	112.18 / KSF <sup>(1)</sup>	9.94	55%	45%	9.77	62%	38%
All Suites Hotel	311	4.46 / Room	0.34	53%	47%	0.36	48%	52%
<i>Notes:</i> 1) KSF = Thousand Square Feet								

**Table 3: Estimated Project Trips and Existing Restaurant Trips**

Land Use	ITE Code	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
					Trips	In	Out	Trips	In	Out
Existing: High-Turnover (Sit-Down) Restaurant	932	5.7	KSF <sup>(1)</sup>	639	57	31	26	56	35	21
Proposed: All Suites Hotel	311	30	Rooms	134	10	5	5	11	5	6
<b>Net Difference (Proposed – Existing) <sup>(2)</sup></b>				<b>-505</b>	<b>-47</b>	<b>-26</b>	<b>-21</b>	<b>-45</b>	<b>-30</b>	<b>-15</b>
<i>Notes:</i> 1) KSF = Thousand Square Feet 2) Values may vary slightly due to rounding.										



## Screening Criteria

Land use projects that meet the screening thresholds identified in **Table 4** are assumed to result in a less than significant transportation impact under CEQA and do not require a detailed quantitative VMT assessment. **The project meets two of the Screening Criteria for land use projects which would allow a determination of a less than significant impact on VMT, thus a detailed project-specific VMT assessment is not required.** Criteria for both the Map-Based Screening and the Redevelopment Project categories are met by the proposed Project.

**Table 4: Screening Criteria for Land Use Projects Presumed to Cause a Less Than Significant Impact**

Project Type	Town Recommended Screening Criteria	Project Evaluation	Result
Small Projects	Project generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Town of Mammoth Lakes. <u>Unless:</u> It is inconsistent with the General Plan as determined by the Town of Mammoth Lakes.	Project is anticipated to generate approximately 134 daily trips, which exceeds the Small Project trip generation threshold.	Does Not Meet Criteria
Local Serving Retail	No single store on-site exceeds 50,000 square feet; <u>and</u> Project is local-serving as determined by the Town of Mammoth Lakes. <u>Unless:</u> The nature of the service is regionally focused as determined by the Town of Mammoth Lakes.	Not applicable since Project is not retail development.	Does Not Meet Criteria
Affordable Housing	A high percentage of affordable housing is provided as determined by the Town of Mammoth Lakes. <u>Unless:</u> The percentage of affordable housing is determined by the Town of Mammoth Lakes to not be high in relation to the residential element of a project.	Not applicable since Project does not contain affordable housing development.	Does Not Meet Criteria
Local Essential Service	Building is less than 50,000 square feet; and Land Use is: <ul style="list-style-type: none"> <li>• Day care center; or</li> <li>• Public K-12 School; or</li> <li>• Police or Fire facility; or</li> <li>• Medical/Dental office building; or</li> <li>• Government offices (in-person services such as post office, library, and utilities)</li> </ul> <u>Unless:</u> The nature of the service is regionally focused as determined by the Town of Mammoth Lakes.	Not applicable since Project is not retail or essential services development.	Does Not Meet Criteria
Map-Based Screening	Area of development is under threshold as shown on screening map as allowed by the Town of Mammoth Lakes. Note that screening maps for residential and employment based VMT projects are provided in Appendix B of the Town of Mammoth Lakes SB 743 Implementation Guidelines. <u>Unless:</u> The project represents significant growth as to substantially change regional travel patterns as determined by the Town of Mammoth Lakes.	Project is located Hex ID 588 and this zone is designated as "green" in the Appendix B Screening Maps and having a non-residential average VMT that is 15% or more below the Mono County Average.	<b>Meets Criteria</b>
Redevelopment Projects	Project replaces an existing VMT-generating land use and does not result in a net overall increase in VMT <u>Unless:</u> The project replaces an existing VMT-generating land use and results in a net overall increase in VMT.	The existing restaurant use has a daily VMT of 11,776. The proposed hotel units would have a daily VMT of 2,466 which represents a net reduction in VMT.	<b>Meets Criteria</b>

### *Redevelopment Project VMT Assessment*

The VMT Screening Tool results are shown in **Table 6** and screenshots of the screening tool results are attached to this memo. The Project is estimated to generate a daily total (Production-Attraction, PA) of 134 trips. The average trip length for the Project is 18.4 miles. The resulting Total VMT is 2,466 (134 trips x 18.4 miles per trip). A comparison of the average trip length for the Project (18.4 miles) to the Mono County average trip length (27.4) shows an average trip length that is 32.8% lower than the County's average trip length.

A comparison of the Project total VMT (2,466) to the existing restaurant use total VMT (11,776) shows that the Project is anticipated to result in a net decrease of 9,310 VMT per day. Therefore, **the project is determined to have less than significant impact.**

**Table 5: VMT Summary**

Category	Project Comparison		
	Mono County	Existing Restaurant	Project
Daily Trips	N.A.	640	134
Average Trip Length (miles)	27.4	18.4	18.4
Total VMT	N.A.	11,776	2,466

### *Mitigation Measures*

Since the project is projected to result in a less than significant impact, mitigation measures are not required.

### *Conclusions*

The Project VMT assessment for the Sierra Nevada Resort Amendment located in the Town of Mammoth Lakes shows that the Project meets two of the Town Screening Criteria and is therefore determined to have a less than significant impact. While a detailed VMT assessment is not required, an evaluation of the Project condition was conducted to demonstrate that redevelopment of the site results in a reduction in trips generated and a greater than 15% reduction in average trip length. As such, the Project results in a net reduction in VMT compared to the existing use. Based on this assessment, **the project is determined to have a less than significant impact and no mitigation is required.**

## VTM Calculator Output

### VTM CALCULATOR

Version 1.1 Build Date 11\_05\_20

#### PROJECT INFORMATION

Project Name	Sierra Nevada Resort Amendment
Address	248 Old Mammoth Road
HEX ID	588
Project Context/Setting	Suburban Center

#### LAND USE INFORMATION

VTM Land Use Type	Non_Residential
ITE Trip Gen Land Use	311   All Suites Hotel
Room(s)	30
Mixed-Use Adjustment	0%

#### PRESUMPTIONS OF LESS THAN SIGNIFICANT IMPACT

☐ Affordable Housing
 ☐ Within a 1/2 mile of Major Transit Stop
 ☐ Local Retail (<50,000 Sq Ft)
 ☐ Less than 110 Trips per Day

#### VTM OUTPUT

PROJECT	
Avg. Trip Length	18.4
Daily Trips	134

Average (Avg. Trip Length)	27.4
Threshold (15% below Average)	23.3
Significant Impact?	No

#### Avg. Trip Length

Category	Value
Project	18.4
Project with Mitigation	27.4
Threshold	23.3

#### PROJECT LOCATION

Map shows TAZ centroid location

### VTM CALCULATOR

Version 1.1 Build Date 11\_05\_20

#### PROJECT INFORMATION

Project Name	Sierra Nevada Resort Amendment
Address	248 Old Mammoth Road
HEX ID	588
Project Context/Setting	Suburban Center

#### LAND USE INFORMATION

VTM Land Use Type	Non_Residential
ITE Trip Gen Land Use	932   High-Turnover (Sit-Down) Restaurant
1,000 Sq Ft	5.7
Mixed-Use Adjustment	0%

#### PRESUMPTIONS OF LESS THAN SIGNIFICANT IMPACT

☐ Affordable Housing
 ☐ Within a 1/2 mile of Major Transit Stop
 ☐ Local Retail (<50,000 Sq Ft)
 ☐ Less than 110 Trips per Day

#### VTM OUTPUT

PROJECT	
Avg. Trip Length	18.4
Daily Trips	640

Average (Avg. Trip Length)	27.4
Threshold (15% below Average)	23.3
Significant Impact?	No

#### Avg. Trip Length

Category	Value
Project	18.4
Project with Mitigation	27.4
Threshold	23.3

#### PROJECT LOCATION

Map shows TAZ centroid location



BLANK PAGE

Exhibit “B”

Amended Phase One of the Clearwater Specific Plan

# **DZA 21-001: Amended Phase One of the Clearwater Specific Plan**

**October 20, 2021**

## **I. Background.**

In April 2009, the Town Council adopted the Clearwater Specific Plan ("CSP"). In March 2010, in compliance with CSP, the Planning and Economic Development Commission approved a vesting tentative tract map, conditional use permit, and design review for a mixed-use project called "Old Mammoth Place." The Old Mammoth Place entitlements include up to 340 residential units with up to 488 lodging rooms, eight on-site workforce housing units, multiple outdoor public events plazas, approximately 20,000 square feet of commercial/retail space, approximately 17,000 square feet of restaurant space, 9,500 square feet of conference space, a 4,500 square-foot spa and wellness center, an ice rink, a pool, and an underground parking garage covering the entire site.

Throughout the first six years after the approval of Old Mammoth Place, there proved to be no financing available to construct the project and no market for the sale of condominium hotel rooms. In August 2016, in order to improve the economic viability and marketability of the project, the owner obtained approval of amendments to the CSP and the Old Mammoth Place entitlements, which included a 10-foot increase in building height, an increase in net residential square footage, and the elimination of an on-site workforce housing requirement.

Nonetheless, 12 years since the adoption of the CSP, there is still no indication that a project on the scale of Old Mammoth Place can be financed and developed in the near term. Meanwhile, the current hotel and amenities fall short of meeting the vision and goals of the General Plan and the CSP, and do not meet the needs and standards of Mammoth's target visitors and families. The site includes the original hotel and restaurant buildings, large paved parking areas, a concrete miniature golf course, and limited vegetation.

## **II. The Goal of this Amendment (DZA 21-001).**

The goal of this Amendment is to establish *interim* development standards and project requirements for the site that will: (1) accommodate the interim development of a less tall and less dense expansion and upgrade of the hotel, restaurant, and public spaces than is envisioned by the CSP and Old Mammoth Place (the "Amended Phase One of the CSP"); (2) enhance and expand upon the lodging, food and beverage, and event/meeting space options on the site; (3) provide a new and vibrant outdoor venue and park for community activities and events; (4) animate and activate the Old Mammoth Road streetscape; and (5) allow for and accommodate the future development of the Old Mammoth Place project consistent with the CSP's long-term vision and goals, if and when market conditions allow.

## **III. Amended Phase One of the CSP Project Description.**

The goal of the Amended Phase One of the CSP is to transform the site into a fully upgraded, full-service family hotel and public events venue that will serve to increase hotel occupancies and revitalize the Old Mammoth Road streetscape. The proposed redevelopment of the site would be the first major renovation of a hospitality project in Mammoth in decades, and would make significant strides toward achieving the Town's

vision and goals for the Old Mammoth Road corridor as set forth in the General Plan and the CSP. To that end, the owner will seek the Town's approval to:

- Upgrade and enhance all of the hotel's entryways, lobby areas, public spaces, and accommodations;
- Upgrade and increase the capacity of the event and meeting space at the Rafters Restaurant and Lounge and in the current lobby;
- Upgrade the pool and add hot tubs;
- Create multiple landscaped social and amenity areas to include a gazebo, a volleyball court, lawn games, fire pits, and hammocks;
- Add 30 family-friendly resort cabins to the site and hotel inventory;
- Provide on-site workforce housing for a minimum of five hotel employees;
- Demolish the Jimmy's Taverna and Red Lantern building;
- Demolish the miniature golf course;
- Expand the Rafters deck;
- Create a landscaped food and beverage garden and food truck venue south along Old Mammoth Road from the Rafters deck to a new public park;
- Create a new public park and events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events; and
- Provide new public restaurants to support the public's use of the new food and beverage garden and public park.

#### **IV. The Town's Vision and Goals for the Site.**

The Town's vision and goals for the site are encompassed in the following quotes from the CSP:

"These guidelines and standards provide a framework for development of a cohesive, mixed-use, pedestrian-oriented ... hotel opportunity that will significantly contribute to the revitalization of the Old Mammoth Road corridor."

"The hotel will provide a contemporary and enjoyable place to stay for Mammoth visitors, central to the multitude of recreational opportunities available in and around the Town of Mammoth Lakes."

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

"A project shall provide additional transient occupancy options to the Town of Mammoth Lakes" and shall "contribute to the overall revitalization of the Old Mammoth Road corridor."

"To support the needs of the Town of Mammoth Lakes as a premier destination resort community ... a project shall provide additional 'hot beds' and additional transient occupancy options to the Town."

The proposed Amended Phase One of the CSP will include 30 resort cabins that will provide additional hot beds and amenities, without any condominium component. The resort cabins are designed for families, will add to the lodging options offered within the community, and have the capacity to increase TOT generation through higher occupancies and average daily rates. The expansion of indoor and outdoor event and meeting space,

the creation of a food and beverage garden, and the development of a public park and events pavilion will provide benefits to the community and animate the Old Mammoth Road streetscape.

#### **V. Development Standards.**

The following development standards will apply to the Amended Phase One of the CSP:

<b>DEVELOPMENT STANDARD</b>	<b>Proposed</b>
Total Project Site Size:	6.09 acres
Number of existing hotel rooms:	149 rooms
Number of additional resort cabin rooms:	30 rooms
Maximum Building Height – Cabins:	35 feet
Restaurant square feet:	10,000 square feet
Event space square feet:	2,000 square feet
Minimum Building Separation	5 feet
Setbacks - Old Mammoth Road Frontage	5 feet
Setbacks – Sierra Nevada	10 feet
Setbacks – Laurel Mountain	3 feet
Maximum Lot Coverage	70%
Total parking spaces:	Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040
Minimum Snow Storage	53,300 square feet
Minimum Open Space/ Landscaped Area	73,000 square feet



## **VI. Proposed Modifications to CSP Standards.**

The following table describes the requested modifications to the 2016 CSP requirements to accommodate the proposed Amended Phase One of the CSP. These standards shall only apply to the Amended Phase One project, and any future redevelopment of the site following completion of the Amended Phase One project shall be subject the standards found in the 2016 Amendment to the Clearwater Specific Plan.

<b>Section</b>	<b>Title</b>	<b>Proposed Changes to the Clearwater Specific Plan</b>
1.0	Introduction	None.
2.0	Existing Setting and Conditions	None.
3.0	Project Description of the Specific Plan	<ul style="list-style-type: none"><li>• The Project Description for the Amended Phase One of the CSP is included under Section III above. The project description for the Old Mammoth Place project as detailed in the 2016 CSP Amendment shall not apply to the Amended Phase One project.</li></ul>
3.1	Conceptual Plan	<ul style="list-style-type: none"><li>• The Conceptual Plan for the Amended Phase One of the CSP is for illustrative purposes only and does not constitute a formal approval of any site or building design. Final site and architectural plans must be approved through the Design Review process.</li></ul>
3.2	Design Objectives	<ul style="list-style-type: none"><li>• The Amended Phase One of the CSP shall not require:<ul style="list-style-type: none"><li>○ the construction of any commercial retail space along Old Mammoth Road;</li><li>○ improvement of the transit stop or construction of a bus shelter on Old Mammoth Road;</li><li>○ regular shuttle service to MMSA, the airport, the golf courses, and Vons (shuttle service shall be on-demand); or</li><li>○ on-site changing rooms and lockers for employees of the resort who choose to walk or bike to work.</li></ul></li></ul>
3.3	Sustainability Guidelines	<ul style="list-style-type: none"><li>• Improvements constructed for the Amended Phase One of the CSP shall not require LEED certification.</li></ul>
3.4	Operations	<ul style="list-style-type: none"><li>• The Amended Phase One of the CSP shall not include any "condominium hotel" units, any units that "will be sold fully furnished with standardized furniture, fixtures and equipment at the time of initial sale," any "homeowner association," or any "space for a rental management operation."</li><li>• Although the Amended Phase One of the CSP shall contain event space and meeting space, it need not include conference space.</li></ul>

3.5.1	Traffic Mitigation	<ul style="list-style-type: none"> <li>No offsite traffic improvements shall be required.</li> </ul>
3.5.2	Site Access	<ul style="list-style-type: none"> <li>The Amended Phase One of the CSP may be accessed from Sierra Nevada Road even though it will not include underground parking.</li> </ul>
3.5.3	Transit Improvements	<ul style="list-style-type: none"> <li>No transit improvements shall be required.</li> </ul>
3.5.4	Street Improvements	<ul style="list-style-type: none"> <li>The Amended Phase One of the CSP shall include curb, gutter, and sidewalk improvements along Laurel Mountain Road.</li> <li>The east-west vehicular connector: <ul style="list-style-type: none"> <li>need not have a 40-foot right-of-way offered for dedication to the Town for use as a public road;</li> <li>need not be named;</li> <li>need not be improved with curb and gutter; and</li> <li>need not contain sidewalks or heat tracing.</li> </ul> </li> <li>The north-south pedestrian connector in the Amended Phase One of the CSP will provide access from Sierra Nevada Road to the hotel pool complex, but will not connect to the northern property boundary.</li> </ul>
3.5.5	Storm Drainage	<ul style="list-style-type: none"> <li>The project will meet Town drainage standards and requirements.</li> </ul>
3.5.6	Sewer and Water	<ul style="list-style-type: none"> <li>The project will meet all applicable Mammoth Community Water District standards and requirements as determined through the construction permit process.</li> </ul>
3.5.7	Dry Utilities	<ul style="list-style-type: none"> <li>Undergrounding of on-site overhead utilities serving the site shall not be required.</li> </ul>
3.5.8	Phasing	<ul style="list-style-type: none"> <li>The Amended Phase One of the CSP shall be constructed in one phase, as determined by the owner after consultation with the Town.</li> </ul>
3.5.9	Public Facilities	<ul style="list-style-type: none"> <li>The food and beverage garden along Old Mammoth Road need not be hardscaped.</li> </ul>
3.6	Community Benefits	<ul style="list-style-type: none"> <li>The community benefits required by the CSP will not be provided as part of Amended Phase One but may be required upon future redevelopment of the site.</li> </ul>
4.1	Consistency with the 2007 General Plan	None.
4.2	Consistency with the NOMR District Study	None.
4.3	Consistency with the Municipal Code	None.
5.1	Land Use Objectives, Policies, and Standards	<ul style="list-style-type: none"> <li>No underground parking is required.</li> <li>No residential units (other than workforce housing) are required.</li> </ul>

		<ul style="list-style-type: none"> <li>The north-south pedestrian connector need not connect to the northern property boundary.</li> </ul>
5.2	Development Standards	<ul style="list-style-type: none"> <li>See the Development Standards Table for Details.</li> </ul>
5.2.1	Land Use Designations	<ul style="list-style-type: none"> <li>The location and description of the uses shall not apply to the Amended Phase One of the CSP.</li> </ul>
5.2.2	Permitted Uses	<ul style="list-style-type: none"> <li>Permitted uses for hotel operations may include the construction or placement of 30 resort cabins that are affixed to foundations.</li> </ul>
5.2.3	Density	None.
5.2.4	Site Coverage	None.
5.2.5	Building Separation	None.
5.2.6	Building Height	<ul style="list-style-type: none"> <li>The maximum building height for resort cabins shall be 35 feet.</li> </ul>
5.2.7	Setbacks	<ul style="list-style-type: none"> <li>Setbacks for buildings and vehicles are set forth in the Development Standards table above.</li> </ul>
5.2.8	Parking	<ul style="list-style-type: none"> <li>Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040. Underground parking shall not be required.</li> </ul>
5.2.9	Snow Storage and Removal	None.
5.2.10	Signage	None.
5.2.11	Lighting	None.
5.2.12	Public Art	<ul style="list-style-type: none"> <li>No specific requirements for public art</li> </ul>
5.2.13	Additional Standards and Requirements	None.
6.0	Design Guidelines	<ul style="list-style-type: none"> <li>Final design of the cabins and site amenities will be determined through the Design Review process.</li> </ul>
7.0	Housing	<ul style="list-style-type: none"> <li>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. No parking shall be required for on-site workforce housing units.</li> </ul>
8.1	Recreation	None.
8.2	Conservation and Open Space	None.
8.3	Noise	None.
8.4	Safety	None.
9.1	Maintenance	<ul style="list-style-type: none"> <li>The hotel owner/operator shall maintain the hotel property and improvements.</li> </ul>
9.2	Construction and Drainage	<ul style="list-style-type: none"> <li>No off-site drainage systems shall be required.</li> </ul>

9.3	Site Utilities	<ul style="list-style-type: none"> <li>The project will meet all applicable utility requirements as determined during the construction permit process.</li> </ul>
10.0	Administrative Procedures	<ul style="list-style-type: none"> <li>Use Permit and Design Review approval shall be required prior to construction of the Amended Phase One project.</li> </ul>