Planning and Economic Development Commission Agenda

Wednesday, September 11, 2024, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand,
Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please click this URL to join. https://monocounty.zoom.us/s/94467884456
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592
*Callers - To Raise your hand press *9, To Unmute/Mute press *6*
Webinar ID: 944 6788 4456
International numbers available: https://monocounty.zoom.us/u/aeHBYOcpOu

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

4. PRESENTATION

4.1 Mammoth Main Base Redevelopment Project Update – September 2024

5. PUBLIC HEARINGS

Public Hearing Procedure: The Chair will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Planning and Economic Development Commission. Call for testimony from those persons wishing to speak. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Commission will deliberate the matter and arrive at a decision.

5.1 Consideration of Tentative Tract Map 23-002 and Use Permit 23-003 for approval of the “Snowcreek VIII Phase I” condominium subdivision located south of Old Mammoth Road between Fairway Drive and Sherwin Creek Road within the Snowcreek Master Plan Update area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report.
This item was continued from the July 24, 2024 meeting.

6. CONSENT AGENDA

6.1 Approve the minutes of the regular meeting of August 14, 2024.

7. COMMISSIONER REPORTS

Informational reports from Commissioner representatives on committees, commissions, and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Dawn Vereuck and Cynthia Fleming

Mobility Committee - To be appointed

8. DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Community and Economic Development work items.

9. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on October 9, 2024.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Mammoth Main Base Redevelopment Project Update – September 2024

Commission Meeting Date: 9/11/2024

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: This is an informational item only. No recommendation or action is needed.

Summary: The Mammoth Main Base Redevelopment Project is a major private development application being processed by the Town. Below is a high-level update on this application:

- ***Environmental Review (CEQA/NEPA)*** – Environmental analysis (i.e., preparation of the Draft Environmental Impact Report/Environment Impact Statement (EIR/EIS)) has not started and is pending additional project information. USFS, Town, and applicant discussions regarding potential CEQA/NEPA alternatives are underway.
- ***Outreach*** – Meetings with the project's "Working Group" are ongoing to discuss key project topics and issues. The Working Group consists of Town staff, the applicant, and various stakeholders (e.g., Mammoth Lakes Fire Protection District (MLFPD), Mammoth Lakes Police Department, etc.). Future public meetings are anticipated to be topic focused as discussions with the Working Group proceed.
- ***State Route (SR) 203 Potential Relinquishment Analysis*** – Caltrans completed a Relinquishment Assessment Report (RAR) to document information related to SR 203 and provided the RAR to the Town in July. Town staff is coordinating with the applicant on the Town's information needs to evaluate relinquishment. The Town, applicant, and Caltrans continue to coordinate on both potential relinquishment and realignment.
- ***Housing*** – The Applicant is working on their housing plan proposal. Once it is submitted, it will be reviewed and discussed by the Working Group before being scheduled for a joint Council and Planning and Economic Development Commission workshop.
- ***Target Schedule***

Ongoing	Working Group meetings
Fall/Winter 2024	Additional outreach meetings/events (TBD)
Fall 2025	Draft EIR/EIS available for review
Fall 2026	Town Council decision on project

Attachments:
- Project Update Presentation (September 11, 2024)
- Project Information Sheet (June 2024)

Relevant project links:
- Town's project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth- Main-Base-Redevelopment
- USFS project webpage - www.fs.usda.gov/project/?project=62406
- Applicant's project webpage - www.evolvingmain.com/

Mammoth Main Base Redevelopment Project *(Evolving Main)*

Planning & Economic Development Commission Update

September 11, 2024

Project Context: Location

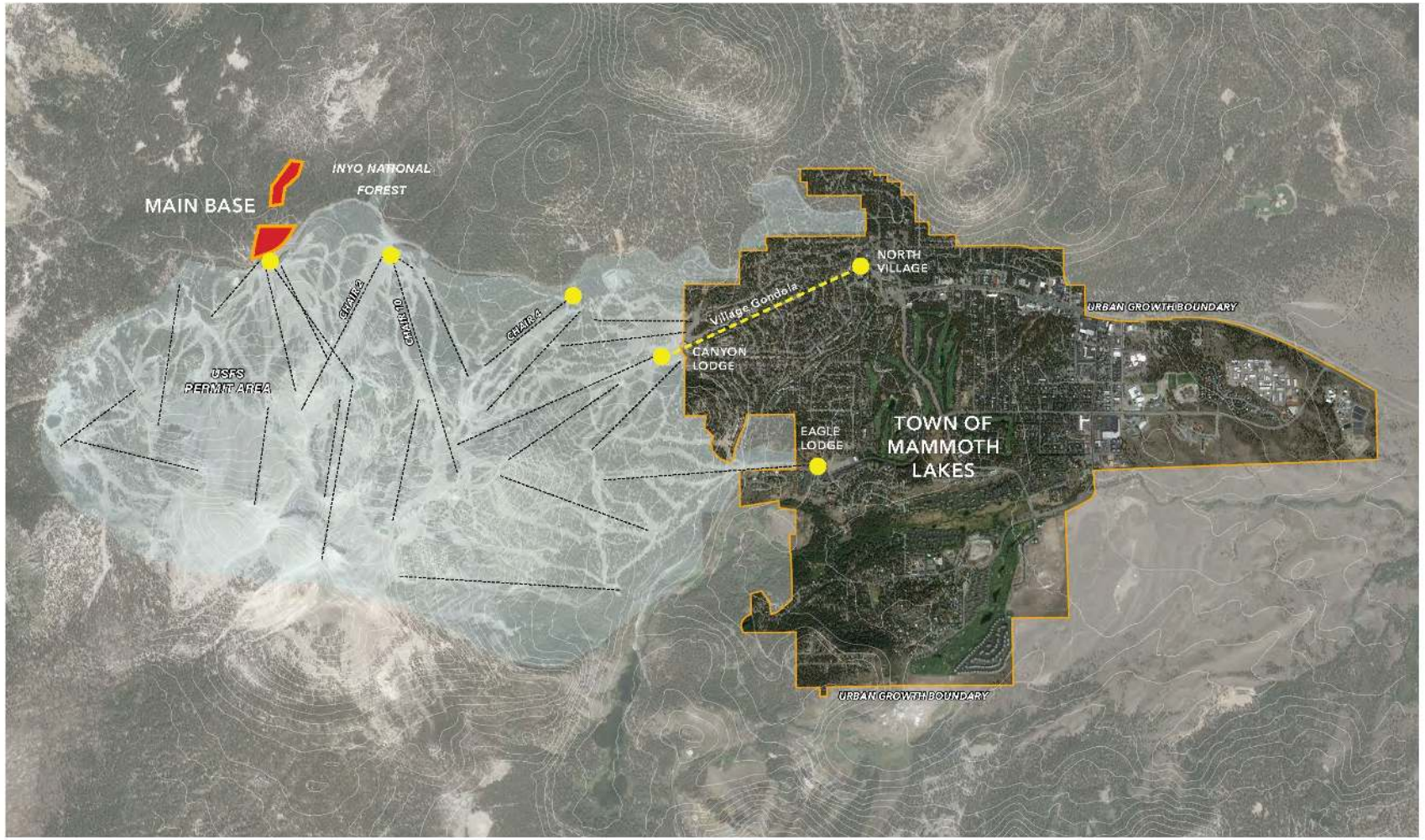


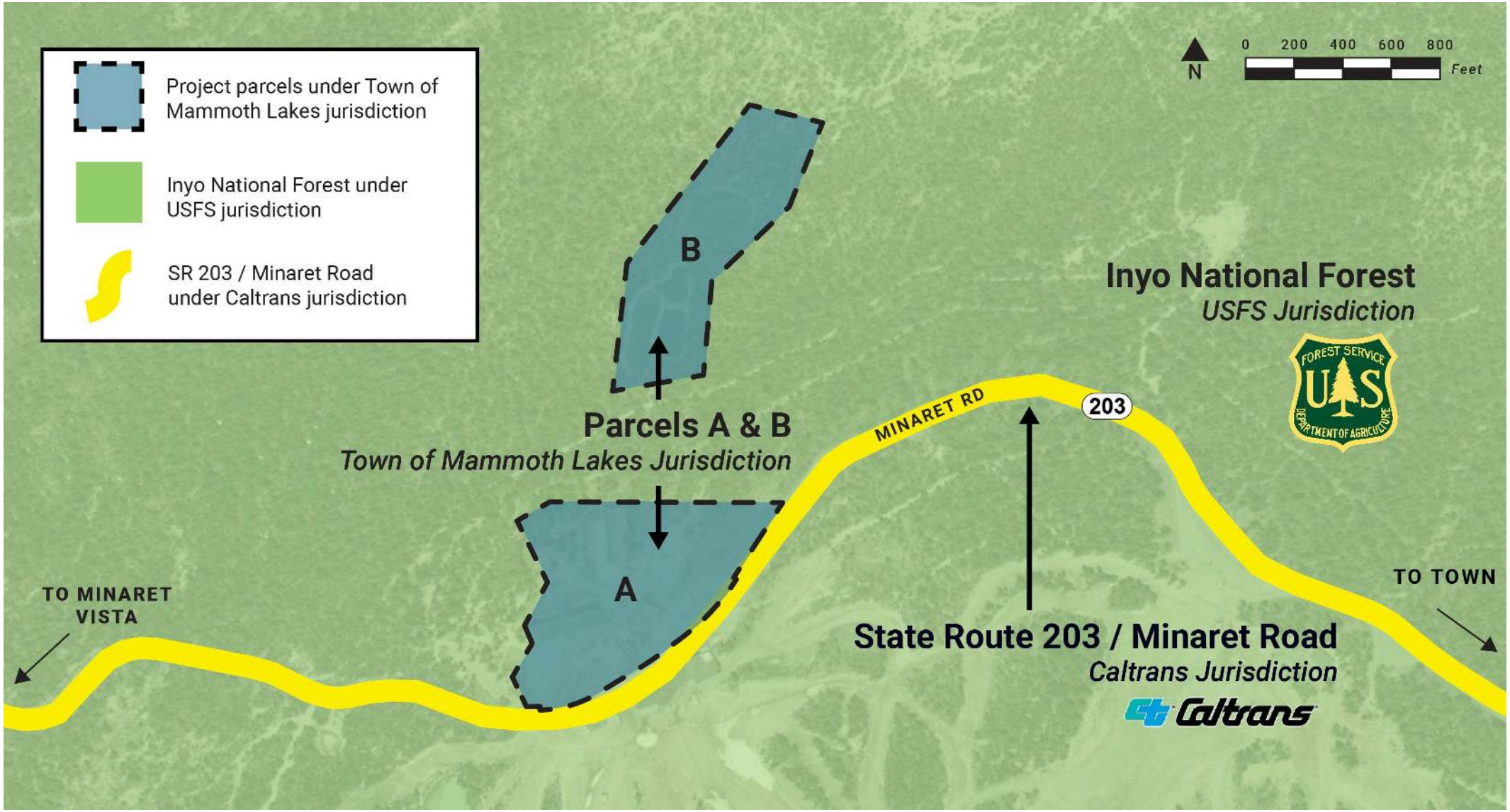
Figure 2 - Town Context

Mammoth Main Base October 17, 2022

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Project Context: Jurisdiction



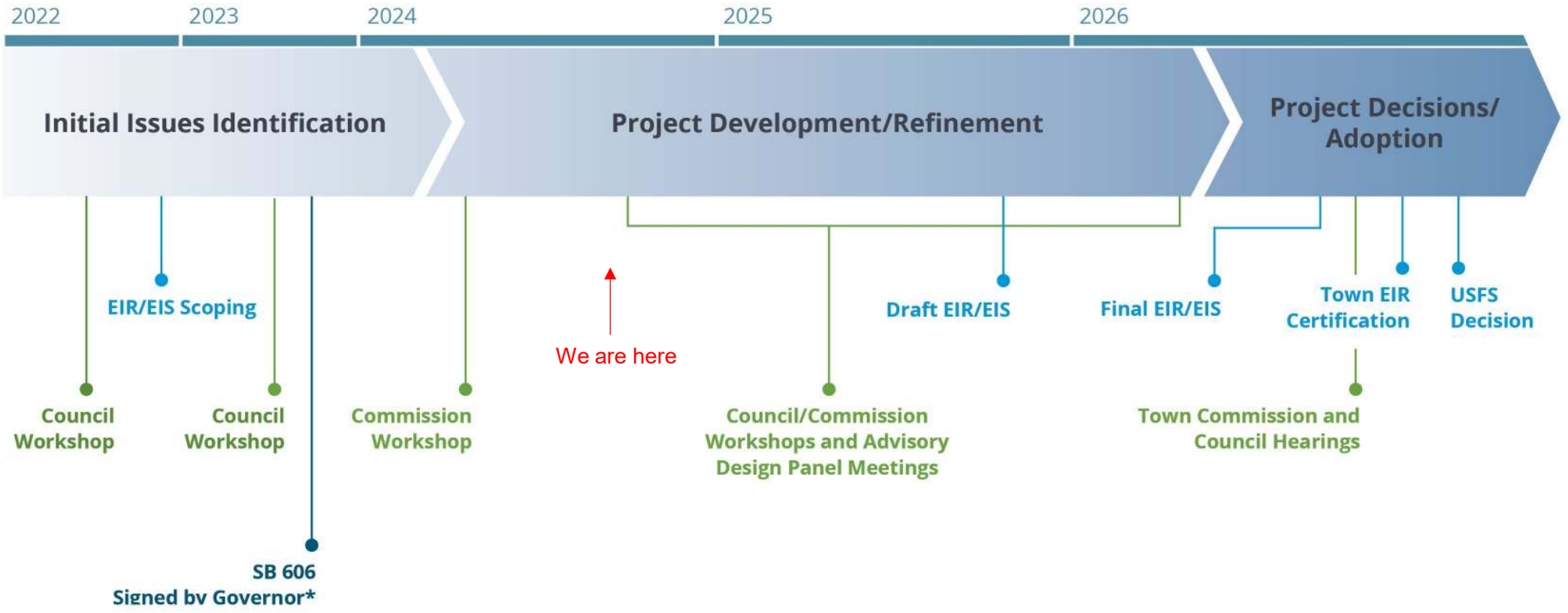
Project Context: Existing Conditions



Figure 4 - Existing Conditions

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Illustrative Timeline



** Timing related to SR 203 relinquishment request and analysis unknown and will be updated after further discussions with Caltrans.*

Outreach



Department Updates – Council & Commission *(public)*



Working Group *(not public)*



Workshops *(public, dates TBD)*



Advisory Design Panel Meetings *(public, dates TBD)*



Public Hearings *(public, dates TBD)*

Project information sheet available

Illustrative Concept Plan

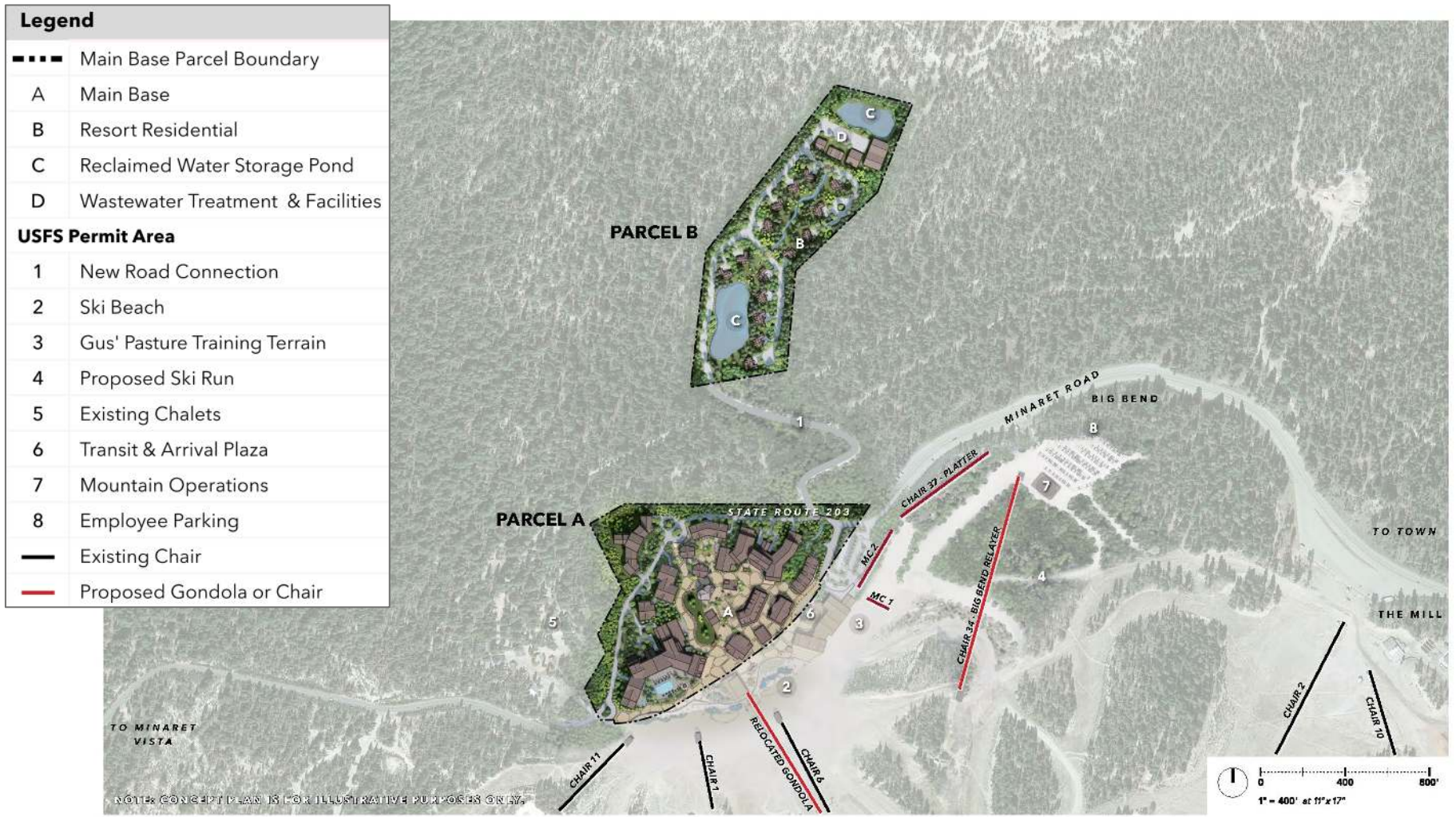


Figure 7 - Illustrative Concept Plan

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Proposed Land Use

PARCEL A

Land Use		Area (AC) [1]	Max. Hotel Keys	Max. Units	Max. Commercial (SF) [2]	Max. FAR
MB-MU	Main Base- Mixed Use	17.77	250	164	95,000	1.3
	Total	**17.77**	**250**	**164**	**95,000**	

(1) Minaret Road (2.69 acres) not included in acreage.
(2) Hotel and residential amenity space is an accessory to that use and is not included in maximum commerical SF.
(3) Residential units allowed up to 2 lock-offs per unit.

PARCEL B

Land Use		Area (AC)	Max. Units	Max. SF [4]	Max. FAR	Max. DU/AC
MB-RR	Main Base- Resort Residential	11.77	45	140,000	---	4.0
MB-U	Main Base- Utility	3.49	---	45,000	0.3	---
	Total	**15.26**	**45**	**185,000**		

(4) Max. SF includes both 135,000 sf of Resort Residential and 5,000 sf of Commercial.

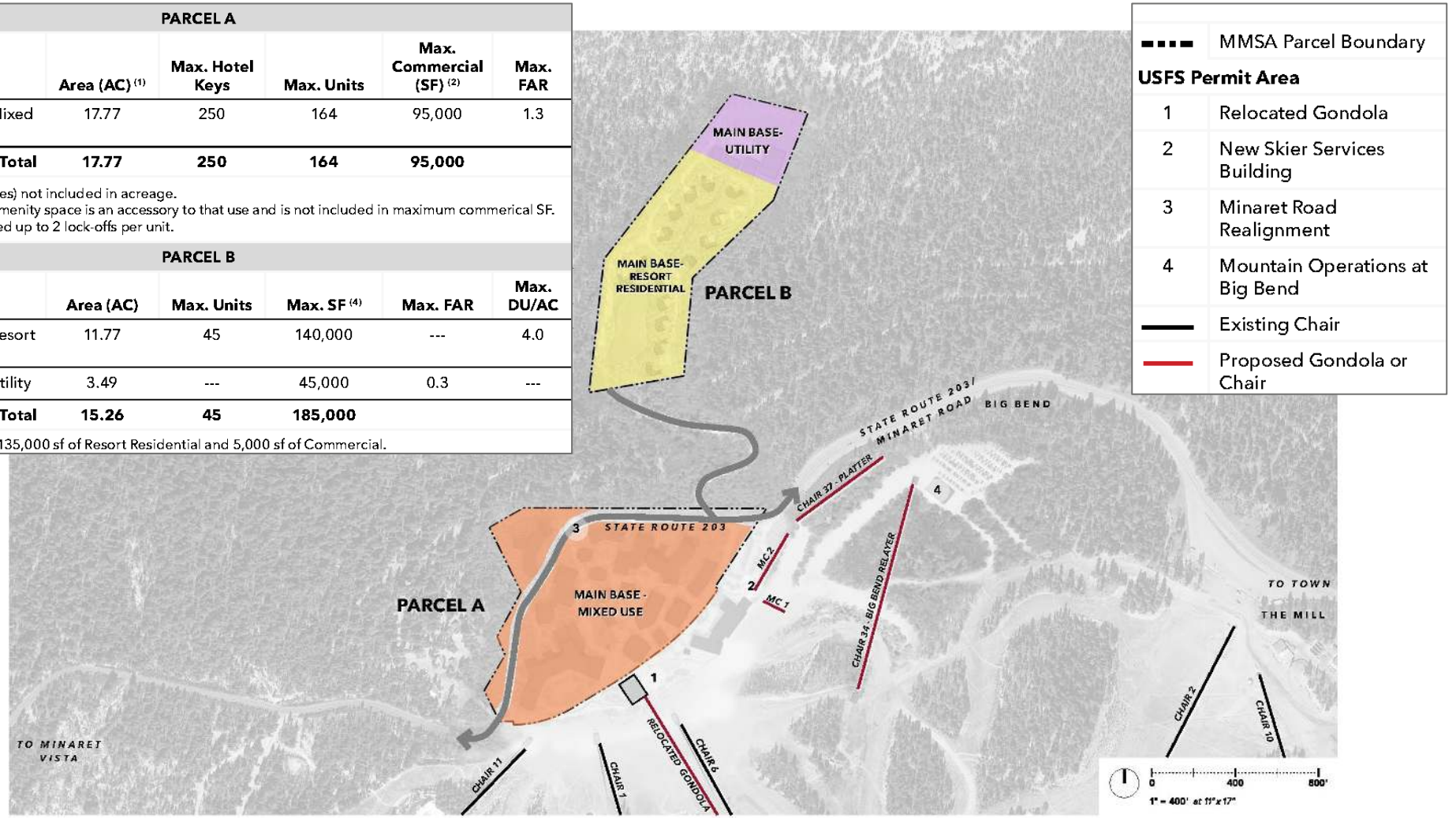


Figure 8 - Proposed Land Use

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Illustrative Concept Plan: Parcel A

Legend	
▬ ▬ ▬	Main Base Parcel Boundary
A	Base Camp (Retail/F&B/Amenities)
B	Ice Track/Outdoor Recreation
C	Stormwater Management
USFS Permit Area	
1	Ski Beach
2	Gondola Queue
3	Woolly Mammoth Statue
4	Transit Arrival Plaza
5	Drop-Off
6	Temporary Parking
7	Existing Shoulder Parking
8	Gus' Pasture Training Terrain
9	Bus Turnaround
10	Gondola
▬	Existing Chair
▬	Proposed Gondola or Chair



Figure 10 - Parcel A Illustrative Concept Plan

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Illustrative Concept Plan: Parcel B

Legend	
▬ ▪ ▬	MMSA Parcel Boundary
A	Resort Residential
B	Wastewater Treatment & Facilities
C	Reclaimed Water Storage Ponds



Figure 15 - Parcel B Illustrative Concept Plan

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Key Topics

- State Route 203
- Housing
- Access/Egress
- Trails and Public Access
- Parking
- Snow Storage
- Building Height/Massing
- Others



Figure 14 - Parcel A Conceptual Massing Plan

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What's Happening Now?

- **Environmental Review (CEQA/NEPA)**
  - EIR/EIS Study Plan
  - Alternatives
- **State Route 203**
  - Applicant working through design relative to Caltrans standards
  - Town communicating with applicant on information needs for Town's analysis
- **Housing**
  - Applicant to submit a proposed housing plan and revised housing demand analysis
- **Emergency Access/Egress**
  - Meetings with MLFPD ongoing

Thank You

Town's project webpage - www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment

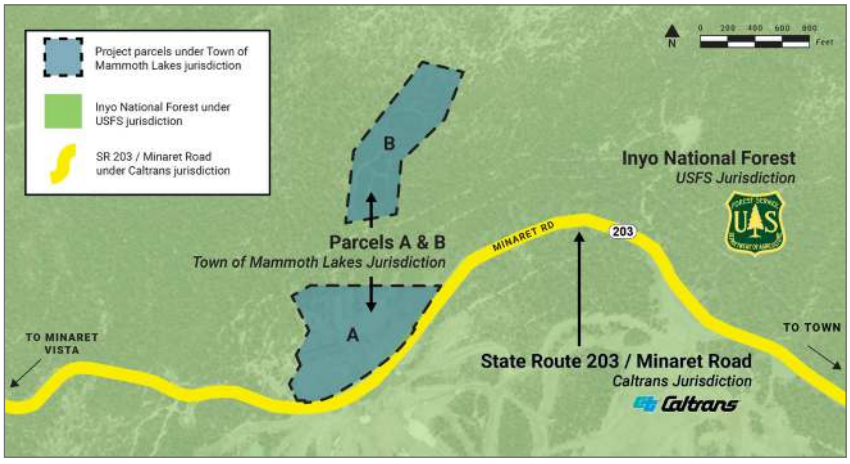
USFS project webpage - www.fs.usda.gov/project/?project=62406 *[email sign up here]*

Applicant's project webpage - www.evolvingmain.com/

Mammoth Main Base Redevelopment Project "Evolving Main" Information Sheet

LAND EXCHANGE

In 2020, a land exchange transferred approximately 35 acres at the base of Mammoth Mountain Ski Area (MMSA) Main Lodge from federal (U.S. Forest Service) to private ownership. The 35 acres are comprised of two parcels (Parcel A and Parcel B). These two parcels are now owned by Mammoth Main Lodge Redevelopment LLC (MMLR). MMLR is under the commercial real estate subsidiary of Alterra Mountain Company (Alterra). MMSA is under the resorts subsidiary of Alterra. The goal of this land exchange is for redevelopment of the 35 acres to ***enhance the economic and community needs within Mammoth Lakes and Mono County.***

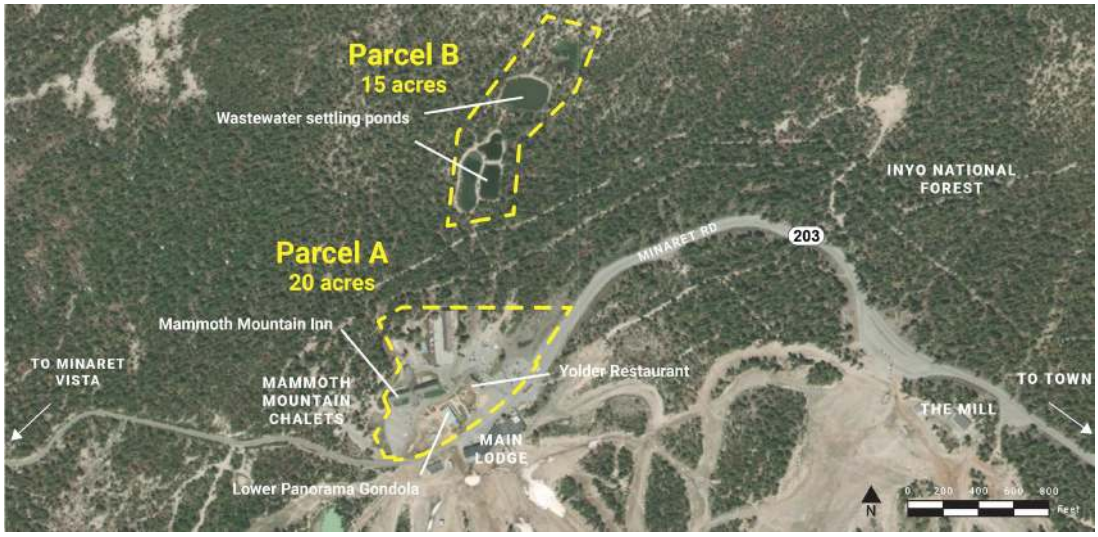


LAND JURISDICTION

The Town of Mammoth Lakes has jurisdiction over the redevelopment of Parcels A and B. However, redevelopment will also include improvements on Mammoth Mountain Ski Area, outside of Parcels A and B, that will require U.S. Forest Service approval. In addition, any changes to State Route 203/Minaret Road will require approval from the California Department of Transportation (Caltrans). Due to the complexity, uniqueness, and scale of this potential private redevelopment project, many agencies are involved in the review and ultimate decisions on this project.

PARCEL A & B

Parcel A currently contains Mammoth Mountain Inn, the Yolder Restaurant, lower Panorama Gondola building, lower terminal of Discovery Chair (Chair 11), surface parking, and other uses. Parcel B contains wastewater settling ponds and is accessed by an unimproved service road. Parcel A is about 4 miles up State Route 203 (Minaret Road) from The Village at Mammoth.



PROPOSED PARCEL A & B REDEVELOPMENT PROGRAM

The current draft proposed development program for Parcels A and B is shown in the illustrative concept plan below.

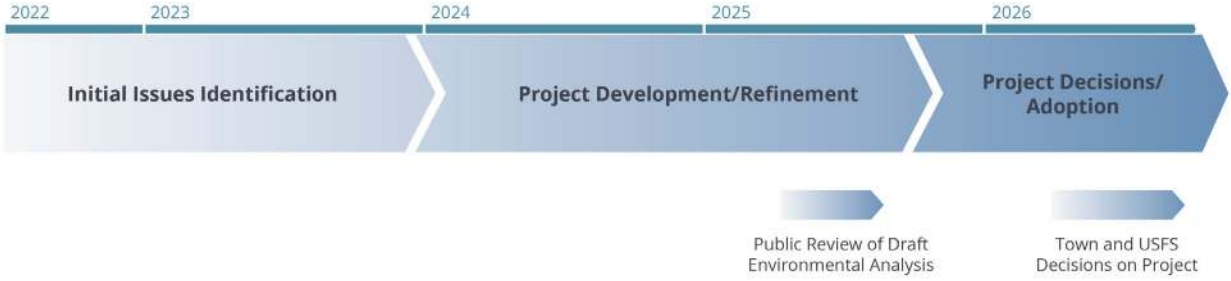


- 250 hotel rooms
- 209 resort residential units
- 95,000 square feet of commercial space
- Pedestrian plaza
- Wastewater treatment facility

This project will be a substantial private investment in the region. The potential tax revenue generation from this project is being estimated and will be provided to the public when available.

ILLUSTRATIVE TIMELINE

Below is an estimated high-level timeline for review and decisions on this project. Please check the websites below for updates as project review proceeds.



Project updates are provided at regularly scheduled Mammoth Lakes Town Council and Planning and Economic Development Commission meetings. Visit the Town website below for meeting information.

RELEVANT PROJECT LINKS

Town project website: www.townofmammothlakes.ca.gov/1155/Mammoth-Main-Base-Redevelopment-Evolving
USFS project website with sign-up for emails: www.fs.usda.gov/project/?project=62406
Applicant's project website: www.evolvingmain.com

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of Tentative Tract Map 23-002 and Use Permit 23-003 for approval of the "Snowcreek VIII Phase I" condominium subdivision located south of Old Mammoth Road between Fairway Drive and Sherwin Creek Road within the Snowcreek Master Plan Update area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report. This item was continued from the July 24, 2024 meeting. Applicant/ Property Owner: Snowcreek Investment Company II, LLC

Commission Meeting Date: 9/11/2024

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution, making the required Tentative Tract Map, Use Permit, and CEQA findings, and approving Tentative Tract Map 23-002 and Use Permit 23-003 with conditions as recommended by staff.

Summary: The "Snowcreek VIII Phase I" condominium subdivision project is the initial development phase of Snowcreek VIII and proposes to subdivide Lots 1, 2, and 3 of TM 09-002 to allow for the creation of 172 "airspace" condominium units. The open space lots (i.e., Lots 17 and 18) are included in the subdivision to allow for the installation of the stormwater retention and recycled water infrastructure that will support the entire Snowcreek VIII project. The first phase is located in the northerly portion of the overall Snowcreek VIII project site. The project is consistent with all applicable development standards of the Snowcreek Master Plan Update (2007) and no deviations from the standards are requested.

The proposed development and subdivision improvements for the subject area includes the following:

- **Residential Area:** Development of the Residential area will include: (1) the subdivision of Lots 1, 2, and 3 authorizing 172 condominium "airspace" units; (2) construction of the road and multi-use path network for Phase I; and (3) completion of all required subdivision improvements (i.e., mass grading, installation of utilities, drainage infrastructure, stormwater management) for Phase I. The residential area will be developed over three sub-phases (Phase(s) 1A, 1B, and 1C). Development of Phase 1C does require the relocation of the golf course infrastructure (parking area and clubhouse) and a re-orientation of Hole 1. This work is required to be completed prior to the start of construction of Phase 1C and is required to not interfere with the seasonal operation of the golf course. The proposed subdivision does not authorize the physical construction of the residential units, and a subsequent use permit and design review is required prior to the commencement of construction.
- **Recreation Area:** Development of the Recreation area is limited to the installation of stormwater retention basins and recycled water pond(s) for landscape irrigation purposes. No additional development of the Recreation area is proposed as a part of this application and the proposed stormwater retention and recycled water infrastructure does not preclude the future expansion of the golf course on the site.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: September 11, 2024

AGENDA TITLE: Consideration of Tentative Tract Map 23-002 and Use Permit 23-003 for approval of the "Snowcreek VIII Phase I" condominium subdivision located south of Old Mammoth Road between Fairway Drive and Sherwin Creek Road within the Snowcreek Master Plan Update area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report. **This item was continued from the July 24, 2024 meeting.**

Applicant/ Property Owner: Snowcreek Investment Company II, LLC

REQUESTING DEPARTMENT:

Community & Economic Development
Nolan Bobroff, Director

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
    a. Adopt the Planning and Economic Development Commission Resolution (the Resolution), making the required Tentative Tract Map, Use Permit, and CEQA findings, and approving Tentative Tract Map 23-002 and Use Permit 23-003 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution with specific findings for denial

SUMMARY:

Proposal:	The "Snowcreek VIII Phase I" condominium subdivision project proposes to subdivide Lots 1, 2, and 3 of TM 09-002 to allow for the creation of 172 "airspace" condominium units. The open space lots (i.e., Lots 17 and 18) are included in the subdivision to allow for the installation of the stormwater retention and recycled water infrastructure that will support the entire Snowcreek VIII project. The subdivision will allow for the completion of the Phase I subdivision improvements consisting of mass grading, installation of utilities, drainage infrastructure, stormwater management, roads, and multi-use paths. No physical development of the residential structures is authorized as a part of this subdivision.
Project Name:	Snowcreek VIII Phase I
Location:	Lots 1, 2, 3, 17, and 18 of TM 2009-002 (APNs: 040-330-000-000, 040-340-000-000, 040-350-000-000, 040-490-000-000, 040-500-000-000)

Size of Property:	107.06 acres (15.42-acre Residential site and 91.63-acre Recreation site)
Zoning:	Resort (R) and Open Space (OS) – Snowcreek Master Plan Update - 2007 (SMPU)
General Plan:	Resort (R) and Open Space (OS)
Environmental Review:	Project was previously analyzed in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) (Snowcreek EIR)

KEY ISSUES:

1. Is the proposed project consistent with the State Subdivision Map Act?
2. Does the proposed project meet the Use Permit criteria and required findings pursuant to Municipal Code (MC) Chapters 17.68?
3. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The entire Snowcreek VIII project site, shown in **Figures 1 and 2** below, is located within the Snowcreek Master Plan area and is subject to the Snowcreek Master Plan Update - 2007 (SMPU). The site is located roughly south of Old Mammoth Road between Fairway Drive and Sherwin Creek Road and includes the private development land, the existing Snowcreek 9-hole golf course, and the open space area intended for the golf course expansion. The entire Snowcreek VIII site is approximately 222 acres and was subdivided by Tract Map (TM) 2009-002 on August 31, 2023 (*Final Map recordation date*) into 18 development lots, 7 lettered lots for future private road purposes, and 1 lettered lot for open space purposes. It is envisioned that the site will be developed over time in multiple phases, with the proposed Phase I subdivision representing the initial phase of the development. The Phase I site is located in the northerly portion of the overall Snowcreek VIII project site and has a total size of 107.06 acres, of which 15.42-acres are the Residential area (TM 09-02 Lots 1, 2, & 3) and 91.63-acres are the Recreation area (TM 09-02 Lots 17 & 18) intended for the future expansion of the Snowcreek golf course (see **Figure 2** for the Phase I development sites). The site is largely undeveloped with the exception of a few temporary structures (sales office, golf clubhouse) and the site has been most recently used to stockpile dirt for the future development and to operate the existing 9-hole golf course.

Within the Residential area (TM 09-002 Lots 1, 2, and 3), the Phase I subdivision proposes the following items: (1) the subdivision of Lots 1, 2, and 3 authorizing 172 condominium “airspace” units; (2) construction of the road and multi-use path network for Phase I; and (3) completion of all required subdivision improvements (i.e., mass grading, installation of utilities, drainage infrastructure, stormwater management) for Phase I. The residential area will be developed over three sub-phases (Phase(s) 1A, 1B, and 1C). Development of Phase 1C does require the relocation of the golf course infrastructure (parking area and clubhouse) and a re-orientation of Hole 1. This work is required to be completed prior to the start of construction of Phase 1C and is required to not interfere with the seasonal operation of the golf course. The proposed subdivision does not authorize the physical construction of the residential units and a subsequent use permit and design review approval is required prior to the commencement of construction (referred to hereafter as the “Phase I Development Entitlement”) of any of the three sub-phases.

Within the Recreation area (TM 09-002 Lots 17 and 18), the Phase I subdivision is only proposing the installation of stormwater retention basins and recycled water ponds for landscape irrigation purposes. The proposed stormwater retention and recycled water infrastructure does not preclude the future expansion of the golf course on the site.

FIGURE 1- PROJECT LOCATION MAP

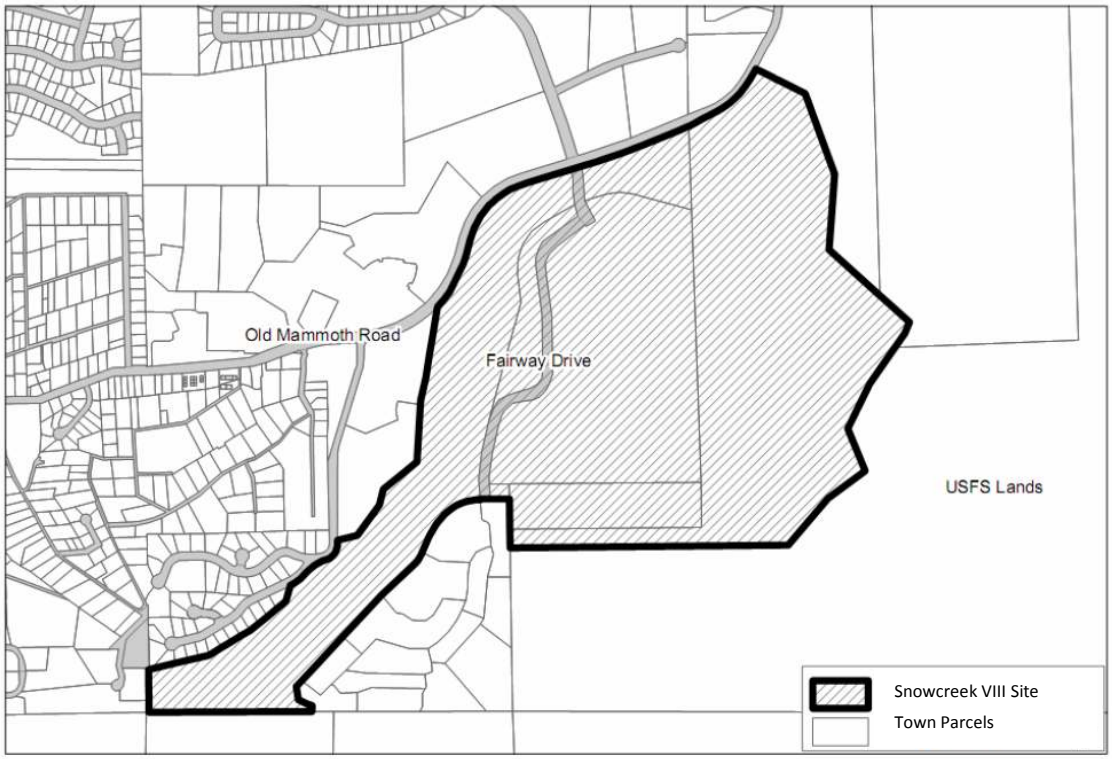
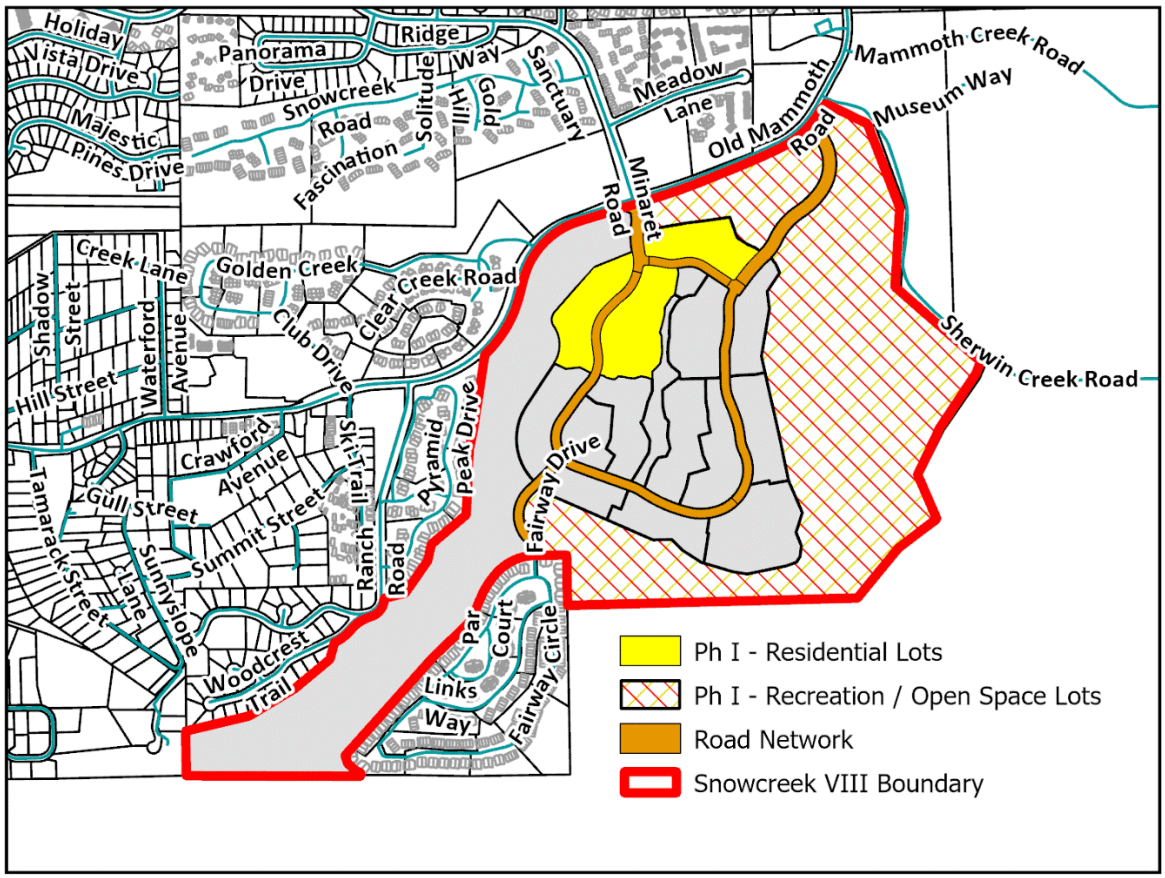


FIGURE 2- SNOWCREEK VIII SITE MAP



Background

Previous PEDC Meeting

This item was originally scheduled for a public hearing at the July 24, 2024 PEDC meeting; however, due to a mapping issue that resulted in the incorrect unit count being on the TTM (159 units vs 172 units), the item was required to be continued to a future PEDC meeting and required re-noticing of the public hearing. All public comments submitted for the July 24th public hearing are included in **Attachment E**.

Snowcreek Development Timelines

The development of the Snowcreek Master Plan area has been in process since the 1970s with the original master plan adopted in 1974 and subsequently updated in 1981 and 2007. The master plans envisioned the build-out of the site over eight primary phases with Snowcreek VIII being the final phase (See **Figure 3,** below). A summary of the key dates and approvals related to the Snowcreek VIII site is provided in **Table 1**, below.

FIGURE 3- SNOWCREEK DEVELOPMENT MAP

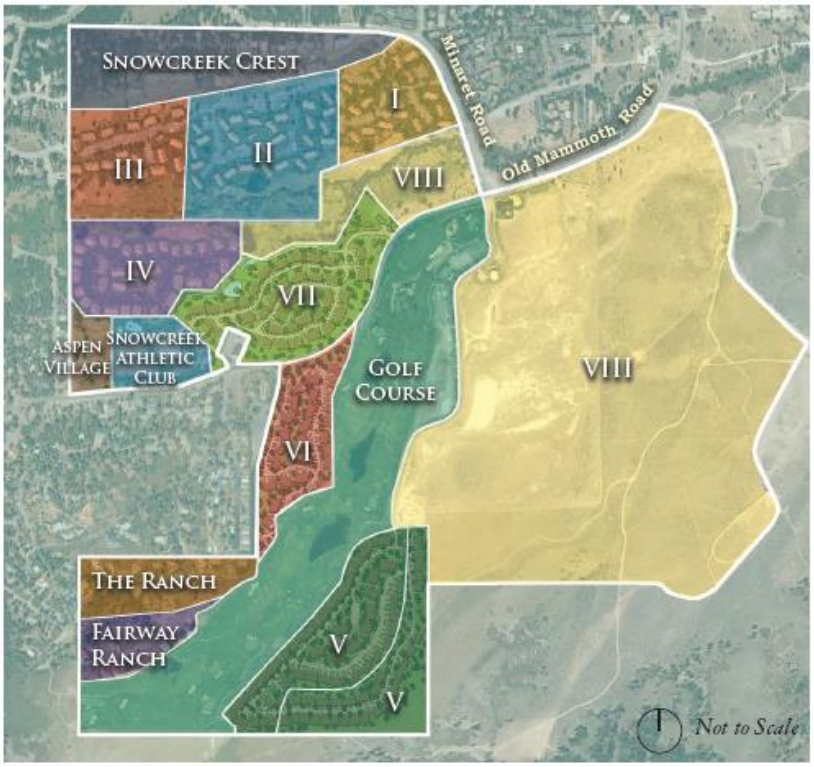


TABLE 1 – SNOWCREEK VIII TIMELINE

1974 – Original Snowcreek Master Plan 1981 – Snowcreek Master Plan Update	Regulated the development of the 355 acres of Snowcreek property and allowed up to 2,300 dwelling units. This included all phases of Snowcreek, the Catholic church site, the athletic club, Fire Station #2, and the 9-hole golf course.
2005 – USFS Land Exchange	A land exchange between Snowcreek and the USFS added the 94-acres intended for the golf course expansion to the development area with the restriction that the land can only be used for recreational purposes (i.e., expanded golf course). A covenant was recorded against the property in 2005 to ensure compliance with this.
2009 – Snowcreek Master Plan Update – 2007 (*Current Master Plan*)	Update of the 1981 Master Plan to incorporate the 94-acre land exchange site and provide updated development standards for the remaining 143 acres of Snowcreek property (i.e., Snowcreek VIII). An

	EIR was certified for the project and included a General Plan Amendment to adjust the UGB to align with the land exchange boundaries.
2009 – Tentative Tract Map (TTM) 2009-002	Allowed for the parcelization of the Snowcreek VIII site for future development purposes. No development was allowed by the TTM.
2010 – Snowcreek Development Agreement (*Currently in Effect*)	Development Agreement between the Town and Snowcreek providing a vested right to develop the site in accordance with the Master Plan and vests existing approvals for the term of the SDA (2010 – 2030 [or 2025 if the golf course/hotel aren't started])
2023 – Final Tract Map 2009-002	Legally created the lots approved by TTM 09-002, thereby allowing future development phases to be considered.
2024 – Consideration of the Snowcreek VIII Phase I tract map	The subject subdivision application being considered.

Snowcreek Master Plan Update - 2007

The Snowcreek Master Plan Update - 2007 (SMPU), which updated the original 1974 and 1981 Snowcreek Master Plans, addresses the proposed build-out of the remaining Snowcreek Master Plan area – Snowcreek VIII. The 2007 update was intended to fulfill the vision of the 1974 and 1981 Snowcreek Master Plans and serves as the zoning for the 222-acre Snowcreek VIII site. The SMPU allows for development of the Snowcreek VIII site with up to 790 residential dwelling units, a resort hotel with up to 250 rooms, 150 private residence club units, up to 75,000 square feet of non-residential uses, an expansion of the existing 9-hole golf course into an 18-hole championship golf course, and various recreational amenities (i.e., multi-use paths, snow play area, and winter trails). The SMPU was approved in August 2009 (Ordinance 09-05); however, to date, no development has occurred on the Snowcreek VIII site. TM 09-002 created the parcels for the future development phases, but did not authorize any development.

The proposed Phase I subdivision will be the initial phase of the Snowcreek VIII project, and the proposed 172 residential units represent approximately 17% of the total number of allowable units. The proposed subdivision improvements are intended to serve the entire Snowcreek VIII development (i.e., roads, stormwater retention, utilities, etc.) and no other permitted uses (e.g., recreation, commercial, etc.) are proposed as a part of the Phase I subdivision.

The SMPU is available here: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/562

Snowcreek Development Agreement

The subject site is subject to the terms and conditions specified in the Snowcreek Development Agreement (SDA), entered into between the Town and the Snowcreek developer effective as of July 23, 2010, and recorded with Mono County on July 13, 2010 as Document No. 2010003240. Development agreements are intended to provide a degree of certainty in the land use regulatory process and be a mutually beneficial agreement between both parties. The SDA provides the developer with assurances that it will have a vested right to develop, use, and operate the Snowcreek projects during the term of the agreement, including the vesting of the uses and densities identified in the SMPU. In return for those assurances, the SDA provides the Town numerous community benefits, including, but not limited to, additional financial contributions (up to $10M plus affordable housing fees), 8.9 acres of park area in excess of that required, preservation of the Mammoth Creek open space corridor, and secondary access to the Snowcreek V project.

The SDA is in effect through July 23, 2030; however, there is a clause in the SDA that states "if development of the resort hotel and 18-hole championship golf course has not commenced within ten years after the effective date of the SDA, then the remaining 10-year term of the SDA shall be reduced one day for each day, or portion thereof,

that the 10-year milestone has not been met." This means that the DA could expire on July 23, 2025 if construction of the hotel and expanded golf course has not commenced by that date.[1]

It is important to point out that while the SDA provides assurances to develop the site, it does not commit the developer to follow a specific phasing plan, but rather allows for the development to occur in phases and subphases based on what the market will absorb at any given point in time.

The SDA is available here: https://www.townofmammothlakes.ca.gov/DocumentCenter/View/5109.

Tract Map 09-002

Tentative Tract Map 09-002 (TTM 09-002), approved by the Planning Commission[2] on December 9, 2009 via Resolution No. PC-2009-08, allowed for the parcelization of the approximately 222-acre Snowcreek VIII site within the SMPU area. TTM 09-002 did not authorize any development, but rather authorized the creation of future development lots, lots for future private road purposes, and an open space lot. A final tract map (TM 09-002) was recorded on August 31, 2023 thereby legally creating the lots within the Snowcreek VIII area. All subsequent development projects require additional entitlement approvals (i.e., tentative map, use permit, etc.) for the various phases of development. The subject application is proposing to subdivide Lots 1, 2, and 3 of TM 09-002 for condominium purposes and to install stormwater retention and recycled water infrastructure on Lots 17 and 18 of TM 09-002.

Land Use Covenant

In 2005, a 94-acre land exchange was completed with the USFS to expand the existing golf course to 18 holes. At that time, a covenant was executed that protected the land exchange property from being developed with residential housing, commercial lodging, or transient uses. The covenant does allow for the site to be developed with recreational and open spaces uses, such as a golf course and ancillary amenities and other recreational activities. This covenant is monitored by the Eastern Sierra Land Trust (ESLT).

Project Proposal

The applicant submitted an entitlement application including a Tentative Tract Map and Use Permit, for the proposed "Snowcreek VIII Phase I" condominium development on April 4, 2022. The project site has a total size of 107.06 acres, of which 15.42-acres are the Residential area (TM 09-02 Lots 1, 2, & 3) and 91.63-acres are the Recreation area (TM 09-02 Lots 17 & 18) intended for the future expansion of the Snowcreek golf course. The areas of development are shown in the site plan (**Figure 4**) and the project includes the following elements.

Residential Area Development

Within the Residential area (TM 09-002 Lots 1, 2, and 3) (See **Figure 4**, below), the Phase I subdivision proposes the following items:

(1) the subdivision of Lots 1, 2, and 3 authorizing 172 residential condominium "airspace" units within 41 buildings;[3]
(2) construction of the road and multi-use path network for Phase I; and
(3) completion of all required subdivision improvements (i.e., mass grading, installation of utilities, drainage infrastructure, stormwater management) for Phase I.

The residential area will be developed over three sub-phases (Phase(s) 1A, 1B, and 1C). Development of Phase 1C does require the relocation of the golf course infrastructure (parking area and clubhouse) and a re-orientation of Hole 1, which has always been envisioned in the SMPU. This work is required to be completed prior to the start

[1] The developer has requested an amendment to the SDA to extend the term of the SDA. The amendment is currently being negotiated by the Town and the developer and is not a part of this application.

[2] The predecessor of today's Planning and Economic Development Commission.

[3] A final tract map is required for the tentative map and the "airspace" for individual units will be subdivided into condominiums through a condominium plan.

of construction of Phase 1C and is conditioned to not interfere with the seasonal operation of the golf course. The proposed subdivision does not authorize the physical construction of the residential units. The SMPU requires Use Permit approval for all proposed condominium subdivisions. The future Phase 1 Development Entitlement application will require a subsequent use permit and design review to ensure that the structures and site design will adhere to the applicable development standards of the SMPU.

Recreation Area Development

Within the Recreation area (TM 09-002 Lots 17 and 18), the Phase I subdivision is only proposing the installation of stormwater retention basins and recycled water ponds for landscape irrigation purposes. No changes to the parcel boundaries or other development will occur within the Recreation area. The proposed stormwater retention and recycled water infrastructure does not preclude the future expansion of the golf course or other recreation uses on the site. The proposed infrastructure uses are consistent with the Land Use Covenant recorded against the property.

Site Circulation and Parking

(1) Roads. The proposed road network features a loop road (Snowcreek Drive) and internal connector roads. The development of Phases 1B and 1C will require the relocation of Fairway Drive; however, the conditions of approval require that the east side of Snowcreek Drive is completed prior to the start of construction for Phases 1B or 1C to ensure that the access to Snowcreek V is always maintained. When Snowcreek Drive is completed, Snowcreek V and the residents of Snowcreek VIII will have two egress options from the site.

(2) Multi-use paths (MUP). MUPs will be constructed next to all of the roads and are required to be completed as a part of the associated Phase of development. The proposed MUPs will connect to the existing sidewalk near Sherwin Creek Road and loop through the entire development and connect to the existing MUPs near the intersection of Old Mammoth Road/Minaret Road on the north side of Old Mammoth Road.

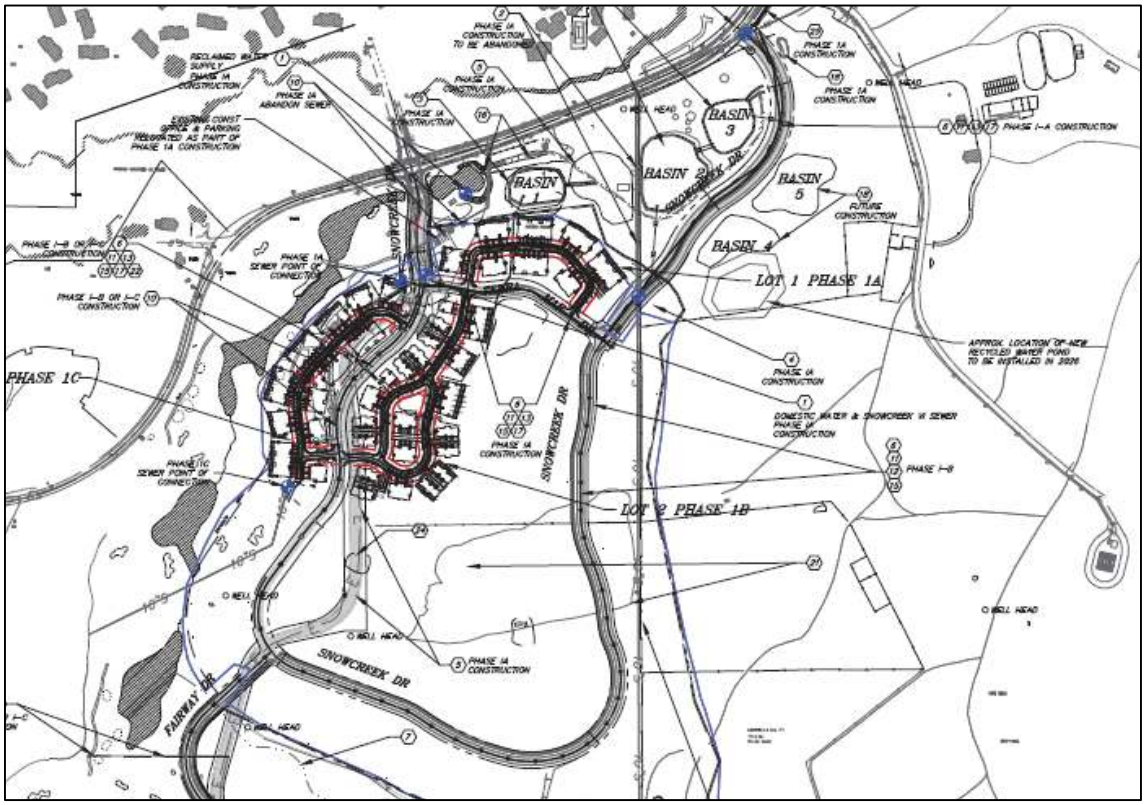
(3) Roundabout. Pursuant to the Snowcreek EIR mitigation measures, the developer is required to construct a roundabout at the intersection of Old Mammoth Road/Minaret Road when the subject intersection exceeds a level of service (LOS) D. To ensure the timely completion of this feature, the conditions of approval require that the roundabout be constructed either when the subject intersection exceeds a level of service (LOS) D or prior to the issuance of the 301st building permit for the Snowcreek VIII development, whichever occurs first.

(4) Emergency Vehicle Access (EVA) Road. The developer is required to provide an EVA road connection to Sherwin Creek Road prior to construction of the hotel or prior to development of 2/3 of the project's units, whichever occurs first.

(5) Parking. The parking requirements will be reviewed for conformance with the SMPU during the future Phase 1 Development Entitlement.

(6) Transit. A transit stop is conditioned to be provided during the future Phase II development.

FIGURE 4 - PHASE I SITE PLAN



Snowcreek Development Agreement

As noted above, the subject site is subject to the terms and conditions of the 2010 Snowcreek Development Agreement (SDA) which provides the Town numerous community benefits that would not be provided otherwise. However, due to a delay in the development of Snowcreek VIII, the benefits have largely not been provided. **Table 2** provides a summary of the community benefits that will be provided, or partially provided, by the development of Phase I.

The SDA term runs through July 2030; however, starting in July 2020, the term of the SDA is reduced one day for each day, or portion thereof, that construction of the hotel and expanded golf course has not commenced. Construction of these elements has not commenced and therefore, the developer is currently losing days off of the term of the SDA, and the SDA will expire in July 2025 if construction of these elements does not commence. In the event that the SDA expires, the developer can still build the project envisioned in the SMPU (i.e., up to 790 residential dwelling units, a resort hotel with up to 250 rooms, expansion of the existing 9-hole golf course into an 18-hole championship golf course, etc.), but the Town would not receive any of the remaining community benefits and the developer would not have a guarantee that the SMPU wouldn't be amended.

TABLE 2 – SDA COMMUNITY BENEFITS SUMMARY (*SDA EXHIBIT B*)

Community Benefit	Status
1. Additional Financial Contribution (AFC) (*Up to $10M based on the total build-out of the site and to be paid out on a pro rata contribution of approximately $10,000 per residential unit*)	**Partially provided as a part of Phase I.** The proposed 172 residential units will provide approximately $1.7M of the $10M (17%) in Additional Financial Contribution (AFC) to the Town. This payment is above and beyond any required building permit and DIF fees, and is required to be paid at the time of building permit issuance for each unit. The Town may use the funds for any public facility within the Area of Geographic

	Nexus (see **Attachment C**), which includes the Snowcreek District Sphere of Influence and the Sherwin Area Recreation Plan (SHARP) area.
2. Fiscal benefits that will accrue to the Town (i.e., property taxes, TOT, etc)	**Partially provided as a part of Phase I.** Transient rentals of the proposed 172 residential units, less the nine (9) on-site affordable units, are permitted. Based on the assumptions used in the Financial Analysis of the SDA, Phase I would provide approximately $900K in annual TOT revenue.
3. 8.9 acres of park area in excess of what is otherwise required	**Partially completed prior to Phase I.** The project is required to provide a total of 20.98 acres of park and open space areas at build-out. To date, 15.6 acres have been provided through the preservation and donation of the Mammoth Creek open space corridor to the Town. The remaining park and open space areas will be provided in conjunction with the associated development phases and include: (1) a 0.12-acre public mini park (*proposed to be on Lot 15 w/ the retail facility and residents club*), (2) a 1.5-acre Great Lawn (*proposed to be constructed as a part of the hotel [Lot 14]*); and (3) 3.76-acres of the internal open space (*will be established as development of adjacent phases occur [Lot H]*).
4. Preservation of the Mammoth Creek open space corridor	**Completed prior to Phase I.** The Mammoth Creek open space corridor was permanently protected through the recordation of a Conservation Easement with CDFW in July 2018 and the subsequent donation to the Town.
5. Championship 18-hole golf course	**Not provided as a part of Phase I.** The golf course expansion is envisioned to occur in conjunction with the future development of the hotel, which is entirely dependent on funding and having a willing project partner. To date, the developer has not secured a hotel/golf course deal for the property. The Phase I development will include stormwater retention basins and a recycled water pond (used for golf course irrigation) within the golf course land area; however, these elements will not preclude the future golf course expansion.
6. Golf practice facility	**Not provided as a part of Phase I.** See note above.
7. Secondary access for Snowcreek V and VIII and emergency vehicle access to Sherwin Creek Road	**Partially provided as a part of Phase I.** The secondary access road for the developments is achieved through the development of the Snowcreek Drive loop road that connects to Old Mammoth Road to the west of Sherwin Creek Road. As a part of Phase I, the Lot A section of Snowcreek Drive and the connector road between Snowcreek Drive and Fairway Drive (Terra

	Mar Drive) will be completed. The emergency access road is conditioned to be provided when the hotel is built or when 2/3 of the total number of units are built, whichever comes first.
8. Allowed egress of backcountry winter recreation users	**Completed prior to Phase I.**
9. Programming of public spaces (great lawn, outfitters cabin, etc.)	**Not provided as a part of Phase I.** This would occur in conjunction with the future construction of the hotel.
10. Access through the project to connect to adjacent public lands	**Completed prior to Phase I and ongoing.** The public is permitted to connect through the site to adjacent public lands. This will be enhanced through the provision of the proposed multi-use paths that will be adjacent to all roads through the project.
11. Land for propane storage tanks	**Completed prior to Phase I.** An easement has been provided to the Town; however, the propane storage tanks are located adjacent to the Snowcreek property on USFS property.

Existing Site and Surrounding Land Uses

The site is located within the Snowcreek Master Plan Update (SMPU) area in the Snowcreek District. The 2007 General Plan states that the "Snowcreek District should not act as an exclusive development, but connect to the larger community and provide community access to Snowcreek and to surrounding public lands. Snowcreek should be designed to be a livable neighborhood, including workforce housing, convenient retail, public amenities, and active/passive recreation facilities. Snowcreek should contribute to the Town's overall economy, tourism, and mix of recreation amenities while preserving the area's unique features." The site is primarily undeveloped lands with various temporary structures and uses including the driving range and associated outbuildings, golf clubhouse trailer, parking for the golf course, 9-hole golf course, and the Snowcreek sales office. The project, as proposed, is consistent with the intended development pattern envisioned in the SMPU.

The surrounding land uses include open space and residential uses. **Table 3** further describes the surrounding land uses and zoning.

TABLE 3 – SURROUNDING LAND USES AND ZONING

Location	Zoning*	Land Use	Special Considerations
North	RMF-2	Residential and Vacant Land (Mammoth Creek condos)	None
South	USFS; R	Open Space; Snowcreek V	Sherwins Area Recreation Plan (SHARP)
East	USFS	Lodging, Equestrian, and Historical Uses; (Sherwin Meadows Ranch, Hayden Cabin, USFS Pack Station)	None
West	R – Snowcreek Master Plan	Recreation/Open Space (Snowcreek Golf Course); Residential (Snowcreek Phases VI; Fairway Ranch, The Ranch subdivision)	None

*RMF-2 = Residential Multi-Family 2; USFS = US Forest Service; R = Resort

Site Zoning

The site is within the Resort (R) and Open Space (OS) zones and is subject to the SMPU, which serves as the regulatory zoning document for the subject site and identifies the allowed uses and the development standards. The Resort zone is intended to provide for the development of parcels as coordinated, comprehensive projects while allowing for diversification of land uses such as single-family residential developments, multiple housing projects, non-residential uses, hotels, non-residential activities, recreational facilities, public or quasi-public uses, or combinations of such uses through the adoption of a development plan.

The "Snowcreek VIII Phase I" project is classified as a condominium land use because the application includes a Tentative Tract Map to subdivide the property for whole ownership condominium purposes. This land use category is permitted by the SMPU in the Residential planning area subject to Use Permit and Subdivision Map approval. Prior to development of the actual residential structures, a subsequent Use Permit and Design Review approval will be required. The proposed stormwater retention and recycled water infrastructure is a permitted use by the SMPU in the Recreation planning area as they serve as Flood Control Facilities (i.e., retention basins) and Utilities (i.e., landscape irrigation).

The SMPU regulates project density based on the Net Development Area, which is defined as the project site exclusive of the 94-acre open space parcel to be dedicated to expansion of the 9-hole golf course and additional recreational amenities (i.e., 237 acres minus the 94-acre parcel = 143 acres), rather than regulating density for each Phase. Furthermore, the SMPU and the General Plan (*Policy L.3.G*) encourage some phases to be denser than others through the use of "clustering" in order to minimize impacts elsewhere in the development and provide substantial open space areas. The proposed density at full build-out of the site is approximately 6.92 units/acre (990 units / 143 acres) whereas the maximum allowable density in the Resort zone is 8 units/acre. The project, combined with the existing entitled Snowcreek residential development (Phases I – VII), results in an overall Snowcreek Master Plan density of approximately 6.18 units/acre (2,137 units / 346 acres). The proposed Phase I development consisting of 172 units is approximately 17% of the total number of units allowed by the SMPU for the Snowcreek VIII site. Therefore, the project is consistent with the allowable density in the Resort zone.

Housing Mitigation

The housing mitigation requirements for all phases of Snowcreek VIII are subject to the requirements outlined in Section 6.0 (Housing Plan) of the SMPU and Sections 2.2.3 (Affordable Housing Mitigation Financial Framework) and 4.1 (Affordable Housing Requirements) of the SDA, provided that the SDA remains in effect. The housing mitigation plan requires a combination of on-site affordable housing, payment of in-lieu fees, and the use of existing housing credits and the Total Affordable Housing Cost is defined to mean the value of 47 units of on-site affordable housing, as specified in Section 2.2.3 of the SDA, an in-lieu fee payment for 47 units of off-site affordable housing, as specified in Section 2.2.3 of the SDA, and the application of existing housing credits (16.5 FTEE credits). The Total Affordable Housing Cost will be reduced in the event that not all entitled market-rate units are constructed and/or not all entitled resort hotel rooms/suites are constructed. Each phase of development can meet the housing mitigation requirements in a variety of ways and a separate Affordable Housing Implementation Plan (AHIP) for each phase is required to be submitted with the development entitlement (e.g., Phase I Development Entitlement for the design review and use permit entitlements).

The developer has committed to dispersing the required 47 on-site affordable units throughout the Snowcreek VIII development and is proposing that Phase I will have nine (9) on-site affordable units dispersed proportionally throughout the three sub-phases. This results in Phase 1A having two (2) affordable units, Phase 1B having four (4) affordable units, and Phase 1C having three (3) affordable units. Phase I will also require payment of in-lieu fees in accordance with the terms of the SDA, and use of a proportional amount of the 16.5 FTEE credits.

General Plan

The subject site has a General Plan Land Use Designation of Resort (R) and Open Space (OS). The General Plan describes this land use designation as a "*designation intended to allow commercial mixed uses including visitor lodging, amenities, and services, and workforce housing. Resort developments include recreation, meeting spaces,*

and commercial services that support the resort atmosphere. The base density is six (6) to a maximum of eight (8) residential dwelling units per acre…"

The General Plan Vision Statements and specific goals, policies, and actions with which the proposed project is consistent are described in **Table 4**.

TABLE 4 – GENERAL PLAN CONFORMANCE

Vision Statement	Explanation of Project Conformance with Vision Statement
"Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors"	The vision for the Snowcreek VIII project aims to create a livable neighborhood that contributes to the Town's overall economy, tourism, and mix of recreation amenities while preserving the area's unique features. The initial phase of development will provide 172 new condominium units, circulation connections (Road and MUPs), and critical infrastructure systems (stormwater, utilities, recycled water, etc.) that will support the entire development.
"Protecting the surrounding natural environment and supporting our small-town atmosphere by limiting the urbanized area."	The project is within the Urban Growth Boundary and the proposed density is consistent with the density allowed by the General Plan and the SMPU. The initial phase of development represents approximately 17% of the density permitted.
"Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to the use of personal vehicles with a strong pedestrian emphasis."	The project would improve pedestrian connectivity within the Snowcreek area by providing a connection to the existing sidewalk at Old Mammoth Road/Sherwin Creek Road and the existing multi-use path on the north side of the Old Mammoth Road/Minaret Road intersection. Additional MUPs throughout the project site will provide additional pedestrian connectivity to the adjacent open space areas.
Goal, Policy, or Action	**Explanation of Project Conformance with Goal, Policy, or Action**
E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The project as a whole proposes several major land use types including residential, commercial, retail, recreation, and hotel/resort uses. The project integrates a mix of residential types within distinct neighborhoods. Additionally, the project includes multiple options for recreational amenities within, and adjacent to, the project site. These amenities help contribute to the Town's identity as a resort destination. The initial phase will provide critical infrastructure systems that will support the entire development.

L.1.C: Give preference to infill development.	The project site is located within the SMPU on a site that has been master planned to be developed with the proposed uses.
L.5.A: Encourage and support a range of visitor accommodations that include a variety of services and amenities.	The project is consistent with the underlying concepts expressed in this policy of providing visitor housing and the future recreation amenities.
L.5.B: Locate visitor lodging in appropriate areas.	The project clusters the medium- and high-density residential in the center of the development area, with lower density residential located adjacent to open space to preserve open space and provide for the transition of high- to low-density uses adjacent to open space areas.
L.6.A: No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary (UGB). *L.6.B: Recreation facilities, other public facilities, and public utility installations may be permitted outside of the UGB…*	As a part of the adoption of the SMPU, the UGB was amended to incorporate the entire SMPU development area, with the exception of the open space recreation area intended for the future golf course expansion.
M.5.3: Maintain an overall intersection level of service (LOS) D or better on the Peak Design Day at intersections along arterial and collector roads. *H.5.4: Consider the installation of roundabouts at intersections as a means of …capacity enhancing improvements when a roundabout will achieve the same or better LOS, where it is physically feasible and cost effective, and when it will contribute to traffic calming and community character objectives.*	The proposed roundabout at the intersection of Old Mammoth Road/Minaret Road will ensure that the intersection maintains the desired LOS. The developer has secured all necessary easements to provide adequate space for the roundabout.

Snowcreek Master Plan Update Consistency

The project is consistent with all applicable development standards identified in the SMPU and no deviations from the standards are requested. The project's conformance with the applicable development standards is described in greater detail in the Analysis of Key Issues and in **Table 5**.

The SMPU identifies four (4) Planning areas for the Snowcreek VIII site, including Residential (RES), Resort Hotel (RH), Recreation (REC), and Project Entry/Gateway (PEG). For each area, the SMPU specifies applicable development standards and identifies permitted uses. The SMPU acknowledges that Planning areas are intended to be flexible, not rigid, so long as the aggregate development envelope does not exceed 990 units or create environmental impacts in excess of the impacts that were studied in the Snowcreek EIR. All of the uses proposed within the Phase I project are consistent with the relevant Planning area. Lots 1 is within the RES, PEG, and REC Planning areas; Lots 2 and 3 are within the RES Planning area only; and Lots 17 and 18 are within the REC Planning area. In accordance with the ability for planning areas to be flexible, the portion of Phase 1A (Lot 1) that is identified in the SMPU as the PEG and REC Planning areas (northwest corner of Lot 1) has been switched with the RES Planning area on Lot 15 (directly south of Lot 1). Lot 15 will now be considered to be within the PEG and REC planning areas and will be developed as a part of a future phase with the proposed resident's club, retail center, and public mini park. This shift is permitted since both areas were analyzed for development in the Snowcreek EIR and the aggregate density remains the same.

The proposed density at full build-out of the site is approximately 6.92 units/acre (990 units / 143 acres) whereas the maximum allowable density in the Resort zone is 8 units/acre

TABLE 5 – ZONING CONSISTENCY

General Information			
General Plan: Resort (R) and Open Space (OS)		Master Plan: Snowcreek Master Plan Update - 2007	
Zoning: Resort (R) and Open Space (OS)		Overlay Zone: n/a	
Existing Land Use: Undeveloped land with a limited number of temporary structures; Existing roadway (Fairway Drive); 9-hole golf course		Permit(s) Required for Use: Tentative Tract Map (TTM), Use Permit (UPA)	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Site Coverage (*based on the entire Snowcreek VIII project*)	50% maximum	24.7% (excludes the golf course open space area)	Yes
Snow Storage	70% of all impervious surfaces	~92%	Yes
Density [4]	8 units/acre	6.92 units/acre (*Full Build-Out of 990 units*)	Yes
Building Height [5]	35 feet	To be determined during the design review phase	TBD - future design review
Setbacks [5]			
Standard	**Required/Allowed**	**Proposed**	**Complies?**
Front Yard	10 feet	> 10 feet	Yes
Side Yard	10 feet; 15 feet for development along multi-use paths	≥ 10 feet	Yes
Rear Yard	10 feet	≥ 10 feet	Yes
Street Side Yard	10 feet	≥ 10 feet	Yes
Any yard adjacent to Recreation	5 feet	≥ 5 feet	Yes
Building Separation	14 feet (w/ snow rails); or 20 feet (w/out snow rails)	≥ 20 feet	Yes
Parking [5]			
1-bedroom unit	1.0 space	To be determined during the design review phase	TBD - future design review
2-bedroom unit	1.5 spaces		
3-bedroom unit	2.0 spaces		
4-bedroom unit	3.0 spaces		
Guest Parking	0.25 spaces / unit		

[4] The SMPU regulates project density based on the Net Development Area, which is defined as the project site exclusive of the 94-acre open space parcel to be dedicated to expansion of the 9-hole golf course and additional recreational amenities (i.e., 237 acres minus the 94-acre parcel = 143 acres), rather than regulating density for each Phase.

[5] Building height, setbacks, and parking will be reviewed for consistency during the subsequent design review that is required prior to the commencement of construction.

Other	
Housing Mitigation: Will be mitigated through a combination of on-site affordable units (9 units in Phase I), payment of in-lieu fees, and use of existing housing credits, subject to Section 6.0 (Housing Plan) of the SMPU and Sections 2.2.3 (Affordable Housing Mitigation Financial Framework) and 4.1 (Affordable Housing Requirements) of the SDA, provided that the SDA remains in effect.	Yes

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Is the proposed project consistent with the State Subdivision Map Act?
Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the project is a common interest subdivision consisting of condominium units that can be individually owned and sold. Prior to issuance of a certificate of occupancy for any of the future condominium units, a final map, CC&Rs, and a condominium plan will require approval by staff and must be recorded on the property title. Staff has reviewed the tentative map and finds that it is in conformance with the Town's Subdivision Ordinance and the State Subdivision Map Act.

KEY ISSUE #2: Does the proposed project meet the Use Permit criteria and required Findings pursuant to Municipal Code (MC) Chapter 17.68.050 to permit a subdivision of the project site for a new resort condominium use.
The SMPU requires use permit approval and subdivision map approval for condominium uses. Staff has determined that the required findings can be met for approval of a Use Permit pursuant to Section 17.68.050 (Use Permit Findings) of the Town of Mammoth Lakes Municipal Code. A complete analysis of the required findings can be found in the project Resolution, included as **Attachment A**.

The proposed site layout and proposed project density is consistent with the anticipated density for the site, which will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity. Applicable mitigation measures adopted with the Mitigation Monitoring Program (MMP) of the Snowcreek EIR have been incorporated into the Conditions of Approval for this project.

KEY ISSUE #3: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Snowcreek VIII project was analyzed in the previously certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) ("Snowcreek EIR") certified by the Town Council on July 8, 2009 by Resolution 09-45. The Snowcreek EIR analyzed the impacts of the proposed project and subsequent future projects on the site including, but not limited to, future tentative maps, use permits, design review, and any other necessary discretionary or ministerial permits and approvals required for construction or operation of the Snowcreek VIII project. The Snowcreek EIR determined that potentially significant impacts in the areas of Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, and Transportation and Traffic were all mitigated to less than significant levels through implementation of the mitigation measures that were adopted in the Mitigation Monitoring Program (MMP). However, the Snowcreek EIR did determine that the project could result in significant and unavoidable impacts in the areas of Aesthetics, Air Quality, and Utilities and Service Systems, and a Statement of Overriding Considerations was adopted.

The significant and unavoidable impacts identified in the Snowcreek EIR include the following:

Aesthetics

- *Public Views and Scenic Vistas*. The project would result in substantial changes to the visual character of the project site, which is within the public viewshed of the Sherwin Range. The project would also result in a cumulative impact to public views and scenic vistas.

- *Visual Character and Design*. Development of the project would result in a substantial change in the visual character of the project site by constructing housing and resort uses on a formerly undeveloped meadow; this change in character would be significant. The project would also result in a cumulative impact to visual character.
- *Light and Glare*. Although the project would be consistent with the Town's Outdoor Lighting Ordinance, the introduction of light and glare on a formerly undeveloped meadow would create a new source of light and expand the existing lit footprint of the town. Public nighttime views would be altered, which is considered a significant impact.

Air Quality

- *Construction Generated PM_{10} Emissions.* The project would result in significant and unavoidable impacts to air quality due to construction activities such as the grading, placement of infrastructure, and fabrication of structures. The project would also result in a cumulative air quality impact from construction generated PM_{10}.

Utilities and Service Systems

- *Cumulative Water Supply.* The project would result in significant and unavoidable impacts to water supply, since even with full implementation of various planned water supply projects, it is expected that insufficient water would be available to meet projected demand during a single dry year, given the cumulative anticipated project demand of existing and future projects.

When projects will result in significant and unavoidable impacts, CEQA requires the lead agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable impacts when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR, but are not avoided or substantially lessened, the agency is required to state in writing the specific reasons to support its action based on the final EIR and/or other information in the record (i.e., Statement of Overriding Considerations).

The project benefits, which are defined as those improvements or gains to the community that would not occur without the project, stated in the adopted Statement of Overriding Considerations include the following:

- The Project is intended to create a destination resort within the Mammoth Lakes' mountain resort community, providing a broad range of year-round activities, services, and facilities for residents and visitors. The Project's profile is intended to be low on the landscape, with the Hotel located near the back of the site. The Hotel is designed to be distant from Old Mammoth Road, Sherwin Creek Road, and surrounding neighbors to maintain a natural, rustic atmosphere while creating an iconic landmark with the Sherwin Range as the backdrop. The Project has been designed around the core of Old Mammoth Road, neighboring developments, and the existing Snowcreek I through VII areas. With the previously approved 1974 and 1981 Master Plans serving as the foundation, the Project is intended to be a well-designed community that integrates resort, including hotel, recreation, and retail, as well as residential components.
- The Project would include a landmark hotel property providing an icon similar to the Banff Springs Hotel in Alberta, Canada, or the Ritz Carlton, Bachelor Gulch Hotel in Beaver Creek, Colorado for the Town by providing a luxury destination rustic resort hotel and neighborhood offering the characteristic of the best North American and European ski resorts. The Resort Hotel would include conference and meeting space, a public spa/wellness center, restaurants, bar/lounge(s), and associated retail. The proposed development will also feature high-quality architecture and finishes, and stimulate the development of other high-quality projects in the area. The Project is intended to complete the Snowcreek Master Plan

vision which has been contemplated since 1974. The Project also completes the Mammoth Lakes resort experience with a destination resort and residential units in a natural rustic setting that will attract longer year-round stays with higher per visitor spending.

- The Project would provide improvements to the vehicular and pedestrian movements through the construction of new sidewalks, pathways, bike lanes, and the development of a roundabout at the Old Mammoth Road/Minaret Road/Fairway Drive intersection. These improvements, together with the Project's proposed transit stops and Mammoth Mountain Ski Area Red Line route extension, will enable residents and visitors in the area to use transit and walk to and from the Project site.
- The Project would provide diverse recreational amenities to promote year-round recreational opportunities in the Town. The Project is viewed as a resort recreation center with outdoor use areas, and multiple options for recreational and public amenities. These include: the completion of the privately owned publicly accessible Snowcreek Golf Course by expanding the existing nine-hole golf course to a championship 18-hole golf course, which would serve a dual purpose for winter recreational activities such as cross country skiing, snowshoeing and snow play; a publicly accessible golf clubhouse and golf practice facility; a public accessible Outfitters' Cabin designed to serve as a hub for summer and winter recreational activities, and provide retail services and equipment rental for these types of activities; a publicly accessible mini-park; a publicly accessible Natural Resources Interpretive Area; identified portal point for backcountry winter egress from the Sherwin Range on the Project site; publicly accessible retail space; publicly accessible spa/wellness center; and publicly accessible Great Lawn area associated with the Resort Hotel.
- The Project would provide a variety of housing types, including affordable housing, to meet the varying needs of socio-economic groups and lifestyle patterns. The Project would include permanent residences, condominium and rental units, and overnight facilities.
- Consistent with the 2007 General Plan, the Project would increase employee-related residents to the Town through indirect population growth due to permanent jobs. In addition, the construction of the Project would create short-term and long-term construction jobs for local contractors during the roughly 10-year construction time period. The "multiplier effect" of the construction jobs and the new jobs in the area will generate additional economic activity that benefits other local businesses. Due to the Project's transit and transit-related infrastructure improvements, Project employees will be encouraged to use transit to travel to and from work.

For the reasons stated above, the Statement of Overriding Considerations was adopted and the Snowcreek EIR was certified for the Snowcreek VIII and Snowcreek Master Plan Update project.

Pursuant to CEQA Guidelines Section 15162, when an EIR has been certified for a project, a subsequent EIR is not required for that project, unless the lead agency determines on the basis of substantial evidence that one or more of the criteria specified in Section 15162 will occur. A detailed analysis of each criteria is provided in the Resolution (**Attachment A**) and the Mitigation Measures from the MMP are attached as Exhibit "B" to the Resolution.

Agency/Public Comments

The application was routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD) for review. All comments received on the project proposal have been provided to the applicant and/or included as conditions of approval.

Notice of the public hearing including a project description was mailed to the property owners within 300 feet of the subject property on August 29, 2024. The notice was also posted in The Sheet newspaper on August 31, 2024 and September 7, 2024. Ten public comments were received prior to the publishing of the packet, inclusive of the public comments received for the July 24th public hearing. The comments provided are summarized below and the comment letters are included as **Attachment E**.

- *Comment:* Future housing units should be for low-income residents.
  The SMPU outlines the allowed uses for the site and does not restrict whether the units are for full-time residents or visitors. The SMPU and the SDA do require the provision of 47 units of on-site affordable housing, of which nine (9) will be included in the Phase I development. The units will be dispersed proportionately in each phase and sub-phase of the development.

- *Comment:* The development will impact the biological resources in the alpine meadow.
  The Snowcreek EIR determined that impacts to biological resources from the project would be less than significant with the implementation of the mitigation measures identified in the MMP. The proposed project is consistent with what was analyzed in the EIR, and therefore, no additional environmental review is required.

- *Comment:* The EIR is outdated.
  The EIR for the Snowcreek VIII project was certified in 2009 and once certified, EIRs do not expire. Pursuant to CEQA Guidelines Section 15162, when an EIR has been certified for a project, no subsequent EIR is required for that project unless the lead agency determines that any of the criteria specified in Section 15162 is present. A detailed analysis of each criteria is provided in the Resolution (**Attachment A**).

- *Comment:* The project will impact traffic on Old Mammoth Road.
  The Snowcreek EIR determined that impacts to traffic from the project would be less than significant with the implementation of the mitigation measures identified in the MMP. The proposed project is consistent with what was analyzed in the EIR, and therefore, no additional environmental review is required. To address potential traffic issues from the project, the mitigation measures and the conditions of approval require the developer to construct a roundabout at the intersection of Old Mammoth Road/Minaret Road when the subject intersection will exceed a Level of Service (LOS) D or prior to the issuance of the 301st building permit, whichever comes first.

- *Comment:* The Developer is required to provide an 18-hole golf course.
  A major component of the Snowcreek VIII development is the expansion of the existing 9-hole golf course into an 18-hole golf course. To try and encourage the development of the golf course, the Snowcreek Development Agreement (SDA) has a clause that states "if development of the Resort Hotel and 18-hole championship golf course has not commenced within ten years after the effective date of the SDA, then the remaining 10-year term of the SDA shall be reduced one day for each day, or portion thereof, that the 10-year milestone has not been met." To date, construction of the golf course has not commenced. However, despite the desire for the golf course to be constructed early in the process, there is no penalty, beyond losing time on the term of the SDA, if the expanded golf course is not constructed. The proposed Phase I subdivision proposes installing the stormwater retention and recycled water infrastructure within Lots 17 and 18, which are the lots intended to accommodate the future expansion of the golf course. These subdivision improvements will not preclude the future expansion of the course and will be integrated into the golf course design, should the developer move forward with constructing the golf course.

- *Comment:* The Developer is required to maintain the existing nine-hole golf course in its current form.
  The current SMPU and SDA do not require the continued operation of the existing nine-hole golf course; however, it is something that is being negotiated and discussed in conjunction with the future potential amendment of the SDA.

  The SMPU identifies the area where the existing clubhouse, golf parking lot, and a portion of Hole 1 are located as having a land use designation of Residential, which is consistent with what is being proposed in the Phase I TTM. Based on the maps in the SMPU and TM 09-002 (SC VIII), it was not entirely clear what extent the SC VIII development encroached into the existing golf course area; however, this has since been mapped to illustrate the changes to the golf course area (see **Attachment D**). Hole 1 will also be impacted by the future development on Lot 4 during a future subsequent phase. The conditions of approval require

the relocation of the existing club house and parking lot and the reconfiguration of the Hole 1 be completed prior to starting construction on Phase 1C.

- *Comment:* Recycled Water Usage
  The SMPU encourages the use of recycled water to the maximum extent feasible for the existing and future planned golf course and landscapes areas. The use of recycled water is governed by an agreement between MCWD and the Developer, and is subject to the availability of recycled water. The Developer and MCWD agreed upon the relocation of the recycled water pond and the date for when it needs to be implemented.

- *Comment:* Phasing of the development; Project should not be piecemealed.
  The SMPU envisioned that the SC VIII project would be developed in multiple phases based on what the market will absorb. Sheet 5 of the Ph I TTM illustrates the SC VIII project at full build-out and the Ph I TTM represents the initial phase of the development.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 23-002 and Use Permit 23-003 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution 2024-11

- Exhibit A – Conditions of Approval
- Exhibit B – Mitigation Monitoring Program (MMP)

Attachment B: TTM 23-002, dated August 2, 2024 and received by the Town on August 7, 2024

Attachment C: Snowcreek Development Agreement Area of Geographic Nexus Map

Attachment D: Snowcreek VIII Overlay Map

Attachment E: Public Comments

ATTACHMENT A

Planning and Economic Development Commission Resolution 2024-11

Exhibit “A” – Conditions of Approval
Exhibit “B” – Snowcreek EIR Mitigation Monitoring Program

Recording Requested by and
When Recorded Mail To:

Town of Mammoth Lakes
Community & Economic Development Department
P.O. Box 1609
Mammoth Lakes, CA 93546

Recordation fee exempt per Government Code §27383
Space Above for Recorder's Use

RESOLUTION NO. PEDC 2024-11

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE TRACT MAP (TTM) 23-002 AND USE PERMIT (UPA) 23-003 FOR THE SNOWCREEK VIII PHASE I CONDOMINIUM SUBDIVISION PROJECT LOCATED WITHIN THE SNOWCREEK MASTER PLAN UPDATE AREA IN THE RESORT ZONE ON LOTS 1, 2, 3, 17, AND 18 OF TM 2009-002

(APNs: 040-330-000-000; 040-340-000-000; 040-350-000-000; 040-490-000-000; 040-500-000-000)

WHEREAS, a request for consideration of a Tentative Tract Map and Use Permit was filed by Snowcreek Investment Company II, LLC, for the "Snowcreek VIII Phase I" condominium subdivision project consisting of 172 condominium units. The application was submitted in accordance with the Snowcreek Master Plan Update - 2007 and Chapter 17.68 (Use Permits) of the Town of Mammoth Lakes Municipal Code, for property located within the Resort (R) zone subject to the Snowcreek Master Plan Update – 2007 on Lots 1, 2, 3, 17, and 18 of TM 2009-002; and

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing on the application request on July 24, 2024 which was subsequently continued to September 11, 2024, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, State Subdivision Map Act, Snowcreek Master Plan Update - 2007, Municipal Code, Subdivision Ordinance, and associated Land Use Maps;
3. The Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) consisting of the Draft EIR dated August 2007, the Final EIR dated January 2008, the Mitigation Monitoring Program (MMP) dated January 2008, and the Final EIR Addition dated May 2009 (collectively the "Snowcreek EIR"), incorporated herein by reference;
4. Town Council Resolution 09-45, dated July 8, 2009, certifying the Snowcreek EIR and adopting the Statement of Overriding Considerations and the Mitigation Monitoring Program (MMP), incorporated herein by reference;
5. Town Council Resolution 09-46, dated July 8, 2009, approving minor amendments to the Urban Growth Boundary, incorporated herein by reference;

6. Ordinance 09-46, dated August 5, 2009, adopting Zoning Code Amendment 2006-04 and the Snowcreek Mater Plan Update – 2007 to update the 1981 Snowcreek Master Plan for the Snowcreek VIII site, incorporated herein by reference;
7. Resolution No. PC-2009-08, dated December 9, 2009, approving Tentative Tract Map 09-002 to allow the parcelization of the Snowcreek VIII site, incorporated herein by reference;
8. Tract Map 09-002, recorded with the Mono County Recorder's Office on August 31, 2023, incorporated herein by reference;
9. Oral evidence submitted at the hearing;
10. Written evidence submitted at the hearing; and
11. Project plans consisting of:
    a. Tentative Tract Map 23-002 Sheets 1-17, dated August 2, 2024 and received by the Town on August 7, 2024.

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

I. **CEQA.**

Public Resources Code Section 21166;
CEQA Guidelines Section 15162

1. On July 8, 2009, the Town Council certified the Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) ("Snowcreek EIR") and made the required CEQA findings pursuant to CEQA Guidelines Section 15091. Additionally, the Town Council adopted the Snowcreek VIII Mitigation Monitoring Program (MMP), which includes mitigation measures to reduce the majority of the potentially significant impacts of the Project to less than significant levels, and the Statement of Overriding Considerations which outline the benefits of the Project that outweigh the potential unavoidable adverse environmental effects of the Project with regards to Aesthetics, Air Quality, and Utilities and Service Systems.
2. The proposed tentative tract map and use permit are necessary for implementation of the Project and were contemplated as a future discretionary action within the Snowcreek EIR.
3. The Commission further finds that any comments received regarding the Project have been examined and determined to not modify the conclusions of the Snowcreek EIR. The Commission further finds that no additional feasible mitigation measures within the Commission's authority are necessary to reduce the environmental impacts of the Project, because all impacts are either less than significant, will be mitigated to a level of less than significant through the imposition of enforceable mitigation, or were addressed in the Statement of Overriding Considerations in the Snowcreek EIR. Finally, based on the substantial evidence set forth in the record, the Commission finds that none of the conditions triggering the need for subsequent environmental review have occurred. Specifically, the Commission finds that no subsequent environmental review is required pursuant to Public Resources Code Section 21166 or State CEQA Guidelines Section 15162 because:

a. There are no substantial changes to the Project from what was analyzed in the Snowcreek EIR that will require revisions to the previous EIR, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur. The Project is consistent with all applicable SMPU development standards specific to the Planning areas, including, but not limited to, density, site coverage, snow storage, and setbacks. The Snowcreek EIR found that the potential impacts from the Project would result in less than significant impacts with the incorporation of the mitigation measures in the areas of Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, and Transportation and Traffic and that the Project could result in potentially significant and unavoidable impacts in the areas of Aesthetics, Air Quality, and Utilities and Service Systems. However, since no substantial changes to the Project are proposed, a significant increase in the severity of the previously identified significant effects will not occur.

b. There are no substantial changes with respect to the circumstances under which the Project is being undertaken that will require major revisions to the previous EIR since the project site remains in a similar condition as it was when it was originally analyzed in the Snowcreek EIR and the Project, as proposed, is consistent with what was analyzed in the Snowcreek EIR for the site. Additionally, no changes or amendments to the Snowcreek EIR with respect to the project site have occurred. Therefore, since the circumstances under which the Project is being undertaken remain unchanged, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects are anticipated to occur.

c. There is no 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, to show that:

    i. The Project will have one or more significant effects not previously discussed in the EIR since no changes have occurred with respect to the intensity of the development that was previously analyzed in the Snowcreek EIR and all potential environmental effects were found to be adequately analyzed in the Snowcreek EIR;

    ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR. The Snowcreek EIR determined that the project could result in significant and unavoidable impacts in the areas of Aesthetics, Air Quality, and Utilities and Service Systems, and a Statement of Overriding Considerations was adopted. Since the Project is within the scope of development that was intended for the project site and is consistent with the Project analyzed in the Snowcreek EIR, none of the previously identified significant effects are anticipated to be substantially more severe than shown in the EIR.

    iii. 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. The mitigation measures in the Snowcreek EIR reduce all potential impacts to a less than significant level, with the exception of impacts related to Aesthetics, Air Quality, and Utilities and Service Systems, which were found to be significant for the reasons stated in the EIR and no mitigation measure or alternative would

adequately reduce those impacts to a less than significant level, and therefore, there are no additional mitigation measures or alternatives that would be feasible that would reduce one or more significant effects of the project; and

iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The mitigation measures in the Snowcreek EIR reduce all potentially significant impacts to a less than significant level, with the exception of impacts related to Aesthetics, Air Quality, and Utilities and Service Systems, which were found to be significant for the reasons stated in the EIR and no mitigation measure or alternative would adequately reduce those impacts to a less than significant level. Therefore, there are no other mitigation measures or alternatives from those analyzed in the Snowcreek EIR which would reduce one or more significant effects on the environment.

II. MUNICIPAL CODE FINDINGS.

FINDINGS FOR USE PERMIT (Municipal Code Section 17.68.050)

1. **The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with the Snowcreek Master Plan Update – 2007.**

   The proposed map is consistent with the applicable 2007 General Plan and the Snowcreek Master Plan Update – 2007 (SMPU) because the proposed condominium use is a permitted use in the Residential planning area of the SMPU. The project is consistent with the intended uses described in the General Plan Land Use description for the Resort land use designation, which describes the Resort designation as an area intended to allow commercial mixed uses including visitor lodging, amenities and services, and workforce housing…with a base density of six (6) to a maximum of eight (8) residential dwelling units per acre. The proposed Tentative Map would provide visitor lodging through the proposed subdivision of the "airspace" into 172 condominium units. The SMPU analyzes density based on the Net Development Area of the overall Snowcreek VIII project site exclusive of the 94-acre open space parcel intended for the future golf course expansion. The overall density of the Snowcreek VIII project at full build-out is 6.92 units/acre (990 units/143 acres), and is therefore consistent with the allowable density range of six (6) to eight (8) units/acre.

   In addition to being consistent with the applicable land use designation, General Plan policies with which the project is consistent include, but are not limited to the following:

   Economy Element

   - Policy E.3.C, "*Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes*."

     The project as a whole proposes several major land use types including residential, commercial, retail, recreation, and hotel/resort uses. The project integrates a mix of residential types within distinct neighborhoods. Additionally, the project includes multiple options for recreational amenities within, and adjacent to, the project site. These amenities help contribute to the Town's identity as a resort destination. The initial phase will provide critical infrastructure systems that will support the entire development.

Landuse

- Policy L.5.B, "*Locate visitor lodging in appropriate areas.*"

  The project clusters the medium- and high-density residential in the center of the development area, with lower density residential located adjacent to open space to preserve open space and provide for the transition of high- to low-density uses adjacent to open space areas.

- Policy L.6.A, "*No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary (UGB)*"; *and*

  Policy L.6.B, "*Recreation facilities, other public facilities, and public utility installations may be permitted outside of the UGB…"*

  As a part of the adoption of the SMPU, the UGB was amended to incorporate the entire SMPU development area, with the exception of the open space recreation area intended for the future golf course expansion.

- Policy M.5.3, "*Maintain an overall intersection level of service (LOS) D or better on the Peak Design Day at intersections along arterial and collector roads.*"; and

  Policy H.5.4, "*Consider the installation of roundabouts at intersections as a means of …capacity enhancing improvements when a roundabout will achieve the same or better LOS, where it is physically feasible and cost effective, and when it will contribute to traffic calming and community character objectives.*"

  The proposed roundabout at the intersection of Old Mammoth Road/Minaret Road will ensure that the intersection maintains the desired LOS. The developer has secured all necessary easements to provide adequate space for the roundabout.

The proposed project is also consistent with the Snowcreek Master Plan Update – 2007 (SMPU) because: (1) the proposed residential use authorized by the subdivision is consistent with the uses permitted in the Planning areas; (2) the subdivision is consistent with the allowable density; and (3) the subdivision is consistent with all applicable development standards prescribed by the SMPU. The future use permit and design review entitlements will require additional consistency review with the SMPU.

2. **The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity; and**

   The proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity because the proposed condominium use is consistent with the intended use of the site per the SMPU and is compatible with the adjacent residential condominium developments.

   The proposed development is consistent with the intended uses for the Residential planning area specified in the SMPU and complies with the development standards as specified in the SMPU for the subject site and evaluated in the Snowcreek EIR.

   Construction of the future project is required to comply with the conditions of approval for the project, which include applicable mitigation measures adopted for the Snowcreek EIR.

3. **The Commission shall make such other findings as deemed necessary to support approval or denial of the proposed use.**

   The proposed Snowcreek VIII Phase I condominium subdivision project adheres to all of the development standards of the SMPU. Site improvements that benefit the surrounding developments and pedestrian connectivity include new multi-use path connections to the existing paths at Sherwin Creek Road and at Minaret Road and new multi-use paths throughout the development.

III. **SUBDIVISION MAP ACT FINDINGS.** (State Map Act §66474)

1. **The proposed map is consistent with applicable general and specific plans.**

   The proposed map is consistent with the applicable 2007 General Plan and the Snowcreek Master Plan Update – 2007 (SMPU) because the proposed condominium use is a permitted use in the Residential planning area of the SMPU. The project is consistent with the intended uses described in the General Plan Land Use description for the Resort land use designation, which describes the Resort designation as an area intended to allow commercial mixed uses including visitor lodging, amenities and services, and workforce housing…with a base density of six (6) to a maximum of eight (8) residential dwelling units per acre. The proposed Tentative Map would provide visitor lodging through the proposed subdivision of the "airspace" into 172 condominium units. The SMPU analyzes density based on the Net Development Area of the overall Snowcreek VIII project site exclusive of the 94-acre open space parcel intended for the future golf course expansion. The overall density of the Snowcreek VIII project at full build-out is 6.92 units/acre (990 units/143 acres), and is therefore consistent with the allowable density range of six (6) to eight (8) units/acre. The project is also consistent with all of the applicable development standards prescribed by the SMPU and all utilities and access roadways can be improved and/or extended to service the project area.

2. **The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

   The design and improvements of the subdivision are consistent with the applicable General Plan and the SMPU because the SMPU established Planning areas that are intended for "clustered" development and the proposed development is a "clustered" development within the Residential planning area that is consistent with all applicable development standards. Furthermore, the SMPU allows for residential condominium uses subject to the approval of a subdivision map and use permit. The improvements proposed for the Recreation planning area are limited to critical stormwater and recycled water infrastructure that will service the entire Snowcreek VIII development and will not impact the future proposed golf course development of the Recreation area.

3. **The site is physically suitable for the type of development.**

   The site is physically suitable for the type of development proposed because the sites are located within the Residential and Recreation Planning areas of the SMPU and the proposed development is consistent with the intended uses of those area. The project proposes to install all necessary utilities and access roadways to service the project.

4. **The site is physically suitable for the proposed density of development.**

   The site is physically suitable for the proposed density of development because, as stated above in Finding (1), the SMPU analyzes density based on the Net Development Area of the overall Snowcreek VIII project site exclusive of the 94-acre open space parcel intended for the future golf course expansion. The overall density of the Snowcreek VIII project at

full build-out is 6.92 units/acre (990 units/143 acres), which is within the allowable Resort zone density range of six (6) to eight (8) units/acre.

5. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

   The design of the subdivision is not likely to cause substantial environmental damage or substantially injure fish or wildlife because the previously certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) ("Snowcreek EIR") determined that all potential environmental impacts of the Snowcreek VIII Phase I project were adequately analyzed in the Snowcreek EIR and that all impacts to biological resources would be less than significant with the implementation of the mitigation measures adopted in the MMP.

6. **The design of the subdivision and types of improvements is not likely to cause serious health problems.**

   The design of the subdivision is not likely to cause serious public health problems because required mitigation measures from the previously certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) ("Snowcreek EIR") are included as conditions of approval to reduce health-related impacts to a less than significant level, and no evidence has been submitted during the planning review process to indicate that the development would cause any serious public health problems. All necessary public services will be provided to the site.

7. **The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

   The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because all easements are shown on the tentative map and/or are required through the conditions of approval for the project. Access to the property is provided from Old Mammoth Road which provides adequate street alignment and width to serve the project.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that the previously certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report (SCH #2006112015) ("Snowcreek EIR") adequately covered all potential environmental impacts of the Snowcreek VIII Phase I project and no new or increased environmental impacts are anticipated as a result of the Project, and therefore, a subsequent EIR is not required pursuant to Public Resources Code Section 21166 or State CEQA Guidelines Section 15162; and

2. Approves the Snowcreek VIII Phase I project consisting of Tentative Tract Map 23-002 and Use Permit 23-003 subject to the following conditions:

   See Exhibit "A" and "B"; and

3. Directs staff to file a CEQA Notice of Determination within five working days after approval.

PASSED AND ADOPTED this 11th day of September 2024, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

_____	_____
Nolan Bobroff, Community and Economic Development Director	Michael Vanderhurst Chair of the Mammoth Lakes Planning and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

OWNER/APPLICANT:

I, Charles R. Lande, applicant and authorized signatory for Snowcreek Investment Company II, LLC, the property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____
Charles R. Lande, Authorized Signatory
Snowcreek Investment Company II, LLC
(Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mono }

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary

EXHIBIT "A"

Resolution No. PEDC 2024-11

Case No. TTM 23-002, UPA 23-003

CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the "Snowcreek VIII Phase I" condominium subdivision project, consisting of 172 condominium units within 41 buildings. The approval authorizes the condominium "airspace" subdivision and the associated subdivision improvements (i.e., grading, utilities, road network, stormwater retention, etc.). No physical construction of the actual residential structures is authorized.
2. The approved tentative tract map includes: Tentative Tract Map Sheets 1-17, dated August 2, 2024, and received by the Town on August 7, 2024.
3. Prior to the issuance of any building permit for the development of the residential units, a subsequent use permit and design review approval shall be required (Phase I Development Entitlement).
4. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
5. This permit and all rights hereunder shall remain valid for the term of the 2010 Snowcreek Development Agreement (SDA), or in the event that the SDA expires or is terminated prior to two years after the issuance of this permit, this permit will automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B. This time limitation is separate from the time limitation for recording a final map pursuant to the Subdivision Map Act.
6. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
7. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new structures.
8. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials is prohibited, except as allowed through a temporary construction management plan approved by the Public Works Director.
9. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.

10. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.

11. Prior to the issuance of a grading permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.

12. Where compliance with the conditions of approval or applicant-initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.

13. The applicant shall defend, with counsel selected by the Town, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall be entitled to control the defense of any action.

14. Pursuant to Government Code Section 66474.9 the subdivider shall defend, with counsel selected by the Town, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Government Code Section 66499.37. The Town shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense.

15. All exterior lighting, including any light pole fixtures, shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds.

16. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.

17. The residential structure design(s) will require review and approval from the Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88 prior to building permit issuance.

18. These zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

19. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)

SPECIAL PLANNING CONDITIONS

20. All future development shall be subject to and comply with the Snowcreek Master Plan Update, including all development standards and all relevant conditions of approval (Town Council Resolutions 09-45 [*Certification of the FEIR*] and 09-46 [*GPA for the UGB Boundary*] and Ordinance 09-05 [*ZCA for the Master Plan Update*]), or any adopted amendments thereto.

21. The project shall comply with all applicable mitigation measures from the Environmental Impact Report for the Snowcreek VIII, Snowcreek Master Plan Update – 2007 project (SCH #2006112015), which are on file in the Office of the Town Clerk and are incorporated herein by reference. The Mitigation Monitoring Program (MMP) is attached as Exhibit "B".
22. The housing mitigation requirements for all phases of Snowcreek VIII shall be mitigated through compliance with Section 6.0 (Housing Plan) of the Snowcreek Mater Plan Update 2007 and Sections 2.2.3 (Affordable Housing Mitigation Financial Framework) and 4.1 (Affordable Housing Requirements) of the 2010 Snowcreek Development Agreement (SDA), provided that the SDA remains in effect. The housing mitigation plan requires a combination of on-site affordable housing, payment of in-lieu fees, and the use of existing housing credits and the Total Affordable Housing Cost is defined to mean the value of 47 units of on-site affordable housing, as specified in Section 2.2.3 of the SDA, an in-lieu fee payment for 47 units of off-site affordable housing, as specified in Section 2.2.3 of the SDA, and the application of existing housing credits (16.5 FTEE credits). The Total Affordable Housing Cost shall be reduced in the event that not all entitled market-rate units are constructed and/or not all entitled resort hotel rooms/suites are constructed. Each phase of development may meet the housing mitigation requirements in a variety of ways and a separate Affordable Housing Implementation Plan (AHMP) for each phase is required to be submitted with the development entitlement (e.g., Phase I Development Entitlement for the design review and use permit entitlements).
23. All future condominium units are subject to the regulations of the Town's Quality of Life Ordinance (Municipal Code Chapter 5.40).
24. The applicant shall submit Owner's Association CC&Rs for the maintenance and control of common areas for review and approval by the Community and Economic Development Director prior to Final Map approval.
25. Noise levels generated by the project shall adhere to the requirements of the Town's noise regulations, as applicable.
26. Any and all land uses proposed on the Covenant property shall be reviewed and approved by the Eastern Sierra Land Trust (ESLT) and the Town in accordance with the Covenant prior to any grading and/or building permits being issued for such uses.
27. The existing golf course infrastructure (clubhouse and parking area) within Phase 1C (Lot 3) shall be relocated and be operational prior to the demolition of the existing structures.
28. Prior to the issuance of the first building permit for Phase 1C (Lot 3), the portion of the existing nine-hole golf course that will be impacted by the development (i.e., Hole 1) shall be re-oriented to allow for the continuous seasonal operation of the nine-hole golf course.
29. Relocation of the existing construction office and/or sales office to a location within the Snowcreek VIII development shall require approval of an Administrative Permit by the Town, provided that the site allows for such uses in the Snowcreek Mater Plan Update – 2007.
30. Lot 18 shall be annexed into the Mosquito Abatement District (MAD) prior to the placement of any water into the relocated recycled water pond.

SPECIAL DISTRICT CONDITIONS

31. Access to and circulation through the project site for emergency vehicles shall comply with all Mammoth Lakes Fire Protection District and Town requirements. Access for emergency vehicles shall be provided to all areas of the site. All circulation/access roadways, bridges, etc. shall be constructed to support the weight of emergency vehicles pursuant to the Mammoth Lakes Fire Protection District requirements.

32. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements. A Wildland Fire Urban Interface Hazard Plan (WFUIHP) shall be provided with the Phase I development entitlement submittal for the Snowcreek VIII site. The WFUIHP shall be reviewed and approved by the MLFPD prior to issuance of the first building permit for Phase I.

33. All propane lines serving the project shall meet all fire and building code requirements and shall be equipped with a readily available 90-degree shut-off isolation valve on the exterior of the project and an excess flow valve designed into the system. Each building shall have a readily accessible shut-off isolation valve located within the street in an approved vault design near the connection to the main distribution line.

34. The reclaimed water pond shall be designed to be draftable for emergency fire response purposes. A standpipe with an appropriate connection shall be provided in accordance with MLFPD standards.

35. Proposed water, sewer, and recycled water irrigation connections require permits from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water, sewer, and recycled water irrigation permits from Mammoth Community Water district and pay applicable fees to the District.

36. A form of security acceptable to the Mammoth Community Water District shall be posted to secure completion of all required public water, sewer, and recycled water irrigation facilities and the applicant shall enter into a transfer agreement for all required public water, sewer, and recycled water improvements. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.

37. All required easements for public water, sewer, and recycled water irrigation facilities shall be granted by separate document in a form and content acceptable to the Mammoth Community Water District prior to acceptance of the facilities.

38. Easements shall be granted to Mammoth Community Water District for existing monitoring wells Well #14, Well #19, and Well #30 prior to acceptance of the Phase 1A public water, sewer, and recycled water irrigation facilities.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

39. A final map, consistent with the tentative map and the conditions herein, shall be recorded with the County Recorder of Mono County prior to the expiration of the approved tentative map. The final map shall conform to the Subdivision Map Act and the Subdivision Ordinance for the Town of Mammoth Lakes. The tentative map shall expire 24 months after the approval date, or in accordance with the terms of the 2010 Snowcreek Development Agreement. Failure to record the final map prior to the expiration will nullify all approvals, except as such time limitation may be extended by law or by the Planning and Economic Development Commission in accordance with the Subdivision Map Act.

40. Nothing in the approval of this tentative tract map shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State or federal standard, policy, regulation or law, unless specifically provided for herein.

41. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an appropriate district or property owners' association.
42. All new utility lines within, adjacent to, or serving the site shall be placed underground.
43. The site grading design and all building construction shall conform to State and federal disabled access regulations.
44. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).
45. Landscaping and irrigation systems within the public right of way, adjacent to the project area and within the project shall be maintained by property owner, with the exception of benefit assessment district areas.
46. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.
47. All grading and public improvements shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
48. Any off-site improvements required, such as installation of roads, sewers, water lines, or drainage improvements, which are of benefit to land other than the land located within the subdivision, shall be subject to an approved agreement between the Town and the subdivider to reimburse him in whole or in part for the use of the improvement by lands other than those developed by the subdivider, pursuant to Section 17.16.190 of the subdivision ordinance.
49. Pursuant to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise provided by FGC or any regulation made pursuant thereto. Completion of a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO APPROVAL BY STAFF OF THE FINAL MAP:

50. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
51. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
52. All easements and dedications shall be in a form and content acceptable to the Public Works Director.
53. Copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary title report together with a copy of the current grant deed and a current title report, a copy of each record map for the subject property shown within the tentative map boundary, and a copy of each and every adjacent map, deed or other document as necessary that establish, or were used for the survey of, and for the retracement of the subdivision boundary shall be submitted with the initial submittal of the final map.
54. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.

55. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.

56. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure completion of all required grading, street and drainage improvements in accordance with the Municipal Code and the applicant shall enter into a subdivision improvement agreement for all required public improvements in accordance with the Subdivision Map Act. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.

57. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10.

58. A form of security listed in Government Code Section 66499(a) shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map. The estimated amount of the surety shall be prepared by the licensed land surveyor preparing the final map and shall be approved by the Town Surveyor.

59. If the subject property has existing overhead utilities along the property frontage, the Subdivision Ordinance requires that undergrounding of utilities shall be mandatory for all subdivisions and all condominium projects. The applicant shall therefore perform either of the following:
    a) Convert the existing utilities underground along the frontage of the property; or
    b) Post a surety in a Town acceptable form to guarantee undergrounding of utilities or the property is annexed into a Capital Improvement District that will underground the overhead utilities. The Applicant shall therefore enter into an agreement with the Town whereby the property owner, his successors and assigns, shall not vote to disillusionment of an assessment district to be formed for the conversion of the existing overhead utilities to underground. The covenant shall be recorded with the County Recorder and shall be on title.
        (1) The design and construction and the estimated costs and fees for the conversion to underground of the utilities shall meet the standards and approval of all serving utility companies within the Mammoth Lakes area and the standards and requirements of the Town; or
        (2) The Property Owner shall enter into an agreement with the Town in which the Property Owner shall agree to not vote in opposition to the formation of a Utility Undergrounding District. The agreement shall run with the land and shall be binding upon all future owners of the property.

60. A snow removal/storage plan shall be submitted by the applicant and approved by the Community and Economic Development Department. This plan and provisions for maintenance of private driveways and drainage facilities shall be included in the CC&Rs prior to final map approval by Town staff.

61. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.

62. All easements as shown on the tentative map shall be granted on the final map or recorded by separate document prior to or concurrent with recordation of the final map in a form and in content acceptable to the Town. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).
63. Easements shown on the tentative map to the benefit of an agency other than the Town or to other parties shall be shown on the final map as "Easements Reserved". The owner's statement on the final map shall reserve said easements unto themselves, their heirs and assigns.
64. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by Town staff. The originals of the executed documents shall be delivered to the Public Works Director together with the final map prior to approval of the final map.
65. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
66. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
67. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the final map by staff.
68. For condominium projects the following statement shall appear on the signature sheet of the final map: "THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM 172 UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT."
69. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.
70. As required by the Town's Subdivision Ordinance Section 17.20.160 and the most recent Town Council Resolution adopting a Schedule of Fees, the applicant shall pay a fee for each unit, parcel or lot, including lettered lots and parcels and common area lots or parcels created, to the Community and Economic Development Department for long range planning reimbursement prior to approval by staff of the final map.
71. If the subdivider elects to file multiple final maps, then prior to submittal of the first final map for the project, the applicant shall submit a development schedule of phasing and improvements for review and approval by the engineering and planning divisions of the Town. The Town may impose additional conditions relative to phasing and the filing of multiple maps in accordance with Section 66456.1 of the Subdivision Map Act. Phasing may only be permitted if discontinuous rights-of-way and substandard lots are not created by the phasing.
72. The final map shall provide access for public transit using the private street network to and from the project.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT, GRADING, OR IMPROVEMENT PERMIT:

73. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.

74. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.

75. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.

76. Construction of water, sewer, and recycled water irrigation improvements shall require water, sewer, and recycled water irrigation Construction Permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for review and approval and a grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures and best management practices to prevent erosion and to protect existing trees shall be constructed prior to work commencing for any and all water, sewer, and recycled water irrigation improvements.

77. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.

78. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.

79. All future landscaping for each phase shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). A preliminary landscape plan with sufficient information and detail to determine consistency with Chapter 17.40 shall be submitted to, and approved by, the Town as a part of the Design Review approval. Irrigation shall use recycled water to the maximum extent feasible in compliance with Section 5.2 of the Snowcreek VIII Master Plan Update – 2007 and Snowcreek's recycled water agreement with the Mammoth Community Water District.

80. Prior to the issuance of an engineered grading permit for the project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration and/or stabilization of the site. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

81. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code.

82. No work within Town right of way shall be commenced until a traffic control plan has been approved by the engineering services division of the Town.

83. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.

84. Street profile grades shall not be less than 0.5% unless the engineer of work at the time of submittal of the improvement plans provides justification to the satisfaction of the Public Works Director confirming the adequacy of the grade and provided that drainage can be adequately maintained.

85. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.

86. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.

87. Prior to approval of the improvement plans, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.

88. A geotechnical report is required that confirms that the proposed stormwater retention infiltrator locations will not be subject to groundwater entering the drywell or cause leaching through an adjacent slope. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with NPDES water quality Phase 2 requirements.

89. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).

90. All driveways shall be constructed in accordance with the driveway standards of the Town.

91. In addition to the drainage, traffic related, or other requirements stated herein, other “on-site” or “off-site” improvements may be required which cannot be determined from tentative plans at this time and will require additional review by the Public Works Director after more complete improvement plans and profiles have been submitted.

92. Drainage across the property shall be maintained. The design of the grading and drainage facilities shall not create concentrated discharges to adjacent properties and/or public rights of way in excess of historical flows. A registered civil engineer shall investigate existing facilities and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties. The Engineer shall verify that downstream facilities, and drainage channels accepting site flows are not adversely affected by an increase in runoff from this development. If the project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate the increased flows; otherwise, the applicant shall provide on-site detention for excess flows.

93. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches

or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

94. Temporary and permanent erosion control plans shall be included with the grading, improvement, and building plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances or exemptions from the Lahontan District prior to any grading. All BMPs shall be shown on the erosion control plans. If the Town inspector determines that the BMPs in place are not adequate, then additional BMPs shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.

95. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.

96. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 23-002 & UPA 23-003, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and the grading permit and all conditions and requirements therein shall be adhered to by the contractor, sub-contractors and any person performing any work on the project." This note shall also be included within the Construction Staging and Management Plan.

97. Prior to combustible materials being placed on-site, an all-weather access road shall be identified or constructed serving all areas where combustible materials are being stored to the satisfaction of MLFPD.

98. A shoring plan shall be prepared and submitted for review that demonstrates how the cuts along and adjacent to the property lines can be made without encroachment onto the adjacent property and in conformance with OSHA requirements.

99. Existing Town and Private streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction. A form of security listed in Government Code

Section 66499(a) and acceptable to the Town shall be posted to cover the cost of grading and paving prior to approval by staff of the map.

100. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.

101. All easements shall be shown on the grading and building permit plans.

102. A tree removal plan shall be approved prior to any land disturbance and the issuance of a grading or building permit. A pre-construction meeting shall be held on-site prior to any land disturbance to inspect clearing limit fencing. The applicant shall obtain the necessary Timber Harvest Permit prior to any tree removal.

103. The grading plan shall include tree protection measures to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, finish grading shall not disturb existing understory vegetation or retained trees. Grading operations shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plans, and as required by the Town.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS:

104. Recordation of the final map. The applicant shall provide evidence to the Town that the map has been recorded prior to issuance of the first building permit for the project. Evidence shall consist of the recording information on the final map.

105. For all fences, retaining and screening walls greater than 48" in height above grade, the applicant shall submit plans to and obtain a building permit from the building division.

PRIOR TO ISSUANCE OF A TEMPORARY, CONDITIONAL, OR FINAL CERTIFICATE OCCUPANCY, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

106. For each phase of development, all required landscaping and irrigation improvements shall be constructed prior to issuance of the final certificate of occupancy for that phase. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted with the Town to the satisfaction of the Community and Economic Development Department for any required landscaping and irrigation improvements to be deferred and a schedule shall be submitted to the town for the construction of the deferred improvements. Deferral of the construction of any landscaping and irrigation improvements shall be at the sole discretion of the director of the Community and Economic Development Department.

107. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Chapter 16.32.

108. The final condominium plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, and CC&Rs. The condominium plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Issuance of a certificate of occupancy and recordation of the condominium plans shall not occur prior to Town approval of the condominium plans. The condominium plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.

109. Construction of private streets and private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.

110. All required grading, public and private street and drainage improvements shall be completed, all "punchlist" items completed to the satisfaction of the Public Works Director, the as-built plans submitted, reviewed and approved and the required warranty security posted prior the issuance of a certificate of occupancy for the project.

111. Projects subject to a building permit shall have all required on and off-site improvements completed and approved prior to final inspection of any buildings or structures. The installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the Public Works Director, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

112. All survey monumentation shall be completed prior to the issuance of the first temporary, conditional, or final certificate of occupancy for the project, whichever comes first.

SPECIAL ENGINEERING CONDITIONS

113. A new multi-use path connector shall be extended on the south side of Old Mammoth Road from the new Snowcreek Drive multi-use path eastward to the existing sidewalk on the east side of Sherwin Creek Road. This path shall be constructed in conjunction with the construction of the multi-use path along the Lot A of Snowcreek Drive. At the discretion of the Town, a safe pedestrian crossing shall be constructed from Snowcreek Drive to the north side of Old Mammoth Road.

114. All multi-use and pedestrian paths shall be constructed at the same time as the adjacent roads.

115. Multi-use path lighting, signage, and striping shall comply with Town standards and master plans.

116. Stormwater retention basins and recycled water ponds shall be benched in such a way to allow for easy exit from the waterway by people and wildlife.

117. All drainage improvements proposed for Lots 1 and 17 shall be completed prior to the issuance of the first certificate of occupancy for Phase 1A. Easements shall be granted to all future development phases for drainage purposes.

118. All Phase 1A improvements shall be completed prior to issuance of the first building permit for any subsequent phase of development.

119. Developer shall complete all new Phase 1A street and multi-use paths prior to the issuance of the first certificate of occupancy for Phase 1A. This shall include the Lot A section of the Snowcreek Drive and Terra Mar Drive (Lot E) streets and the associated multi-use paths along Snowcreek Drive, Terra Mar Drive, the Fairway Drive connector to Old Mammoth Road, and the Old Mammoth Road connector to Sherwin Creek Road.

120. The Lot B and C sections of Snowcreek Drive shall be completed and accessible to the residents of Snowcreek V prior to the start of construction of Phases 1B or 1C.

121. The easterly intersection of Old Mammoth Road/Snowcreek Drive shall have street lighting in accordance with Town Standards.

122. Town street name signs shall meet the Manual of Uniform Traffic Control Devices letter size and reflectivity standards and shall be installed indicating street names. This applies to public and private streets and shall be consistent with other Town street signage throughout the Town.

123. Subject to the issuance of a grading permit, Developer shall be permitted to use the areas for future phases of the development to stockpile and store materials.

124. For each subsequent phase of development, a review of the project traffic study shall be submitted for review and approval by the Town, and updated as needed, to evaluate the timing of mitigation measures and consistency with the original assumptions in the Snowcreek VIII, Snowcreek Master Plan Update – 2007 FEIR.

125. The Old Mammoth Road/Minaret Road roundabout shall be completed prior to the issuance of the 301st building permit for the Snowcreek VIII development or when the subject intersection exceeds a level of service (LOS) D using a Town approved design day. The Town shall approve the consultant that will be used to prepare these improvement plans prior to the selection of the consultant. The Town shall have reasonable approval rights over the consultant. The Town shall approve the consultant within five (5) business days of the request for approval. The Town's approval shall not be unreasonably withheld. If the Town fails to respond to the request for approval within the specified timeframe, the consultant shall be deemed approved. The design shall include all components of the facility including lighting, landscape, multi-modal circulation, and irrigation.

126. Developer shall construct the first of the four proposed transit stops/shelter with the development of either Lot 8 or 9, whichever comes first, and shall be completed prior to the approval of Phase III. The shelter shall be to Town standards. The transit stop shall be in proximity to, and meet the needs of, the Phase I and II residents.

127. The existing driving range, driving range building footprint, access road, and all disturbed areas of Lots 1 and 17 shall be revegetated in accordance with Town Standards and the Snowcreek VIII Landscape Master Plan (Appendix C) prior to the issuance of the first certificate of occupancy for Phase 1A. All landscaping and irrigation installed shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). A final landscape and irrigation plan shall be submitted to, and approved by, the Town for inclusion in the project engineering grading permit. Irrigation shall use recycled water to the maximum extent feasible in compliance with Section 5.3 of the Snowcreek VIII Master Plan Update – 2007 and Snowcreek's recycled water agreement with the Mammoth Community Water District.

128. The emergency vehicle access (EVA) road connection to Sherwin Creek Road shall be constructed and available for use prior to construction of the hotel or prior to development of 2/3 of the project's units, whichever occurs first. If the golf course is constructed prior to the hotel or 2/3 of the project's units, the EVA shall be constructed with the golf course, unless an alternative plan is approved by the MLFPD and the Town. The EVA also doubles as a road to the golf maintenance facility; therefore, the maintenance road portion of the EVA may be constructed prior to the EVA connection to Sherwin Creek Road.

129. The existing maintenance storage area on Lot 18 adjacent to Sherwin Creek Road shall only be used by the developer for maintenance and storage of equipment being used in the Snowcreek VIII development. Location may not be sublet or utilized for any commercial or industrial uses.

EXHIBIT "B"

Resolution No. PEDC 2024-11

Case No. TTM 23-002, UPA 23-003

Snowcreek Master Plan Update – 2007 Project Environmental Impact Report (SCH #2006112015) Mitigation Monitoring Program (MMP)

IV. MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Mitigation Monitoring Program, §15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). The Town of Mammoth Lakes (Town) is the Lead Agency for the Snowcreek VIII, Snowcreek Master Plan Update – 2007 (Project) and is therefore responsible for enforcing and monitoring the mitigation measures in this Mitigation Monitoring Program (MMP).

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur. There are occasions that feasible mitigation is not available. CEQA Code 15126.4 (5) states: If the lead agency determines that a mitigation measure cannot be legally imposed, the measure need not be proposed or analyzed. Instead, the EIR may simply reference that fact and briefly explain the reasons underlying the lead agency's determination. This MMP is designed to monitor implementation of the required and recommended mitigation measures and conditions set forth for project approval for the Project as identified in the Draft Environmental Impact Report (Draft EIR) and the Final Environmental Impact Report (Final EIR). The required and recommended mitigation measures as well as the conditions set forth for project approval are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored. These phases include:
  - ◊ Pre-Construction, including the design phase.
  - ◊ Construction.
  - ◊ Operation (post-construction).
- Implementing Party, the party responsible for implementing the mitigation measure.
- The Enforcement Agency, the agency with the power to enforce the mitigation measure.
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation, and development are made.

The MMP for the Project will be in place throughout all phases of the Project. The Project Applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The Project Applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The Town, although assisted by other agencies as identified below, will

be the primary Enforcement and Monitoring Agency for the MMP procedures and will also serve to provide the documentation for the reporting program.

Generally, each certification report will be submitted to the Town in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. The Town shall assure that project construction occurs in accordance with the MMP. Departments listed below are all departments of the Town unless otherwise noted.

As described in Section I, Introduction, to this Final EIR Addition, Mitigation Measure CULT-1, Impacts to Known Cultural Resources, has been revised based on comments received from the Native American Heritage Commission after the Final EIR was published. Mitigation Measures HYD 1a and -1b, Water Quality Standards, and UTIL-5e, Water Supply, have also been revised to ensure that the Lahontan RWQCB updated or yet to be defined regulations and requirements shall apply. Furthermore, Mitigation Measures UTIL-5 and UTIL-7 were revised as a result of information provided by the Mammoth Community Water District in May 2009. These changes have been made for clarification purposes and would still result in the same level of impact after mitigation.

AESTHETICS

Mitigation Measure AES-5 Signage

Prior to the issuance of building permits, all buildings containing three or more separate businesses shall prepare a Master Sign Plan, in accordance with the Mammoth Lakes Municipal Code Chapter 17.34 and 17.40.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure AES-6 Light and Glare

Prior to occupancy, all lighting on the Project site shall comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34.

Monitoring Phase	Pre-Construction/Construction/Pre-Occupancy
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

AIR QUALITY

Mitigation Measure AQ-1 Construction

The Project applicant shall require that the following practices be implemented by including them in the contractor construction documents to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project construction phases:

a. Water all construction areas at least twice daily; water trucks will be filled locally after the contractor makes water acquisition agreements and obtains any required permits.

b. Cover all trucks hauling soil, sand, and other loose materials;

c. Apply clean gravel, water, or non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;

d. Remove excess soils from paved access roads, parking areas and staging areas at construction sites;

e. Sweep streets daily (with mechanical sweepers) if visible soil material is carried onto adjacent public streets;

f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);

h. Limit traffic speeds on unpaved roads to 15 miles per hour;

i. Install gravel-bags, cobble entries, or other Best Management Practices (BMPs) and erosion control measures to prevent silt runoff to public roadways;

j. Replant vegetation in disturbed areas as soon as possible;

k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site;

l. Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 50 miles per hour (mph) and when sustained winds exceed 25 mph increase the frequency of watering from twice daily, as described in Mitigation Measure AQ-1a above, to three to four times a day;

m. The construction fleet will meet the terms set forth in the CARB Proposed Regulation for in-use Off Road Diesel Vehicles, paragraph (d)(3) Idling. The proposed regulation implementation date is May 1, 2008.

n. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use;

o. All equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications;

p. When feasible, alternative fueled or electrical construction equipment shall be used for the Project site;

q. Use the minimum practical engine size for construction equipment;

r. Gasoline-powered equipment shall be equipped with catalytic converters, where feasible.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	GBUAPCD

Mitigation Measure AQ-2 Operational Emissions

The Project applicant shall require the following implementation measures to reduce PM_{10} operational emissions resulting from the Project to a less than significant level:

a. The Project shall include a transportation demand management program to reduce overall vehicle miles traveled (VMTs), in order to demonstrate compliance with the Federal PM_{10} standard of 150 $\mu g/m^3$. The program shall include, but not be limited to, circulation system improvements, shuttles to and from parking areas, and the location of facilities to encourage pedestrian circulation.

b. The Project shall be linked to existing developed areas through existing road networks, public transit systems, open space systems, and bicycle and pedestrian systems.

c. The Project shall implement trip reduction measures particularly during PM peak traffic hours to disperse trips between parking areas and mountain portals to and from the ski area.

d. Residential condominium units shall enter into a transit fee agreement with the Town consistent with the Town's established Transit Fee Agreement Program.

e. No solid fuel burning appliances shall be permitted within residential units within multi-family residential developments.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	GBUAPCD

BIOLOGICAL RESOURCES

Mitigation Measure BIO-1a Special Status Species

To determine presence or absence of Masonic rock cress in the development area, a qualified biologist shall conduct focused surveys according to CDFG guidelines[1],[2] for this species prior to the onset of construction activities. The surveys shall be conducted at the proper time of year when this plant is both evident and identifiable. A qualified biologist is an individual who possesses the following qualifications: 1) experience conducting floristic field surveys; 2) knowledge of plant taxonomy and plant community ecology; 3) familiarity with the plants of the area, including rare, threatened, and endangered species; 4) familiarity with the appropriate state and federal statutes related to plants and plant collecting; and 5) experience with analyzing impacts of development on native plant species communities.

If Masonic rock cress is not found in the development area, no further mitigation would be required. However, if this plant species is located, the survey will determine the number of individuals present and the limits of the area occupied by the population, and one of the following additional mitigation measures shall be implemented:

(a) avoidance and permanent protection of the onsite population;

(b) permanent preservation of an existing, offsite population of the species in the region at a 2:1 acreage ratio; or

(c) transplant the individuals to permanently preserved habitat on- or off-site at a 1:1 acreage ratio. If transplanted offsite, the location should preferably be adjacent to the site or in close proximity.

Each additional mitigation option above (a – c) shall include the preparation of a Preservation Plan (under a or b) or a Mitigation Plan (under c) by a qualified biologist to be submitted to and approved by the Town. The Preservation or Mitigation Plan shall include the location and extent of the preserved or transplanted individuals and measures to ensure protection of the population during and following Project implementation (in perpetuity), including a mechanism to ensure permanent preservation of the population from development such as a conservation easement. The Plan shall also include methods to transplant the individuals (if applicable), measures to maintain the population (i.e., weed control), and methods to monitor the population for a minimum of five years following preservation or transplantation, including performance criteria and contingency measures in case of failure to meet the established performance criteria.

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[1] *California Department of Fish and Game. 1983. Guidelines for conducting and reporting botanical inventories for federally listed, proposed and candidate plants. Unpublished information sheet, revised 2000.*

[2] *California Department of Fish and Game. 2000. Guidelines for assessing effects of proposed developments on rare and endangered plants and plant communities. Unpublished information sheet.*

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1b Special Status Species

To avoid substantial adverse affects to Yosemite toad, a qualified biologist shall conduct surveys following standard visual encounter techniques supplemented with dipnetting surveys to confirm presence or absence of toads in the study area. At minimum, the biologist shall be familiar with the distinguishing physical characteristics of all life stages of the Yosemite toad and other amphibians found in the Sierra Nevada region of California. The biologist shall also hold all necessary federal, state, and local agency permits for surveying and handling this species. Because the actual timing of visual encounter and dipnetting surveys for Yosemite toad may vary depending primarily on the watershed characteristics, regional snow pack, timing and rate of spring runoff, day length, average ambient air and water temperatures, and local and seasonal weather conditions, the biologist shall visit nearby accessible occurrences of Yosemite toad (reference sites) to identify the breeding period in the vicinity of the Project site. The biologist shall then conduct at least one to two visual encounter surveys from May through July at the appropriate time of day to determine presence or absence of toads onsite. If during the initial breeding survey, no individual Yosemite toads or egg masses are encountered, subsequent surveys shall be conducted two to four weeks later. Approximately four to eight weeks after completing the breeding survey(s), dipnetting surveys for tadpoles shall be conducted (usually July through August).

If no individual toads (e.g., adults or tadpoles) or egg masses are encountered, no further mitigation would be required. However, if Yosemite toad is encountered the following measures shall be implemented:

- A qualified biologist shall develop and implement, in coordination with the USFWS, CDFG, and USFS, an exclusion and relocation program for Yosemite toads within the development area. The design and type of exclusion fencing, as well as the method and location of relocation shall be approved by the resource agencies prior to implementation.
- Pre-construction surveys of aquatic habitats and adjacent terrestrial habitat shall be conducted in all work area by qualified biologist within two weeks of initiating work. Any observed toads shall be relocated according to procedures outlined in the exclusion and relocation program developed and implemented above. Active work areas shall be re-surveyed regularly between May and September.
- During construction activities, all trash that may attract predators will be properly contained, removed from the work area, and disposed of regularly. Following Project construction, all trash and construction debris shall be removed from work areas.

- Any fueling and maintenance of vehicles and other equipment and staging areas shall be at least 65 ft (20 m) from any willow-alder riparian community or waterbody.
- Appropriate sediment and erosion control best management practices (BMPs) shall be implemented to protect the water quality of the Mammoth Creek and the several ponds near Mammoth Creek, as well as the golf course ponds and associated drainages. BMPs to be implemented shall be described in the Project site's stormwater pollution prevention plan (SWPPP) and shall be installed according to the manufacture's specifications.
- Areas temporarily disturbed by construction activities shall be recontoured and revegetated. An appropriate assemblage of vegetation that is suitable for the area shall be used during restoration efforts.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1c Special Status Species

To avoid substantial adverse affects to nesting willow flycatchers, construction activities, including vegetation clearing and grubbing and grading, on the portion of the development area north of Old Mammoth Road shall be conducted outside of the nesting season (June 1st through September 15th). If this is not feasible, then a qualified biologist holding all necessary federal, state, and agency permits shall conduct protocol-level surveys for willow flycatchers following methods outlined in *A Willow Flycatcher Survey Protocol for California*[3] to confirm presence or absence in the study area. A qualified biologist is an individual who has sufficient knowledge, training, and experience with bird identification and surveys to distinguish the willow flycatcher from other non-*Empidonax* species, and recognize the willow flycatcher's primary song. Also, it is strongly recommended that the biologist has attended a willow flycatcher survey training workshop. The protocol is based on the use of repeated tape-playback surveys during pre-determined periods of the breeding season: Survey Period 1: June 1st through June 14th; Survey Period 2; June 15th through June 25th; and Survey Period 3: June 26th through July 15th. It requires a minimum of two surveys on the site, one during Survey Period 2 and one during either Survey Period 1, or Survey Period 3 to document presence or absence of willow flycatchers during the survey year. In addition, successive surveys must be at least five days apart; surveys done fewer than 5 days apart are not considered to be in separate survey periods.

[3] *Bombay, H. L., T. M. Ritter, and B. E. Valentine. 2006. A willow flycatcher survey protocol for California. June 6, 2000.*

If no willow flycatchers are detected in the study area, no further mitigation would be required. However, if willow flycatcher is detected, the CDFG shall be contacted for a final discussion on the possibility of doing construction-related activities during the breeding season. Also, in coordination with the CDFG, a long-term (i.e., greater than five year) monitoring program shall be developed and implemented in order to protect the existing population and provide baseline data to make well-informed, adaptable management plans, if needed in the future. Regardless of whether or not flycatchers are detected, the willow flycatcher survey forms (Form 1; Willow Flycatcher Field Survey Form, Form 2; Willow Flycatcher Survey Summary-Site Description, and Form 3: Willow Flycatcher Survey Summary-Results Summary) shall be submitted to the CDFG by October 1st of each year.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1d Special Status Species

To avoid substantial adverse affects to other nesting migratory birds and raptors, one of the following measures shall be implemented:

- Conduct vegetation removal and other ground disturbance activities associated with Project construction during the non-breeding season (September 16th through March 14th); OR
- Conduct pre-construction surveys for nesting birds if construction activities are to take place during the nesting season (March 15th through September 15th). Pre-construction surveys shall be conducted by a qualified biologist once per week for eight consecutive weeks at the appropriate time of day during the breeding season and shall end no more than three days prior to the onset of construction activities to confirm presence or absence of active nests in the Project vicinity (at least 300 feet around the development area). If active nests are encountered, species-specific measures shall be prepared by a qualified biologist, in coordination with the CDFG and other appropriate agencies, and implemented to prevent direct loss or abandonment of the active nest. At a minimum, construction activities in the vicinity of active nest shall be deferred until the young have fledged and an exclusion buffer zone shall be established. A minimum exclusion buffer of 25 feet is typically recommended by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the Town for review and concurrence prior to initiation of construction activities within the nest-set-back zone. The survey report shall also be submitted to the CDFG for review.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1e Special Status Species

The following good wildlife management practices shall be implemented to reduce impacts to nesting migratory birds and raptors, as well as other wildlife species, following Project development.

- Unleashed domestic pets belonging to residents or visitors shall be prohibited from entering the adjacent undeveloped lands or open space areas. Signage shall be posted and maintained along the boundaries of the development area indicating such prohibitions and educating the community about domestic pets as a conservation threat to birds and other wildlife.
- Signage shall be installed along the existing nature trails on the Project parcel north of Old Mammoth Road educating the community about the breeding season being a vital period in birds' and other animals' lives and disturbances during this time may result in nest or young abandonment.
- Educational brochures shall be distributed to residents and visitors discussing the importance of not supplementing the diet of avian nest predators such as jays (*Cyanocitta* sp.), magpie (*Pica* sp.), ravens (*Corvus corax*), and brown-headed cowbird (*Molothrus ater*) by feeding them during the breeding season. Also, educational brochures shall instruct residents and visitors not to feed wildlife or allow wildlife access to trash. This could lead to increased natural mammalian predators such as raccoon, fox (*Vulpes* sp.), and opossum (*Didelphis virginiana*). These predators tend to benefit disproportionately from human habitation, and as their populations expand they are negatively affecting the health of bird and other animal populations.
- Night lighting associated with the Project shall be designed to provide illumination of target areas with minimal offsite visibility to avoid potentially illuminating wildlife use areas located within and adjacent to the development area.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1f Special Status Species

To avoid substantial adverse affects to western white-tailed jackrabbit, one of the following measures shall be implemented:

- Conduct vegetation removal and other ground disturbance activities associated with Project construction during the non-breeding season (August 1st through January 31st); OR
- Conduct pre-construction surveys for western white-tailed jackrabbit if construction activities are to take place during the breeding season (February 1st through July 31st). Pre-construction surveys shall be conducted by a biologist familiar with this hares' habitat and sign (e.g., tracks, pellets) once per week for five consecutive weeks and shall end no more than three days prior to the onset of construction activities to confirm presence or absence of hares within the Project's development area. If hares or evidence of hare is encountered, the qualified biologist, in coordination with the CDFG, shall develop and implement site-specific measures (e.g., exclusion buffer zone, nesting monitoring) to avoid loss of nests or young. A survey report by the qualified biologist verifying the presence or absence of western white-tailed jackrabbit and describing measures developed and implemented to avoid hares, if determined present, shall be submitted to the Town for review and concurrence prior to initiation of construction activities.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-1g Special Status Species

To avoid substantial adverse effects to badgers, a qualified wildlife biologist shall conduct an initial survey for active burrows at least 30 days prior to initiation of construction activities to confirm presence or absence of badger in the project vicinity (at least 150 feet around the development footprint). If no individual badgers or evidence of badger is found, no further mitigation would be required at this time. However, if badger is detected, site-specific measures (e.g., exclusion buffer zone, nesting monitoring) shall be prepared by a qualified biologist, in coordination with the CDFG and other agencies as appropriate, and implemented to prevent direct loss of active burrows and/or individuals. Regardless of whether badger is detected during the initial survey, a subsequent survey for badger in the Project vicinity shall be conducted no more than 3 days prior to the initiation of construction activities to confirm no new burrows have established in the intervening period. A survey report by the qualified biologist verifying that there are no active burrows present in the development footprint shall be submitted to the Town for review and concurrence prior to initiation of construction activities. The survey report shall also be submitted to the CDFG for review.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-2a Sensitive Natural Communities

To avoid potential inadvertent impacts to preserved sensitive habitats (riparian habitat, wet meadow, or other jurisdictional features) adjacent to the development area, the following measures shall be implemented prior to and during construction activities:

- Prior to construction activities, the boundaries of sensitive habitats that will not be impacted shall be plotted on all construction plans and maps, including a minimum buffer of 10 feet or more as determined by a qualified biologist.
- Silt fencing and construction fencing (or flagging to make the silt fencing more visible) shall be installed around the sensitive habitat and buffer, and the final location of the installed fencing shall be approved by a qualified biologist prior to initiation of construction activities.
- Encroachment into the sensitive habitat and buffer shall be prohibited by construction personnel, and storage of materials or equipment shall be prohibited in this area.
- Prior to the onset of construction activities, construction personnel shall be briefed on the location of sensitive habitat and other resources that shall be preserved and the importance of avoidance.
- The silt fence shall be monitored regularly during construction activities to ensure that the fencing remains intact and functional, and that no encroachment has occurred into the sensitive habitat or boundary; any repairs to the fence or encroachment correction shall be conducted immediately. A memo summarizing monitoring dates, observations, and repairs/corrections shall be prepared following each construction season and submitted to the Town.
- Appropriate sediment and erosion control best management practices (BMPs) shall be implemented to protect water quality of Mammoth Creek and its adjacent wet meadow community during and following project construction. The BMPs to be implemented shall be described in the site's stormwater pollution prevention plan (SWPPP) and shall be installed according to the manufacturer's specifications.
- All fueling and maintenance of vehicles and other equipment and staging areas shall be at least 50 ft (15 m) from sensitive habitats.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-2b Sensitive Natural Communities

To minimize establishment of invasive, non-native plant species on the site, the following measures shall be implemented.

- A construction schedule shall be developed to closely coordinate activities such as clearing, grading, and reseeding, to ensure areas are not prematurely stripped of native vegetation and revegetation activities be conducted as soon as possible following development.
- Vegetation disturbances shall be limited to those areas identified on construction plans and maps as slated for development or construction staging.
- Native and compatible non-native plant species, especially drought resistant species, shall be used for revegetation. Refer to the list of Plants that Thrive in Eastern Sierra Gardens' prepared by Mono County and the Town of Mammoth Lakes.
- Landscaping will not use invasive non-native plants that threaten wildlands according to the California Invasive Plant Inventory made available by the California Invasive Plant Council (Cal-IPC).
- Erosion and sediment control materials shall be certified as weed-free.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure BIO-3 Jurisdictional Resources

Prior to the onset of construction activities, including concrete and riprap removal associated with the reduction of the stormwater retention in the existing golf course pond, and vegetation clearing and grubbing and grading associated with the creation of the stormwater control basins and vegetative swale, a Waste Discharge Requirement (WDR) permit application shall be submitted to RWQCB and a Lake or Streambed Alteration Notification shall be submitted to CDFG for impacts to the existing golf course pond, the northernmost retention basin, and the drainage/ditch connecting these features. Mitigation measures associated with permits may include impact minimization measures such as implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions, and possibly habitat compensation measures such as the restoration plantings in the vicinity. Impacts to

potentially jurisdictional features shall not occur until the permits are received from the appropriate regulatory agencies, or correspondence is received from the agencies indicating that a permit is not required.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG/ RWQCB
Monitoring Agency	Building Division

Mitigation Measure BIO-4a Wildlife Movement, Migration-Corridors, and Native Wildlife Nurseries

To offset the loss of holding area deer habitat, the applicant shall purchase or contribute funds to purchase a conservation easement on property(ies) that contain important lands in the winter range, migration corridor, and/or holding area of the Round Valley mule deer herd or any other migratory mule deer herd within the Mammoth Lakes vicinity as determined by the CDFG. The amount of acreage to be purchased or made part of a conservation easement ("replacement land") to offset the loss of mule deer habitat by this project shall be determined by the CDFG, and based upon the recommendation of a qualified biologist. The location and quantity of replacement land shall be based upon the acreage of deer habitat affected by the development and the comparative benefits or value to the mule deer herd of the habitat being removed by this project to the area being acquired or protected. Consequently, the CDFG shall not be required to utilize a simple removal to replacement ratio, but shall be permitted to consider other factors such as the quality and quantity of plant foraging material in the removal area and the replacement area and whether the replacement area land serves to protect important lands in the winter range, migration corridor and/or the holding area for the herd. In lieu of providing for replacement land, the CDFG may approve other means recommended by a qualified biologist by which the applicant shall protect or enhance habitat for the Round Valley mule deer herd or any other migrating mule deer herd within the Mammoth Lakes vicinity, such as erecting fencing along U.S. Highway 395 to protect the deer herd from vehicular traffic, providing monetary contributions toward the construction of a deer undercrossing along U.S. Highway 395, or other means to enhance the herd's habitat, or protect the herd, that is roughly proportional to the impact on the deer herd of the loss of deer herd habitat caused by the project (the "in lieu protection program").

The proposed land protection agreement or in lieu protection program shall be prepared by the applicant in close consultation with the Town, CDFG and directly affected parties (i.e., the seller(s) of the conservation easement or the recipients of the monetary contributions under the in lieu program). Prior to the onset of construction activities associated with the development of the new golf course, located on those portions of the site that have historically been deer habitat (refer to areas labeled "I" on Figure III-4), the Town shall receive a signed copy of the land protection agreement, executed by all directly affected parties as defined above, or obtain written confirmation from CDFG of CDFG's approval of the in lieu protection program proposed by the applicant. Construction activities include vegetation clearing

and grubbing and grading. In all events, implementation of the approved land protection agreement or in lieu protection program shall be commenced to the CDFG's satisfaction, prior to any grading of the approximately 46 acres of impacted deer habitat. Implementation shall be completed in stages, to the satisfaction of the CDFG, so as to ensure that the mitigation occurs within a sufficiently short period of time after the impact has occurred, in order to minimize any possibility of an unmitigated impact. The Town will reserve the option to delay the onset of construction activities in the event it determines that implementation of the proposed land protection agreement or in lieu protection program has been unduly delayed or obstructed by the applicant.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG
Monitoring Agency	Planning Division

Mitigation Measure BIO-4b Wildlife Movement, Migration-Corridors, and Native Wildlife Nurseries

Major construction activities (e.g., vegetation clearing and grubbing, and grading) within the development area south of Old Mammoth Road shall not occur when significant numbers of migrating deer are present in the Project vicinity (generally during the period from April 15 through June 1 and from October 1 through November 15) to avoid potential adverse impacts to the Round Valley mule deer herd using the Sherwin holding area and Mammoth Rock migration route during the spring and fall migration periods. Because the actual dates of construction will be based on deer arrival at and departure from the Project vicinity, which will depend on weather and snow conditions, a monitoring program shall be developed and implemented, in coordination with CDFG and other appropriate agencies, to determine the presence of deer in the area. All major construction activities shall be conducted during the interim periods between spring and fall migration periods only.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG
Monitoring Agency	Planning Division

Mitigation Measure BIO-4c Wildlife Movement, Migration-Corridors, and Native Wildlife Nurseries

In addition to the good wildlife management practices outlined in Mitigation Measure BIO-1e, the following habitat management practices shall be implemented:

- No fences or other potential impediments to deer and other wildlife movement shall be installed along the outer edges of the Project site, particularly along the southern and eastern Project boundaries for deer.

- No depredation permits for controlling deer shall be requested. The applicant recognizes that the development of lands within deer habitat contains associated risks of damage, which is acceptable.
- Require management practices of landscapes treated with pesticides that minimize low-level exposures and sub-lethal effects to wildlife. Herbicides, pesticides, and fungicide application records and other landscape and turfgrass management records shall be made available to the Town or CDFG at any time upon request.

Monitoring Phase	Pre-Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/CDFG
Monitoring Agency	Planning Division

CULTURAL RESOURCES

Mitigation Measure CULT-1 Impacts to Known Cultural Resources

The Revised Project Features propose no development of the portion of the Project site located north of Old Mammoth Road, including the CA-MNO-3 site. The improvements proposed for the Natural Resources Interpretive area would not involve significant excavation and would not be sufficient to trigger the protocols specified in this measure. In the event that this portion of the Project site is conveyed to another entity and proposed for development, then that portion shall be avoided or capped as determined by the Town based on the advice of the qualified archeologist in consultation with the Native American Monitors. If the archeologist determines that the site should be capped, the archeologist and Native American Monitors shall be on site during any capping activities. The archeologist and Native American Monitors shall be compensated for their services by the Project Applicant. The archeologist and Native American Monitors shall be selected and designated as described below.

1. The Native American Monitors shall be selected as follows: The Town shall request, in writing, that the Interested Tribes self-designate a Native American Monitoring candidate to be considered for selection by the Project Applicant. Interested Tribes as provided to the Town by the NAHC through the CEQA process shall include the following: Antelope Valley Paiute Tribe; Benton Paiute Reservation; Big Pine Band of Owens Valley; Bishop Paiute Tribe; Bridgeport Paiute Indian Colony; Mono Lake Indian Community; and the KutzadikaA Indian Community Cultural Preservation Association. The Town must maintain a record of proof of delivery of the request for a period of not less than three years after the Project has completed build-out. The Interested Tribes shall present their individual Native American Monitoring candidate in writing, submitted to the Project Applicant within 25 days of Town's request in order to be considered for selection.

The Project Applicant shall select and notify at least one − but not more than three − Native American Monitors for this Project from candidates provided in writing to the Project Applicant; this selection shall occur within 15 business days of the expiration of the previously mentioned 25 calendar day submittal period. Proof of delivery shall accompany the notification of selection distributed to the chosen Native American Monitors.

There shall be no more than one Native American Monitor per construction crew. A "construction crew" shall be defined as those workers assigned to a specific task of the Project's construction. If the selected Native American Monitor(s) are not present at the designated work sites at the designated times as instructed by the Project Applicant, or selection of the Native American Monitors does not occur by the designated times identified above, construction shall proceed as scheduled under the sole monitoring of the qualified archeologist.

2. The archeologist shall be selected as follows: The Town shall prepare a list of at least three proposed qualified archeologists. The Project Applicant shall select and notify one of the archeologists on the Town's list within 25 calendar days after receipt of the list. If the Project Applicant cannot select an archeologist within 25 calendar days of receipt of the list, the Town shall make the decision as to the identity of the archeologist.

Phase	Pre-Construction
Implementing Party	Applicant or Property Owner at that time
Enforcement Agency	Community Development Department
Monitoring Agency	Community Development Department

Mitigation Measure CULT-2a Impacts to Unknown Cultural Resources

A Mitigation Monitoring and Reporting Plan (MMRP) shall be prepared by a qualified archaeologist meeting the Secretary of the Interior's Standards for Archaeology[4] and the Native American Monitors as selected per requirements identified in Mitigation Measure CULT-1 prior to Project construction. The MMRP shall outline the protocol for notification, temporary protection, documentation, and evaluation of previously unrecorded cultural resources encountered during construction, as well as mitigation of Project-related impacts to any such resources that are considered significant under CEQA, and the curation of any artifacts or samples collected in the field. The MMRP shall include a sample data recovery plan and a curation agreement. This document shall be completed prior to commencement of any ground-disturbing activity associated with the Project site (including clearing, brushing, grubbing,

[4] *National Park Service, ARCHEOLOGY AND HISTORIC PRESERVATION: Secretary of the Interior's Standards and Guidelines [As Amended and Annotated], website: http://www.nps.gov/history/local-law/arch_stnds_9.htm, November 18, 2007.*

vegetation removal, disking, grading, trenching, excavation, and/or boring) and shall include a provision requiring cultural resources awareness training for all Project construction personnel prior to the initiation of ground-disturbing activities.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure CULT-2b Impacts to Unknown Cultural Resources

A qualified archaeologist and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1 shall monitor all ground-disturbing construction in native soils for the portion of the Project site north of Old Mammoth Road. The archaeological and Native American monitor(s) shall be supplied with maps and site records for the previously recorded cultural resources within the Project site, so that she/he can distinguish new resources from those that have been previously recorded and evaluated. The monitors shall prepare daily monitoring logs recording the type of work monitored, soil conditions, discoveries, and general observations.

Monitoring Phase	Construction
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	Community Development Department

Mitigation Measure CULT-2c Impacts to Unknown Cultural Resources

Previously unknown cultural resources identified during Project construction shall be protected through temporary redirection of work and possibly other methods such as fencing (to be outlined in the MMRP) until formally evaluated for significance under CEQA. In the event that previously unrecorded cultural resources are exposed during construction, the qualified archaeological monitor and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1 shall be empowered to temporarily halt construction in the immediate vicinity of the discovery while it is documented and evaluated for significance. The monitors shall provide consultation when resources are found to determine how the resources shall be handled. If the selected Native American Monitor(s) and the applicant cannot agree upon the proper treatment, the qualified archeologist monitoring the ground disturbing activities shall make the decision. Construction activities may continue in other areas. If the discovery is evaluated as significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate Project-related impacts to a less-than-significant level if preservation is not possible.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Community Development Department
Monitoring Agency	Community Development Department

Mitigation Measure CULT-2d Impacts to Unknown Cultural Resources

Procedures of conduct following the discovery of human remains have been mandated by Health and Safety Code Section 7050.5, Public Resources Code Section §5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Mono County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the NAHC within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, re-intern the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

Monitoring Phase	Construction
Implementing Party	Applicant/Mono County Coroner
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure CULT-2e Impacts to Unknown Cultural Resources

A monitoring report shall be prepared upon completion of construction monitoring, summarizing the results of the monitoring effort by both the qualified archaeological monitor and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1. Site records for any newly recorded or updated cultural resources shall be appended to the monitoring report.

Monitoring Phase	Operation
Implementing Party	Applicant/Archaeologist
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure CULT-2f Impacts to Unknown Cultural Resources

Artifacts or samples collected during the course of construction monitoring and any testing or data recovery associated with newly discovered resources by both the qualified archaeological monitor and the Native American Monitor(s) as selected per requirements identified in Mitigation Measure CULT-1 shall be curated in perpetuity in an appropriate facility upon completion of analysis and processing.

Monitoring Phase	Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

GEOLOGY/SOILS

Mitigation Measure GEO-3a Liquefaction and Soil Instabilities

Prior to issuance of building permits and grading activities, a design level geotechnical report shall be prepared and all recommendations in the report shall be adhered to. The design-level geotechnical report shall evaluate the potential for localized liquefaction by performing supplemental subsurface exploration (to evaluate the thickness, in place density, fines content of the underlying loose to medium soil and gradation), laboratory testing, and engineering analysis.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure GEO-3b Liquefaction and Soil Instabilities

Implement all recommendations contained within these site-specific geotechnical reports, including those pertaining to site preparation, excavation, fill placement and compaction; foundations; concrete slabs-on-grade; pavement design; lateral earth pressures and resistance; and surface drainage control.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure GEO-3c Liquefaction and Soil Instabilities

The final grading, drainage, and foundation plans and specifications shall be prepared and/or reviewed and approved by a Registered Geotechnical Engineer and Registered Engineering Geologist. In addition, upon completion of construction activities, the Project applicant shall provide a final statement indicating whether the work was performed in accordance with Project plans and specifications and with the recommendations of the Registered Geotechnical Engineer and Registered Engineering Geologist.

Monitoring Phase	Pre-Construction/Pre-Occupancy
Implementing Party	Applicant
Enforcement Agency	Building Division
Monitoring Agency	Building Division

Mitigation Measure GEO-6 Volcanic Activity

The Project applicant shall prepare an emergency evacuation plan in consultation with the Town in order to provide for the orderly evacuation of the Project site in case the potential for volcanic hazards increases and residents need to vacate the Project site.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Mammoth Lakes Fire Protection District

Mitigation Measure GEO-8 Soil Erosion/Loss of Topsoil

The following measures shall be implemented to prevent soil erosion and loss of topsoil:

- A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared with the grading plans to fulfill regulatory requirements.
- Permanent erosion control measures shall be placed on all graded slopes. No graded areas shall be left unstabilized between October 15th and April 15th.
- Finish grading for all building areas shall allow for all drainage water from the building area to drain away from building foundations (two percent minimum grade on soil or sod for a distance of five feet). Ponding of water shall not be permitted.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

HYDROLOGY & WATER QUALITY

Mitigation Measure HYD-1a Water Quality Standards

The golf course expansion (Areas E2, E4, and F) area may be irrigated with reclaimed or potable water. At this time, mitigation requirements for the use of reclaimed water have not been determined. However, if reclaimed water is used for irrigation, options shall be explored to prevent reclaimed water from entering Mammoth Creek. These measures could include:

- Irrigate all retention basins and the swale from the retention basins (located to the west of Sherwin Creek Road) using potable water or reclaimed water with controls to prohibit application during stormwater runoff events.
- Irrigate any landscaping within or directly tributary to these features which requires irrigation using potable water or reclaimed water with controls to the satisfaction of the RWQCB.
- Grade southeasterly limits of the golf course expansion area in some locations to minimize tributary drainage from the south and direct it east toward Sherwin Creek Road.

At this stage, it is unknown if it will be required to limit reclaimed water from entering the tributary area that flows toward Mammoth Creek. The final determination of outflow conditions if reclaimed water is used will be made during the final design in coordination with the RWQCB and other applicable agencies. In the event that reclaimed water is used, the above mitigation measures will be implemented to the satisfaction of the RWQCB to minimize any impacts to the water quality of Mammoth Creek. Furthermore, the Project shall comply with all water recycling requirements duly adopted and enforceable by the Lahontan RWQCB.

In consultation with the Town, the Project applicant shall identify and implement a suite of stormwater quality BMPs designed to address the most likely sources of stormwater pollutants resulting from operation of the proposed development projects within the proposed Project area. Pollutant sources and pathways to be addressed by these BMPs include, but are not necessarily limited to, parking lots, maintenance areas, trash storage locations, rooftops, interior public and private roadways, the golf course, and storm drain inlets. These BMPs shall include detention and sedimentation basins as well as infiltration devices designed to filter runoff from paved areas on the Project site. The design and location of these BMPs will be subject to review and comment by the Town but shall generally adhere to the standards associated with the Phase II NPDES stormwater permit program.

Implementation of these BMPs shall be assured by the Community Development Director and Town Engineer prior to the issuance of Grading or Building Permits. Compliance with these mitigation measures and applicable regulatory requirements would reduce potential impacts resulting from Project operation on receiving water quality in Mammoth Creek to a less-than-significant level.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/Community Development Department
Monitoring Agency	Planning Division/Community Development Department

Mitigation Measure HYD-1b Water Quality Standards

Capacity of on-site retention basins for the golf course areas irrigated with recycled water shall include retention capacity for a 24-hour storm of an intensity established by the RWQCB in order to limit recycled water from entering Mammoth Creek and sufficient to limit recycled water from entering Mammoth Creek to levels consistent with RWQCB standards.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/Community Development Department
Monitoring Agency	Planning Division/Community Development Department

Mitigation Measure HYD-2 Groundwater Depletion or Recharge

All underground structures shall be designed with exterior wall drain board to a footing drain system as well as underslab subdrains. Crawl spaces shall be protected with proper ventilation and subdrains. The system shall be designed such that subdrains shall be designed with outlet systems that have maximum water surface elevations lower than the bottom of the subdrains to ensure that subdrains would not be inundated with stormwater when retention basins reach capacity. Subdrain design shall be based on final Project design and shall be adequately sized so that retention basin capacity is maintained for stormwater retention purposes. Implementation of this measure would reduce this impact to a less-than-significant level.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure HYD-4 Drainage System Capacity

In consultation with the Town of Mammoth Lakes and RWQCB, and subject to Town approval, the Project applicant shall identify and implement a suite of storm drainage facilities designed to safely capture, treat, and convey runoff from the required design storms. In addition, a detailed set of maintenance procedures necessary to assure that storm drainage facilities continue to work as designed shall be established and approved by the Town, in consultation with the RWQCB. Particular items requiring maintenance include, but are not limited to, cleaning of grates, removal of foreign materials from storm drainage pipes, maintenance as necessary for outlet facilities and retention basins, and repairs as necessary to damaged facilities.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division/RWQCB
Monitoring Agency	Planning Division

NOISE

Mitigation Measure NOISE-1a Exposure of Persons to Excessive Noise Levels

Construction activities shall be limited to between the hours of 7 A.M. and 8 P.M., Monday through Saturday. Work hours on Sundays and Town recognized holidays shall be limited to the hours between 9 A.M. and 5 P.M., and shall be permitted only with the approval of the building official or designee.

Monitoring Phase	Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure NOISE-1b Exposure of Persons to Excessive Noise Levels

Project developers shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- Provide advance notification of construction to the immediate surrounding land uses around a development site
- Ensure that construction equipment is properly muffled according to industry standards
- Place noise-generating construction equipment and locate construction staging areas away from residences, where feasible

- Schedule high noise-producing activities between the hours of 8 A.M. and 5 P.M. to minimize disruption on sensitive uses
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant/Contractor
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure NOISE-1c Exposure of Persons to Excessive Noise Levels

Project developers shall require by contract specifications that construction staging areas within the Project site would be located as far away from vibration-sensitive sites as feasible.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

PUBLIC SERVICES

Mitigation Measure PS-2a Police Services (Cumulative)

Bars and restaurants that cater to late night crowds will have trained security personnel in order to reduce demand on police services.

Monitoring Phase	Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure PS-2b Police Services (Cumulative)

Provide fair share of Developer Impact Fees to assist the MLPD in the construction of a public safety and dispatch facility and holding facilities as needed.

Monitoring Phase	Pre-Construction
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure PS-2c Police Services (Cumulative)

Provide private security within the site to patrol the non-residential complex in the evenings, if necessary, in order to reduce criminal behavior, and work in conjunction with law enforcement to solve crimes and crime problems.

Monitoring Phase	Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

TRAFFIC/CIRCULATION

Mitigation Measure TRANS-2 Cumulative Plus Project Intersection LOS

Evaluation of intersection LOS shows that the addition of the Project traffic to the cumulative traffic will significantly impact the Minaret Road/Main Street intersection in the cumulative plus Project scenario, according to the Town's criteria. The following improvement would be required for the cumulative plus Project condition to mitigate the intersection to LOS D or better:

- **Minaret Road/Main Street.** Provide protected northbound and southbound phasing. This improvement shall be implemented when warranted. Project may be required to construct the improvement based upon project phasing and available Developer Impact Fees (DIFs). Applicant costs to construct would be eligible for reimbursement pursuant to the provisions of the Town of Mammoth Lake's Municipal Code. This Project will also be required to contribute to a Townwide traffic monitoring program. Implementation of this mitigation measure would reduce this impact to a ***less-than-significant*** level.

Monitoring Phase	Pre-Construction/Construction
Implementing Party	Applicant
Enforcement Agency	Public Works/Planning Division
Monitoring Agency	Public Works/Planning Division

UTILITIES

Mitigation Measure UTIL-5 Water Supply

The applicant shall be subject to the provisions of a recycled water ordinance adopted by the Town pursuant to Article 10.9, beginning with Section 65601 of the Government Code, and titled Water Recycling in Landscaping Act (Act) at such time as the Town is notified by the Mammoth Community Water District (MCWD) of the future availability of recycled water, pursuant to an executed agreement between MCWD and the Project Applicant and consistent with allowed and prohibited uses of reclaimed water established by the Lahontan RWQCB. In addition, the Snowcreek Master Plan shall include a provision that, for all projects constructed or approved prior to the notice, the applicant shall use their best efforts to use recycled water consistent with the Town, the Act, and water district policy.

In addition to using recycled water, untreated well water may be used for irrigation of the golf course expansion (Areas E2, E4, and F) area. At this time, mitigation requirements for the use of recycled water or untreated well water have not been determined. However, if recycled water or untreated well water is used for irrigation, options shall be explored to limit recycled water or untreated well water from entering the tributary area that flows toward Mammoth Creek. Mitigation measures for the use of reclaimed water or untreated well water are specifically described in Mitigation Measure HYD-1, but could include increasing the capacity of on-site retention for the Golf course areas irrigated with recycled water or well water to include capacity for a storm of 100-year intensity, on-site retention of snow-melt runoff, and grading southeasterly limits of the golf course expansion area in some locations to minimize tributary drainage from the south and direct it east toward Sherwin Creek Road.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7a Cumulative Water Supply

The Town shall not approve new development applications that would result in a water demand in excess of available supplies as determined by the Mammoth Community Water District. The Town shall work with Mammoth Community Water District to ensure that development projects include phased demand increases so that the development of necessary additional water supply sources is established prior to respective development demand occurring.[5]

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Planning Division
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7b Cumulative Water Supply

The applicant shall ensure that the landscape irrigation system be designed, installed and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize over spray onto walkways and streets.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Public Works/Planning Division/Building Division
Monitoring Agency	Public Works/Planning Division/Building Division

Mitigation Measure UTIL-7c Cumulative Water Supply

The applicant shall install either a "smart sprinkler" system to provide irrigation for the landscaped areas or, at a minimum, set automatic irrigation timers to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be adjusted to avoid water runoff, especially when irrigating sloped property.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Public Works/Planning Division
Monitoring Agency	Public Works/Planning Division

[5] *This mitigation measure was included in the General Plan Updated FPEIR May 2007, page 4-286 and was made a policy of the 2007 General Plan.*

Mitigation Measure UTIL-7d Cumulative Water Supply

The applicant shall select and use drought-tolerant, low-water consuming plant varieties to reduce irrigation water consumption.

Monitoring Phase	Pre-Construction/Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7e Cumulative Water Supply

The applicant shall install low flush water toilets and urinals and shall limit the number of showerheads to one high efficiency fixture per stall, in new construction. Low-flow faucet aerators shall be installed on all sink faucets. These fixtures shall meet the U.S. EPA WaterSense standards or other comparable standard of water use efficiency.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

Mitigation Measure UTIL-7f Water Supply

The applicant shall install Energy Star dishwashers, clothes washers, and refrigerators.

Monitoring Phase	Construction/Operation
Implementing Party	Applicant
Enforcement Agency	Planning Division
Monitoring Agency	Planning Division

ATTACHMENT B

TTM 23-002 – Snowcreek VIII Phase I,
dated August 2, 2024 and received by the Town on August 7, 2024

[*Full Size Plans Available for Review at the Town Offices*]

SNOWCREEK 8 PHASE I

TENTATIVE TRACT NO. 23-002

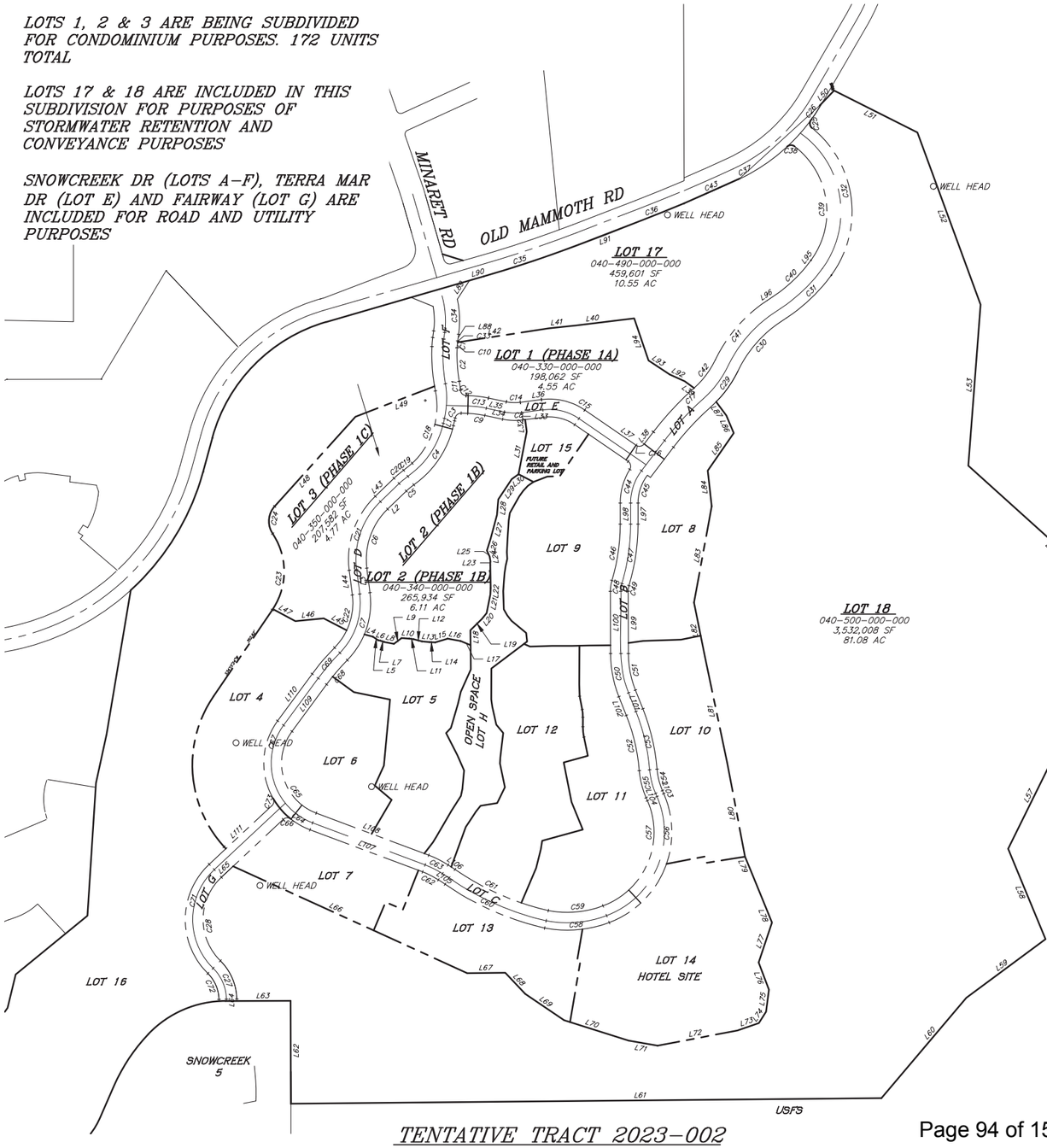
BEING A SUBDIVISION OF LOTS 1, 2, 3, 17, 18 AND SNOWCREEK ROAD LOTS A, B, C, D, E, F & FAIRWAY OR LOT G OF TRACT MAP 2009-002 AS RECORDED IN MAP BOOK 12, PAGES 22A-22H OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, CALIFORNIA

NOTE:
LOTS 4-16 OF TRACT MAP 2009-002 ARE NOT A PART OF THIS SUB DIVISION

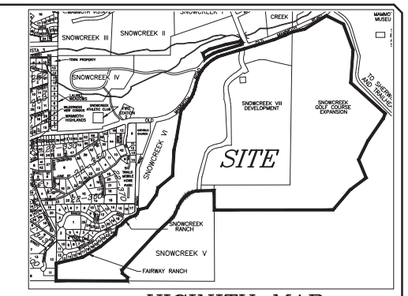
LOTS 1, 2 & 3 ARE BEING SUBDIVIDED FOR CONDOMINIUM PURPOSES. 172 UNITS TOTAL

LOTS 17 & 18 ARE INCLUDED IN THIS SUBDIVISION FOR PURPOSES OF STORMWATER RETENTION AND CONVEYANCE PURPOSES

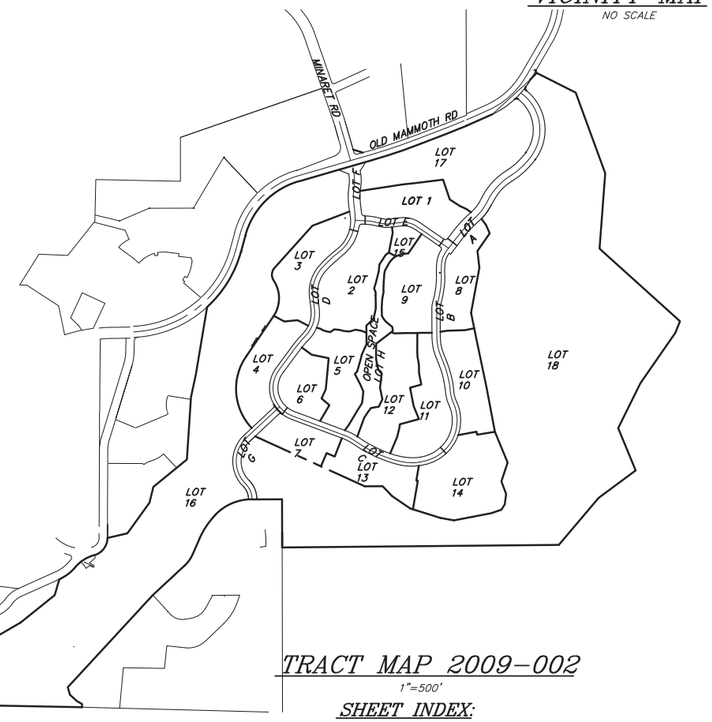
SNOWCREEK DR (LOTS A-F), TERRA MAR DR (LOT E) AND FAIRWAY (LOT G) ARE INCLUDED FOR ROAD AND UTILITY PURPOSES



TENTATIVE TRACT 2023-002



VICINITY MAP
NO SCALE



TRACT MAP 2009-002
1"=500'

NOTE:
PHASE 1 CONSISTING OF LOTS 1, 2, 3, 17, & 18 OF TM 2009-002 WILL BE SUBPHASED. THREE SUBPHASES PROPOSED AS FOLLOWS:

PHASE 1A: LOTS 1, 17 & 18
PHASE 1B: LOT 2
PHASE 1C: LOT 3

GRADING SHOWN ON SHEET 6-9 IS CONCEPTUAL AND COULD POSSIBLY BE CHANGED

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SHEET INDEX:

1 TENTATIVE TRACT MAP LOTS 1-3, 17 & 18
2 LINE & CURVE TABLES, SITE DATA
3 EXISTING SITE TOPOGRAPHY
4 OVERALL PHASE I CONSTRUCTION PLAN
5 OVERALL PHASE I-IV UTILITY PLAN
6 PHASE I MASS GRADING PLAN & EARTHWORK
7 PHASE I GRADING/DRAINAGE PLAN
8 PHASE I GRADING/DRAINAGE PLAN
9 PHASE I GRADING/DRAINAGE PLAN
10 PHASE I WATER/SEWER PLAN
11 SEWER PROFILES
12 SEWER PROFILES
13 SEWER PROFILES
14 SNOW STORAGE & IMPERVIOUS AREAS
15 TYPICAL SITE & STREET SECTIONS
16 DETAILS
17 EASEMENTS

TOWN OF MAMMOTH LAKES
RECEIVED
8/7/2024

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land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
LICENSED LAND SURVEYOR
ANDREW K. HOLMES
No.4428
STATE OF CALIFORNIA
DATE:

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SNOWCREEK

SNOWCREEK 8 - PHASE I
TENTATIVE TRACT MAP 23-002
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
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JOB NO. 36.1
DWG 1
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SNOWCREEK 8 PHASE I

TENTATIVE TRACT NO. 23-002

BEING A SUBDIVISION OF LOTS 1, 2, 3, 17 & 18 OF
TRACT MAP 2009-002 AS RECORDED IN MAP BOOK 12, PAGES 22A-22H OF
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY,
CALIFORNIA

Line Table		
Line #	Length	Direction
L1	16.91	N12° 49' 07"E
L2	87.90	N46° 00' 14"E
L3	83.61	N07° 15' 44"W
L4	29.54	S75° 09' 11"E
L5	22.07	S56° 35' 55"E
L6	7.81	S79° 36' 27"E
L7	13.03	S70° 49' 04"E
L8	33.39	S78° 50' 28"E
L9	32.44	N52° 37' 21"E
L10	26.02	S85° 37' 30"E
L11	15.18	S82° 06' 07"E
L12	28.97	S75° 08' 57"E
L13	24.88	S84° 45' 55"E
L14	19.77	S87° 18' 02"E
L15	43.89	N73° 03' 01"E
L16	44.41	S79° 16' 26"E
L17	36.21	S67° 45' 52"E
L18	50.29	S00° 35' 58"E
L19	54.62	S45° 42' 31"W
L20	24.81	S38° 48' 12"W

Line Table		
Line #	Length	Direction
L21	64.74	S11° 14' 22"W
L22	21.36	S02° 39' 46"W
L23	6.68	S04° 47' 55"W
L24	16.10	S08° 43' 03"E
L25	22.75	S24° 51' 23"E
L26	41.41	S17° 38' 23"W
L27	83.80	S14° 56' 34"W
L28	52.24	S04° 35' 00"W
L29	82.14	S33° 40' 13"W
L30	28.36	S53° 54' 51"W
L31	145.70	N10° 57' 44"E
L32	41.04	N07° 25' 55"W
L33	8.87	N82° 34' 05"E
L34	61.56	S78° 05' 30"E
L35	61.56	N78° 05' 30"W
L36	72.11	S82° 34' 05"W
L37	209.92	S55° 30' 19"E
L38	51.11	N37° 20' 02"E
L39	38.97	N53° 46' 23"W
L40	197.97	S82° 58' 33"W

Line Table		
Line #	Length	Direction
L41	92.79	S84° 03' 21"W
L42	310.32	S81° 15' 51"W
L43	87.90	N46° 00' 14"E
L44	83.61	N07° 15' 44"W
L45	87.44	S62° 28' 29"E
L46	96.13	N84° 17' 32"E
L47	85.91	S61° 34' 34"E
L48	406.82	S42° 01' 34"W
L49	285.93	S68° 56' 44"W
L50	57.98	N43° 56' 28"E
L51	314.60	N63° 15' 41"W
L52	618.09	N20° 08' 47"W
L53	544.40	N04° 20' 09"E
L54	780.34	N47° 56' 38"W
L55	90.41	N22° 39' 06"E
L56	440.28	N34° 42' 09"E
L57	360.44	N26° 16' 29"E
L58	329.84	N22° 26' 09"W
L59	332.17	N53° 28' 12"E
L60	443.18	N40° 16' 00"E

Line Table		
Line #	Length	Direction
L61	1991.43	N89° 27' 48"E
L62	346.51	S00° 07' 45"E
L63	181.37	N89° 52' 10"E
L64	6.77	N00° 58' 09"W
L65	54.12	N46° 54' 46"E
L66	867.31	S65° 27' 58"E
L67	128.82	N89° 30' 57"E
L68	98.04	S43° 24' 22"E
L69	158.17	S55° 53' 35"E
L70	228.00	S72° 29' 11"E
L71	99.46	N80° 03' 27"W
L72	273.71	N79° 12' 47"E
L73	76.49	N70° 57' 15"E
L74	45.24	N32° 27' 18"E
L75	75.20	N07° 30' 31"E
L76	97.92	N20° 43' 55"W
L77	142.11	N18° 29' 44"E
L78	183.27	N22° 19' 57"W
L79	56.70	N22° 19' 57"W
L80	323.35	N10° 44' 14"W

Line Table		
Line #	Length	Direction
L81	361.48	N11° 52' 18"W
L82	188.99	N11° 24' 10"W
L83	330.07	N10° 26' 03"E
L84	120.60	N06° 23' 37"W
L85	154.25	N34° 39' 00"E
L86	64.24	N23° 05' 17"W
L87	57.32	N36° 28' 59"W
L88	22.56	S07° 42' 53"W
L89	75.29	N33° 02' 40"E
L90	50.39	N73° 50' 01"E
L91	226.30	S68° 54' 41"W
L92	55.13	N65° 46' 28"W
L93	85.92	N56° 32' 13"W
L94	150.16	N18° 49' 48"W
L95	1.52	N36° 05' 35"E
L96	22.65	N56° 37' 35"E
L97	70.93	S00° 00' 00"E
L98	70.93	S00° 00' 00"E
L99	210.22	S00° 09' 35"E
L100	210.22	S00° 09' 35"E

Line Table		
Line #	Length	Direction
L101	67.86	N21° 43' 26"W
L102	67.86	N21° 43' 26"W
L103	11.21	S23° 39' 11"E
L104	11.21	S23° 39' 11"E
L105	26.94	S56° 59' 41"E
L106	27.78	S56° 59' 41"E
L107	405.01	S69° 30' 15"E
L108	405.01	S69° 30' 15"E
L109	196.66	N36° 23' 51"E
L110	196.66	N36° 23' 51"E
L111	289.63	N46° 54' 46"E

Curve Table			
Curve #	Length	Radius	Delta
C1	18.25	252.50	004°08'29"
C2	113.64	532.50	012°13'40"
C3	28.09	20.00	080°28'07"
C4	245.39	335.00	041°58'13"
C5	32.97	215.00	008°47'06"
C6	218.47	235.00	053°15'57"
C7	248.29	275.00	051°43'52"
C8	67.51	200.00	019°20'25"
C9	58.10	325.00	010°14'34"
C10	18.25	252.50	004°08'29"
C11	29.97	347.50	004°56'27"
C12	29.17	20.00	083°33'38"
C13	68.83	385.00	010°14'34"
C14	47.26	140.00	019°20'25"
C15	153.67	210.00	041°55'36"
C16	30.42	20.00	087°09'39"
C17	201.97	1047.50	011°02'49"
C18	267.46	262.50	058°22'39"
C19	37.55	275.00	007°49'24"
C20	42.17	275.00	008°47'06"

Curve Table			
Curve #	Length	Radius	Delta
C21	274.25	295.00	053°15'57"
C22	194.12	215.00	051°43'52"
C23	272.97	230.00	068°00'00"
C24	99.18	75.00	075°46'10"
C25	30.53	20.00	087°26'56"
C26	68.84	640.00	006°09'46"
C27	143.86	185.00	044°33'13"
C28	314.59	195.00	092°26'08"
C29	128.83	387.50	019°02'55"
C30	223.11	412.50	030°59'24"
C31	208.60	582.06	020°32'00"
C32	551.23	362.06	087°13'54"
C33	4.67	252.50	001°03'38"
C34	119.10	347.50	019°38'14"
C35	343.26	4040.00	004°52'05"
C36	149.71	5040.00	001°42'07"
C37	199.25	640.00	017°50'15"
C38	28.01	20.00	080°15'13"
C39	428.63	277.06	088°38'26"
C40	178.13	497.06	020°32'00"

Curve Table			
Curve #	Length	Radius	Delta
C41	269.09	497.50	030°59'24"
C42	120.08	302.50	022°44'41"
C43	198.98	5040.00	002°15'43"
C44	119.55	215.00	031°51'35"
C45	101.00	155.00	037°20'02"
C46	192.81	662.00	016°41'14"
C47	210.28	722.00	016°41'14"
C48	36.75	125.00	016°50'50"
C49	19.11	65.00	016°50'50"
C50	148.67	395.00	021°33'51"
C51	126.08	335.00	021°33'51"
C52	192.03	645.00	017°03'29"
C53	209.89	705.00	017°03'29"
C54	74.56	225.00	018°59'14"
C55	94.45	285.00	018°59'14"
C56	528.29	325.00	093°08'08"
C57	430.76	265.00	093°08'08"
C58	221.39	405.00	031°19'12"
C59	187.51	345.00	031°08'25"
C60	368.86	975.00	021°40'33"

Curve Table			
Curve #	Length	Radius	Delta
C61	345.84	915.00	021°39'22"
C62	60.04	275.00	012°30'34"
C63	73.14	335.00	012°30'34"
C64	74.06	240.00	017°40'50"
C65	332.70	180.00	105°54'06"
C66	28.37	20.00	081°15'49"
C67	276.57	240.00	066°01'37"
C68	107.77	765.00	008°04'18"
C69	116.22	825.00	008°04'18"
C71	411.39	255.00	092°26'08"
C72	97.20	125.00	044°33'13"
C73	26.72	20.00	076°32'33"

PREPARED BY:

TRIAD/HOLMES ASSOCIATES
PO BOX 1570
MAMMOTH LAKES, CA 93546
760-924-7588

RECORD OWNER/SUBDIVIDER:

Snowcreek Investment Company II L.L.C.
1 Fairway Drive
P.O. Box 100, pmb #605
Mammoth Lakes, CA 93546

DEVELOPMENT SUMMARY/SITE DATA:

WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	OPTIMUM COMMUNICATIONS
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL

UNITS EACH LOT
LOT 1 38
LOT 2 78
LOT 3 56

TOTAL: 172; 5% AFFORDABLE

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MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

LICENSED LAND SURVEYOR
ANDREW K. HOLMES
No.4428
STATE OF CALIFORNIA

DATE:

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SNOWCREEK 8 - PHASE I
TENTATIVE TRACT MAP 23-002
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
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LEGEND

- EXISTING SPOT ELEVATION (7862.8)
- EXISTING GOLF COURSE LAKE
- 7860 EXISTING GROUND CONTOUR
- EXISTING PAVING / BUILDINGS
- WELL HEAD EXISTING WELL LOCATIONS PROVIDED BY MCWD

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

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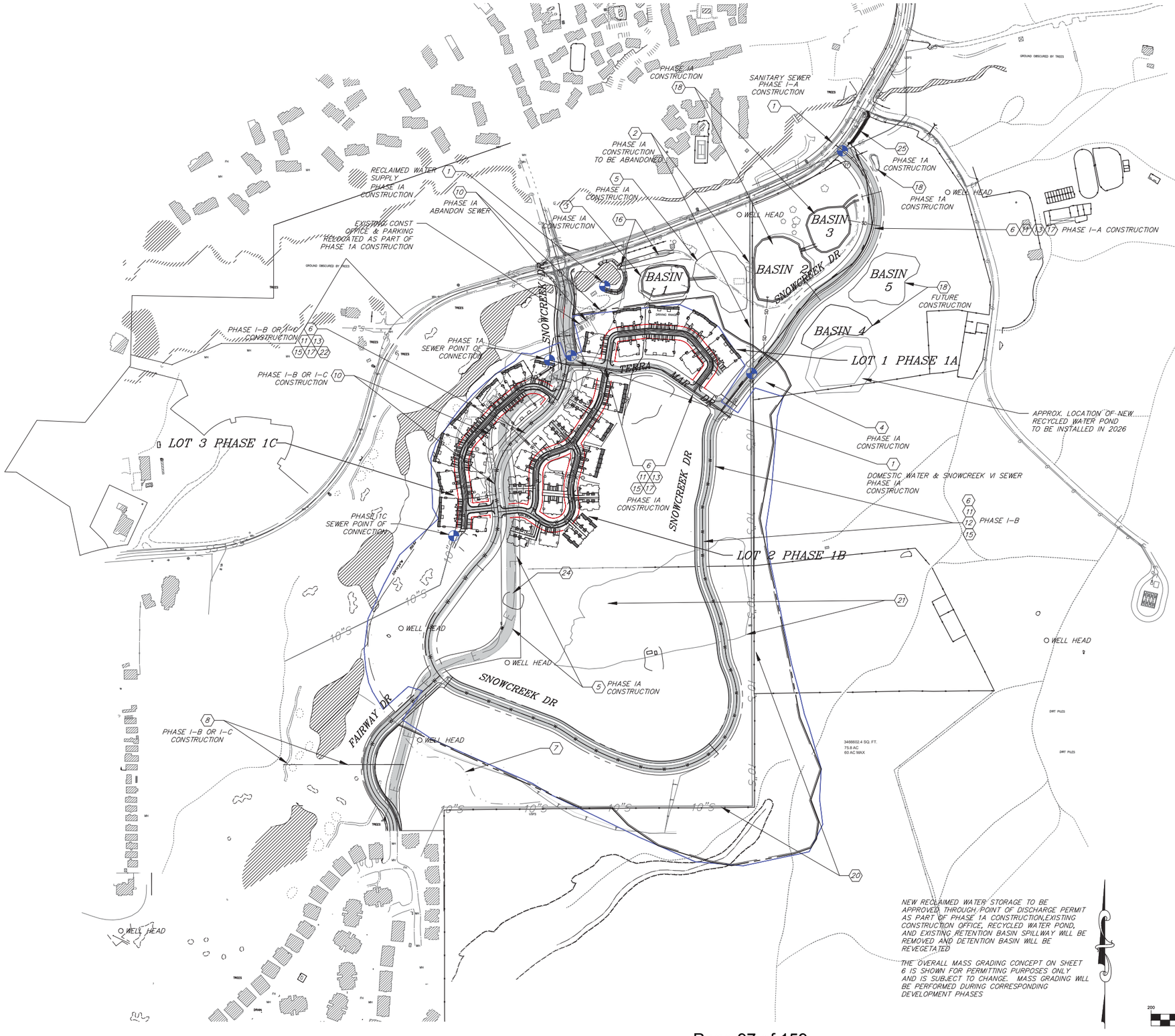
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SNOWCREEK 8 – PHASE I
EXISTING SITE TOPOGRAPHY
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
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LEGEND

- E — EXISTING UNDERGROUND ELECTRICAL LINE
- W — EXISTING WATERLINE
- 10"S — EXISTING SEWERLINE
- EXISTING BUILDINGS / PAVEMENT
- EXISTING GOLF COURSE LAKE
- PROPOSED PHASE I LIMITS OF DISTURBANCE
- (2) PROPOSED STORMWATER RETENTION BASINS–
- PROPOSED UTILITY POINT OF CONNECTION

CONSTRUCTION NOTES

1. PROPOSED UTILITY CONNECTION AS NOTED
2. PORTION OF EX SEWER FROM SNOWCREEK V TO BE ABANDONED
3. EX RECLAIMED WATER STORAGE POND TO BE TAKEN OFF–LINE AND REPURPOSED FOR STORMWATER RETENTION
4. CONNECT TO EX SEWER FROM SNOWCREEK V
5. EXISTING RETENTION TO BE REMOVED AND REVEGETATED
6. PROPOSED UG ELECTRICAL SERVICE TO SNOWCREEK V & VIII PER SCE PLANS
7. PROPOSED DRAINAGE SWALE FOR OFFSITE RUNOFF
8. EX SNOWCREEK V WATER MAIN TO BE CONNECTED TO NEW WATER MAIN TO BE CONSTRUCTED IN SNOWCREEK DR
9. PROPOSED REALIGNMENT OF SNOWCREEK VI SEWER MAIN
10. PORTION OF EX SNOWCREEK VI SEWER TO BE REMOVED & DISPOSED
11. SNOWCREEK PAVED ROAD AND MAP PER SECTIONS SHEET 10
12. PROPOSED STORMDRAIN – SIZE TO BE DETERMINED
13. PROPOSED SANITARY SEWER MAIN
14. PROPOSED PRIVATE PVC DOMESTIC WATER MAIN
15. PROPOSED 10" MAIN–SIZE TO BE DETERMINED
16. GOLF COURSE POND SPILLWAY AND OUTFLOW CHANNEL
17. PROPOSED DRY UTILITY COMMON TRENCH. SCE PLANS BEING PREPARED AT TIME OF TTM PREPARATION
18. PROPOSED STORMWATER RETENTION POND
19. PROPOSED FIRE HYDRANT LOCATIONS PENDING REVIEW BY MAMMOTH LAKES FIRE PROTECTION DISTRICT
20. EXISTING SEWER FROM SNOWCREEK V TO REMAIN
21. EXISTING STOCKPILE TO BE UTILIZED IN AREAS OF FILL
22. PROPOSED RECLAIMED WATER SUPPLY
23. PROPOSED WATER METER–SIZE TO BE DETERMINED
24. PHASE IB EX SNOWCREEK 5 SCE ELECTRICAL AND FAIRWAY DR REMOVED IN PHASE 1B AFTER NEW ELECTRICAL AND TEMPORARY PAVING OF EASTERLY SNOWCREEK DR IS INSTALLED
25. MULTI USE PATH TO LOWER SHERWIN CREEK ROAD

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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BISHOP
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SNOWCREEK 8 – PHASE I
OVERALL MAP – PHASE I CONSTRUCTION
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	08/02/2024
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LEGEND

- SD — PROPOSED STORM DRAIN
- W — PROPOSED DUCTILE IRON WATERLINE (PVC IN 40' PRIVATE STREETS)
- W — PROPOSED RECLAIMED WATERLINE
- SS — PROPOSED SANITARY SEWER
- JT — PROPOSED DRY UTILLITY JOINT TRENCH
- PHASE 1A CONNECTION
- (7) CONNECTION CALLOUT AS NOTED
- (2) FUTURE SEWER OR WATER

3,489,602.4 SQ. FT.
77.58 AC
60 AC MAX

RECLAIMED WATER RESERVOIR TO BE CONSTRUCTED IN 2026

(1) SANITARY SEWER CONNECTION AT OLD MAMMOTH RD

(1) SEWER FROM SNOWCREEK 5

(2) SEWER FROM SNOWCREEK 5

HOTEL SITE

(1) RECLAIMED WATER SUPPLY

(1) DOMESTIC WATER PHASE 1A

(15) (1) SEWER FROM SNOWCREEK 6

(2) SEWER FROM SNOWCREEK 6 PHASE 1C IF LOT 4 NOT DEVELOPED FIRST

FUTURE SNOWCREEK VI RELOCATED SEWER TO BE CONSTRUCTED IN PH II

(2) SNOWCREEK 6 SEWER CONNECTION LOT 4 CONST.

DOMESTIC WATER TO SNOWCREEK V

(2) PHASE 1B

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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SNOWCREEK 8 – PHASE I

OVERALL UTILITY SCHEMATIC PROJECT

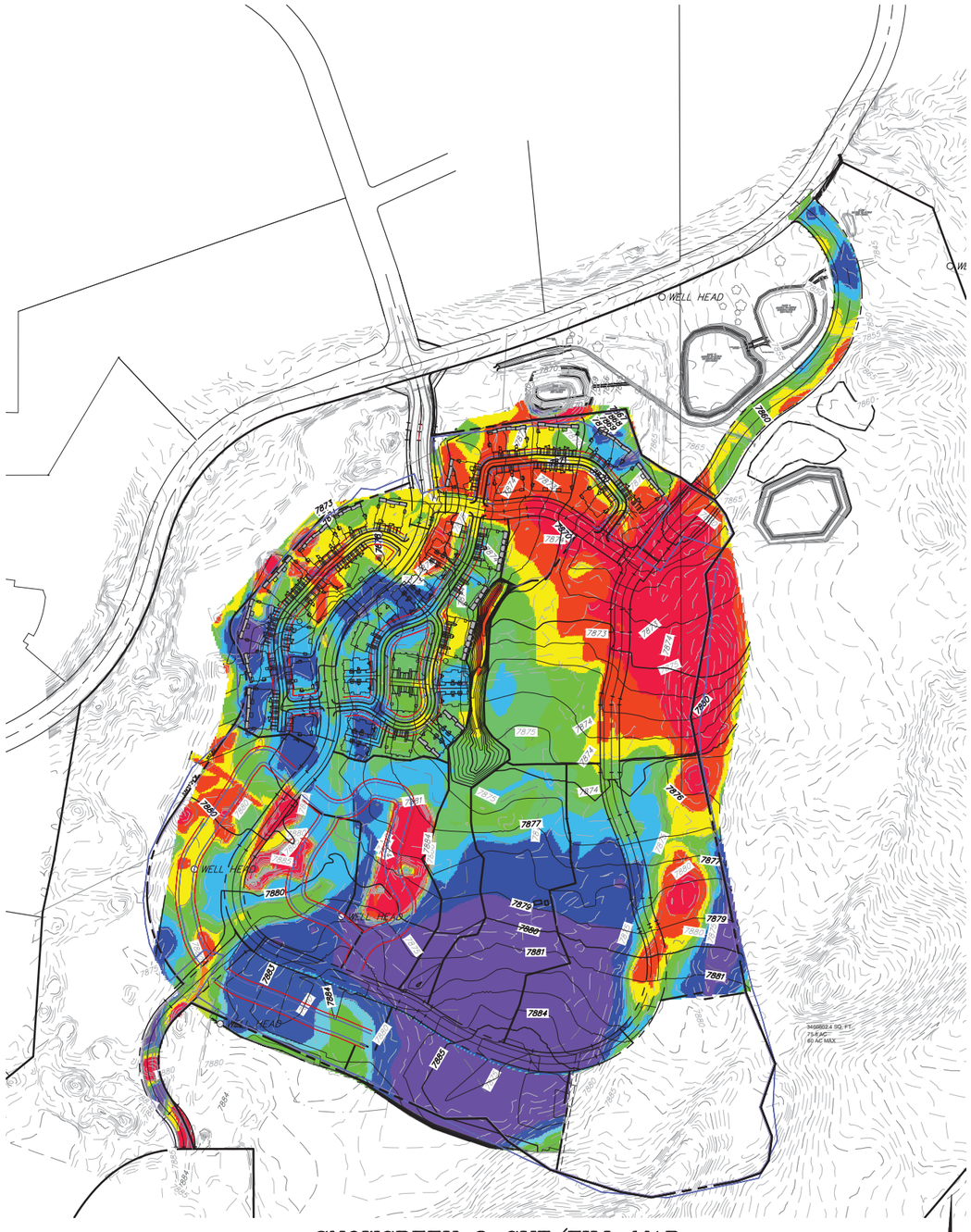
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SNOWCREEK 8 MASS GRADING



SNOWCREEK 8 CUT/FILL MAP

EARTHWORK VOLUME

(NOT ADJUSTED FOR SHRINKAGE, LOSS, OVEREXCAVATION, ETC)

CUT: 127,510 CU YDS

FILL: 285,890 CU YDS

NET: 158,380 CU YDS (FILL)

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.32	-3.21	0.00	
2	-3.21	-0.85	0.00	
3	-0.85	0.45	0.00	
4	0.45	1.95	0.00	
5	1.95	3.09	0.00	
6	3.09	5.64	0.00	
7	5.64	11.63	0.00	

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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SNOWCREEK 8 - PHASE I

PROJECT MASS GRADING

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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SEE BELOW RIGHT

BASIN GRADED PHASE 1A

POND OVERFLOW CHANNEL PHASE 1A CONSTRUCTION

RAISED SPILLWAY PHASE 1A CONSTRUCTION

WELL HEAD

EXISTING SPILLWAY TO BE REMOVED AND NEW BASIN OUTFLOW CHANNEL TO BE GRADED IN PHASE 1A

1
EXISTING RECYCLED WATER LAKE REMOVE AND RETENTION BASIN GRADED IN PHASE 1A

2
BASIN GRADED IN PHASE 1A

3
BASIN GRADED IN PHASE 1A

4

5

RECYCLED WATER STORAGE LAKE TO BE CONSTRUCTED IN 2026

DRIVING RANGE

7872.45 GF
7871.58 GF
7870.85 GF
7873.84 GF
7872.83 GF
7871.62 GF
7869.86 GF
7870.75 GF
7877.63 FS
7873.50 FS
7868.25 FS

MATCH LINE SEE SHEET 8

MULTI USE PATH

LOWER SHERWIN CREEK ROAD

PHASE 1A MULTI-USE PATH TO LOWER SHERWIN CR RD CONSTRUCTED

BASIN GRADED PHASE 1A

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND

SCALE: 1"=60'

- E — EXISTING UNDERGROUND ELECTRICAL LINE
- W — EXISTING WATERLINE
- 10"S — EXISTING SEWERLINE
- EXISTING BUILDINGS / PAVEMENT TO BE REMOVED
- EXISTING GOLF COURSE LAKE
- PROPOSED PHASE I CONSTRUCTION BOUNDARY
- PROPOSED PHASE I LIMITS OF GRADING
- 2 — PROPOSED STORMWATER RETENTION BASINS– BASINS #4 & #5 ARE FUTURE BASINS TO BE CONSTRUCTED WITH FUTURE PHASES
- 7872.25 GF — PROPOSED GARAGE FLOOR ELEVATION AT GARAGE DOOR ENTRY
- SD — PROPOSED STORM DRAIN
- FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR

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REGISTERED PROFESSIONAL ENGINEER
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NO. C 41039
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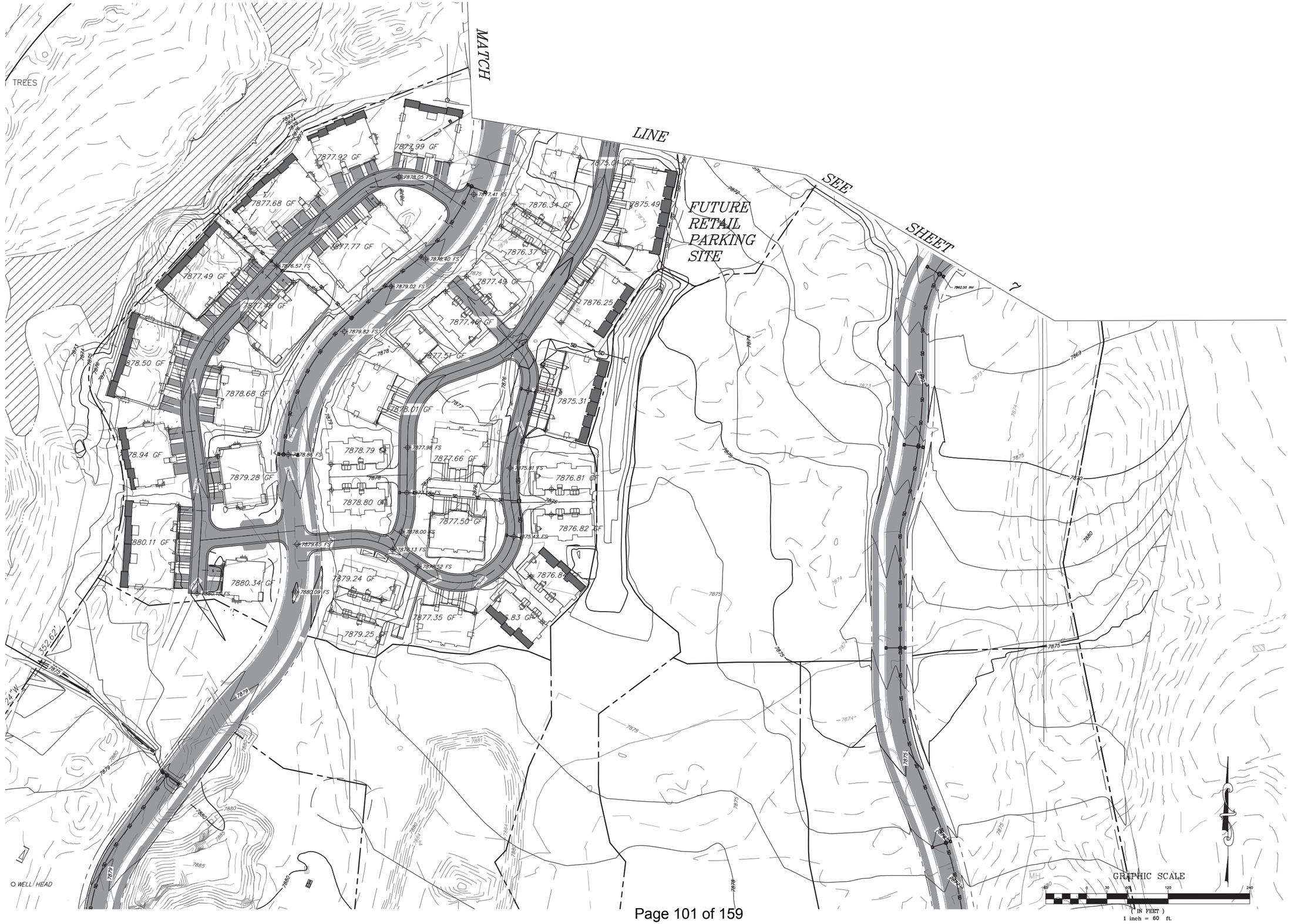
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PREPARED FOR:
SNOWCREEK

SNOWCREEK 8 – PHASE I
PHASE I CONCEPTUAL GRADING/DRAINAGE– NORTH
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
SCALE
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JOB NO. 36.1
DWG 7
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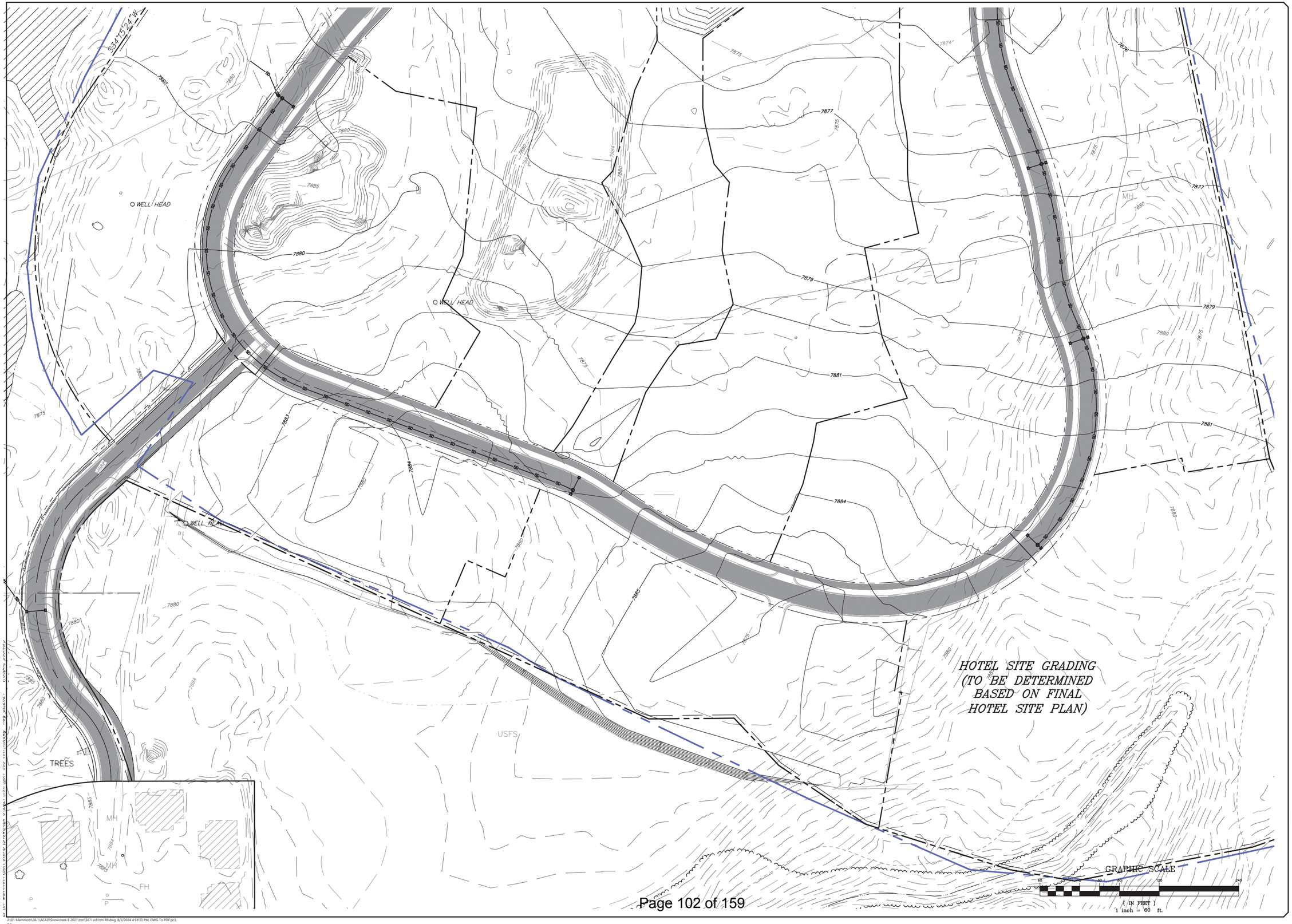
PREPARED FOR:

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SNOWCREEK 8 – PHASE I
FUTURE GRADING/DRAINAGE
NORTH
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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SNOWCREEK 8
FUTURE GRADING/DRAINAGE
SOUTH
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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SEE BELOW
FOR CONTINUATION

TREES

DRIVING RANGE

BASIN 1
BOTTOM EL=7864.0
SPILLWAY=7869.5
TOP=7870.0

BASIN 2
BOTTOM EL=7855.0
SPILLWAY=7858.5
TOP=7860.0

BASIN
BOTTOM EL=7843.0
TOP=7844.0

BASIN 3
BOTTOM EL=7850.0
SPILLWAY=7853.5
TOP=7855.0

(9) INST 83' 10" PVC SEWER PIPE @ S=0.0135 PHASE I-A CONSTRUCTION

(9) INST MH & CONNECT TO EXISTING 10"SS @ RIM=7877.7 IE=7866.97 FIELD VERIFY INV EL PHASE I-A CONSTRUCTION

LINE A
LINE B
LINE C
LINE D

LEGEND

- SD — PROPOSED STORM DRAIN & DIRECTION OF FLOW
- SS — PROPOSED SANITARY SEWER-SEE PROFILES SHEETS 10-12
- W — PROPOSED WATER SUPPLY MAIN
- RW — PROPOSED RECLAIMED WATER SUPPLY MAIN
- JT — PROPOSED JOINT DRY UTILITY TRENCH
- WATER OR SEWER POINT OF CONNECTION

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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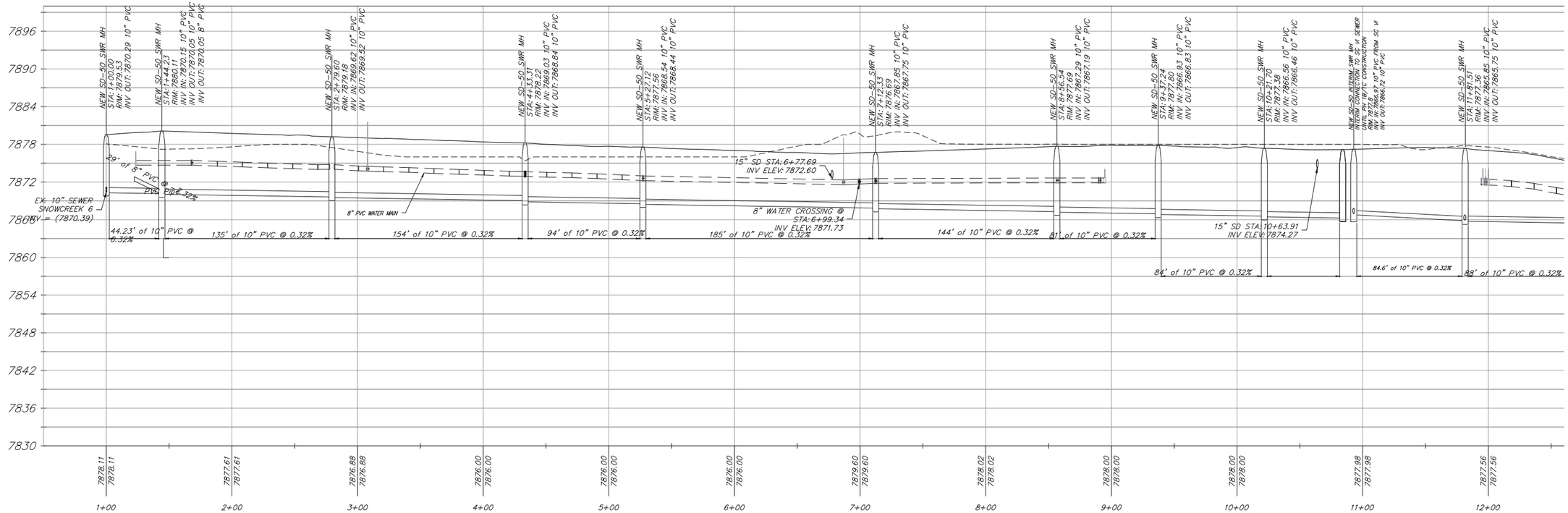
SNOWCREEK 8 - PHASE I

CONCEPTUAL WATER / SEWER PLAN

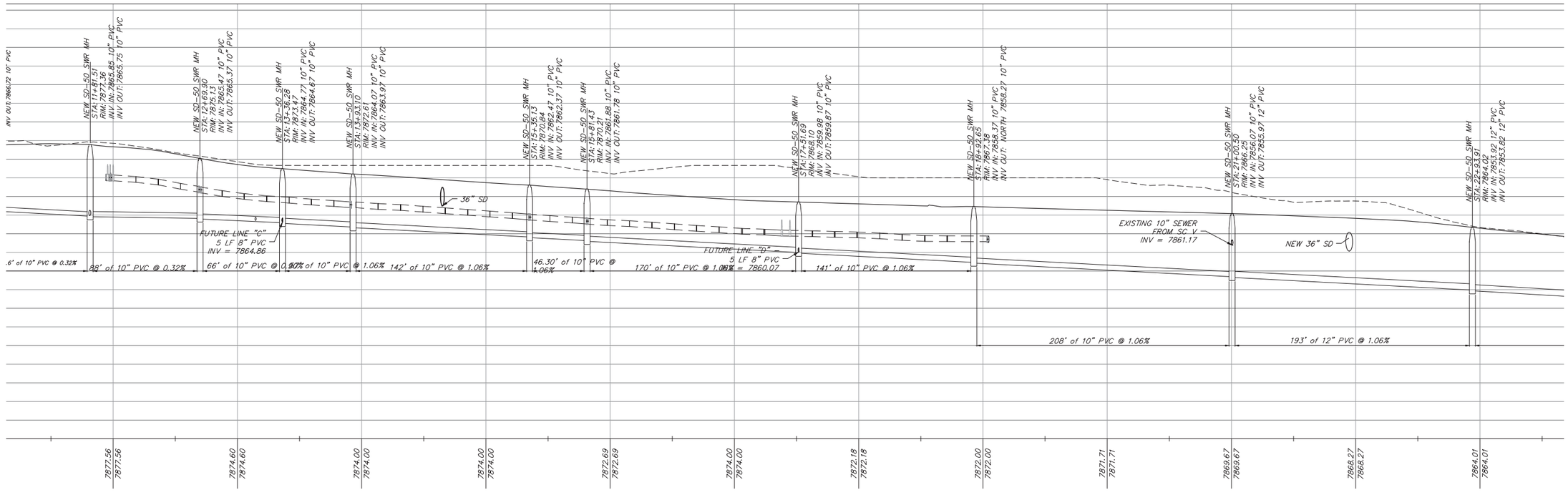
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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SANITARY SEWER LINE A



SANITARY SEWER LINE A

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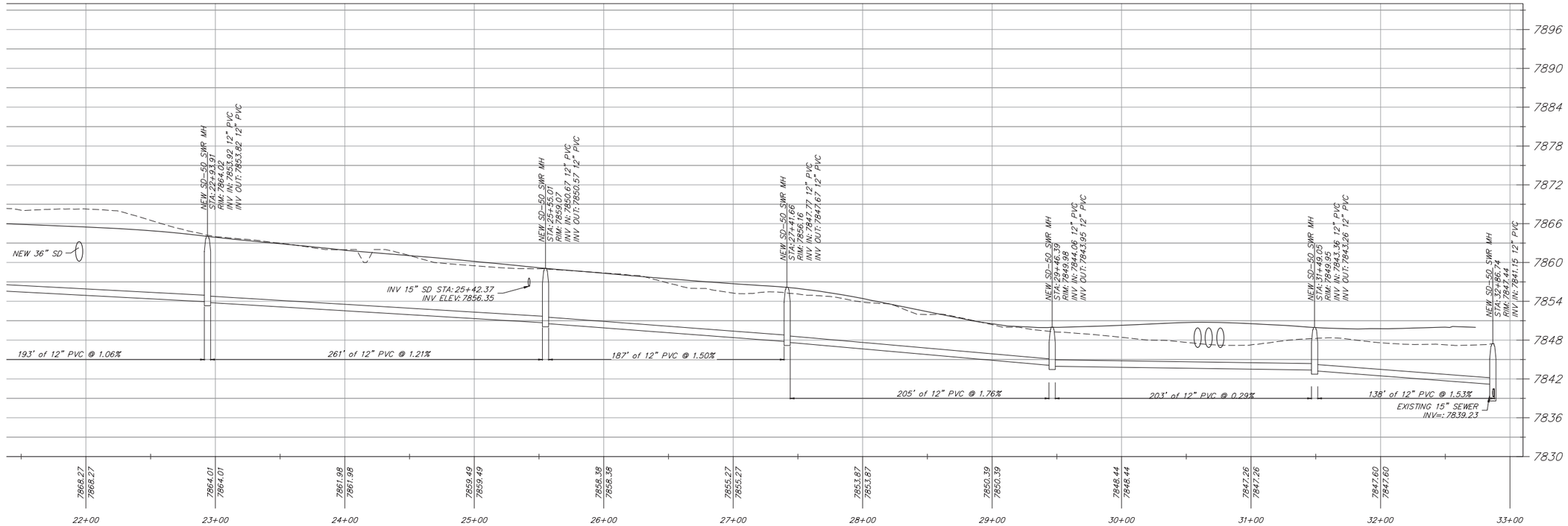
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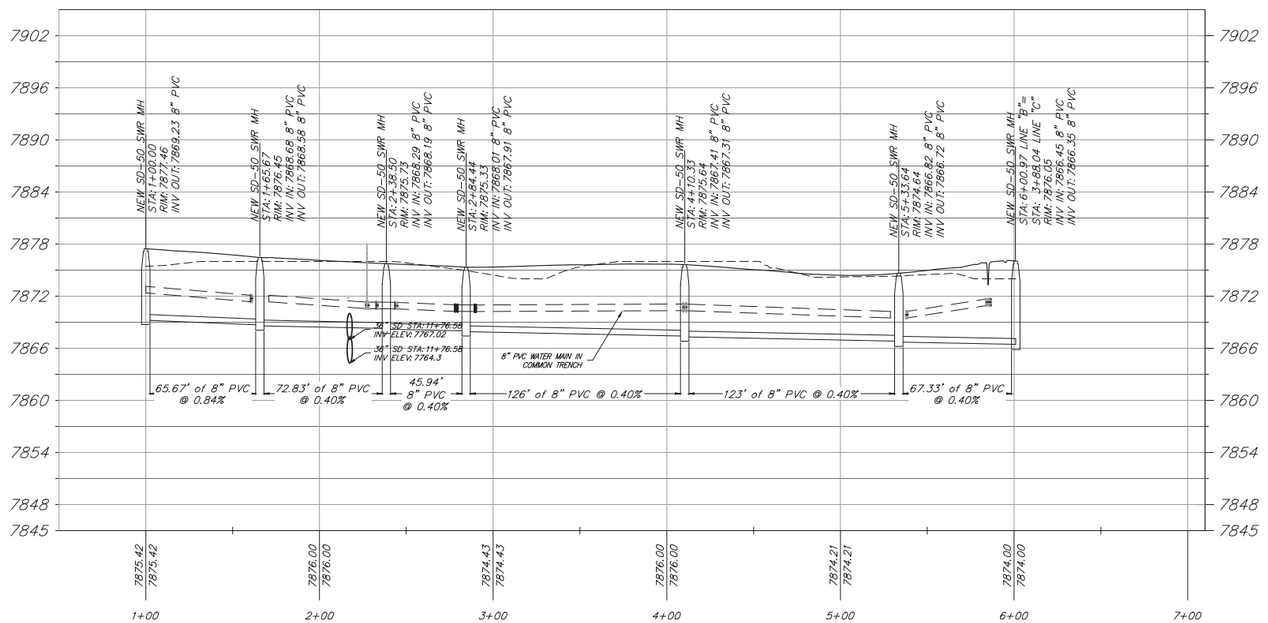
SNOWCREEK 8 – PHASE 1
PHASE 1 SEWER PROFILES
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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SANITARY SEWER LINE A



SANITARY SEWER LINE B

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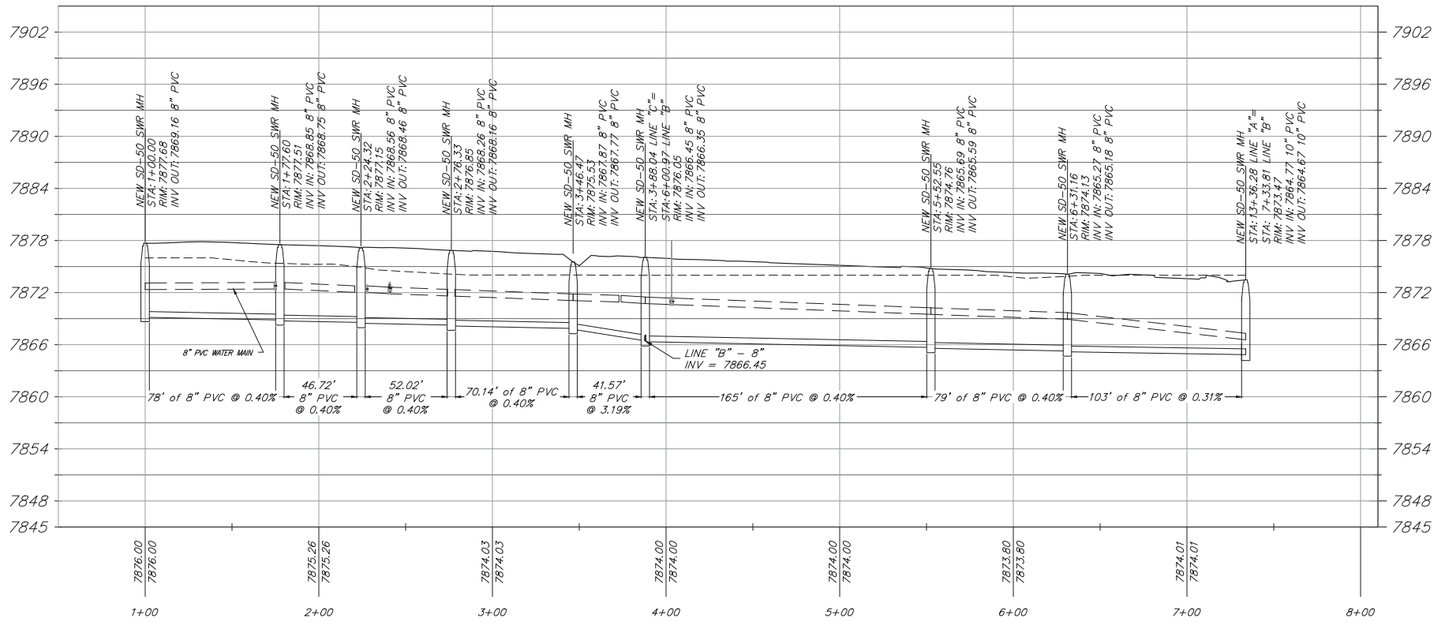
SNOWCREEK 8 – PHASE 1
PHASE 1 SEWER PROFILES
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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Alignment – (LOT 2 SS W'LY) – (2)

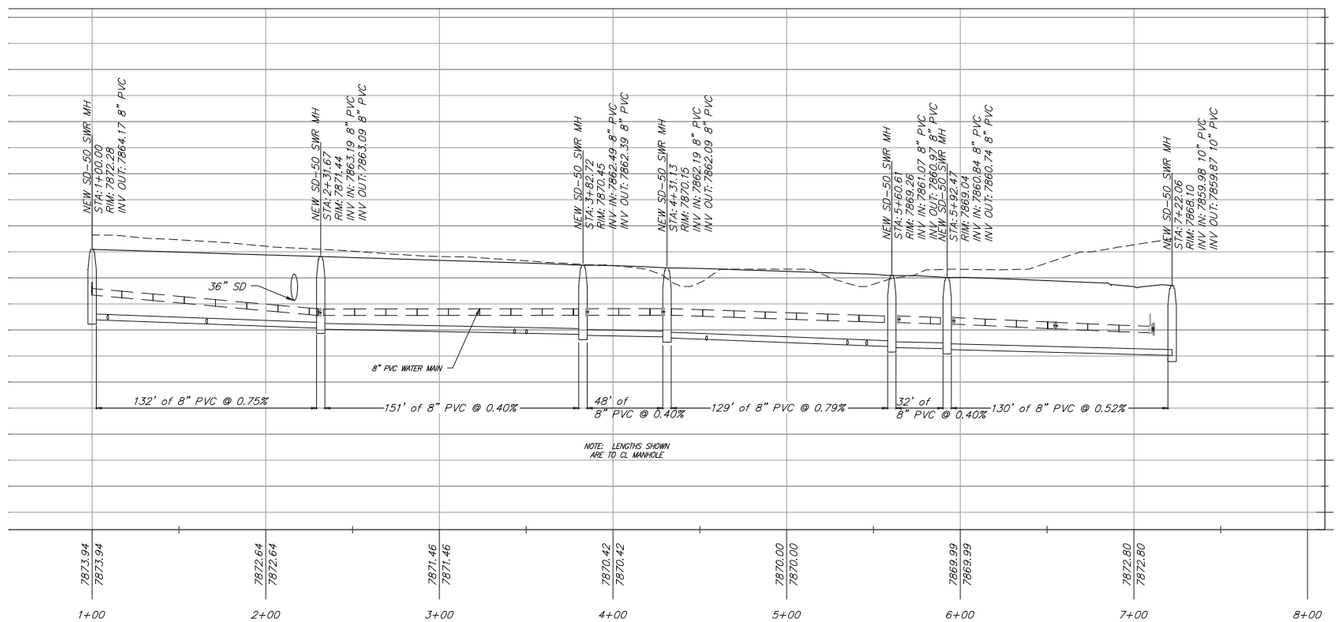
LINE "C"



SANITARY SEWER LINE C

A STREET SEWER ALIGNMENT

LINE "B"



SANITARY SEWER LINE D

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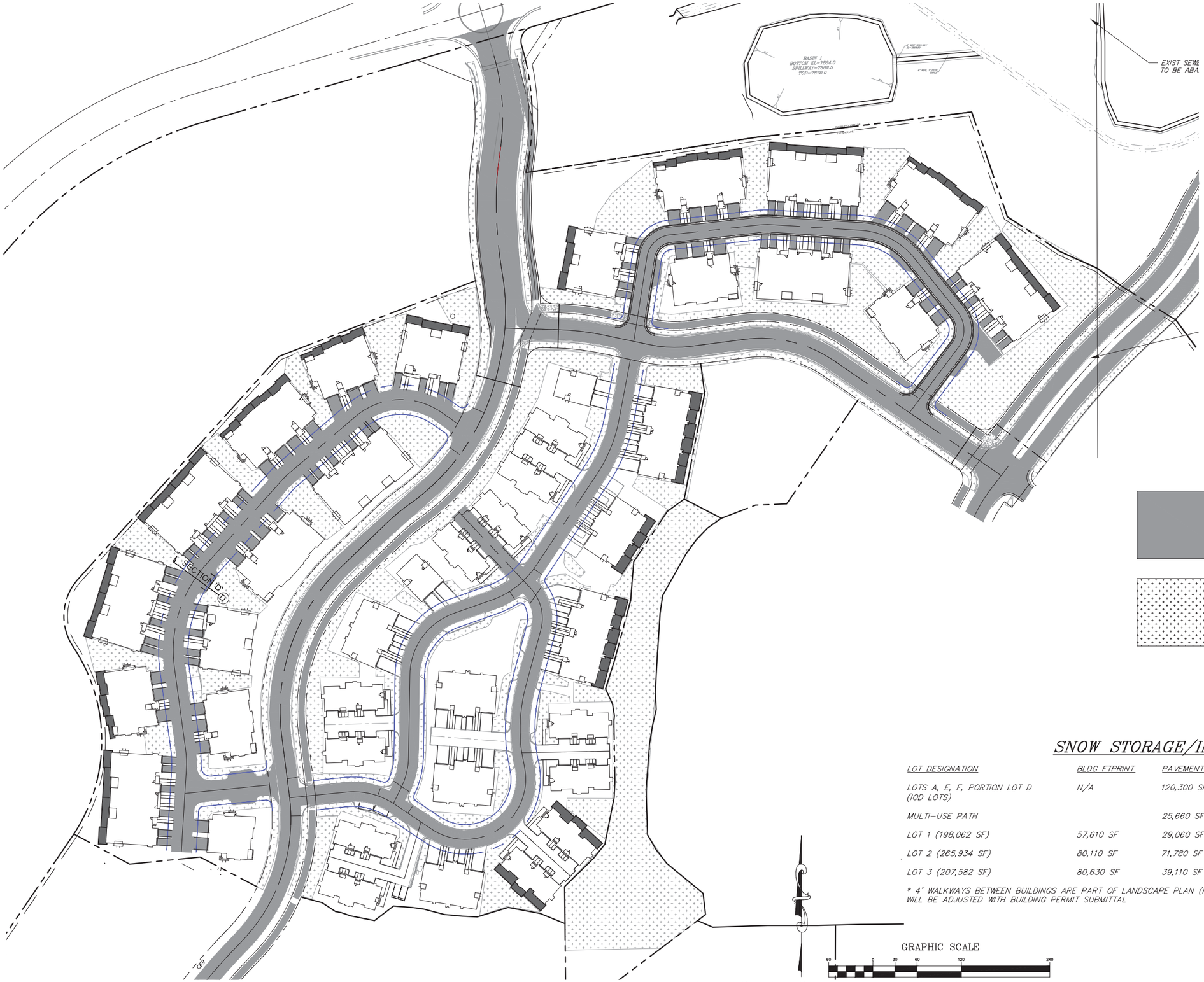
SNOWCREEK 8 – PHASE I

PHASE I SEWER PROFILES

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

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LEGEND

PROPOSED AREA OF NEW PAVEMENT

PROPOSED SNOW STORAGE AREA

SNOW STORAGE/IMPERVIOUS AREAS

LOT DESIGNATION	BLDG FTPRINT	PAVEMENT	ESTIMATED SIDEWALK*	SNOW STORAGE
LOTS A, E, F, PORTION LOT D (10D LOTS)	N/A	120,300 SF	N/A	64,460 SF (54%)
MULTI-USE PATH		25,660 SF		N/A
LOT 1 (198,062 SF)	57,610 SF	29,060 SF	1,560 SF	61,080 SF
LOT 2 (265,934 SF)	80,110 SF	71,780 SF	1,560 SF	103.880 SF
LOT 3 (207,582 SF)	80,630 SF	39,110 SF	2,340 SF	37,720 SF (96%)

* 4' WALKWAYS BETWEEN BUILDINGS ARE PART OF LANDSCAPE PLAN (NOT SHOWN). AREAS OF SNOW STORAGE WILL BE ADJUSTED WITH BUILDING PERMIT SUBMITTAL

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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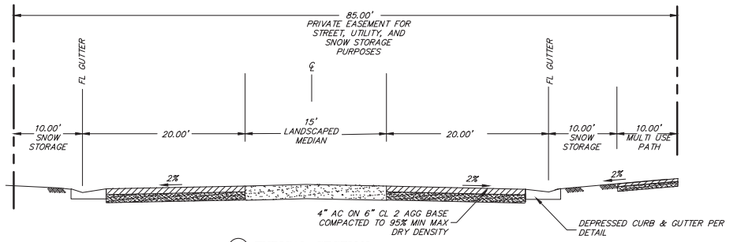
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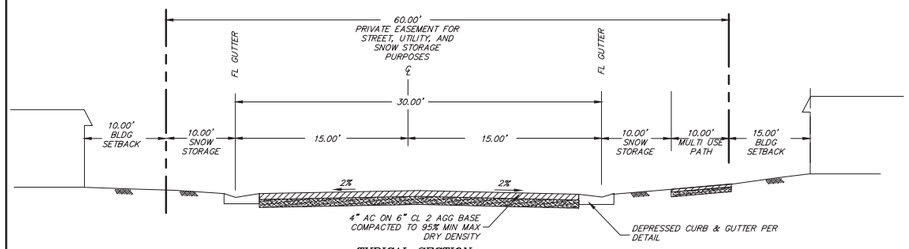
SNOWCREEK 8 – PHASE I
SNOW STORAGE & IMPERVIOUS AREAS
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
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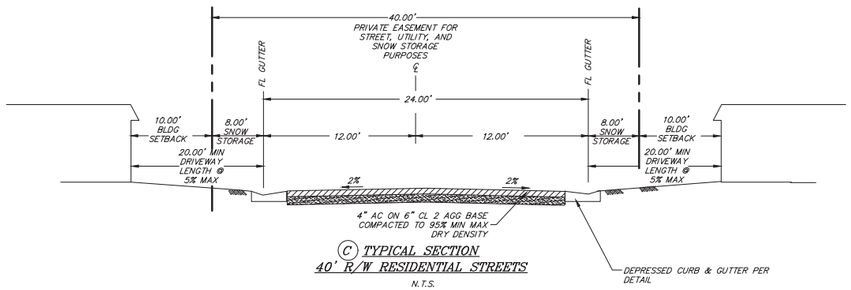
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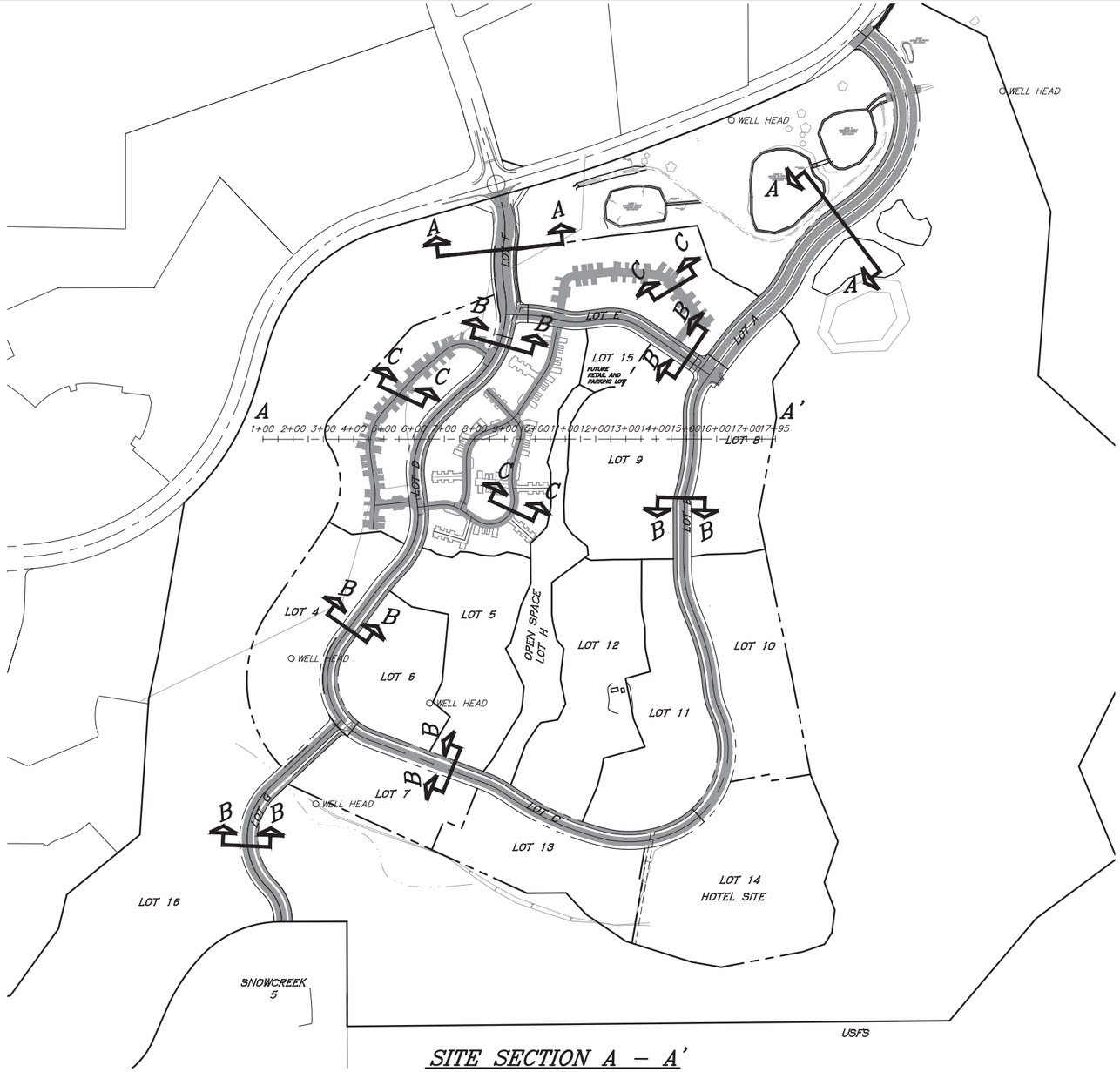
Ⓐ TYPICAL SECTION
85' R/W SNOWCREEK DRIVE
N.T.S.



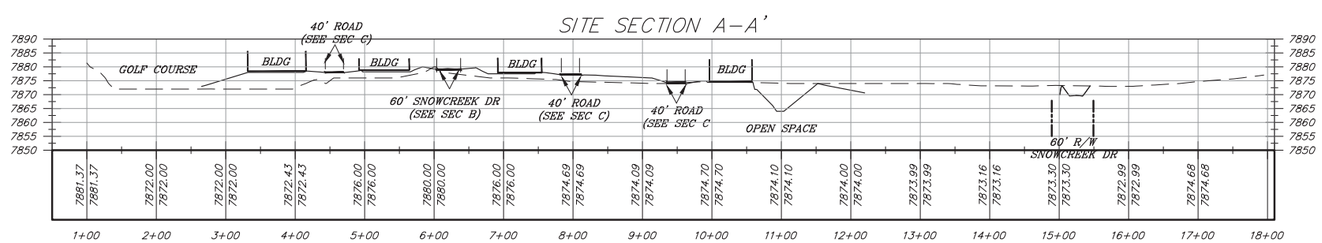
TYPICAL SECTION
Ⓑ 60' R/W SNOWCREEK DR, TERRA MAR, & FAIRWAY DR.
N.T.S.



Ⓒ TYPICAL SECTION
40' R/W RESIDENTIAL STREETS
N.T.S.



SITE SECTION A – A'
SCALE: 1"=200'



HORIZ: 1"=100'
VERT: 1"=25'

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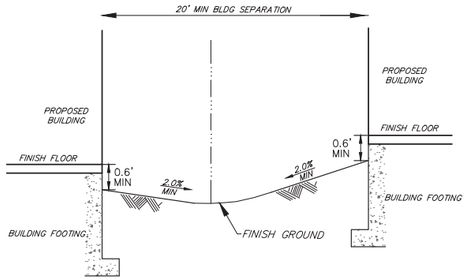
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SNOWCREEK 8 – PHASE I
ROAD & SITE SECTIONS
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

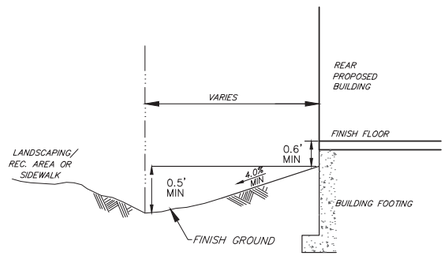
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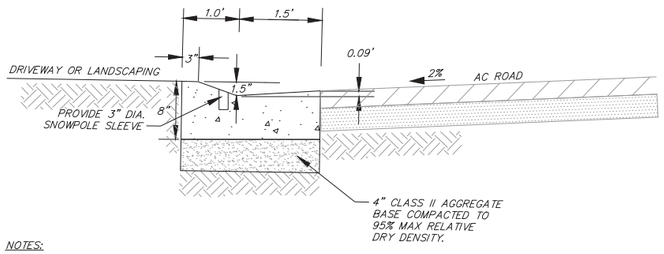
TYPICAL BETWEEN BUILDING GRADING

N.T.S.



TYPICAL REAR BUILDING GRADING

N.T.S.



NOTES:

1. PLACE EXPANSION JOINTS AT 20' INTERVALS AND AT ALL RETURNS.
2. EXPANSION JOINT REQUIRED AT ALL STRUCTURES, END OF CURVES, (EC) AND BEGINNING OF CURVES, (BC).
3. TOP AND FACE OF CURB SHALL BE TROWLED SMOOTH AND FINISHED WITH A FINE BRUSH.
4. GUTTERS SHALL NOT VARY MORE THAN 1/8 INCH FROM TRUE GRADE.

MODIFIED TOML "DEPRESSED CURB AT DRIVEWAYS", REFER TO TOML STANDARD PLAN 102-0

DEPRESSED CONCRETE CURB & GUTTER

N.T.S.

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SNOWCREEK 8 - PHASE I

DETAILS

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
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DRAWN TP / GP
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DWG 16
SHEET OF

EASEMENT NOTES

(1) CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH FOR TELEPHONE AND TELEGRAPH LINES IN FAVOR OF INTERSTATE TELEGRAPH COMPANY, DATED NOVEMBER 16, 1943, PER BOOK 19, PAGE 270 O.R., LOCATION IS APPROXIMATE AND CANNOT BE ACCURATELY LOCATED BY DEED.

(2) CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH FOR ELECTRIC LINES AND TELEPHONE LINES TO CALIFORNIA ELECTRIC POWER COMPANY DATED AUGUST 10, 1954 PER BOOK 32, PAGE 187 O.R., LOCATION IS APPROXIMATE AND CANNOT BE ACCURATELY LOCATED

(3) MONITORING WELL EASEMENT AGREEMENET TO MCWD PER INST. NO 2008004905 O.R.

(4) A ROADWAY AND UTILITY EASEMENT TO THOMAS J. DEMPSEY DATED AUGUST 20, 1985 PER BOOK 436, PAGE 577 O.R., AFFECTS RANCH ROAD AND EXTENDS SOUTHERLY TO MEET THE WESTERLY PROPERTY LINE OF "PARCEL B".

(5) CENTERLINE OF A 15' WIDE EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, AND COMMUNICATIONS SYSTEMS TO CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA DATED DECEMBER 15, 1983 PER BOOK 397, PAGE 117 O.R.

(6) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY TO TOWN OF MAMMOTH LAKES DATED MAY 24, 1990, PER BOOK 557, PAGE 363, O.R.

(8) AN EASEMENT FOR SEWER AND WATER TO MAMMOTH COUNTY WATER DISTRICT DATED FEBRUARY 6, 1991 PER BOOK 576, PAGE 168 O.R., TO BE QUITCLAIMED AFTER RELOCATION OF SEWER IMPROVEMENTS IN FUTURE DEVELOPMENT.

(9) AN EASEMENT TO OPERATE, INSPECTS, MAINTAIN, REPLACE, IMPROVE AND REMOVE WATER PIPELINE AND APPURTENANCES AND FOR DRAINAGE PURPOSES TO MAMMOTH COUNTY WATER DISTRICT DATED FEBRUARY 6, 1991 PER BOOK 576, PAGE 170 O.R.

(10) AN EASEMENT FOR ACCESS, SEWER, WATER MAIN, AND WELL SITES, AND INCIDENTAL PURPOSES SHOWN OR DEDICATED BY THE MAP OF TRACT NO. 36-166, MAP BOOK 10 PAGE 21, MAP BOOK 10 PAGE 21.

(11) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY TO TOWN OF MAMMOTH LAKES DATED NOVEMBER 28, 1990, PER BOOK 0571, PAGE 592, O.R.

(12) AN EASEMENT FOR WATER LINE, SEWER LINE, DRAINAGE, WELL ACCESS, AND GOLF COURSE PURPOSES PER TRACT 36-170, MAP BOOK 10 PAGE 25.

(13) CENTERLINE OF A 15' WIDE EASEMENT FOR WATER TRANSMISSION PIPELINE TO MAMMOTH COMMUNITY WATER DISTRICT DATED JANUARY 12, 1996, PER BOOK 727, PAGE 340 O.R.

(14) A NON-EXCLUSIVE SUBSURFACE EASEMENT FOR UNDERGROUND STORM WATER DISPOSAL FACILITIES AND A NON-EXCLUSIVE 10-FOOT WIDE STORM DRAIN EASEMENT TO SNOWCREEK FAIRWAY HOMES I OWNER'S ASSOCIATION DATED JUNE 24, 1999, PER BOOK 0858, PAGE 078 O.R.

(15) A GRANT OF NON-EXCLUSIVE EASEMENT (STORM DRAIN) BETWEEN DEMPSEY CONSTRUCTION CORPORATION AND SNOWCREEK VI ASSOCIATES, LP DATED NOVEMBER 18, 2003 PER INSTRUMENT NO. 2003012774.

(16) CENTERLINE OF A 15' WIDE EASEMENT (SEWER) BETWEEN DEMPSEY CONSTRUCTION CORPORATION AND SNOWCREEK VI ASSOCIATES, LP DATED NOVEMBER 18, 2003 PER INSTRUMENT NO. 2003012775.

(17) A NON-EXLUSIVE EASEMENT FOR INGRESS, EGRESS, AND INCIDENTAL PURPOSES, BY AND BETWEEN SNOWCREEK INVESTMENT COMPANY L.P., SNOWCREEK VI CONDOMINIUM OWNER'S ASSOCIATION, FAIRWAY RANCH OWNERS ASSOCIATION, AND RANCH AT SNOWCREEK OWNERS ASSOCIATION, DATED JUNE 22, 2009 AS INSTRUMENT NO. 2009003040, O.R.,

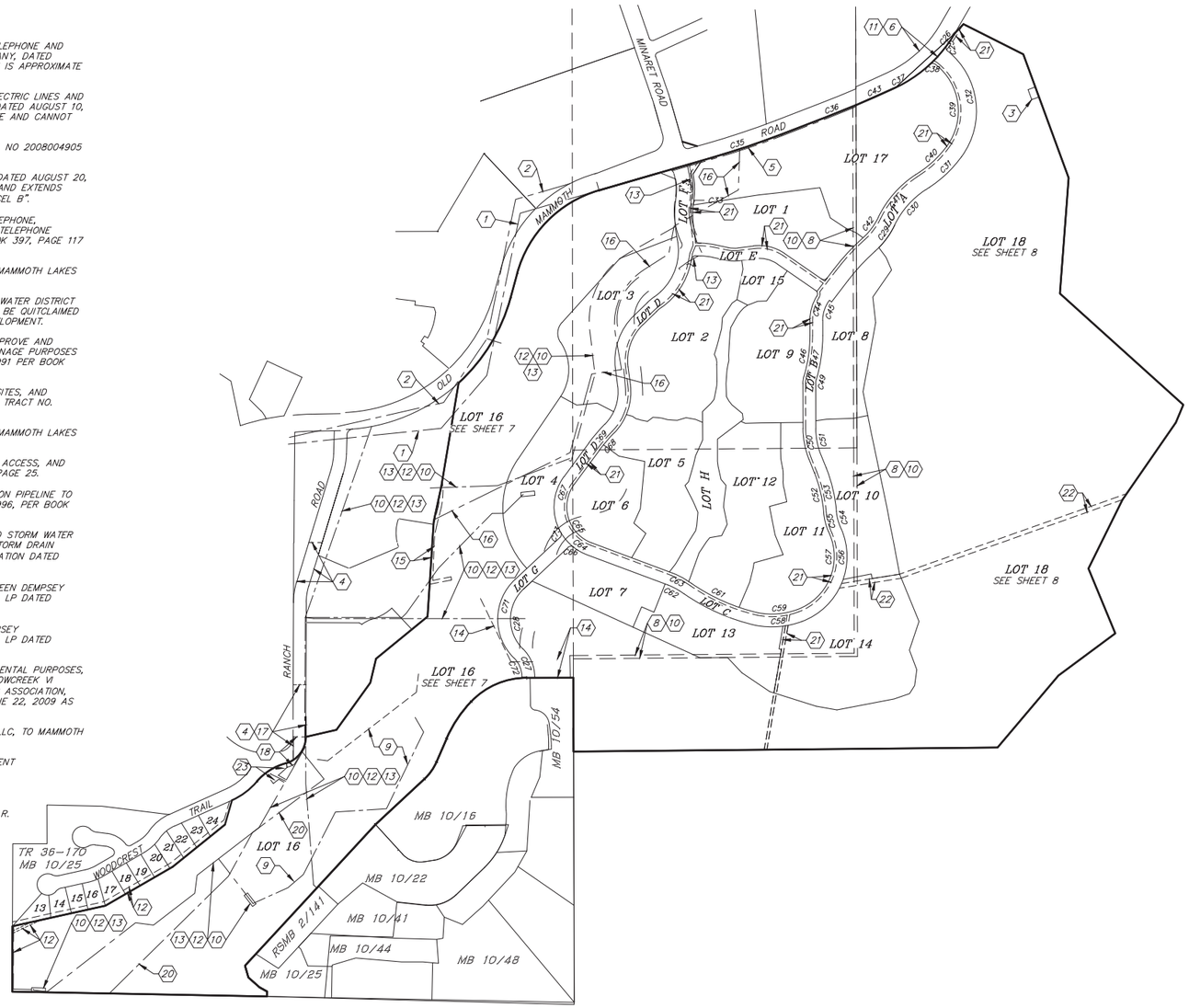
(18) A GRANT OF EASEMENT FROM SNOWCREEK INVESTMENT CO II LLC, TO MAMMOTH COMMUNITY WATER DISTRICT, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AND OTHER MATTERS AS DISCLOSED THEREIN RECORDED JANUARY 8, 2019 AS INSTRUMENT NO. 2019000060 OF OFFICIAL RECORDS.

(20) ℄ OF 15' WIDE EASEMENT TO THE PUBLIC FOR WINTER PEDESTRIAN RIGHT OF ACCESS FROM SHERWIN RANGE TO RANCH ROAD PER INSTRUMENT NO. __2023002096_____O.R.

(21) 12' WIDE MULTI USE PATH I.O.D. TO THE TOWN OF MAMMOTH PER INSTRUMENT NO.__2023002095_____O.R.

(22) 20' WIDE EASEMENT FOR EMERGENCY VEHICLE ACCESS, UNDERGROUND UTILITIES, FIRE HYDRANTS AND WATERLINES, I.O.D. TO THE TOWN OF MAMMOTH LAKES INSTRUMENT PER INSTRUMENT NO. __2023002093_____O.R.

(23) WELL SITE AND WATERLINE EASEMENT PER INSTRUMENT NO. 2023003150



GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

tha
triad/holmes associates
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

DATE:

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REVISIONS:	BY:

PREPARED FOR:

SNOWCREEK

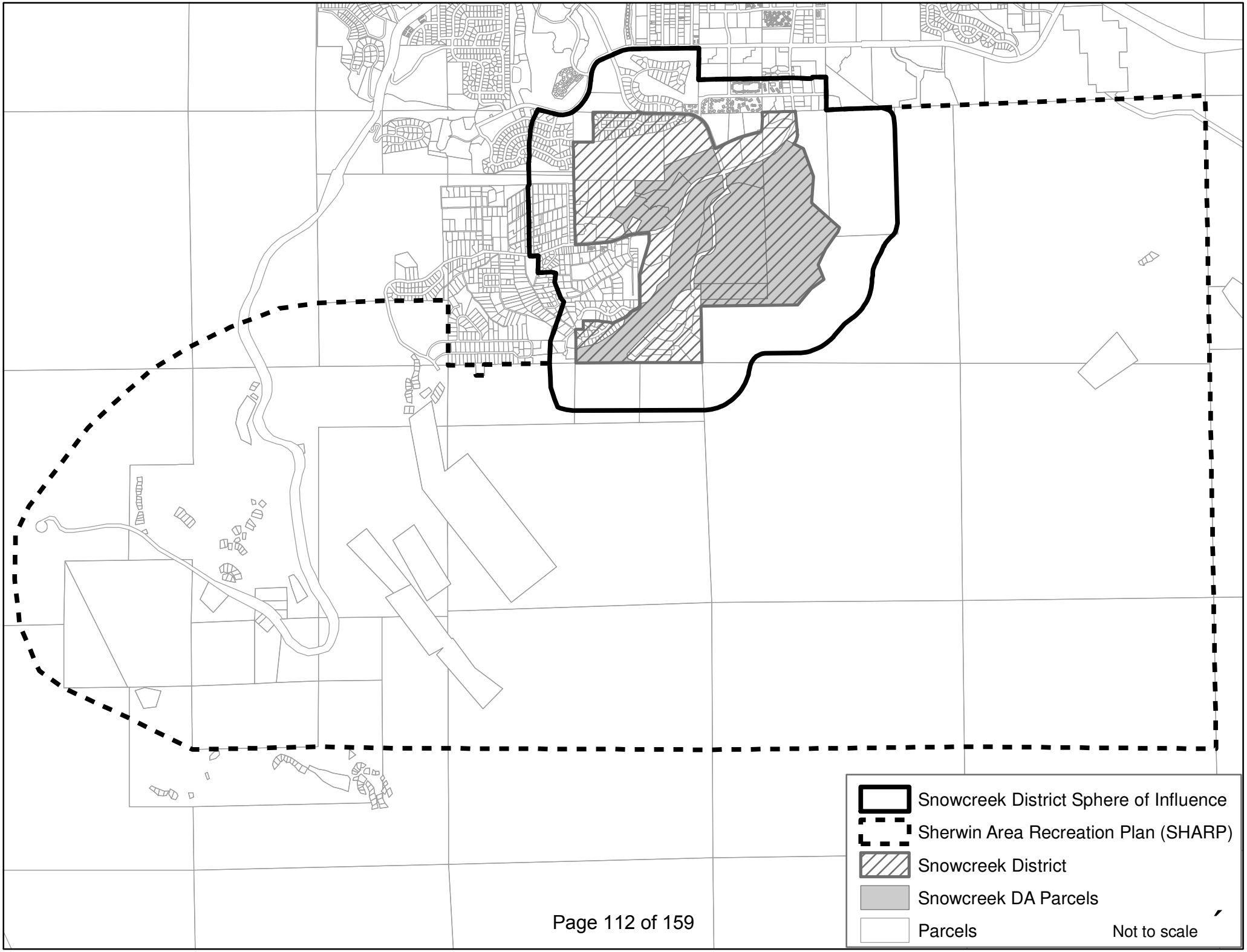
SNOWCREEK 8 - PHASE 1
EASEMENTS
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 08/02/2024
SCALE
DRAWN TP / GP
JOB NO. 36.1
DWG 17
SHEET OF 18

Z:\01 Mammoth\36.1\CAD\Snowcreek 8 2021\SW\36.1 sc8 ffm ESMTS.dwg, 8/2/2024 3:27:29 PM, DWG To PDF.pc3,
1:1

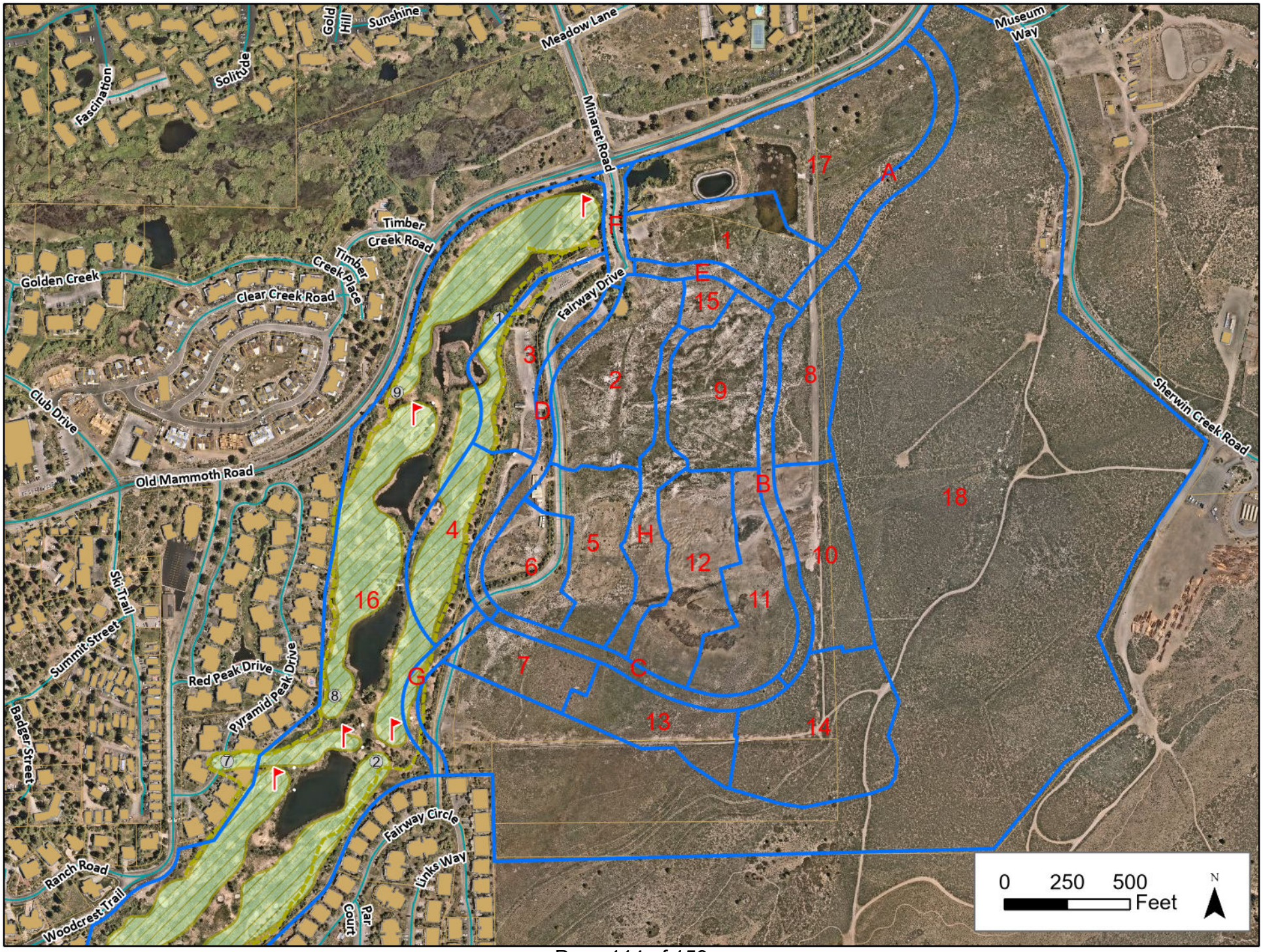
ATTACHMENT C

Snowcreek Development Agreement Area of Geographic Nexus Map


Snowcreek District Sphere of Influence
Sherwin Area Recreation Plan (SHARP)
Snowcreek District
Snowcreek DA Parcels
Parcels
Not to scale

ATTACHMENT D

Snowcreek VIII Golf Overlay Map


Fascination
Solitude
Gold Hill
Sunshine
Meadow Lane
Minaret Road
Museum Way
Timber Creek Road
Timber Creek Place
Golden Creek
Clear Creek Road
Fairway Drive
Sherwin Creek Road
Club Drive
Old Mammoth Road
Ski Trail
Summit Street
Red Peak Drive
Pyramid Peak Drive
Badger Street
Ranch Road
Woodcrest Trail
Par Court
Links Way
Fairway Circle
A
B
C
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ATTACHMENT E

Public Comments

COMMENTS ON TENTATIVE TRACT MAP 23-002 & USE PERMITS 23-003

I am a homeowner in Snowcreek Ranch.

I object to the Application Request.

1. The additional 159 condo units being proposed will do nothing to alleviate our long term rental crisis, as these condos are not low-income level and most likely will simply added to the current STR inventory in Mammoth Lakes.

2. The additional 159 condo units being proposed will further burden an alpine meadow already groaning under hundreds of millions of dollars worth of condos that have served primarily to enrich a single family – that of the developer.

3. I note that the Request states that "no additional CEQA review is required", but that the last EIR was almost 20 years ago, prior to the construction of hundreds of newer condos in the period since. It is plain that additional environmental review is indeed required both to account for the Developer's activities in the interim and to enable application of advances in EIR science in the past twenty years.

4. Traffic on Old Mammoth Road already is over-burdened. Another 159 families/STR guests streaming onto the road will make Mammoth start to look like L.A. in terms of congestion.

5. Perhaps most troubling, the Developer has repeatedly reneged on its obligations under previous construction permits, and should not be rewarded with more until the past failures are remedied. Indeed, on its face the Notice of Public Hearing admits that the proposed new construction will eliminate future expansion of the golf course, which the Town of Mammoth Lakes negotiated in the Snowcreek Development Agreement (SDA) it entered into in 2010 with Snowcreek Hilltop Development Co. L.P. and Snowcreek Investment Co. L.P.

The purpose of the SDA was to streamline development of Snowcreek VII (which has been built) and Snowcreek VIII. In exchange, among other requirements, the Developer was to build an 18 hole golf course by expanding the current 9 hole golf course. This has not been done. As indicated in a FAQs from the Town last summer, it appears that neither the Developer nor the Town regard the 18 hole course as anything other than merely aspirational, despite the clear language in the SDA discussed below.

Recital G(3) of the Agreement declares, as a benefit of the Agreement to the Town in exchange for the various privileges the Town has conferred the Developer since 2010, the development of "a championship-level 18 hole golf course". Nothing in this recital indicates an advisory or aspirational intent on behalf of either party.

Indeed, Section 2.2.1 of the Agreement lists a number of milestones that the Developer "*shall* satisfactorily complete", including development of the 18 hole golf course (2.2.1(c)(2)) (emphasis mine). "Shall" is compulsory language, not advisory or aspirational, and is subject only

to the unavoidable delay section 11.15. Yet not a single one of the annual reviews available on the SDA web page indicates the presence of any such event under Section 11.15. In fact, each and every annual review from 2011-2022 represents that the "Developer has been in good faith substantial compliance" despite the FAQs (paragraph 10) admitting that the clause discussed below for *lack* of good faith effort triggered, in 2020, a reduction of term for the Agreement.

More specifically, the provision in (c)(2) of section 2.2.1 of the Agreement (relating to diminishing term for *lack* of good faith efforts to build the golf course) explicitly is stated to be a "specific *added* performance measure" to the "shall" mandate preceding it (emphasis mine). It is thus additive to the mandatory language and does not supersede it. This provision clearly is not intended to be a general escape hatch for a dilatory developer to exploit. Nor is any "unavoidable" factor under Section 11.15 identified in any of the annual reports since 2011.

That the parties to the SDA contemplated a mandatory nature of the 18 hole course is reemphasized in Section 6.9 of the SDA ("A nine-hole golf course designed by Ted Robinson exists on the north and west portions of the property. An additional nine holes ***will be constructed*** on the north, eastern, and southern edges of the Snowcreek VIII site, creating a championship 18-hole golf course") (emphasis mine).

It is noted that the requirements above from the SDA are consistent with earlier relevant documents.

For instance, in a Covenant between the Town and Developer dated February 15, 2005, the Developer unambiguously agreed that as part of its acquisition of the Snowcreek property, it "would be used for golf course purposes" and "would result in an 18 hole golf course" as part of the Snowcreek Master Plan and Snowcreek Development Project (page 1, Recital B). Furthermore, this Covenant (recital D) supports the mandatory language from the SDA by explicitly stating the "intention of the parties to impose upon the Property certain use restrictions to ensure that the Property will be used as a golf course", and that this imposition will run with the land, which the plat accompanying the Covenant indeed appears to show includes the current 9 hole golf course.

The 18 hole golf course is again referenced in the 2009 EIR (95 pages) available at:
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/473/Final-EIR-Addition-May-2009?bidId=

The EIR states that the "purpose of this Final Environmental Impact Report Addition (Final EIR Addition) is to analyze the potential environmental impacts of proposed changes to the Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project,1 (Revised Project Features or Project) from the Original Project that was analyzed in the August 2007 Draft EIR." On page I-2 the EIR reveals that "While recreational amenities are incorporated throughout the Project, additional stand-alone recreational components will include a Golf Clubhouse, an expanded golf course and attendant facilities, and the Outfitters' Cabin. The existing privately owned publicly accessible nine-hole golf course on the north and west portions of the Project site will be expanded to include nine additional holes on the east and south edges of the Project site, thus creating a privately owned publicly accessible 18-hole golf course."

The Developer to date has received the full benefits it contemplated receiving under the SDA. Snowcreek VII, worth tens of millions of dollars, has been built. In marked contrast, the Town of Mammoth Lakes and by extension its citizens have not received the full benefit of the bargain contemplated by the SDA. Our citizens have witnessed their municipal government disavow the 18-hole course, which figured prominently in the SDA as consideration for a streamlined development path for Snowcreek VII and VIII. The new Request seeks to flagrantly, openly, and permanently terminate the Developer's prior commitments.

John L. Rogitz
441 Ranch Road
Mammoth Lakes, CA 93546
619.338.8075

From:	Matt Traino
To:	Nolan Bobroff
Cc:	Tori (toritraino@gmail.com)
Subject:	TTM 23-002 & Use Permit 23-003 (Snowcreek VIII - Phase I) - Public Comment
Date:	Tuesday, July 16, 2024 10:54:18 AM
Attachments:	image002.png image003.png image004.png

You don't often get email from mtraino@idsrealestate.com. Learn why this is important

[EXTERNAL EMAIL]

Hello Nolan,

My name is Matt Traino, my wife and I own a home at 1198 Pyramid Peak Drive in the Lodges @ Snowcreek (Snowcreek VI).

I received the Notice of Public Hearing for the above-mentioned project. I have the following questions, concerns, and requests:

1. When available, can you please provide the information to participate in the hearing via telelconference.

2. The Town of Mammoth Lakes published an "FAQ Regarding Snowcreek Golf and Developments" in July 2013. I've included an excerpt from the FAQ below for reference:

> **12. Can the Developer use the existing golf course land to build housing or use it for another purpose?**
> No, under current entitlements the golf course area cannot be used for housing. The SMP identifies the land use for the existing golf course as Recreation. The first development phase of Snowcreek VIII does require removal of the existing golf course parking, café, and pro shop.

   a. As stated above, the golf course area cannot be used for housing, yet Tentative Tract Map (TTM 23-002) clearly shows approximately 25 structures proposed to be sited on land that is currently Hole #1 of the Snowcreek Golf Course. Can you confirm that this proposed application includes grading activities and future vertical construction on the existing golf course?

3. A significant community benefit for the Town of Mammoth Lakes, outlined in the July 2010 Development Agreement between the Town and the Snowcreek developer, is an expanded publicly accessible Championship 18-hole golf course. I've included an excerpt from the development agreement below for reference:

> 6.9 Expanded Golf Course. Expanded 18-hole publicly accessible golf course and practice facility. A nine-hole golf course designed by Ted Robinson exists on the north and west portions of the property. An additional nine holes will be constructed on the north, eastern and southern edges of the Snowcreek VIII site, creating a championship 18-hole golf course and encompassing an estimated 155 acres. The course will be designed to conserve water and utilize natural vegetation. Re-grading and contouring of the new portion of the golf course, and possibly portions of the existing course, will create topographic undulations in character with the surrounding landforms fronting the main range.

   a. Based on the current application under consideration, it appears the existing 9-hole golf course will be significantly impacted, with the loss of at least 1 hole. Can you provide details on if and how the Developer intends to maintain the existing golf course and also provide the community benefit outlined above?

4. The 2010 Development Agreement included specific performance measures to ensure the Town received the community benefits and amenities it bargained for in the Agreement. I've included an excerpt from the agreement below for reference:

2. In order to assure the Town receives the benefits and amenities that result from the implementation of the Resort Hotel and the 18-hole championship golf course, specific added performance measures are established and recognizing the timing of development of the Snowcreek Projects will be subject to future market and economic conditions and no specific dates can be set for completing various phases of the Snowcreek Projects, it is the Town's position that if good faith efforts to develop the Resort Hotel and the 18-hole championship golf course are not undertaken by Developer in some reasonable fashion, the term of this Agreement should be reduced. Therefore, the parties agree, subject to Section 11.15, if development of the Resort Hotel and 18-hole championship golf course has not commenced within ten (10) years after the effective date of this Agreement (the "10-Year Milestone"), then the remaining 10-year term of this Agreement

shall be reduced one day for each day, or portion thereof, the 10-Year Milestone has not been met.

a. Based on the fact that development of the Resort Hotel and 18-hole Championship golf course has not yet commenced as of July 2024, it can be assumed that the Development Agreement will expire in approximately 12 months (July 2025). If the Town approves the current Developer applications, what assurance does the Town have that the community benefits and amenities – specifically the 18-hole championship golf course and Resort Hotel will be developed?

Thanks you for your time and consideration.

-Mt

IDS REAL ESTATE GROUP

Matthew G. Traino - BRE Lic. #01459725
Senior Vice President
IDS Real Estate Group
785 J Street
San Diego, California 92101
T: 619.515.0102 F: 619.923.3273
E: mtraino@idsrealestate.com
www.idsrealestate.com

From:	Robert Moon
To:	Nolan Bobroff
Cc:	Daniels Tom; Rogitz John
Subject:	Re: Comments on Application Request
Date:	Thursday, July 18, 2024 2:03:11 AM
Attachments:	Coomments on Snowcreek VIII application request.docx

You don't often get email from moonb888@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Mr Bobroff,
I am a recipient of John Rogitz email to your attention.
Mr. Rogitz did an excellent job summarizing the thoughts and concerns of so many of us through his chronology of events.

Please accept the following comments before the July 19 deadline regarding the public hearing on July 24 regarding the Application Request for Tract Map 23-22 and Use Permit 23-003.

I am a homeowner in Snowcreek Ranch.

I have written several emails to the Town Council and Town Manager expressing many of the same concerns John Rogitz expressed.

The SDA was based on the narrative of a world class golf community with the development of Snowcreek VII and VIII. In exchange for a favorable Development Agreement with the Town the Developer committed to a significant number of considerations that simply aren't coming to fruition. The Town appears unwilling to hold the Developer accountable to the extent specified in the Agreement or willing to enact the termination provisions based on the "bad faith" language in Agreement in.

Please note:
• The Land Covenant between the USFS, the Town and the Developer was very specific in regards to land usage. It's doubtful the land transfer would have happened if the USFS would have known how this is being played out.
• The SDA is very explicit in its language regarding Considerations to the Town by the Developer.
The Developer actually acknowledged (in the SDA) that the Town would likely not go forth with the SDA without the Considerations to the Town listed in the SDA.
• A once beautiful 9 hole course at Snowcreek has now deteriorated into a state of disrepair. It has been suggested this was a methodical move over a number of years to demonstrate little demand or usage of the course with the eventual intent to close it.

Should Considerations within the SDA ever be modified to include the omission of the 18 hole championship golf course, the Developer should carry the full burden of Considerations in equal monetary and symbolic value to the Town.
Any modifications to Conditions to the Town needs to be fair to the Town and true to the intent of the SDA and SMP. At minimum, any modification to the SDA should carry with it new Conditions to the Town including:
1. Capital funding for renovation of the existing 9 holes course and all associated amenities to

the standards committed to in the SDA for the 18 hole championship course.
2. Capital funding for a significant number of incremental affordable housing units.
3. Additional funding to support first responders and heath care workers.

If the Town is going to be a trusted entity of the people it needs to stay true to its commitments and true to its people.

Sincerely,
Bob Moon

Sent from my iPhone
Robert Moon

> On Jul 16, 2024, at 11:32 AM, John Rogitz <john@rogitz.com> wrote:
>
> Mr. Bobroff, attached are my comments on the Application Request regarding the Tentative Tract Map 23-22 and Use Permit 23-003 that will be the subject of a public hearing on July 24, 2024. Consistent with the Notice of the public hearing, these comments are being submitted in writing prior to July 19, 2024 both via this email with a duplicate copy being mailed.
>
> Yours Truly,
>
> John L. Rogitz, Esq.
> 619.338.8075

Comments on the PLANNING & ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT, July 2024, Consideration of the Tentative Tract Map 23-002 and Use Permit 23-003 for approval of the "Snowcreek VIII Phase I"

In opening, I am very appreciative that the developer worked out arrangements with Sierra Star and Alterra to allow for the opening of the Snowcreek Golf Course this summer. It has bought a lot of joy to many this summer to once again play (IMO) the best course on the East Side. My hope is that Staff and Town Council realize the importance of Snowcreek Golf Course to the town, its residents, and visitors as we work through details ahead. That being said, I object to adopting the Planning and Economic Development Commission Resolution.

1. During the February 21, 2024, Town Council meeting, Council made it clear that assurances are needed to ensure the availability and operation of the existing 9 hole golf course. In addition, the quality of the course conditions needs to be specified in the Agreement as well as assurances that hold the developer accountable for those terms. Nothing in the Staff Report addresses this important matter. Approval of the "Resolution" should not be given until this issue can be resolved and imbedded into the agreement itself.
2. Per the Staff Report: "Development of Phase 1C does require the relocation of the golf course infrastructure (parking area and clubhouse) and re-orientation of Hole 1". Allowing development on Lot 3 (Phase C) is unacceptable. This development was contemplated with the original SDA that included the expansion to an 18 hole championship golf course allowing Hole 1 to be eliminated. If the existing 9 hole course is to be maintained in its existing form, beauty, and playability, Hole 1 must be maintained. No development should be allowed west of Snowcreek Drive unless the 18 hole Championship Golf course is built – as designed by the original SDA.
3. Discussed in the February 21, 2024, Town Council meeting was the fact that Snowcreek VIII is a huge project – on the order of $ billions. With a project so big, with developer profits likely in the hundreds of million dollars, why is it such a large ask to insist that the developer be held to its original commitment and include the 18 hole championship course and practice facility as part of the plan? Why can't this condition be part of the developers future Phases? I agree with Mr. Rogitz's July 16 letter to Mr. Bobroff that there seems to be legal grounds to insist the 18 hole championship golf course and practice facility be included and part of the new SDA.
4. Also discussed in the February 21, 2024, Town Council Meeting, Mayor Sauser asked staff about the legal aspects/commitments of the 2005 land swap that designates the open land for a golf course. Staff agreed to look further into this issue. What are the findings of this request?
5. As stated above, this is a huge project – both in dollars and the proposed length of the new agreement. We need to get this right and the details of this proposed project need to be worked out before providing approval. We have a history with the developer. They have repeatedly reneged on their commitments and arguably methodically deteriorated the condition of the existing 9 hole course to show its lack of demand with intent to eventually close it. I urge Staff to work out the details and ensure that the developer can be held accountable to their commitments before moving forward.

Respectfully submitted,
Tom Daniels

From: Mary Smith
To: Nolan Bobroff
Subject: SNOWCREEK VIII
Date: Monday, July 22, 2024 1:28:13 PM

[You don't often get email from msmith@smithnyc.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL EMAIL]

Greetings Mr. Bobroff:

As I am unable to attend the coming meeting regarding the Development Agreement for Snowcreek VIII, please take into account my input regarding this subject.

Since the proposed development is enormous and the impacts will be felt for decades, it is important for the town to hire a development agreement specialist/consultant. More than just the financial aspects need to be considered for a project of this complexity and size.

Best,

Mary H. Smith
owner, Snowcreek VI

From: Robert Burke
To: Nolan Bobroff
Subject: Snowcreek
Date: Monday, July 22, 2024 12:09:38 PM

You don't often get email from bobburkere@me.com. Learn why this is important

[EXTERNAL EMAIL]

Like other Mammoth residents, we have huge concerns with what is happening at Snowcreek relative to changing their development plan. In my opinion and based on resort studies done in the past, a summer resort like Mammoth needs at least 2 18 hole golf courses to attract the type of visitors that come for long stretches and spend valuable dollars in our local businesses. The concessions given to the Snowcreek developer in the past were an offset to the commitment to build, open and maintain the 18 hole golf course.

Additional concerns have been raised by others, not the least of which are below:

1. Staff's commitment to Town Council's request back in February to work out the details on keeping the 9 hole course open and in playable condition is not addressed. We need this worked out before supporting anything!
2. The Resolution proposes to use the land west of Snowcreek Drive (and part of Hole 1) to build condos.. This was part of the original SDA - but that was envisioned as part of the 18 hole expansion and not on its own. This is unacceptable.
3. Land use issues and the language in the original SDA that the Developer "shall satisfactorily complete" including development of the 18 hole golf course have not been addressed.

City council and the planning department should be protecting the interests of all our residents, business and restaurant owners in holding to the developer's original committments.

Thanks very much,

Bob and Liz Burke, Valley Vista, ML, CA

Sierra Crest P. O. Box 8105 Mammoth Lakes, CA 93546
(760) 937-5391 gregnewbry@gmail.com



Comments submitted to PDEC July 24th, 2024
by Greg Newbry,
Hearing for Tract map 23-02

The Town did not provide this new draft tract map and project with sufficient time to truly analyze much of anything. It should be months versus 48 hours. Unfortunate, unfair, perhaps not legal and does not do much to promote public trust.

The current nine holes "to be protected" and retained, and the tract map, are inextricably connected. However, Fairway 1 is gone, driving range gone, Club house is gone, discussion of what constitutes retaining the current nine holes is nowhere to be found, let alone any maps or standards. You cannot approve the tract map until this clearly absent requirement is fully addressed.

When I asked a town planner over a year ago, why there was no Use Permit or requirement to retain the golf course, the reply was, "we always just assumed it would be golf course". Meaning, it was never addressed in the DA. It was negligent then as it is now to not require a Use Permit with complete operation and maintenance plan for ongoing quality retention in championship condition as determined by the Town Parks and Recreation Department. Including an in-perpetuity funding mechanism lien against each deed to assure the means of operation (such mechanism would be a small amount given 1000 condos and commercial uses.

These sorts of ideas are usually kicked around in the beginning with public input and a good Development Agreement consultant along with round tables, and lot time to come to terms. Involving the public for the largest project in the history of Mammoth should not be done under the carpet with what is clearly very little consideration. This appears to simply be the Developers plan, rubber stamped by staff, not a thought-out plan with public participation for the largest project in Mammoth's history to be executed over for the next 25 years.

It appears there are enough changes from the original plan in regard to water, use, building, traffic, night lighting on town meadow, amenities (or lack thereof), failure to address new public impacts like housing into the future etc. This constitutes a new project under CEQA.

It's not clear if workforce housing requirements are also frozen along with density? Should not be. Workforce housing should be required at each phase pursuant to the Town affordable housing requirements in affect at the time.

"Notice of the public hearing including a project description was mailed to the 660 property owners within 300 feet of the subject property on July 12, 2024. The notice was also posted in The Sheet newspaper on July 13, 2024 and July 20, 2024. Three public comments were received prior to the publishing of the

packet. The comments provided are summarized below and the comment letters are included as Attachment D."

This was clearly rushed through with insufficient time to comment. Even the packet was not yet published. How was anyone supposed to have time to comment on project not published yet? This is simply bizarre and really shows the intent of the Town was and is to railroad this 25-year project through without public participation or comment. I for one, find the Town's process extremely disappointing.

Remove gray water pond – reinstall in 2028 – where is the water going to come from until then?

"The developer is still working through the Development Agreement amendment. The amendments being considered are listed below. We have tentatively scheduled a Town Council update on August 7th to review the Financial Analysis and proposed amendments."

There should be a series of public workshops/hearings, not a sweep under the carpet and approve whatever the Developer wants.
It states, access granted through the project to public lands but there are no actual plans showing the access, how such will work or parking areas for access to public lands. It appears the new plan is simply further restricting of access to the Sherwin's and Hidden Lake as opposed to creating access.

a. Extend the term for 20 years to 2050;
Current Agreement ends in 2025, 2050 is 25 years, law restricts DA's to 20 years. If the applied penalties are now being lifted resulting in the current DA running to 2030, I believe the law restricts the Town from extending for 20 more years until 2029.
b. Remove the language where the DA loses a day for each day construction of the hotel and golf course has not begun;
Why? Do we not want Developers to be responsible per the Development Agreement? leave in place. See a above.
c. Require operation of the existing 9-hole course for the term of the DA (*the Town will require an annual operations plan and will include terms that address any lapses in operation*); and
d. Require a covenant permanently protecting the 9-hole golf course area as open space (*this will be required to be completed within 180 days of the effective date of the Amendment*).
This already applies via the current DA. Instead, require a covenant protecting the 9 hole course as 9 hole course in perpetuity and require a funding mechanism, for instance, a small property fee recorded against the deed per unit covering operation costs.
Retain/add wording requiring the operation and maintenance to be Championship PGA quality course as determined by the town Parks and Recreation Department. Note: current wording of a simple operation plan is with no criteria is a lawsuit waiting to happen. Who

decides if the Developer once again decided to run into the ground? The Town would have no recourse (no pun intended)? Be specific, do it right.

2. The financial analysis prepared by Keyser Marston:.
Without new analysis by a DA professional and land use attorney, the financial analysis is superfluous. It means nothing. At least the Developer paid for it, as allowed by law.

A few quick napkin notes: The so called "second nine", now open space has little to no value. Same value as the sage brush along 203. It's already required to be the open space via the current DA without doing anything. The existing DA already counted these values as part of the Snowcreek 1 through 7 as a reason to grant it. Doing once again is like buying a car and when paid off, going back to the dealer and saying, gee, can I buy the car again for full value and give a bunch of money....

The ponds are necessary for the project, no public benefit (no value). The open space is left to the Developer to do whatever he wants as long as open space related (again, no value). The Town has no say as long as this simple condition as public benefit as determined by the Developer (as opposed to the town). Another lawsuit clause. Change to "any use of the open space area must be at the sole discretion of the Town of Mammoth Lakes".

Let's assume the current DA did not require the second nine holes instead of as just "open space" (see staff report for last DA review); that would mean the Town failed to put into place a DA protecting public assets and recreational required uses (second nine). Now using this same staff once again without proper review by professionals? This is insanity.

The Phase I tentative tract map (TTM 23-002) is scheduled for consideration by the Planning & Economic Development Commission on July 24th at 9am. The public hearing notice is attached and you should have received one in the mail as well. This application is proposing the following:

a. Subdivision for condominium purposes of Lots 1, 2, and 3 of TM 2009-002. This will authorize the future airspace subdivision of 159 units within 41 buildings. No physical construction of the units is being approved as a part of this subdivision and construction is limited to grading and subdivision improvements. A subsequent use permit and design review approval will be required prior to the commencement of the unit construction.
b. This phase will be developed in 3 sub-phases (1A, 1B, and 1C). Based on the infrastructure costs/needs associated with Phases 1B and 1C (primarily the relocation of Fairway Drive) and the fact that the Developer just recently completed the rehabilitation of Fairway Drive, it is expected that the start of Phases 1B and 1C will be pushed out to the future and

that the loop connector road (Snowcreek Drive) will be completed prior the start of Phases 1B and 1C in order to allow for that new road to serve as the access for Snowcreek V. A condition of approval will be included that requires access be maintained to Snowcreek V at all times.
Add and the golf course (meaning access).

c. Development of Phase 1C will require the relocation of the existing golf course infrastructure (parking, maintenance, club house). A condition of approval will be included that requires these elements to be relocated prior to the demolition of the existing. The proposed DA amendments will also require that the golf course continue to be operated during such construction.
This should be shown now along the tract map on the plans. What about the driving range, no mention of its demise (obviously this planning 101 update should have been at least addressed).

d. Improvements on Lots 17 and 18 is limited to the installation of stormwater retention basins (Lot 17) and the relocated recycled water pond (Lot 18).
No discussion of water for the course, where it's going to come from when it's removed and not redone for 2 to 3 years. CEQA again.

e. This subdivision does authorize the construction of all the roads and utilities for the project.

4. The roundabout proposed for Old Mammoth and Minaret will be conditioned to be completed prior to the construction start of the 300th unit or when the level of service (LOS) for that intersection is going to exceed LOS D, whichever occurs first. An updated traffic study will be required with each use permit for development on the site.
Don't wait, require the round about as part of phase 1. You can do this. It will be a very visible and appreciated public benefit.

Sincerely,



Please contact me by phone or email if you have any questions, 760 937-5391, gregnewbry@gmail.com, P. O. Box 8105, Mammoth Lakes, CA 93546

From: John L Rogitz
To: "Daniel O"Connell"; Nolan Bobroff
Subject: Snowcreek VIII - Phase 1 Tenative Tract Map 23-002 & Use Permit 23-003
Date: Wednesday, September 4, 2024 5:23:46 AM

[EXTERNAL EMAIL]

Mr. Bobroff:

I agree with Mr. O'Connell's message below and furthermore request to know what change in behavior on the part of the Developer, who is admitted to be in default of the current SDA (hence the shortened period), has occurred to lead the Town to believe it may now negotiate with him in good faith on another agreement?
John Rogitz

---------- Forwarded message ---------
From: **Daniel O'Connell** <djolaw1@gmail.com>
Date: Mon, Sep 2, 2024 at 2:13 PM
Subject: Snowcreek VIII - Phase 1 Tenative Tract Map 23-002 & Use Permit 23-003
To: <nbroboff@townofmammothlakes.ca.gov>

Dear Mr. Broboff and Planning & Economic Commission:

I object to the application of the Developer as proposed.

1. The proposal does in fact negatively impact Hole number 1 on the existing golf course. This impact should not be taken lightly and tolerated to accommodate the Developer's recent revisions to its plans for the Snowcreek development.

2. The Snowcreek Development Plan Updated (SDPU) and the Snowcreek Development Agreement (SDA) are currently in effect and operational. The Developer, however, is re-envisioning what it wishes to do with its property and plans. That much is clear. The SDA is currently under discussion, meaning, no one is certain right now what the end product of those discussions will look like.

3. The Town should **not** approve requests and applications like the one before it in a piecemeal way, without regard for the larger plan for Snowcreek.

4. Approving the application will unquestionably represent a piecemeal decision, out of

context from the SDPU and the SDA. The Developer clearly wants to take small, incremental steps forward to constructing condominiums, but without regard for a finalized future plan, which, I should add, we already have in the SDPU and the SDA.

5. I believe that it would be unwise, hasty and short sighted to approve this application, concerning a small, initial phase of the development, while the entire SDA is in question and under discussion. If the SDA is in flux, or at least thought to be, we should not commit to any application for development at this time, period.

6. Further, I agree completely with Mr. Rogitz's prior comments on the commitment to an 18 hole golf course. Like Mr. Rogitz, I am an attorney. None of the language in prior agreements about the 18 hole course is aspirational, elective, discretionary or vague about commitments in any way whatsoever. The operative terms are "shall" and "will."

7. If the golf course were not a primary benefit expected by the Town, why in the world would there be penalties (shortened SDA) associated with not making a good faith effort to begin construction by a date certain? Everyone must please consider this question.

8. Finally, somehow, the Developer is now associating its obligation to construct the final 9 holes with a concurrent agreement to secure a hotel partner. There is no such stipulation in the prior agreements and plans. The only connection between the two relates to the penalties (shortened SDA) for not making a good faith effort towards those two separate, mutually exclusive Town benefits.

The Town should rush nothing here, but allow for further comments, analysis, and attention to the larger SDA and any changes that may be made to it, if any.

Sincerely,

Daniel O'Connell

Alpine Dispute Resolution, LLC
P.O. Box 1763
Mammoth Lakes, CA 93546

Phone: (760) 709-1806
Email: djolaw1@gmail.com



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Daniel O'Connell

Alpine Dispute Resolution, LLC
P.O. Box 1763
Mammoth Lakes, CA 93546

Phone: (760) 709-1806
Email: djolaw1@gmail.com

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From: Brendon Thomas
To: Nolan Bobroff
Subject: COMMENTS ON TENTATIVE TRACT MAP 23-002 & USE PERMITS 23-003
Date: Tuesday, September 3, 2024 4:40:44 PM

You don't often get email from brendonthomas@me.com. Learn why this is important

[EXTERNAL EMAIL]

COMMENTS ON TENTATIVE TRACT MAP 23-002 & USE PERMITS 23-003

I am a homeowner in Snowcreek V and strongly object to the Application Request.

As others have noted, the plans—specifically for Lot 3 (Phase 1C)—will impact the existing 9-hole golf course, which is prohibited according to the town's website (Snowcreek VIII FAQ: [https://www.townofmammothlakes.ca.gov/DocumentCenter/View/13315/SC-FAQ-JULY-2023]).

To quote:
"Under current entitlements, the golf course area cannot be used for housing. The SMP identifies the land use for the existing golf course as Recreation."

This proposal is a clear violation of the original SMP. The golf course—particularly the first hole, its clubhouse, and parking—should not be affected by future development. Such actions would deprive the town of a valuable recreational space.

In light of this and previous violations concerning the development of the 18-hole golf course, this proposal should be immediately dismissed until it is amended to protect the golf course.

Additionally, I would like to emphasize that golf in the United States is booming and poised to become a significant economic driver for the travel and leisure industries. If properly managed, Snowcreek Golf Course could generate substantial attention and revenue for the town. It has the potential to be a major summertime attraction, complementing Sierra Star.

Snowcreek Golf Course is a key reason why I and many other families chose to purchase homes here. If the golf course is altered, reduced, or closed, it would severely impact property values and have long-term economic consequences for homeowners and the town as a whole.

The developer cannot continue to add housing while diminishing amenities. This is not in the short or long-term interests of the town. The current proposal would strip Mammoth of a vital recreational resource, potentially harming the town's economy and existing homeowners while serving only the developer's interests.

Brendon Thomas

731 Fairway Circle
Mammoth Lakes, CA
93546

Jamie Gray

From: Michael Vanderhurst <MVanderhurst@VisitMammoth.com>
Sent: Tuesday, September 10, 2024 4:32 PM
To: Nolan Bobroff; Jamie Gray
Subject: FW: Snowcreek golf course

[EXTERNAL EMAIL]

Michael Vanderhurst
Vice President, Global Tourism
Mammoth Lakes Tourism
+1-760-709-6384 Cell/WhatsApp
2520 Main Street (POB 48) | Mammoth Lakes, CA 93546

www.VisitMammoth.com

Plan your vacation at VisitMammoth.com

-----Original Message-----
From: Ron & Cathy Bacon <rcbacon80@gmail.com>
Sent: Wednesday, September 4, 2024 3:44 PM
To: Michael Vanderhurst <MVanderhurst@VisitMammoth.com>; eckertinmmth@verizon.net; Cynthia@MammothLakesProperties.com; Vereuck Dawn <dawn@mammothmountainliving.com>; lgrand@townofmammothlakes.ca.gov
Subject: Snowcreek golf course

My name is Ron Bacon. My wife and I live in Snowcreek 5 in unit 975. We live in Mammoth 6 months of the year. We have been coming to Mammoth since 1971.

My information is second hand so I will not pretend to know what is happening regarding the development of Snowcreek VIII. I ask your consideration of the following three points when decisions are made regarding the development:

1) Define “golf course” - Basically there are three types of golf courses: Regulation (what Snowcreek is now), Executive (no par 5’s), and Par 3 (all holes are par 3). Please do not let the developer change the current golf course. I know some of his plans include building condos on what is now hole 1. That means the golf course would no longer be a “regulation” length course. This can be significant due to #2 and #3 below.

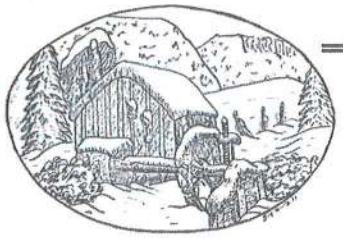
2) I would be very surprised if Mammoth Mountain kept quiet if Snowcreek became anything other than “regulation”. Visitors want to play 9 holes of regulation golf. If Snowcreek is changed, many of these golfers would go to Sierra Star for 9 holes. This takes money right out of the pocket of the mountain. The greens fees for 9 are much less than for 18, and the 9-holers would be filling tee times that would normally be filled by golfers playing 18, not good for the income of the mountain at Sierra Star.

3) We spend the other 6 months of the year in Palm Desert where we play a lot of golf. Many of our friends want to come up and play the two courses. However, several have heard rumors of Snowcreek closing, this and that, etc. They have stated they will only come up if there are two courses to play. To allow changes to be made to Snowcreek means a loss of visitors to the town, and by extension, a loss of revenue for the town.

Thank you for your time on this matter.

Ron Bacon
Snowcreek 5
Unit 975

Greg Newbry *P. O. Box 8105 Mammoth Lakes, CA 93546*
(760) 937-5391 gregnewbry@gmail.com



Statement to the Planning and Economic Dev. Commission
TTM 23-002; UPA 23-003 09-11-24. Greg Newbry

- This TTM is simply an application to build 170 units (about $500 million) pursuant to the current zoning ordinance (Master Plan). Nothing else is on the table, no DA or other draft considerations that may or may not be in the process.
- Commission must find that a proposed subdivision is in conformance with the applicable general and specific plans (the entire Master Plan) for the area. As submitted, this TTM complies with density zoning. No issue.
- The zoning ordinance requires the current 9 holes course and requires the second 9 holes, no question whatsoever. The TTM application currently is moot on these requirements. Requirements that are part of the project, as stated in the Master Plan.
- Staff stated it was a mistake to not protect the current 9 hole course, and in championship condition. When I mentioned the Master Plan also requires the second 9 holes, the response was, "yes, but it doesn't say when". Meaning, the town failed to include normal dated performance requirements. Both accidental mistakes by prior administrations.
- **GC 17.71.080 Conditions of approval.** You may adopt any conditions of approval deemed necessary to carry out the purposes of this land use code (Master Plan).
- The commission and council can easily fix these inadvertent mistakes by simply including conditions of approval now regarding the existing and future nine holes. Such conditions must be in conformance with the current Master Plan and DA, not a draft future DA or Master Plan. Such conditions of approval will fix these errors but can be changed by a formal DA and Master Plan amendment in the future if desired. That is the correct way of proceeding.
- I would like to suggest that the Commission add the following conditions of approval for the Council to consider: Note, these are absolutely legal, notwithstanding discretionary.

Suggested added conditions of approval; note: they simply fix staff noted errors, nothing else.

1. ***The Current nine-hole course shall be operated for the duration of the execution of the Master Plan and all units thereof in a championship manner as currently shown on the maps and shall be included accordingly in the Use Permit 23-003 along with operation and maintenance plans as approved by the Town Parks and Recreation Department.***
2. ***Prior to approval of the final map, applicant shall submit detailed plans showing the new club house, realigned fairway 1 and any and all maintenance facilities pursuant to building and design code and shall be included accordingly in the Use Permit 23-003.***
3. ***The second nine holes shall be commenced prior to lots C and shall be completed prior to the completion of the lots G. This shall be operated for the duration of the execution of the Master Plan and all units thereof in a championship manner as currently shown on the maps and shall be included accordingly in the Use Permit 23-003 along with operation and maintenance plans as approved by the Town Parks and Recreation Department.***

With best regards,

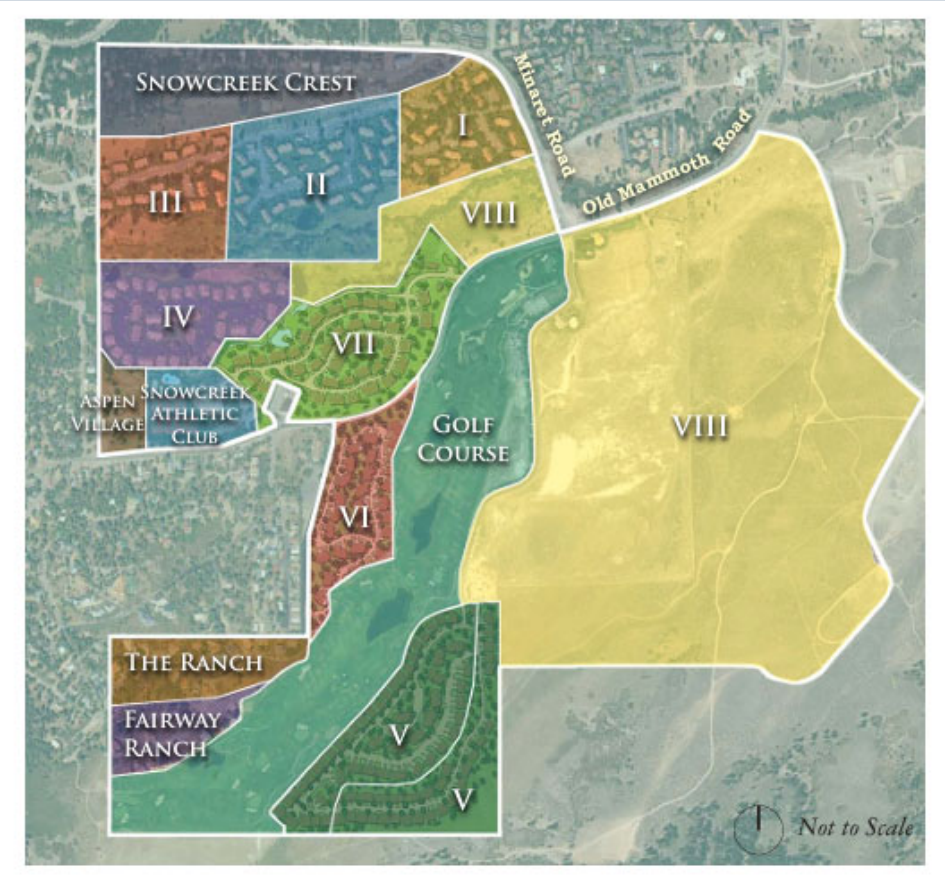
Greg Newbry

Snowcreek VIII Ph I
TTM 23-002
UPA 23-003

TOWN OF MAMMOTH LAKES

PLANNING & ECONOMIC DEVELOPMENT COMMISSION

SEPTEMBER 11, 2024



History of Snowcreek

- Original MP adopted in 1974
- Amended in 1981
- 1982 Snowcreek DA (1982 – 2002)
- 2007 Snowcreek Master Plan Update (Snowcreek VIII) – Approved in 2009
  - Included the certification of an EIR for the project
- 2010 Snowcreek DA (2010 – 2030)

Development Agreement vs Entitlements (Development Approvals)

DEVELOPMENT AGREEMENT	ENTITLEMENTS (TTM, UPA, Etc)
DAs are: • Negotiated contract between project proponent and public agency • Voluntary Intended to: • Provide mutual benefits to both parties • Provide a degree of certainty in the land use regulatory process • Provide greater benefits to the community than development under the Zoning Code	• Entitlements are required to implement projects • Subdivision of property is required to legally sell units (i.e., tentative tract map [TTM]) • Use Permits are required for certain uses (e.g., condominiums) • Once approved, entitlements are vested by a Development Agreement (if there is one)
Snowcreek DA provides the Developer with a vested right to develop the project described in the Snowcreek Master Plan Update – 2007 • This includes subsequent permits	For the Snowcreek VIII project, approved entitlements become vested by the Snowcreek DA (provided it is effective).



Background – Snowcreek Master Plan Update - 2007

- Zoning for the entire site
- 790 residential dwelling units
- 250 room hotel (1/2 units)
- 150 private residence club units (1/2 units)
- 75,000 sf non-residential uses (small retail, owners club, outfitters cabin)
- Expansion of the golf course into an 18-hole course

Background – Snowcreek Development Agreement (SDA)

- Site is subject to the Snowcreek Development Agreement (SDA)
- SDA has a term of July 2010 – July 2030
  - Will expire in July 2025 if construction of the expanded golf course and hotel has not commenced
- Provides assurances to the developer of the vested right to develop and provides the Town w/ additional Community Benefits
  - $10M Additional Financial Contribution
  - Excess park and open space areas
  - Preservation of the Mammoth Creek corridor
  - 18-hole golf course
  - Housing mitigation beyond current code requirements

Project Location

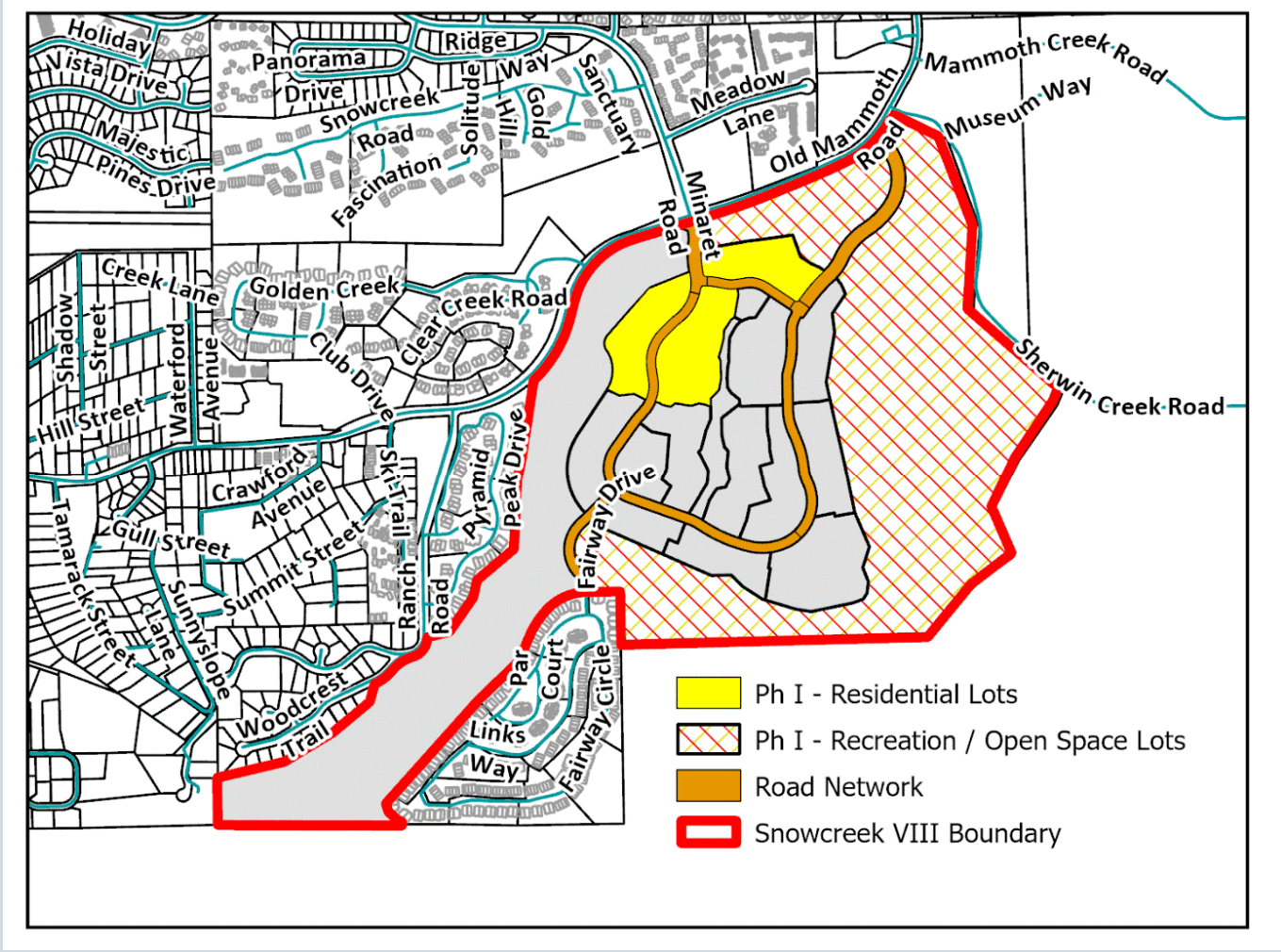
Snowcreek VIII - Phase I

Snowcreek VIII

- South of Old Mammoth Road and West of Sherwin Creek Road
- 222 acres
- Phased development
- Site subdivided by TM 09-002
  - 18 development lots
  - 7 lettered lots for road purposes
  - 1 lettered lot for open space

Phase I

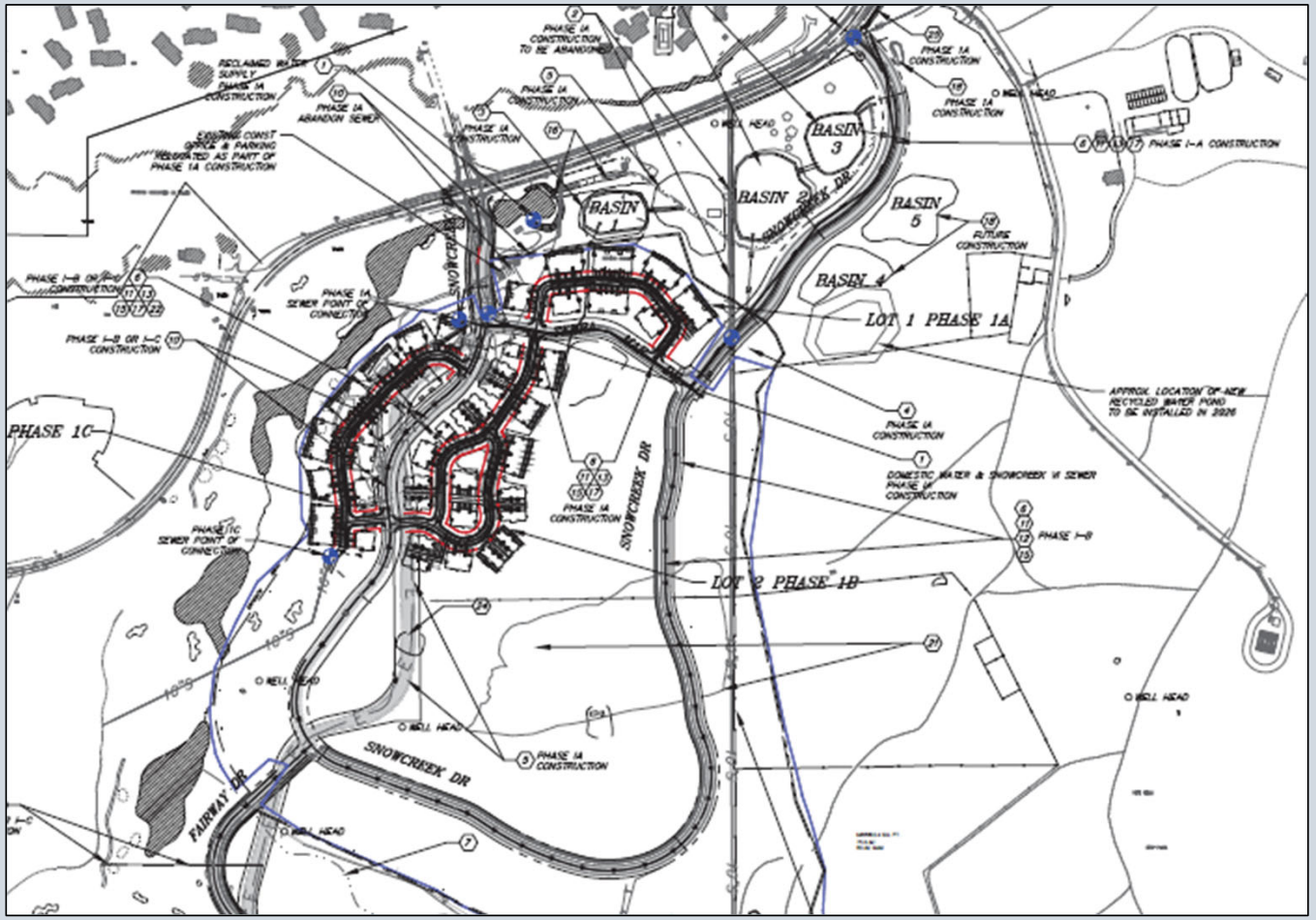
- Northern portion of Snowcreek VIII
- Residential Area: 15.42 acres
- Recreation Area: 91.63 acres
- Zoned Resort and Open Space (Snowcreek Master Plan Update – 2007)



Project Description

Snowcreek VIII - Phase I

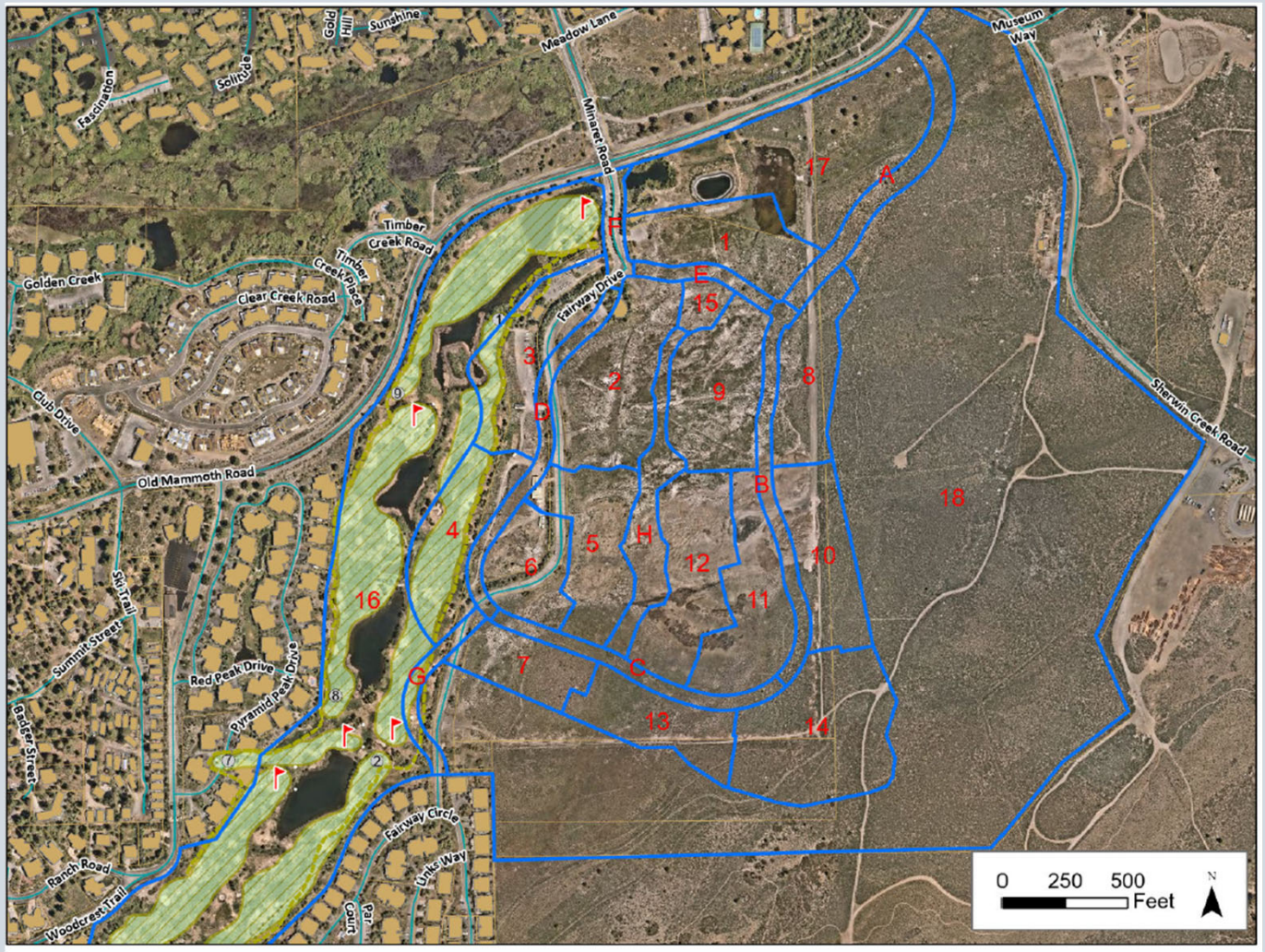
- 172 condominium units within 41 buildings (Phases 1A, 1B, 1C)
- Road and multi-use path network for Phase I
- Subdivision Improvements (mass grading, utilities, drainage, stormwater management)
- No physical building construction (requires subsequent design review/use permit approval)
- Does not preclude future expansion of the golf course (does require alteration of Hole 1 on existing course)
- Future circulation improvements



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- Future circulation improvements



Snowcreek Master Plan Consistency

The project is consistent with all applicable Snowcreek Master Plan development standards

- Project Density
- Uses
- Site Coverage
- Snow Storage
- Housing Mitigation

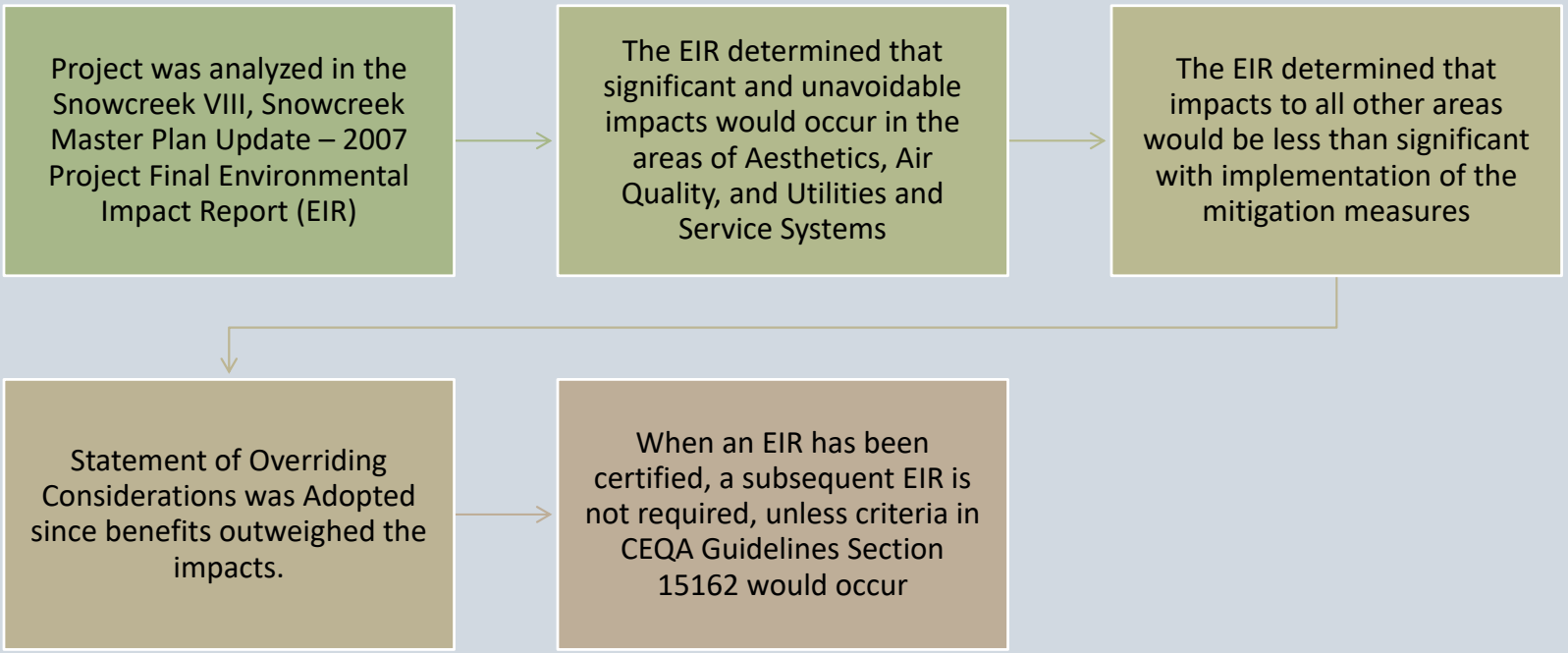
* Project is required to comply with Setbacks, Building Height, and Parking; however, specifics on these will be reviewed through the subsequent design review process.

General Plan Consistency

Resort Land Use Designation

- The General Plan land use designation for the site is Resort (R) which "allows commercial mixed uses including visitor lodging amenities and services, and workforce housing. Resort developments include recreation, meeting spaces, and commercial services that support the resort atmosphere… This designation is generally applied to large parcels capable of providing a complete resort experience as found in the master plan areas of Sierra Star, Snowcreek, and Juniper Ridge." (General Plan, Pg. L-5).
- The project site is identified by the General Plan as being within the "Snowcreek District," which is described as a development that connects to the larger community and provides community access to Snowcreek and to surrounding public lands. Intended to be:
  - A livable neighborhood with workforce housing, convenience retail, public amenities, and active/passive recreation facilities.
  - Snowcreek should contribute to the town's overall economy, tourism and mix of recreation amenities while preserving the area's unique features.

California Environmental Quality Act



Public Comments Received

- Low-income housing
- Impacts to biological resources
- The age of the EIR
- Impacts to traffic on Old Mammoth Road
- The expansion of the golf course to an 18-hole golf course
- Alterations to the existing golf course
- Recycled water usage
- Phasing of the development

Findings for approval of a TTM

- Project is consistent with the General Plan.
- Project is consistent with the Zoning.
- Project is consistent w/ the State Map Act.
- Project has been analyzed in an appropriate CEQA document.

Findings for approval of a UPA

- Project is consistent with the General Plan.
- Project is consistent with the Zoning.
- Project will not be detrimental to public health or safety.
- Project has been analyzed in an appropriate CEQA document.

Recommended Action

Adopt the Planning and Economic Development Commission Resolution making the required CEQA, State Subdivision Map Act, and Municipal Code findings and approving Tentative Tract Map 23-002 and Use Permit 23-003 with conditions as recommended.

Next Steps

Snowcreek VIII Project

- Subdivision Improvements
- Subsequent Use Permit and Design Review for construction
- Future Phases

Snowcreek DA

- Future DA Amendment discussions at Town Council
- Finalize proposed amendments to the DA
- PEDC and Town Council Public Hearings to consider the DA Amendments (prior to July 2025)

What happens if the SDA expires?

Town loses additional community benefits

Development would be subject to current Building, DIFs, and Housing Fees

Developer could still build the project outlined in the SMPU

- Master Plans do not require the operation or development of projects
- Master Plans provide the regulatory framework for the uses permitted (i.e., Zoning)

Future entitlements would be subject to the timelines in the Zoning Code

- 2-years for tentative map approvals with the option to request up to a 6-year extension

SMPU does not require the operation of the current golf course

Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

August 14, 2024, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Chair Michael Vanderhurst, Commissioner Cynthia Fleming, Commissioner Lana Grand

Members Absent: Commissioner Greg Eckert, Commissioner Dawn Vereuck

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1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Public Works Director Haislip Hayes led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. BUSINESS MATTERS

4.1 Review and provide comments on the proposed Amendment to the 2010 Snowcreek Development Agreement.

Community and Economic Development Director Nolan Bobroff gave a presentation outlining the proposed amendment to the 2010 Snowcreek Development Agreement. There was discussion among members of the Commission, staff, and Chuck Lande representing Snowcreek.

PUBLIC COMMENT:

Greg Newbry spoke against the proposed amendment.

Garret Higerd, District Engineer with the Mammoth Community Water District, spoke about the water usage on the site. There was discussion among members of the Commission and Mr. Higerd.

Phillip Bettencourt said that he was a fan of both golf courses in Town and that the Town should join the National Golf Foundation so that the Town could adopt standards for the Town's golf courses.

Rich Noland spoke in support of the proposed amendment to the development agreement.

Matt Traino outlined his concerns with the golf course and asked about the efforts to acquire a five-star hotel. Mr. Bobroff responded.

Tom Daniels outlined his concerns about the golf course.

Jenna Glaser spoke against the proposed amendment.

Paul outlined his concerns regarding traffic and wilderness access.

There was discussion among members of the Commission and staff.

4.2 Selection of Planning and Economic Development Commission Officers and Committee Appointments.

There was discussion among members of the Commission and staff.

Moved by Commissioner Cynthia Fleming
Seconded by Commissioner Lana Grand

Reappoint Michael Vanderhurst as the Chair.

For (3): Chair Michael Vanderhurst, Commissioner Cynthia Fleming, and Commissioner Lana Grand

Absent (2): Commissioner Greg Eckert, and Commissioner Dawn Vereuck

Carried (3 to 0)

Moved by Chair Michael Vanderhurst
Seconded by Commissioner Lana Grand

Appoint Dawn Vereuck as the Vice Chair.

For (3): Chair Michael Vanderhurst, Commissioner Cynthia Fleming, and Commissioner Lana Grand

Absent (2): Commissioner Greg Eckert, and Commissioner Dawn Vereuck

Carried (3 to 0)

Moved by Chair Michael Vanderhurst
Seconded by Commissioner Cynthia Fleming

Appoint Vice Chair Vereuck and Commissioner Fleming to the Design Committee and appoint Commissioner Grand as the alternate.

For (3): Chair Michael Vanderhurst, Commissioner Cynthia Fleming, and Commissioner Lana Grand

Absent (2): Commissioner Greg Eckert, and Commissioner Dawn Vereuck

Carried (3 to 0)

5. CONSENT AGENDA

Moved by Chair Michael Vanderhurst
Seconded by Commissioner Cynthia Fleming

Approve the Consent Agenda

For (3): Chair Michael Vanderhurst, Commissioner Cynthia Fleming, and Commissioner Lana Grand

Absent (2): Commissioner Greg Eckert, and Commissioner Dawn Vereuck

Carried (3 to 0)

5.1 Approve the minutes of the regular rescheduled meeting of July 24, 2024.

6. COMMISSIONER REPORTS

Design Committee - To be appointed

Mobility Committee - To be appointed

There were no reports given at this time.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff reported that on August 7th the Town held a ribbon cutting and groundbreaking ceremony at The Parcel. He announced that the Town's 40th anniversary celebration would be held at the Community Recreation Center (CRC) on August 24th from 12-4 p.m.

Chair Vanderhurst asked for progress reports on the Mammoth Creek Inn, the grading at the Civic Center, and the renovation of the High School at the next meeting. There was discussion among members of the Commission and staff.

Public Works Director Haislip Hayes gave an update regarding the Civic Center Project and the progress on the Dog Park Project.

8. ADJOURNMENT

The Commission adjourned the meeting at 10:43 a.m.

_____

Jamie Gray, Town Clerk