

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

1. Completed Application Form

APPENDIX I- PLANNING GRANTAPPLICATION FORM

Applicant (Agency & address - including zip) Town of Mammoth Lakes P.O. Box 1609 Mammoth Lakes, CA 93546 Check one ☒ City ☐ County ☐ MPO ☐ COG ☐ RTPA ☐ JPA ☐ Joint Proposal		Proposed Date of Completion: June 2012 Grant Amount Requested: \$ 318,245 If Joint Proposal, list participating entities/ contact person:	
Lead Applicant's Name: Town of Mammoth Lakes			
Title of Proposal (summarize the deliverable to be funded by this grant) Zoning Code Update			
Applicant's Representative Authorized in Resolution Name: Robert Clark Title: Town Manager Phone: (760) 934-8989 ext. 226 Email: rclark@ci.mammoth-lakes.ca.us		Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: Mark Wardlaw Title: Community Development Director Phone: (760) 934-8989 ext. 238 Email: mwardlaw@ci.mammoth-lakes.ca.us	
<i>Check all of the following that are incorporated or applicable to the proposal:</i>			
Focus Area		Program Objectives	
☒	Focus Area # 1	☐	Applying for 20% EDC set aside
☐	Focus Area # 2	☐	
☐	Focus Area # 3	☒	Improve air and water quality
Eligibility Requirements (mandatory)		☒	Promote public health
☒	Consistent with State Planning Priorities	☒	Promote equity
☒	Reduces GHG emissions on a permanent basis	☒	Increase affordable housing
☒	Collaboration requirement	☒	Increase infill and compact development
Priority Considerations		☒	Revitalize urban and community centers
☒	Demonstrates collaboration & community involvement	☒	Protect natural resources and agricultural lands
☒	Addresses climate change impacts	☒	Reduce automobile usage and fuel consumption
☒	Serves as best practices	☒	Improve infrastructure systems
☒	Leverages additional resources	☒	Promote water conservation
☐	Serves an economically disadvantaged community	☒	Promote energy efficiency and conservation
☐	Serves a severely disadvantaged community	☒	Strengthen the economy
I certify that the information contained in this plan application, including required attachments, is complete and accurate			
Signature:		8/30/10	
Applicant's Authorized Representative as shown in Resolution		Date	
Print Name and Title:			

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
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2. Proposal Summary Statement

PROPOSAL SUMMARY STATEMENT

Town of Mammoth Lakes Zoning Code Update

The purpose of the project is to complete a comprehensive update of the Town of Mammoth Lakes Zoning Code to more closely align it with the General Plan adopted in 2007 which incorporates a range of sustainability and smart growth-oriented concepts. The Update will also allow for some critical policies, and recommendations of a series of Neighborhood District Planning studies adopted since completion of the General Plan, to be codified.

Because the Municipal Code has not been comprehensively updated since 1984, its development standards and framework for development fall far short of the community direction established by the General Plan. As well as causing ambiguity and inefficiency in administering the Town's development regulations, the Code's requirements themselves have proven to act as a barrier and often counterproductive to achieving the Community Vision.

Particular challenges faced by the community that the Zoning Code Update will seek to address include, but are not limited to:

- A predominance of auto-oriented development throughout the town, and an disconnected network of pedestrian and bike facilities that make the use of alternate transportation modes challenging.
- Air quality issues, especially particulate matter pollution associated with wood-stoves and dust from winter road cindering.
- A shortage of housing affordable to the local workforce.
- A highly seasonal economy that makes for a challenging business and employment environment.
- Outdated infrastructure that does not allow the Town to take advantage of conservation and alternative energy solutions, such as locally-abundant geothermal resources, or water efficiency measures like use of recycled water.

A number of specific challenges are associated with the shortcomings of the existing Zoning Code itself, including:

- Outdated development standards that do not reflect contemporary thinking about how successful, sustainable communities work: e.g. parking standards that can result in "overparking" and inefficient use of land; and setback standards that do not support a pedestrian-oriented environment.
- Rigid lists of land uses within different zones that inhibit the creation of vibrant mixed use and transit- and pedestrian-oriented neighborhoods.
- Standards that do not reflect changed development conditions in Mammoth Lakes, where much of the town has built out, resulting in a need to more strongly encourage infill development and redevelopment of existing sites and more flexibly consider existing and non-conforming uses.
- A Housing Ordinance that has proven costly and difficult for developers to meet, and does not appear to correspond to the most critical needs of the community in terms of unit affordability, type, and tenure.
- Lack of flexibility in allowing developers to seek alternate site design, respond to form-based criteria, or propose context-sensitive solutions that may result in more desirable outcomes in terms of community design and livability.

The Zoning Code update will allow for each of these issues to be addressed, and by so doing will remove significant barriers to the Town to meeting goals for developing a more livable, environmentally sustainable community which support the state's AB 32 GHG emission reduction targets and implement SB 375.

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3. Proposal Description

PROPOSAL DESCRIPTION

Town of Mammoth Lakes Zoning Code Update

Step 1: Threshold Requirements

1. Describe how the Proposal is consistent with the State's Planning Priorities, Section 65041.1 of the Government Code.

- a. Promote infill development and invest in existing communities;**
- b. Protect, preserve and enhance environmental and agricultural lands, and natural and recreational resources; and**
- c. Encourage location and resource efficient development**

The Town of Mammoth Lakes has demonstrated its commitment to the concepts outlined in the State's Planning Priorities, Section 65041.1 by adopting a General Plan in 2007 that emphasizes environmental and economic sustainability, alternative transportation, livable neighborhoods, and smart growth-oriented planning. The Proposal includes a comprehensive update of the Town of Mammoth Lakes Zoning Code and other selected sections of the Municipal Code, to more closely align it with the General Plan adopted in 2007.

1.a. Infill Development as a Priority

The Town of Mammoth Lakes has adopted an Urban Growth Boundary which limits the areas in which development can occur and is intended to focus development within the Town's existing urbanized footprint. Due to this constraint, well-planned infill development and redevelopment are critical to the success of the community as a whole. The General Plan contains numerous goals, policies, and actions that prioritize infill development and redevelopment which will be reflected in the Zoning Code Update. Specific policies and actions include:

- *L.1.C Policy: Give preference to infill development.*
- *L.1.C.1 Action: Develop and adopt infill development standards.*
- *C.2.F. Policy: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.*
- *M.3.C. Policy: Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood-serving commercial mixed use centers.*

The project includes codification of the Town's recently adopted Housing Element which includes numerous policies and actions that encourage infill development in order to meet the needs of the local workforce, at a range of types and income levels. The Housing Element includes the following policies and actions that will be reflected in the Zoning Code Update:

- *H.1.B. Policy: Allow housing development as part of infill and mixed-use development within commercial zoning districts.*
- *H.1.B.1 Action: As part of the amendments to the Housing Ordinance, analyze the implications and benefits of excluding required on-site affordable and workforce housing from density calculations in all mixed-use projects in the Commercial General and Commercial Lodging Zones, and lodging and residential projects in the Residential Multi-Family 2 zones. Any exclusion of such units from density calculations would require findings to be made that the total project density did not result in unacceptable site plan, character, livability or environmental impacts. If adopted into the Municipal Code, this provision shall only be applicable to projects ineligible for Town- or State- housing density bonuses.*

- *H.1.C. Policy: As part of the District Plans and their subsequent codification, develop incentives to encourage residential mixed use and infill development. Such incentives may include:*
 - *Relaxation of development standards such as reduced parking requirements, modified setbacks or lot coverage, and height concessions.*
 - *Allowances for shared parking, particularly for mixed use projects and those proximate to transit and services.*
 - *Provisions to support the non-residential component of such projects such that the financial feasibility of the residential portion is increased.*

Additionally, the General Plan contains direction to help promote infill development within one of the Town's underserved neighborhoods, the Sierra Valley Sites, by preparing a Focused Special Study which will "assess infill design and development standards, land use, and density." This Focused Special Study will be completed prior to the start of the Zoning Code Update and will serve to inform the project for development standards that can be modified through the Zoning Code Update to rehabilitate and improve this neighborhood.

1.b. Protection of Resources

The protection of natural resources and the environment has always been at the forefront of the community's vision and has been an overarching theme in all Town planning and capital improvement projects. The Zoning Code Update will continue this theme by furthering the goals and objectives established in the Town's General Plan, which places a strong emphasis on sustainability resource management and conservation, and the "triple bottom line." The General Plan element titled "Resource Management and Conservation" emphasizes the Town's stewardship of the community's natural resources. This Element contains a variety of goals, policies, and actions intended to wisely manage our resources, be environmentally responsible, economically sustainable, and others that will make Mammoth Lakes a leader in managing and conserving our resources. Some policies and actions that will be included in the Zoning Code Update are:

- *R.2.B. Policy: Be stewards of forested areas, wetlands, streams, significant slopes and rock outcroppings. Allow stands of trees to continue to penetrate the community to retain the mountain character of Mammoth Lakes. Minimize tree removal for development to the greatest extent possible.*
- *R.3. GOAL: Preserve and enhance the exceptional natural, scenic and recreational value of Mammoth Creek.*
- *R.3.A. Policy: Prohibit development in the vicinity of Mammoth Creek that does not maintain minimum established setbacks and protect stream-bank vegetation.*

Because the town is known as a recreation destination that serves as a gateway for wide array of four-season, high-altitude, outdoor recreation opportunities, we place a high priority on our recreation features and open spaces and this priority will be reflected in the Zoning Code Update. Some General Plan policies and actions which will be included in the Zoning Code Update are:

- *P.2.B. Policy: Require usable public recreation open space in all master planned developments.*
- *P.2.C. Policy: Maximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights within individual districts.*
- *P.2.C.1. Action: Establish zoning districts that allow parks, recreation and ancillary facilities.*

As described in response 1.a. above, the Town's adopted UGB limits new development to the existing urban area, allowing for protection of the forest land and scenic open space that surrounds the Town.

1.c. Efficient Development Patterns

As stated above, the Town is constrained by an Urban Growth Boundary that limits where new development can occur. Because of this constraint, efficient development patterns are imperative to ensure that the Town can accommodate the existing and future resident and visitor populations. A result of the Urban Growth Boundary is that any new development in Town will be built adjacent to existing developed areas within an area which is planned for growth. The General Plan includes a large number of policies and actions that support efficient development patterns and will be incorporated into the Zoning Code through this Project. Some examples are:

- *C.2.A. Policy: Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*
- *C.2.B. Policy: Maximize opportunities for public spaces that support community interaction, such as outdoor cafe and restaurant patios, performance and arts spaces, and child activity centers through public-private partnerships.*
- *C.2.G. Policy: Ensure that development in commercial areas provides for convenient pedestrian movement between adjoining and adjacent properties.*
- *C.2.H. Policy: Support transit ridership and pedestrian activity by emphasizing district parking, shared parking, mixed use and other strategies to achieve a more efficient use of land and facilities.*

2. Describe how the Proposal will (and include in work plan) reduce, on as permanent a basis that is feasible, greenhouse gas emissions consistent with:

a. California's Global Warming Solutions Act of 2006

- i. How will the Proposal reduce greenhouse emissions as compared with business as usual through 2020 and beyond?**
- ii. Identify the indicators that will be used to measure whether the Proposal will meet greenhouse gas emissions reduction targets or requirements?**

b. Any applicable regional plan

- i. Cite any applicable regional plan(s).**
- ii. Describe how your Proposal will be consistent with the greenhouse gas emission reduction strategies in the applicable regional plan(s).**

Because of the Town's geographic location, in the mountainous Eastern Sierra region of California at an elevation between approximately 7,000 and 8,500 feet, we are concerned with greenhouse gas emissions and related climate change. In particular, the local economy relies on outdoor recreation; Mammoth Lakes is home to Mammoth Mountain Ski Area, the State's largest ski resort, and provides a base for millions of annual visitors who come to enjoy the region's lakes, mountains, and wilderness areas. Climate change may impact the considerable annual snowfall received in Mammoth Lakes, which averages 400 inches, and result in direct and indirect impacts to the Sierra snowpack, natural resources such as water supply, local ecosystems, and related tourism activities. On a Statewide level, the City of Los Angeles relies on water from Eastern Sierra watersheds; climate change thus has potential for even more far-reaching impacts than those that may be felt locally.

2.a. Because of our concerns with greenhouse gas emissions and related climate change, the Town General Plan includes a range of goals, policies, and actions aimed at promoting compact development, transit-oriented development, alternative transportation options, reducing energy consumption and the generation of solid waste all of which support the goals of California's Global Warming Solutions Act of 2006. Additionally, the General Plan includes the following broad policy which also supports the goals of California's Global Warming Solutions Act of 2006:

R.11.A Policy: Support the objectives of the U.S. Mayors Climate Protection Agreement, Assembly Bill 32, and California Executive Order S-03-05 and implement actions to reduce Mammoth Lakes' carbon footprint.

2.a.i. Reduction Beyond Business as Usual

The direction of the General Plan and incorporation of these concepts into the Zoning Code is intended to reduce greenhouse emissions as compared to “business as usual” in Mammoth which, in the past, was focused on the traditional suburban development model. The Town includes a number of large-scale condominium projects and strip commercial developments that were not developed in environmentally sensitive ways and included large expanses of surface parking and water consumptive landscaping. Since the completion of these developments in the 1980’s, the Town has been progressing toward a more environmentally sensitive development model which is reflected in the goals, policies, and actions of the General Plan. As cited in question 2.a. above, a variety of different concepts will be integrated into the Zoning Code Update to reduce greenhouse gas emissions as compared to the developments of the past.

2.a.ii. Development of Indicators

A component of the Zoning Code Update work program (Task 7) is development of a Community Indicators Reporting program that will provide annual reporting of various measurable factors that indicate progress towards the Community Vision. Although this framework will be developed through the course of the project, it is likely to include the following key indicators:

- | | |
|--|--|
| ■ Transient Occupancy Tax and Sales Tax revenues. | ■ Transit ridership. |
| ■ Building permits issued. | ■ Number of new affordable housing units built or secured. |
| ■ Business licenses issued, by business type. | ■ Linear feet of sidewalk. |
| ■ Number of recorded annual air quality (PM10) violations. | ■ Linear feet of trails. |
| ■ Per capita water demand. | ■ Infrastructure projects completed. |

Additionally, staff will further refine the Town’s existing “Project Impact Evaluation Criteria” (PIEC) policy that sets a “smart growth” framework for assessment of projects in a scorecard format, to allow their comparison and assessment against key triple-bottom line goals. The refinement will include additional relevant metrics and measurement criteria by which projects can be assessed against the Town’s triple bottom line.

Related to this, as directed in the General Plan, a Community Indicators reporting framework will be developed. The purpose of the indicators report is to create a consistent format for annual reporting of the town’s progress towards achieving key goals for environmental, economic and social sustainability. To the extent possible, the report will use quantified benchmark and indicators to quantify aspects such as mode split (e.g. transit ridership and walking and biking patterns), resource efficiency (e.g. water use), infrastructure (e.g. linear feet of trails, sidewalks, recycled water delivery), and economic health (e.g. TOT and sales tax revenue). The first Community Indicators Report will be targeted for publication in early 2012.

2.b. Regional Plan/Greenhouse Gas Reduction

There is no regional plan for Mono County; however, a Regional Blueprint planning effort is underway in cooperation with Mono, Inyo, and Kern Counties. The Zoning Code Update will include greenhouse gas reduction measures as described in questions 2., 2.a., and 2.a.i., above.

3. Meet the Collaboration Requirements of the focus area applicable to the Proposal.

a. See Section III, Focusing Funds, for the Collaboration Requirements applicable to the Proposal.

The Town is committed to implementing sustainable land use and transportation policy with the goal of reducing GHG emissions, consistent with recent State of California Legislation (Assembly Bill 32 and Senate Bill 375) and consistent with the Mono County LTC's Regional Transportation Plan (RTP) and the draft Regional Blueprint. The Town's Zoning Code update would provide updated land use and development standards that focus of a broad range of sustainability concepts, including "feet-first" mobility, mixed-use development, and green building and planning.

Staff has received a letter of collaboration from the Mono County Local Transportation Commission which serves as the regional transportation planning agency for Mono County, including the Town of Mammoth Lakes (see Attachment 6). The letter of collaboration outlines Mono County LTC's dedication to working with the Town of Mammoth Lakes to further the goals of reducing GHG emissions, energy use, and air pollution through coordinated land use and transportation planning, and concurs with the Town's assessment of the Proposal's consistency with SB 375.

Step 2: Program Objectives

Identify and describe the Program Objectives projected to be achieved by the Proposal. Appendix K provides further guidance on questions that should be addressed in the Proposal Description to maximize points. Anticipated indicators (see Glossary) must be identified that will evaluate the overall success of achieving the Program Objectives.

Improve Air and Water Quality

The Zoning Code Update seeks to improve air and water quality through incorporation of policies and actions from the General Plan that will result in reduction of PM-10 as well as preventing erosion and other pollutants from entering the Town storm drains and waterways.

Air Quality

Mammoth Lakes has high levels of PM-10 in the winter due to a combination of wood smoke and cinders put on icy roads for traction during the winter. In cooperation with the Great Basin Unified Air Pollution Control District, the Town developed an ordinance in 1990 to control both sources. The Mammoth Lakes State Implementation Plan was submitted to the federal government and it has been approved. Since implementation of the ordinance, PM-10 levels have dropped significantly. The Zoning Code Update will include measures to continue to reduce PM-10 by measures to reduce the number and length of vehicle trips, reduce the projected total vehicle miles traveled, and comply with adopted air quality standards. These measures include promoting land use patterns that will reduce the number and length of vehicle trips such as in-town workforce housing, mixed use development adjacent to commercial centers, transit corridors, and a mix of support services in employment areas. Reduction in vehicle miles traveled will be achieved through circulation system improvements, mass transit facilities, the use of private shuttles, and designing and locating facilities to encourage pedestrian circulation. The indicator that the Town will use to measure the success of these strategies will be the reduction in the number of recorded annual air quality (PM10) violations and transit ridership statistics.

Water Quality

The Town currently protects the water quality in Town with several methods including requiring Best Management Practices (BMP's) for all construction projects and assigning a team of Town staff to look for potential water quality violations while in the field. The Zoning Code Update will allow the Town to implement additional water quality protection strategies including requiring parking lot storm drain systems with facilities to separate oils and silt from storm water as well as updating the landscaping requirements to help prevent erosion, siltation, and associated flooding. Indicators of success for this component will be the number of parking lot storm drain systems installed and continuation of enforcement of BMP's within Town.

Promote Public Health

Mammoth Lakes is committed to providing the very highest quality of life for our residents and demonstrates this commitment through a variety of ways including free, town-wide public transit, supporting affordable housing projects in town, and promoting green building and sustainability. The Town has demonstrated its commitment to healthy outdoor recreation and activity by dedicating sales tax funding to recreation, trails, and parks, which has resulted in development of several new facilities in recent years. In addition, the General Plan has a number of goals, policies, and actions geared towards public health and the factors that contribute to making Mammoth a healthy community (improving air and water quality, promoting pedestrian safety, and non-automotive transportation). The Zoning Code Update will allow the Town to continue its commitment to being a healthy community by updating our standards to allow state mandated incentives for child care facilities, increase our commitment to a variety of transportation options in Town, and updating our affordable housing requirements as described in section "Increase Housing Affordability" below. An indicator of success for this component would be a balance of child care providers and those needing childcare and linear feet of sidewalk constructed as well as those indicators described in "Increase Housing Affordability" below.

Promote Equity

The Zoning Code update will promote equity by increasing access to affordable housing as described in "Increase Housing Affordability" below and expanding transportation options as described in "Reduce Automobile Usage and Fuel Consumption" below. Additionally, the General Plan includes the following policy and action that are geared at increasing residents' access to open space:

- *P.2.C. Policy: Maximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights within individual districts.*
- *P.2.C.1. Action: Establish zoning districts that allow parks, recreation and ancillary facilities.*

The indicators associated with measuring the success of this item are: number of affordable housing units built, transit ridership, and linear feet of sidewalks and trails constructed.

Increase Housing Affordability

The project includes an update to the Town's existing Housing Ordinance, to ensure that new development can mitigate the affordable and workforce housing demand it generates, and that housing meets the real needs of the local workforce, at a range of types and income levels. The update will allow for housing mitigation proposals to be responsive to current, documented needs, and to deliver the most desirable range of housing and best "return on investment" for the Town's housing programs. Please see the response to question 1.a. above. Staff will utilize indicators developed during the research on this topic but likely indicators are: number of affordable housing units rehabilitated or constructed, number of loans issued to low income homebuyers, or number of affordable apartments available for rent.

Promote Infill and Compact Development

Please see response to Question 1.a. within Step 1 above. An indicator of success will be the number of new units constructed within walking distance to transit. Additional indicators may be developed as a part of Task 7 (Community Indicators Report).

Revitalize Urban and Community Centers

As described previously, the Town has adopted an Urban Growth Boundary which limits the developable area within Town. Revitalization of urban and community centers is important because of this constraint as well as the Town's desire to see existing strip mall development user-retrofitted to be more animated, pedestrian friendly, and sustainable. The Town has begun the process of revitalizing our urban and community centers through district planning efforts. District Planning is a concept defined in the recently-adopted General Plan. It recognizes that many areas of the community have special considerations or conditions for which more focused, community-driven planning should be undertaken. District Planning allows for the desired form, function, and character of an area to be defined, setting the stage for future Town actions, such as revised development standards, development of new facilities or improvements, and consideration of development proposals that may come forward.

Downtown Concept for Main Street

The Town is close to completion of the first phase of district planning for our Mammoth Lakes Downtown Area which is the main thoroughfare through Town for residents and visitors going to Mammoth Mountain Ski Area. Over the course of 10 months, public workshops and meetings with a 15-member Focus Group, with Town Commissions, and Town Council were held to gather ideas and input. The Focus Group looked at the overall study area and issues, worked through a series of options or alternatives, and arrived at a strong consensus around a preferred concept that was the basis for the Downtown NDP Study and its recommendations.

Revitalize Urban and Community Centers - Strategies and Indicators

As described above, the Town has begun the process of district planning with the goal of revitalization of our urban and community centers. The Zoning Code Update will allow the ideas and recommendations generated through the district planning process to be incorporated into the Code to allow the visions of the Downtown Concept for Main Street to become a reality. Indicators of success will be number of building permits issued within the Downtown area for targeted types of development, and transient occupancy tax and sales tax revenues.

Additionally, please see response to Question 1.a. within Step 1 above.

Protect Natural Resources and Agricultural Lands

Please see response to Question 1.b. and 1.c. within Step 1 above. Indicators of success will be the amount of public recreation open space set aside in new master planned developments and square footage of new parkland.

Reduce Automobile Usage and Fuel Consumption

Much of Mammoth Lakes' development occurred during the 1970's and 80's, in a pattern heavily oriented towards automobile use. The Zoning Code Update will implement General Plan goals and policies that emphasize "feet-first" transportation and expanded transportation choices. In particular, the project will increase transportation choices by: articulating standards that promote infill and mixed use development, particularly in zones that allow higher development intensities; providing incentives for and permitting reduced parking requirements where local conditions and project type warrant it; and requiring project to implement transit, pedestrian and bicycle facilities, and improvements that encourage use of these modes. A shifting mode split and reduced auto dependency has a number of documented benefits, including reduced greenhouse gas and other pollutant emissions, reduced energy use, and related public

health benefits. The indicator used to measure success of this component primarily will be transit ridership.

Improve Infrastructure Systems

Please see response to “Reduce Automobile Usage and Fuel Consumption” above. Indicators of success of this component will be linear feet of sidewalks completed and number of infrastructure projects completed.

Promote Water Conservation

The Town has promoted water conservation in the past by developing a list of native, low-water plants for use in new and rehabilitated landscape areas and supporting projects to provide recycled water to the two golf courses within Town. The project includes an update to the Town’s water efficiency landscape requirements to comply with the Water Conservation in Landscaping Act. This portion of the project would be completed in cooperation with the Mammoth Community Water District as the Town has recently increased interagency coordination regarding long-range water supply and conservation issues. The Zoning Code Update is an opportunity for the Town to continue our commitment to reducing water use through effective irrigation, drought tolerant landscaping, and the use of recycled water. The project will include reviewing and updating the Town’s landscape irrigation standards, allowing (and encouraging) the use of recycled water for new developments, and limiting the use of turf within the Town. The main indicator for this item is per capita water demand information provided by the Mammoth Community Water District.

Promote Energy Efficiency and Conservation

Energy efficiency and conservation are embedded in several of the main issues to be addressed within the Zoning Code Update. The Town’s General Plan includes a goal that the Town “*be a leader in use of green building technology.*” The General Plan includes the following policies and actions that will be included in the Zoning Code update:

- *R.7.A.2. Action: Encourage site design that uses green building techniques.*
- *R.7.A.3. Action: Establish incentives for green building practices and LEED (Leadership in Energy and Environmental Design) certified buildings.*
- *R.8.E. Policy: Support development of a geothermal heating district for the town including seeking grant-funding sources for geothermal heating projects.*
- *R.8.E.1. Action: Establish regulatory framework to encourage and facilitate use of geothermal heating.*
- *R.8.F. Policy: Encourage building design and orientation for passive solar heating.*
- *R.8.F.1. Action: Develop and implement standards that enable and encourage the application of passive solar in new and existing public and private development.*

The indicator used to determine the success of this item would be per capita residential energy consumption information provided by Southern California Edison and Turner Propane.

Strengthen the Economy

Mammoth Lakes is a resort community, dependant on tourist visitors for its economic success. The Zoning Code update will be a key mechanism to implement the General Plan’s “destination resort” goals and policies, aimed at increasing Mammoth’s share of the resort market and smoothing current seasonal fluctuations in visitor numbers. The Zoning Code Update will implement the “Community Benefits/Incentive Zoning” policy that, among other aspects, provides incentives to development to diversify recreational amenities, and to provide features like conference and event space that can help to increase “shoulder season” and mid-week visits. Indicators of success include transient occupancy tax and sales tax revenues.

Step 3: Priority Considerations

1. Proposal demonstrates ongoing collaboration with state, regional and local, public and private stakeholders and community involvement (include in work plan).

- a. Describe tasks undertaken by all entities involved in the work plan.**
- b. Describe how other entities will be engaged in the development and/ or implementation of the Proposal (e.g., local governments, state entities, COGs, MPOs, transit agencies, health agencies, air districts, local businesses, landowners, general public, environmental groups, low income households and/ or groups that represent them, etc).**
- c. Describe how the community will be engaged in the planning process.**

Mammoth Lakes is the only incorporated jurisdiction in Mono County. The area within the Town's Urban Growth Boundary is also completely surrounded by public land, primarily under the jurisdiction of the US Forest Service, and a number of State and federal agencies have an interest in the natural resources that are found throughout the Mammoth Lakes region. The Town also works closely with local non-profits, including Mammoth Lakes Housing, who has, with support from the Town, built scores of workforce housing units over the past 10 years; and Mammoth Lakes Trails and Public Access (MLTPA), an advocacy organization that assisted with preparation of the Draft Trails System Master Plan and is working on other trails and wayfinding projects in town. The Town has fostered excellent working relationships with these groups over the years, and expects to continue to consult with and seek input from them through the Zoning Code Update process. Key agencies and organizations to be consulted include:

- United States Forest Service
- California Department of Transportation
- Great Basin Unified Air Pollution Control District
- Mono County
- Lahontan Regional Water Quality Control Board
- Mammoth Community Water District
- Mammoth Lakes Fire Protection District
- Mammoth Lakes Housing, Inc.
- Mammoth Lakes Trails and Public Access
- Mammoth Mountain Ski Area

The Town has also gained considerable support for the proposed project from local agencies, who have provided letters of support that are attached to this application.

1.a. Tasks undertaken by entities involved in the work plan

The following community and/or business organizations and non-profits will be consulted during the Zoning Code Update: Sierra Business Council (SBC), Mammoth Lakes Chamber of Commerce, Mammoth Lakes Trails and Public Access (MLTPA), High Sierra Energy Foundation (HSEF), the Geothermal Institute of Research, Education & Outreach (GIREO), Mammoth Mountain Ski Area, Mammoth Hospital, and others. It is anticipated that representatives of some of the above groups will participate as members of the stakeholder focus group and/or the Technical Advisory Groups, while others will be invited to comment on the draft Zoning Code Update during the series of public workshops and public hearings that will take place.

1.b. Engagement with other Entities

Engagement with the community and with key stakeholders is a cornerstone of the development and implementation of the Project. Task 1.2 of the Work Plan includes the formation of a focus group to include representatives of community/business organizations, partner agencies, non-profits, and potentially individual community members. The focus group is a key piece of the community engagement plan for the project and will serve as the “eyes and ears” of the planning team, offering insight to Town staff about the specific concerns and ideas of the community as they relate to the Project.

Technical Advisory Groups (TAGs) will also be formed as subsets of the focus group and will advise staff on specific components of the Project. Each TAG will consist of a focus group member or members and potentially additional community members and agency representatives with experience and/or interest in the subject of the Zoning Code component.

1.c. Community Engagement

Two focus group meetings will be held, as well as two community workshops, during development of the updated Zoning Code (Tasks 1.6 & 2.2). The focus group meetings, which will be aligned with the public workshops, are intended to function as a “warm-up” for the workshops by providing the means to identify initial issues and ideas, organize information, and formulate strategies for the workshops that will foster productive and targeted engagement with the larger community.

Two additional public study sessions will also be held (Task 3.2), one with Planning Commission and one with the Town Council, to review the Draft Zoning Code and collect Commission/Council and public comments. The Final Zoning Code will also be brought to the Planning Commission and Town Council for adoption (Task 6.1). All community workshops, public study sessions, and hearings will be widely advertised through various media and Town outlets. Please refer to Work Plan for additional information.

2. Proposal demonstrates strategies or outcomes that can serve as best practices (BPS) for communities across the state. Note: Tools, processes and data funded by the grant must be posted on web-site.

- a. Does the proposal include tools or processes that could be easily accessed and used by other government agencies to develop plans or strategies for sustainable communities?**
- b. How will your agency promote and share the Proposal’s information, tools or processes?**

The Zoning Code update will include numerous strategies and associated regulatory language that can serve as best practices for other communities. Information and materials related to the project will be available on the Town’s website.

2.a Tools or Processes Easily Accessed by Other Agencies

Because the information and materials will be posted on the Town’s website, as well as the final Zoning Code, the information will be readily available for use by other cities or town’s to develop zoning codes that promote sustainable communities.

2.b Promotion of the Project’s Tools, Information, and Processes

During the course of the Project, the Town will provide at least one informational presentation to members of the Mono County Planning Department, Mono County Local Transportation Commission, and to members of the Eastern Sierra Planning Group, who represent cities, counties and agencies in Mono, Inyo and Alpine Counties, and the Lake Tahoe region. Staff will also make themselves available

to participate in conferences and other collaborative forums to share information and experiences about the Zoning Code Update process.

3. Proposal is leveraged with additional resources, in-kind or funds. Identify in Appendix L, Budget.

- a. Identify funding sources and amount already committed to the proposal and expected timing of funds. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc.**
- b. Identify potential future funding sources and the amount expected to be committed to the proposal. Detail whether funds are in the form of cash contributions, in-kind services, volunteer effort, donated labor or materials, technical expertise, etc.**

The Town of Mammoth Lakes will provide leveraged funding to support the Zoning Code Update amounting to approximately ten percent (10%) of the anticipated project cost. The funding will be in the form of in-kind services which are outlined in the Budget. Funding for this project will come from the Town of Mammoth Lakes General Fund. The Town's Fiscal Year 2010-2011 budget includes funding for this project.

4. Proposal Addresses Climate Change Impacts.

- a. Identify the potential climate change impacts on the population, or human or natural areas, or systems most vulnerable to those impacts within the planning area.**
- b. How does the proposal improve adaptation to the impacts for these populations, human or natural areas, or systems?**

The Zoning Code Update will reduce greenhouse emissions as detailed in item 2 under Step 1 above which will help to combat climate change and its associated negative factors for the Town of Mammoth Lakes.

5. Proposal serves an economically disadvantaged community.

- a. How will this proposal specifically benefit a disadvantaged or severely disadvantaged community?**
- b. Discuss how the economically disadvantaged community has been and will continue to be engaged and participatory in the development of the proposal.**

The Town of Mammoth Lakes as a whole does not meet the definition of "economically disadvantaged community" and this grant application does not request priority consideration for this factor. Although Mammoth Lakes is not an economically disadvantaged community, the proposed project will benefit areas within Town that house the Town's large population of low wage service and hospitality employees including the Sierra Valley Sites which, as described in the answer to question 1.a. in Step 1, is the subject of additional planning efforts as a part of this process. The Sierra Valley Sites is part of the Town's urban core area and the Median Household Income for the Sierra Valley Sites/downtown area is \$44,211, which is less than the \$47,942 threshold required by the SGC. In addition to the planning efforts targeted at this area as described in the answer to question 1.a. in Step 1, most of the strategies included in the Zoning Code Update will directly or indirectly benefit the residents of this area.

Step 4: Organizational Capacity

1. What is your organization's experience in completing this type of Proposal or similar Proposals? Is the expertise needed for the successful development of the Proposal available within the organization? If not, how do you plan to acquire it?

Proposal Description
Town of Mammoth Lakes Zoning Code Update

The Town of Mammoth Lakes has staff qualified in a number of areas: urban design and land use, community planning, engineering, transportation planning, landscape architecture, and the California Environmental Quality Act (CEQA). The diverse experience of the staff includes the development of comprehensive and long-range plans and guidelines, similar in nature to the Zoning Code. Plans recently developed or managed by staff include:

- The 2007 Town General Plan
- 2007-2014 Housing Element
- Draft Trail System Master Plan
- Draft Parks and Recreation Master Plan, various District Plans (North Old Mammoth Road, North Village, Snowcreek),
- Town of Mammoth Lakes Design Guidelines (including Plant Palette)
- Sidewalk Master Plan
- General Bikeway Plan
- Storm Drain Master Plan, etc.

Each of these plans and/or guidelines required varying levels of public outreach and involvement, coordination of stakeholders, technical analysis, and development of actionable items and implementation measures. The Town does anticipate working with a consultant or consultants to develop various components of the Project as a means to supplement organizational capacity and experience, and provide technical assistance and expertise. Consultant services may be utilized to provide input in the areas of graphic format/design, development forecasting, affordable housing, urban design, energy conservation and alternative energy use, and strategies to address and respond to greenhouse gas issues.

2. Do you have active partners that will help develop the Proposal? How?

Please see the response to question 1 under Step 3. The Town has considerable support for the proposed project from local agencies, who have provided letters of support that are attached to this application.

3. How will the Proposal be kept on schedule and within budget?

In addition to the work plan submitted with this application, the Town will develop detailed scopes of work, schedules, and budgets for the more complicated chapters of the Zoning Code Update (parking and loading, development standards, signs, housing, etc.) These detailed work programs will ensure that staff can effectively manage our time on each work product on time and within budget. Additionally, staff will schedule routine project meetings to identify and solve any possible issues with schedule or budget before they become a problem.

4. if the Proposal goes over budget, explain your contingency plan to cover the cost.

Because of the routine staff meetings, any potential budget overages will be discovered early in the process and can therefore be corrected through adjustments to the work program. Additionally, the Town Council has directed staff to complete the Zoning Code update and has demonstrated their commitment to his project by allocating Town resources toward this project.

5. Identify in the work plan how the proposal will be implemented, including zoning updates if applicable.

Please see the attached work plan.

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

**4.a. Supporting Documentation
Budget**

BUDGET FOR TOWN OF MAMMOTH LAKES ZONING CODE UPDATE

Strategic Growth Council

Sustainable Communities Planning Grant and Incentives Program

Plan Element		Total Cost	Grant Request	In-Kind Match	Cash Match
Task 1: Project Startup					
	1.1 Project Kickoff	\$6,375	\$5,738	\$638	\$0
	1.2 Focus & Advisory Group Formation	\$0	\$0	\$0	\$0
	1.3 Public Outreach Strategy	\$1,650	\$1,485	\$165	\$0
	1.4 Code Review	\$4,500	\$4,050	\$450	\$0
	1.5 Consultant Selection and Contracting	\$2,625	\$2,363	\$263	\$0
	1.6 Stakeholder Meetings/Public Workshop	\$9,900	\$8,910	\$990	\$0
Subtotal Task 1		\$25,050	\$22,545	\$2,505	\$0
Task 2: Administrative Draft Code Chapters					
	2.1 Develop Policy Issues Options	\$21,500	\$19,350	\$2,150	\$0
	2.2 ZCUG Meetings & Public Workshop	\$35,750	\$35,750	\$0	\$0
	2.3 Administrative Draft Zoning Code Chapters	\$106,000	\$106,000	\$0	\$0
	2.4 Staff/ZCUG Review	\$16,500	\$16,500	\$0	\$0
	2.5 Legal Counsel Review	\$18,000	\$18,000	\$0	\$0
Subtotal Task 2		\$197,750	\$195,600	\$2,150	\$0
Task 3: Public Review Draft Zoning Code					
	3.1 Draft Zoning Code	\$22,375	\$22,375	\$0	\$0
	3.2 Planning Commission Review Workshops	\$17,000	\$17,000	\$0	\$0
Subtotal Task 3		\$39,375	\$39,375	\$0	\$0
Task 4: CEQA Review					
	4.1 Draft Initial Study/MND	\$16,125	\$0	\$16,125	\$0
	4.2 Public Review	\$6,125	\$0	\$6,125	\$0
	4.3 Final Initial Study/MND	\$8,625	\$0	\$8,625	\$0
Subtotal Task 4		\$30,875	\$0	\$30,875	\$0
Task 5: Final Draft Zoning Code					
	5.1 Compile final Draft Zoning Code	\$22,000	\$22,000	\$0	\$0
Subtotal Task 5		\$22,000	\$22,000	\$0	\$0
Task 6: Code Adoption					
	6.1 Code Adoption	\$9,375	\$9,375	\$0	\$0
Subtotal Task 6		\$9,375	\$9,375	\$0	\$0
Task 7: Refine PIEC and Community Indicators Report					
	7.1 Refine PIEC and Community Indicators Report	\$11,400	\$11,400	\$0	\$0
Subtotal Task 7		\$11,400	\$11,400	\$0	\$0
Task 8: Zoning Code Cleanup					
	8.1 Public Workshop	\$2,250	\$2,250	\$0	\$0
	8.2 Public Hearings	\$4,500	\$4,500	\$0	\$0
Subtotal Task 8		\$6,750	\$6,750	\$0	\$0
Hard Costs					
	Graphics/Reproduction	\$5,000	\$5,000	\$0	\$0
	Mailing	\$1,000	\$1,000	\$0	\$0
	Mileage/Accommodations	\$3,200	\$3,200	\$0	\$0
	Meeting Supplies	\$800	\$800	\$0	\$0
	Advertising	\$1,200	\$1,200	\$0	\$0
Total Hard Costs		\$11,200	\$11,200	\$0	\$0
GRAND TOTAL		\$ 353,775	\$ 318,245	\$ 35,530	\$0

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

**4.b. Supporting Documentation
Work Plan**

WORK PLAN

Town of Mammoth Lakes Zoning Code Update

The following work plan outlines the tasks for completion of the comprehensive Zoning Code Update (ZCU) for the Town of Mammoth Lakes. The scope of the ZCU includes the following high-level objectives:

- Identify issues with the current code that discourage sustainable planning/building.
- Incorporate General Plan goals, policies, and actions which will help to implement feet first mobility, mixed use development, green planning and building standards, including:
 - Efficient use of water.
 - Encourage transit ridership.
 - Encourage site design that uses green building techniques.
 - Optimize efficient use of energy.
 - Increase use of renewable energy resources and encourage conservation of existing sources of energy.
 - Reduce volume of solid waste.
 - Reduce greenhouse gas emissions.
- Ensure consistency with Neighborhood District Planning studies (NDP's) and their sustainability objectives,
- Incorporate development standards that implement newly developed policies,
- Articulate clear and reliable standards and requirements that require less interpretation and review by decision-makers.

Please note that the Zoning Code Update is identified as a key work program item for Fiscal Year 2010-11. Because of this, certain “standalone” and priority elements of the Zoning Code have been identified for early advancement, ahead of the schedule for the broader work program outlined below. Work to update the Sign Code, and revise some administrative provisions related to Time Extensions and processing requirements began in August 2010. These tasks are not included in the scope and budget below, except to the extent that follow up work to integrate these sections into the updated zoning code is required.

Task 1: Reconnaissance and Issue Identification

In Task 1, staff will work with a group of frequent users of the Zoning Code comprised of local business people, architects, Planning Commissioners and members of the public (the Zoning Code Users Group) to kick-off the project and identify the key development regulation issues to be addressed in the Town's revised zoning code. The goal of Task 1 is to create a consolidated list of issues that may fall into three major categories: minor cleanup/consistency issues, reorganization/clarification, new sections/substantive changes. Upon completion of Task 1, staff may revise the subsequent tasks to incorporate additional work items or changes as needed.

1.1 Kick-Off Meeting, Coordination with SGC Grant Administrator, Data Collection

Staff's internal team will meet to review of upcoming work tasks and schedule, information needs and expectations, and finalize Town staff team and assignments. Coordinate with grant representatives to finalize/refine scope, schedule, and budget if necessary. Background information and data such as master plans, design guidelines, color handbook, lists of inconsistencies generated by staff, lists of recent adjustments and variances, policies, and Planning Commission interpretations will be compiled. Staff will also compile as list of recommended changes from the accepted Neighborhood District Plans as well as a list of General Plan policies requiring implementation through the Zoning Code.

1.2 Focus & Advisory Group Formation

Staff will work with the Planning Commission (PC) to develop a list of potential candidates for a high-level focus group for the Zoning Code Update process (Zoning Code Users Group). The focus group may include representatives of community/business organizations, partner agencies, non-profits, and potentially individual community members. Technical Advisory Groups (TAGs) will also be formed as subsets of the focus group and will advise staff on specific components of the Project. Each TAG will consist of a focus group member or members and potentially additional community members and agency representatives with experience and/or interest in the subject of the Zoning Code component.

1.3 Finalize Public Outreach Strategy

Staff will prepare and finalize a public involvement plan for the update process, including strategies for communicating project progress, meetings and opportunities for input. Staff will meet with the Zoning Code Users Group (ZCUG) and PC to present public involvement plan.

1.4 Code Review

Staff will begin its review of the Town's existing zoning code to assess its strengths and weaknesses. During this task, staff will also begin review of relevant state statutes and municipal code provisions; this includes reviewing all information collected in Task 1.1 and thoroughly reading the code to identify a list of items to be addressed in the Update not generated during Task 1.1.

1.5 Consultant Selection and Contracting

It is likely that consultant(s) will be used to develop various project components and provide technical assistance to supplement Town organizational capacity. Consultant services may be utilized to provide input in the areas of graphic format/design, development forecasting, affordable housing, urban design, energy conservation and alternative energy use, and strategies to address and respond to greenhouse gas issues. In this task, staff will develop and issue Requests for Proposals for Consultant Services, and conduct a competitive process to select the best qualified firm or firms to complete the work.

1.6 Stakeholder Meetings and Public Workshop #1

The team will conduct stakeholder meetings with individuals and groups (external stakeholders), including agency and non-profit partners. These meetings are intended to help identify issues with the current Zoning Code as perceived by representative interest groups, such as neighborhood, owners associations, design professionals, developers, builders, builder/developer representatives, code/engineering professionals, housing groups, environmental organizations and others. Stakeholder meetings will also be conducted with internal stakeholders, such as Town boards and commissions, staff and elected officials. A public workshop will be held to solicit input on issues and concerns the public may have with the existing Zoning Code. Results of the stakeholder meetings and public workshop will be summarized in memo form.

Task 1 Deliverables	Documentation
Document review (codes, plans, reports)	Written summary of document review
Team meetings with staff, PC advisory committee, and Zoning Code Users Group	Meeting notes, staff/team assignments
Initial issues list	List of issues
Public Involvement Plan	Public Involvement Plan
Consultant Contracts (Optional)	Contract with consultants
Workshop Presentation and Background Materials	PowerPoint presentation and materials
Summary Memo: Zoning Code Issues	Summary Memo

Task 2: Administrative Draft Zoning Code Chapters

2.1 Develop Policy Issues Options and Alternatives

Based on the issues list developed in Task 1, staff will categorize issues into two major groups: 1) items for which consensus and/or clear policy direction has been established; and 2) items for which additional input and/or options need to be discussed. These latter topics will be the subject of a more detailed workshop process to gather input from the ZCUG, public, and Planning Commission. For the second list, staff will work to develop a range of policy options or solutions for discussion by the ZCUG and public in Task 2.2.

2.2 ZCUG Public Workshops: Zoning Code Directions

As part of this process, up to four public workshops will be held that focus on specific components and/or policy issues to be addressed in the Zoning Code Update. Each public workshop will be preceded by one or more ZCUG meetings provide initial input and feedback on potential options. As part of this task, staff will hold focused meetings with agency and non-profit partners (e.g. Mammoth Lakes Housing for development of the Housing Ordinance), to get strategic input. Possible workshops will be determined based on the outcomes of Task 1, but preliminarily may include:

- Integrating Environmental Sustainability
- Affordable Housing and Neighborhood Design
- Incentive Zoning
- Land Use, Development and Parking Standards

The workshops will include a presentation and facilitated discussion of key policy issues associated with each topic, supported by background information and analysis for each, including case-studies and examples from other communities with cutting edge zoning codes.

2.3 Administrative Draft Zoning Code Chapters

Following staff's research and issues identification, public meetings, and data collection, the staff and consultant team will begin the process of drafting the new zoning regulations. The zoning regulations will be drafted as a series of separate chapters. Subtasks to draft each chapter include: creating a draft table of contents, and format, determining an appropriate order for development of each chapter, and then drafting each chapter in turn.

2.4 Staff and Zoning Code Users Group Review

Following the completion of each chapter, a presentation to the Zoning Code Users Group will be made to explain the contents of each chapter and any major changes from existing practice. Staff may choose to present several chapters at one time if they are not lengthy or are related to each other. Comments from the staff and Zoning Code Users Group will be addressed in the subsequent consolidated draft; all such changes will be outlined in a memorandum or staff report.

2.5 Legal Counsel Review

Following the completion of each chapter (or consolidated into one document at the preference of legal counsel), staff will provide a copy to the Town's legal counsel for review. Staff will provide legal counsel with all background information (staff reports, lists of new requirements/regulations, etc.).

Task 2 Deliverables	Documentation
Team meetings with staff, agency partners and Zoning Code Users Group	Meeting notes, staff/team assignments
Workshop Materials	PowerPoint presentations, background reports/supporting materials, workshop notes
Initial zoning/subdivision regulations draft (in chapters)	Draft chapters and background research
Legal Counsel Review	Report from legal counsel on the draft document
Staff Report: ZCUG Recommendations	Staff report

Task 3: Public Review Draft Zoning Code

3.1 Draft Zoning Code

Following staff and Zoning Code Users Group review and comment on all of the chapters, the team will consolidate the draft chapters into a single, consolidated document for public review, incorporating proposed changes that respond to the comments received in preceding tasks. At this point in the drafting process, illustrations and graphics will be completed and inserted into the document and an index and final document layout will be completed. This Task will also include a comprehensive review to ensure internal consistency.

3.2 Planning Commission & Town Council Public Review Workshops

Staff will prepare an overview of the proposed zoning/subdivision regulations and present it to the Planning Commission and Town Council at a series of public workshops.

Deliverable	Documentation
Consolidated draft Zoning Code	Draft Zoning Code
Zoning Code graphics	Graphics on paper and electronically
Internal consistency review	List of errors found during consistency review.
Publication of draft Zoning Code	Public notices

Task 4 CEQA Review (Funding for CEQA is not included as part of the grant request)

Upon completion of the Public draft code, staff will begin the California Environmental Quality Act (CEQA) process. It is anticipated that the CEQA process will include an Initial Study/Mitigated Negative Declaration (IS/MND), rather than a more lengthy Environmental Impact Report, although staff will not know the specific process until all changes to the zoning code are known.

4.1 Draft Initial Study and Negative Declaration

A Draft Initial Study, addressing all CEQA-required topics and analysis will be completed.

4.2 Public Review Period

The Draft Initial Study will be distributed and noticed for the official public review period of not less than 30 days.

4.3 Final Initial Study Negative Declaration

Following the close of the public comment period, responses to any substantive comments on the CEQA document will be developed, and incorporated into a Final Initial Study/Mitigated Negative Declaration. The MND will be considered for adoption at the same time as the updated Zoning Code.

Task 4 Deliverables	Documentation
Draft Initial Study/Negative Declaration	Draft IS/MND
Response to Comments	Response to Comments
Final Initial Study/Negative Declaration	Final IS/MND

Task 5: Final Draft Zoning Code

Based upon reviews and workshops conducted in Task 3, final revisions will be completed and a public hearing draft of the new zoning regulations, ready for review and consideration in required public hearings, will be prepared.

Task 5 Deliverables	Documentation
Revised draft of zoning regulations (based on workshops/Zoning Code Users Group feedback)	Draft Zoning Code

Task 6: Code Adoption

6.1 Adoption of the Revised Zoning Code

During Task 6, staff will prepare for, provide public notice of, and participate in public hearings leading to adoption of the final zoning regulations and certification of the CEQA document. At least two meetings each of the Planning Commission and Town Council are expected during the adoption process. Staff will present summary overviews of the proposed document and be available to respond to questions and concerns that may arise during the hearings. At the conclusion of the hearings, we will make any needed revisions to the document to reflect revisions necessitated by the public hearing and adoption process. Upon completion of the final Zoning Code we will give informational presentations to members of the Mono County Planning Department, Mono County Local Transportation Commission, and to members of the Eastern Sierra Planning Group.

Task 6 Deliverables	Documentation
Presentations for hearings	PowerPoint presentations, graphics for presentations
Hearing participation	Meeting notes
Final revisions to code(s) as necessary to reflect changes made in hearings	Revised Zoning Code Chapters
Final version (paper copy and electronic files) of adopted zoning regulations	Final version of Zoning Code in paper and electronic format
Informational Session Materials	Meeting notes

Task 7: Refine Project Impact Evaluation Criteria (PIEC) and Community Indicators Report

Staff will work to further refine the PIEC framework that was developed in 2009, to include additional relevant metrics and measurement criteria by which projects can be assessed against the Town's triple bottom line.

Related to this, as directed in the General Plan, a Community Indicators reporting framework will be developed. The purpose of the indicators report is to create a consistent format for annual reporting of the town's progress towards achieving key goals for environmental, economic and social sustainability. To the extent possible, the report will use quantified benchmark and indicators, such as those outlined in the application "Rating Factor 1" to quantify aspects such as mode split (e.g. transit ridership and walking and biking patterns), resource efficiency (e.g. water use), infrastructure (e.g. linear feet of trails, sidewalks, recycled water delivery), and economic health (e.g. TOT and sales tax revenue). The first Community Indicators Report will be targeted for publication in early 2012.

Task 8: Zoning Code Cleanup

Approximately six months to one year after the Zoning Code adoption, staff will prepare minor amendments to the Code to address any clerical errors or discrepancies in the new Zoning Code.

8.1 Public Workshop to Identify Clerical Errors/Discrepancies

Staff will schedule a public workshop to identify any clerical errors or discrepancies with the new Zoning Code.

8.2 Public Hearings to Adopt Minor Revisions to Zoning Code

Staff will schedule public hearings with the Planning Commission and Town Council to codify minor changes to the Zoning Code.

WORK PLAN SUMMARY
Town of Mammoth Lakes Zoning Code Update

Task	Responsible Party	Schedule
1. Reconnaissance and Issue Identification		November – December 2010
1.1. Project Kickoff	Town Staff	November 2010
1.2 Focus & Advisory Group Formation	Town Staff	August 2010*
1.3. Public Outreach Strategy	Town Staff	November 2010
1.4 Code Review	Town Staff	November – December 2010
1.5 Consultant Contracting	Town Staff	November 2010
1.6 Stakeholder Meetings/Public Workshop	Town Staff	December 2010
2. Administrative Draft Zoning Code Chapters		January – June 2011
2.1 Develop Policy Issues Options	Town Staff/Consultant(s)	January – March 2011
2.2 ZCUG Meetings and Public Workshops	Town Staff/Consultant(s)	January – March 2011
2.3 Administrative Draft Zoning Code Chapters	Town Staff/Consultant(s)	February – June 2011
2.4 Staff/ZCUG Review	Town Staff/Consultant(s)	June 2011
2.5 Legal Counsel Review	Town Staff/Consultant(s)	June 2011
3. Public Review Draft Zoning Code		July – August 2011
3.1 Compile Draft Zoning Code	Town Staff/Consultant(s)	July 2011
3.2 PC & TC Workshops	Town Staff/Consultant(s)	July – August 2011
4. CEQA Review**		July – September 2011
4.1. Draft Initial Study/MND	Town Staff/Consultant(s)	July 2011
4.2. Public Review	Town Staff/Consultant(s)	August – September 2011
4.3. Final Initial Study/MND	Town Staff/Consultant(s)	October 2011
5. Final Draft Zoning Code	Town Staff/Consultant(s)	September 2011
6. Code Adoption	Town Staff	September-October 2011
7. Refine Project Impact Evaluation Criteria (PIEC)	Town Staff	November 2011 – January 2012
8. Zoning Code Cleanup		April – June 2012
8.1. Public Workshop	Town Staff	April 2012
8.2. Public Hearings	Town Staff	May-June 2012

*ZCUG Committee formed in August 2010 to initiate review of selected Code sections.

**CEQA funding is not included as part of the grant request.

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

**4.c. Supporting Documentation
Indicators**

Program Objectives	Indicators	Desired Outcomes
Improve Air & Water Quality	√ PM10 violations √ Transit ridership	√ Decrease √ Increase
Promote Public Health	√ Balance of childcare providers and those needing childcare √ Linear feet of sidewalk constructed	√ Balance √ Increase
Promote Equity	√ Number of affordable housing units constructed √ Transit ridership √ Linear feet of sidewalks constructed	√ Increase √ Increase √ Increase
Increase Affordable Housing	√ Number of affordable housing units rehabilitated or constructed √ Number of loans issued to low income homebuyers √ Number of affordable apartments for rent	√ Increase √ Increase √ Increase
Promote Infill and Compact Development	√ Number of new units constructed within walking distance to transit	√ Increase
Revitalize Urban and Community Centers	√ Number of building permits issued within the Downtown area for targeted types of development √ Transient occupancy tax and sales tax revenues	√ Increase √ Increase
Protect Natural Resources and Agricultural Lands	√ Amount of public recreation open space set aside in new master planned developments √ Square footage of new parkland	√ Increase √ Increase
Reduce Automobile Usage and Fuel Consumption	√ Transit ridership	√ Increase
Improve Infrastructure Systems	√ Linear feet of sidewalks completed √ Number of infrastructure projects completed	√ Increase √ Increase
Promote Water Conservation	√ Per capita water demand	√ Decrease
Promote Energy Efficiency and Conservation	√ Per capita residential energy consumption	√ Decrease
Strengthen the Economy	Transient occupancy tax and sales tax revenues	√ Increase

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

**5. Signed Resolution from Governing
Body**

RESOLUTION NO. 10-47

A RESOLUTION OF THE TOWN COUNCIL OF MAMMOTH LAKES,
CALIFORNIA

APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE
SUSTAINABLE COMMUNITIES PLANNING GRANT AND INCENTIVES
PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY
AND SUPPLY, FLOOD CONTROL RIVER AND COASTAL PROTECTION
BOND ACT OF 2006 (PROPOSITION 84)

WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the Strategic Growth Council has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

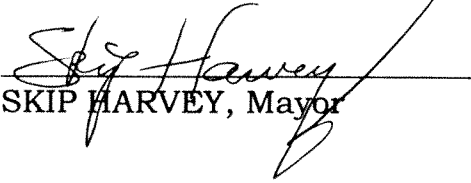
WHEREAS, said procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicants governing board before submission of said application(s) to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out development of the Zoning Code Update.

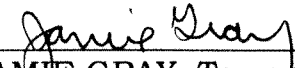
NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mammoth Lakes

1. Approves the filing of an application for the Town of Mammoth Lakes Zoning Code Update in order to become a sustainable community;
2. Certifies that Applicant understands the assurances and certification in the application, and
3. Certifies that applicant will have sufficient funds to develop the Zoning Code Update; or will secure the resources to do so, and
4. Certifies that the Zoning Code Update will comply with any applicable laws and regulations.
5. Appoints the Town Manager, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project.

Approved and adopted this 4th day of August 2010.


SKIP HARVEY, Mayor

ATTEST:


JAMIE GRAY, Town Clerk

STATE OF CALIFORNIA)
COUNTY OF MONO)
TOWN OF MAMMOTH LAKES) SS.

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 10-47 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 4th day of August, 2010, by the following vote:

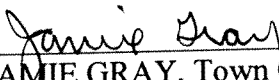
AYES: Councilmembers Eastman, Lehman, Wood, Mayor Pro Tem Bacon,
 and Mayor Harvey

NOES: None

ABSENT: None

ABSTAIN: None

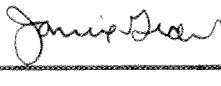
DISQUALIFICATION: None



JAMIE GRAY, Town Clerk

The Foregoing Instrument is A Full, True and Correct
Copy Of The Original On File in the Office Of The Town
Clerk, Of The Town of Mammoth Lakes, California.

Attested This Date: August 26, 2010

Signed: 

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

6. Collaboration Requirement Letter

Mono County Local Transportation Commission

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800 phone, 924-1801 fax
www.monocounty.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420 phone, 932-5431 fax
www.monocounty.ca.gov

August 20, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council Sustainable Communities Planning Grant and Incentive Program

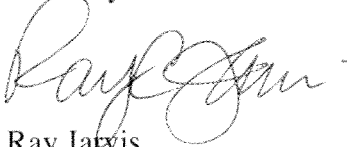
Dear Ms. Moberly,

The purpose of this letter is to express support toward the Town of Mammoth Lakes' application to the Strategic Growth Council's Urban Sustainable Communities Planning Grant and Incentive Program to prepare an update to the Town's Zoning Code. The Mono County Local Transportation Commission (LTC) agrees that the project, as described by the applicant in the attached letter, will serve as an important implementation mechanism for the Town in accomplishing the greenhouse gas (GHG) emission reduction goals of California Assembly Bill 32 (AB 32) and the transportation and land use planning goals of California Senate Bill 375 (SB 375), while also implementing the Town's own General Plan goals.

The Mono County LTC serves as the regional transportation planning agency for Mono County, which includes the Town of Mammoth Lakes as its only incorporated city. The Mono County LTC is dedicated to working with the Town of Mammoth Lakes to further the goals of reducing GHG emissions, energy use, and air pollution through coordinated land use and transportation planning.

The Town's Zoning Code update, as described, will provide revised land use and development standards that advance current planning concepts related to alternative transportation use, mixed-use development, green building, and providing affordable housing and improved job access. These goals are supported by the Mono County Regional Transportation Plan (RTP) and are consistent with current Regional Blueprint planning efforts. Therefore, the Mono County LTC is in complete support of the project proposed by the Town of Mammoth Lakes.

Sincerely,



Ray Jarvis
Co-Executive Director
Mono County Local Transportation Commission



COMMUNITY DEVELOPMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
(760) 934-8989
fax (760) 934-8608

August 17, 2010

Mr. Ray Jarvis, Co-Executive Director
Mono County Local Transportation Commission
PO Box 347
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council Sustainable Communities Planning Grant and Incentive Program

Mr. Ray Jarvis,

The Town of Mammoth Lakes is proposing to submit a grant application for the Strategic Growth Council's (SGC) Sustainable Communities Planning Grant and Incentive Program. Grant funds, if awarded, would be used to prepare a comprehensive update to the Town's Zoning Code with the purpose of implementing the goals, policies, and actions of the 2007 Town General Plan with regard to sustainable land use and transportation planning.

The purpose of this letter is to provide the Mono County Local Transportation Commission (LTC), as the Regional Transportation Planning Agency, with a summary of the Town's grant proposal and to request a letter of support for submission to the SGC that confirms that the proposed project is consistent with regional and statewide goals with respect to greenhouse gas (GHG) reductions.

The Town is committed to implementing sustainable land use and transportation policy with the goal of reducing GHG emissions, consistent with recent State of California Legislation (Assembly Bill 32 and Senate Bill 375) and consistent with the Mono County LTC's Regional Transportation Plan (RTP) and the current Regional Blueprint planning effort. The Town's Zoning Code update would provide updated land use and development standards that focus on a broad range of sustainability concepts, including "feet-first" mobility, mixed-use development, and green building and planning. The Zoning Code update will specifically address, but is not limited to, the following concepts:

- Encouraging alternative transportation use through transportation demand management requirements, transit-oriented and mixed-use development standards, and multi-modal infrastructure;
- Water efficiency standards, including landscaping, irrigation, and commercial/residential water conservation;
- Encouraging site design that uses green building techniques, including active and passive solar design, energy efficiency requirements, and solid waste reduction; and
- Meeting community affordable housing needs while improving job access.

Award of the grant could provide the necessary funds to advance Town, regional, and statewide goals with respect to GHG reduction, air pollution, energy conservation, housing, and others. Therefore, the Town respectfully requests a letter of support from the Mono County LTC concurring with grant proposal as described above and its consistency with regional and statewide goals.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Moberly".

Sandra Moberly, Senior Planner
Town of Mammoth Lakes

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

**7. Disadvantaged Community
Documentation**

Not Applicable

**Town of Mammoth Lakes
Sustainable Communities Planning Grant
and Incentives Program**

8. Letters of Support



GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT

157 Short Street, Bishop, California 93514-3537

Tel: 760-872-8211 E-mail: tschade@gbuapcd.org

August 17, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, California 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council Sustainable
Communities Planning Grant and Incentive Program

Dear Ms. Moberly,

The Great Basin Unified Air Pollution Control District strongly supports the Town's application to the Strategic Growth Council's Sustainable Communities Planning Grant and Incentive Program. The grant would be used to update the Town's zoning code in an effort to advance the goals and policies of the 2007 Town General Plan with regard to sustainable development, and would include measures aimed at reducing particulate matter air pollution, greenhouse gasses, vehicle miles traveled, and energy consumption.

The District is committed to working with the Town of Mammoth Lakes to improve the health of community residents by furthering air quality initiatives. The District is confident that the Town's zoning code update will advance the goals of the District by incorporating revised land use and development standards into the code that encourage mixed-use development, alternative transportation use, and green planning and building.

Award of the grant could provide the necessary funds to further develop these sustainability concepts and help put in place strategic programs and projects that advance sustainability within the Town of Mammoth Lakes. Therefore, the Great Basin Unified Air Pollution Control District is in support of the project proposed by the Town of Mammoth Lakes. We thank you for your consideration of this grant proposal.

Sincerely,

Theodore D. Schade
Air Pollution Control Officer
Great Basin Unified Air Pollution Control District



Mammoth Community Water District

Post Office Box 597
1315 Meridian Blvd.
Mammoth Lakes, CA 93546
(760) 934-2596

August 20, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Support for the Town of Mammoth Lakes Application for Strategic Growth Council
Sustainable Communities Planning Grant and Incentive Program

Dear Ms. Moberly,

The Mammoth Lakes Community Water District strongly supports the Town's application to the Strategic Growth Council's Sustainable Communities Planning Grant and Incentive Program. The grant would be used to update the Town's zoning code in an effort to advance the goals and policies of the 2007 Town General Plan with regard to sustainable development and environmental stewardship, including measures that will promote water efficiency and green building practices.

The District and the Town of Mammoth Lakes work together to conserve and enhance the quality and quantity of Mammoth Lakes' water resources. A comprehensive update to the Town's zoning code, including updates to the existing water efficient landscape and irrigation requirements, as well as the incorporation of sustainable development standards to reduce water use, would significantly further the goals of the District and Town. Therefore, we are in complete support of the project proposed by the Town of Mammoth Lakes and we look forward to working with them through this process.

Sincerely,

A handwritten signature in cursive script that reads "Irene Yamashita".

Irene Yamashita
Environmental Specialist and Public Affairs

COUNTY of MONO

HEALTH DEPARTMENT

P.O. BOX 3329

MAMMOTH LAKES, CA 93546

Public Health (760) 924-1830 Fax (760) 924-1831
Environmental Health (760) 924-1800 Fax (760) 924 1801

August 20, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council
Sustainable Communities Planning Grant and Incentive Program

Dear Ms. Moberly,

On behalf of Mono County Health and Human Services Agency, I would like to express support for the Town of Mammoth Lakes' application to the Strategic Growth Council's Urban Sustainable Communities Planning Grant and Incentive Program to prepare an update to the zoning code to advance the goals and policies of the 2007 Town General Plan, including those that promote the improvement of public and environmental health.

A healthy community is one that provides a balanced "triple bottom line" of the community's social, natural, and economic goals, as is referred to in the Town's 2007 General Plan. Updating the Town's zoning code to reflect the recent General Plan would support all three aspects of the "triple bottom line" and would simultaneously advance the goals of the Agency by providing updated land use and development standards and measures that encourage sustainable and "feet-first"-oriented development. This would not only increase access to jobs and recreation activities, but would also benefit the community by reducing greenhouse gases and air pollution. Therefore, we are in complete support of the project proposed by the Town of Mammoth Lakes. Thank you for your consideration of this grant proposal.

Sincerely,



Lynda Salcido,
Director of Public Health
Mono County Health and Human Services Agency



August 23, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council Sustainable Communities Planning Grant and Incentive Program

Dear Ms. Moberly,

Mammoth Lakes Housing, Inc. (MLH) would like to express its support for the Town of Mammoth Lakes application to the Strategic Growth Council's Sustainable Communities Planning Grant and Incentive Program to prepare an update to the zoning code to advance the goals and policies of the 2007 Town General Plan, including those that enhance livability and help to meet the housing needs of local workforce.

MLH is a private, not for profit, organization that was established in 2003 by the Town of Mammoth Lakes. MLH's mission is to cause the creation of workforce housing for a viable and sustainable community. The zoning code update will include an update to the Town's existing Housing Ordinance, to ensure that new development can mitigate the affordable and workforce housing demand it generates, and that housing meets the real needs of the local workforce, at a range of types and income levels. The update will allow for housing mitigation proposals to be responsive to current, documented needs, and to deliver the most desirable range of housing and best "return on investment" for the Town's housing programs.

Given this, Mammoth Lakes Housing is in complete support of the project proposed by the Town of Mammoth Lakes. Thank you for your consideration of the grant proposal.

Sincerely,

A handwritten signature in black ink, reading "Pam Hennarty".

Pam Hennarty,
Executive Director, Mammoth Lakes Housing



August 23, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council
Sustainable Communities Planning Grant and Incentive Program

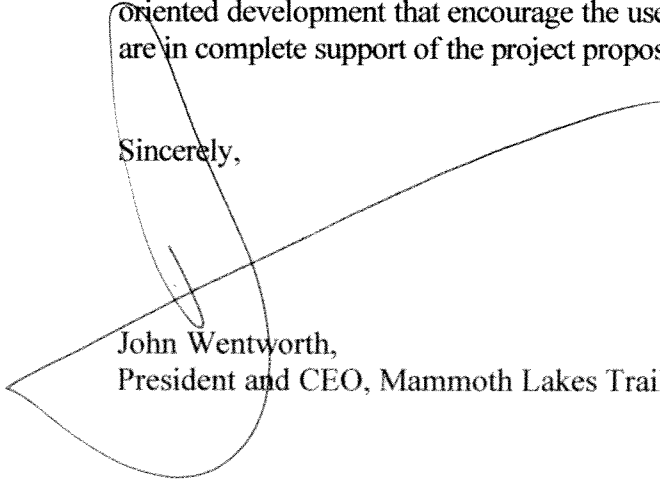
Dear Ms. Moberly,

The Mammoth Lakes Trails and Public Access Foundation (MLTPA) would like to express its support for the Town of Mammoth Lakes' application to the Strategic Growth Council's Urban Sustainable Communities Planning Grant and Incentive Program to prepare an update to the zoning code to advance the goals and policies of the 2007 Town General Plan, including those that advance environmental stewardship and increase access to public lands and recreation.

MLTPA is a 501(c)3 non-profit organization that advocates for, initiates, facilitates, and participates in the planning, implementation, and stewardship of a system of four-season trails and public access in Mammoth Lakes and the immediate Eastern Sierra.

MLTPA favors a comprehensive, connected, and safe transportation system that improves access and encourages the community to take advantage of the array of recreation opportunities available, thereby improving public health and reducing the effects of climate change. The zoning code update would further these goals by revising land use and development standards to encourage compact, mixed-use and "feet-first"-oriented development that encourage the use of alternative transportation. Therefore, we are in complete support of the project proposed by the Town of Mammoth Lakes.

Sincerely,



John Wentworth,
President and CEO, Mammoth Lakes Trails and Public Access



August 16, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council
Sustainable Communities Planning Grant and Incentive Program

Dear Ms. Moberly,

The High Sierra Energy Foundation (HSEF) strongly supports the Town's application to the Strategic Growth Council's Sustainable Communities Planning Grant and Incentive Program to perform a comprehensive update to the Town's zoning code.

The HSEF is a nonprofit corporation supported by local individuals, businesses and local government agencies, including the Town of Mammoth Lakes and Mono County. The mission of the Foundation is to develop energy efficiency and renewable resources in Mammoth Lakes and the High Sierra. HSEF fully supports the zoning code update, as it will promote the advancement of energy and resource conservation through updated land use and development standards that encourage mixed-use development, alternative transportation use, and green planning and building.

HSEF is committed to working with the Town of Mammoth Lakes to promote and implement energy conservation initiatives consistent with State mandates and the mission of the HSEF. These include strategies to improve the energy efficiency of residential, commercial and public facilities, and promote alternate energy sources such as solar and geothermal. Furthering these goals would greatly benefit the community by conserving resources, reducing costs, and reducing greenhouse gases and air pollution. Therefore, the High Sierra Energy Foundation is in complete support of the project proposed by the Town of Mammoth Lakes. Thank you for your consideration of this grant proposal.

Sincerely,

Rick Phelps
Executive Director

Dan Lyster
Chair

Deanna Campbell

Paul Dostie

Charles Eddy

Ed Forstenzer

David Harvey

Chris Thompson

John Vereuck

Sam Walker

David Harvey
Emeritus

Rick Phelps
Executive Director

P.O. Box 3511 Mammoth Lakes, CA 93546

phone 760.934.4650 fax 760.923.6296

www.highsierraenergy.org

printed on recycled paper

August 25, 2010

Ms. Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Application for Strategic Growth Council Sustainable Communities Planning Grant and Incentive Program

Dear Ms. Moberly,

The Town of Mammoth Lakes Planning Commission strongly supports the Town's application to the Strategic Growth Council's Sustainable Communities Planning Grant and Incentive Program. The grant would be used to prepare a comprehensive zoning code update to advance the goals and policies of the 2007 Town General Plan which will help to make Mammoth Lakes a more sustainable community.

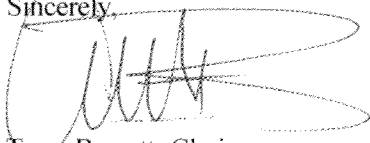
The Town is committed to sustainability in our community and has demonstrated that commitment by adopting a General Plan in 2007 that is focused on a broad range of sustainability concepts including feet first mobility, mixed use development, and green planning and building standards. Additionally, the General Plan specifically supports:

- Efficient use of water.
- Designing active and passive solar into new projects.
- Increased transit ridership, and "feet-first"-oriented modes of development.
- Encouraging site design that uses green building techniques.
- Optimizing efficient use of energy.
- Increased use of renewable energy resources and encourage conservation of existing sources of energy.
- Reducing volumes of solid waste.
- Reducing greenhouse gas emissions.

The zoning code update will allow the Town to implement these concepts by incorporating revised land use and development standards into the zoning code that reflect the General Plan goals, policies, and actions. Additionally, the zoning code update will allow staff to identify and solve issues with the current code that are a constraint to sustainable planning/building practices (i.e. no allowance for mixed use development, lack of guidance for alternative energy systems, etc.). Award of the grant could provide the necessary funds to further develop these sustainability concepts and help put in place strategic programs and projects that advance sustainability within the Town of Mammoth Lakes.

The Commission believes that addressing energy and water conservation issues and promoting environmental conservation within Mammoth Lakes is imperative to achieving the community's environmental stewardship goals. The Commission looks forward to taking an active role in supporting a comprehensive community engagement effort as part of the zoning code update. Therefore, we are in complete support of the application proposed by the Town of Mammoth Lakes. We thank you for your consideration of this grant proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Barrett', is written over a horizontal line.

Tony Barrett, Chair
Town of Mammoth Lakes Planning Commission