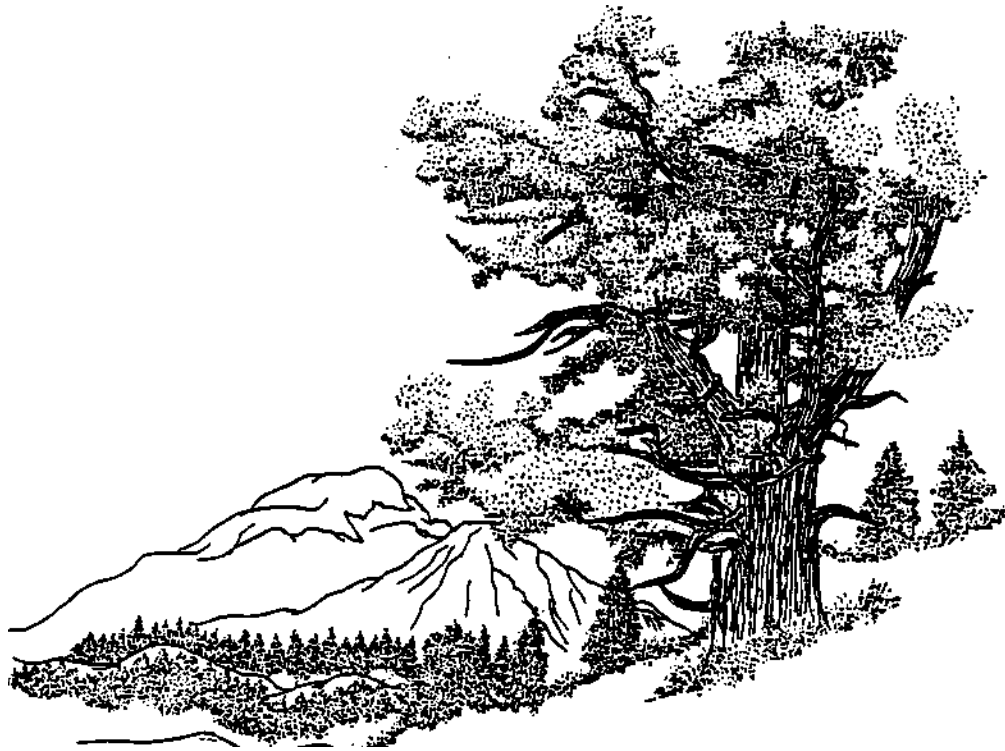


JUNIPER RIDGE MASTER PLAN

District Zoning Amendment 2005-03
Amending the Boundaries and Conditions of Approval
of the Juniper Ridge Master Plan
Adopted by Town of Mammoth Lakes Ordinance 07-01
March 7, 2007



TOWN OF MAMMOTH LAKES, CALIFORNIA

On March 7, 2007, the Mammoth Lakes Town Council did revise and approve the Master Plan for Juniper Ridge as presented below:

The district zoning amendment amends and restates the Juniper Ridge Master Plan (DZA 89-1), adopted March 7, 1990, amended October 15, 1997, and amended January 20, 1999, as follows:

1. Land Uses - Uses of the subject property shall be limited to those identified below.
 - 1.1. Area 1 - Juniper Ridge Subdivision: A maximum of 40 single family lots having minimum areas of 10,000 square feet.
 - 1.2. Area 2 - Sunstone Condominiums and Eagle Run Town homes: A maximum of 113 condominium units (101 dwelling unit equivalents).
 - 1.3. Area 3 - Juniper Springs Lodge: A maximum of 175 units (125 dwelling unit equivalents) with understructure parking of 184 spaces and a maximum of 5500 square feet of commercial area. The units will be individually owned, sold fully furnished with standardized furniture, fixtures and equipment, and designed to be easily rented on a short-term basis. On-site facilities will include space for a rental management operation, a reception area with front desk and telephone switchboard, a daily housekeeping and linen service area, ski and luggage storage, meeting rooms and a laundry.
 - 1.4. Area 4 Eagle Lodge: A maximum of 106 dwelling unit equivalents with understructure parking and a maximum of 80,000 sq. feet of commercial area. Parking shall be determined at the time of Use Permit submittal, based upon the parking requirements as set forth in the Municipal Code. When there is no parking generation rate available for a proposed use the ITE Parking Generation Manual shall be utilized. Parking reductions may be made for internal and pedestrian/bicycle trips and shared parking. The facility shall be mixed use including ski-related uses. In addition the facility shall include a convenience market, restaurant and spa facilities. Residential units will be individually owned, sold fully furnished with standardized furniture, fixtures and equipment, and designed to be easily rented on a short-term basis. On-site facilities will include space for a rental management operation, a reception area with front desk and telephone switchboard, a daily housekeeping and linen facilities, ski and luggage storage, meeting rooms and a laundry.

2. Administration

2.1. Permitted Uses

Development of Single Family Houses within the Juniper Ridge Subdivision is a permitted use subject to design review by the Town of Mammoth Lakes. Plan submittal and processing is described in the Municipal and Building Codes.

2.2. Use Permit

The Use Permit process as described in Title 17 of the Municipal Code shall be followed for all uses except for Single Family development within the Juniper Ridge Subdivision, and all development shall be in conformance with the Town of Mammoth Lakes Design Guidelines.

2.3. Non Conformance

Individual projects that do not conform to approved standards or permitted uses established by the Juniper Ridge Master Plan cannot be approved without an amendment to the Master Plan and other documents as appropriate including the Town General Plan and zoning regulations. Any project proposed which is not in conformance with the Master Plan may also be subject to environmental review procedures under CEQA (California Environmental Quality Act).

3. Building Heights and Setbacks

The following building height and setback restrictions shall apply to the development of Juniper Ridge:

3.1. Area 1 - Juniper Ridge Subdivision

For lots 17 through 25, the maximum building height shall be 18 feet above the grade of the adjacent street as measured at the midpoint of the lot frontage and centerline of the street. For Lot 26, the maximum building height shall be 30 feet above natural grade. Dwellings constructed on Lots 12 through 26 may have front setbacks of 5 feet.

3.2. Area 2 - Sunstone Condominiums and Eagle Run Town homes

The maximum building heights shall be 35 feet above the under structure parking areas for residential condominiums and 43 feet above understructure parking for the resort condominium lodge. The cupola may be constructed with a maximum height of 56 feet above the parking structure. No site disturbance and no buildings shall be permitted on slopes of 30% or more adjacent to the southerly lot line. A minimum building setback of 25 feet shall be maintained from the single family lots to the west of the condominium area.

3.3. Area 3 - Juniper Springs Lodge

A minimum setback of 20 feet shall be maintained from Majestic Pines Drive. Within the first 50 feet setback from the westerly side of Majestic Pines Drive, the maximum building height shall be 2 stories or 25 feet; from 50 feet to 100 feet, the maximum building height shall be 3 stories or 35 feet; for more than 100 feet of setback, the maximum building height shall be 4 stories or 55 feet. Not superseding the above, setbacks from the access road shown as Street "A" on '1"1"M 36-181 which begins west of the terminus of Meridian Blvd. and from the property line bisecting Street "A", may be reduced from the standards set forth in the Municipal Code, in order to provide an entry canopy or porte cochere for the Resort Condominium Lodge, subject to design review approval.

3.4. Area 4 - Eagle Base Lodge Development

3.5. *Setback*

A minimum setback of 20 feet shall be maintained from the north, east and south property lines. There shall be no setback required from the western property line.

Permitted Setback Encroachments

Permitted encroachments within the setback area include landscaping; circulation improvements and parking. Additionally, roof eaves may project into any required yard a maximum of three feet.

The street façade shall be architecturally modulated by bays that are not more than 30 feet in width. Bays within the street wall shall be defined by changes in the rhythmic pattern of window openings, bay windows, awnings and canopies, entrances, balconies, arcades, columns, pilasters, plane of the façade, materials and color, and other architectural features.

Height

The building heights shall vary to achieve architectural interest. The maximum height shall be as follows:

102 feet as measured from the adjacent grade to the building roof.

The height shall vary to achieve a mix of heights with the maximum heights to be:

% of Footprint	Average Maximum Height
31%	12'
10%	27'
5%	37'
8%	62'
11%	79'
4%	68'
11%	71'
14%	83'
6%	102'

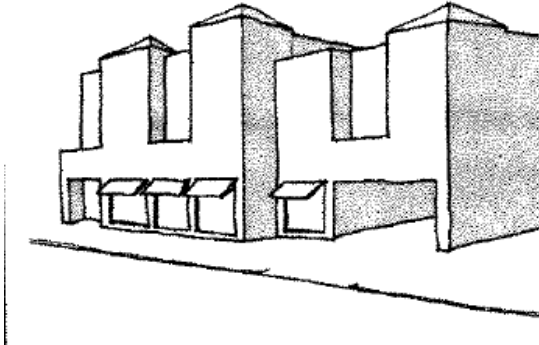
The maximum permitted heights shall be located as shown in Exhibit 1.

Roof Form

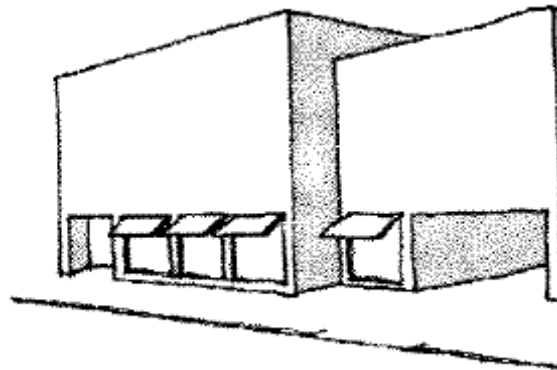
To encourage a modulated roof form, the roof form shall vary and shall include (but not be limited to) flat, hip, and gable roof forms. In addition to varying forms, the pitch of the roof forms should vary as well. The total building should be comprised of approximately:

- 1/3 flat roof form
- 1/3 pitched roof with a pitch not to exceed 4:12
- 1/3 pitched roof with a pitch exceeding 4:12

THIS:



NOT THIS:



4. Setbacks between Buildings – Minimum setbacks between buildings and structures shall be as follows:

4.1. For buildings oriented side to side - 10 feet between buildings up to 35 feet in height; 20 feet between buildings up to 45 feet in height; and, 25 feet between buildings in excess of 45 feet in height. Where two buildings are of differing heights the setback requirements of the highest building will be required. Public utility installations are exempt from these requirements.

4.2. For all other-building orientations - 25 feet.

5. Off-street Parking: Upon build-out of all Master Plan areas no parking shall be permitted on Meridian Boulevard, subject to review and approval of the Town Council pursuant to the requirements of Section 10.12.040 and 10.12.100 of the Municipal Code. Any signing required due to the changes in the parking regulations shall be paid for by the applicant/developer.

5.1. Area 1- Juniper Ridge Subdivision
Parking shall be provided in accordance with the requirements and design standards of Title 17 of the Municipal Code.

5.2. Area 2 - Sunstone Condominium and Eagle Run Town homes
Parking shall be provided in accordance with the requirements and design standards of Title 17 of the Municipal Code or the approved Conditional Use Permit.

5.3. Area 3 - Juniper Springs Lodge
112 parking spaces shall be provided for Juniper Springs Lodge with the ability to adjust that number as provided in the Use Permit for that project.

- 5.4. Area 4 - Eagle Base Lodge Development
 Parking shall be determined as outlined above in Section 1.4. Any reduction in parking shall be mitigated through the commensurate provision of additional transit services above and beyond existing levels of service for each weekend day and holiday from Christmas week to the end of March. Transit data shall be subject to review and approval by the Town.

- 6. Signs - A master sign plan shall be required for all uses except the single family subdivision and all signs shall conform to the provisions of Title 17 of the Municipal Code or as may be specified by a Use Permit.

- 7. Vegetation Preservation
 - 7.1 No site disturbance shall be permitted on those south-facing portions of the property having slopes of 30% or more. A development setback line generally corresponding to the 30% slope line shall be designated on the Final map of Tract No. 36-168 adjacent to Lots 17 through 26.

 - 7.2. A re-vegetation plan which provides for the replacement of trees in excess of 8 inches in diameter shall be submitted for review and approval by the Community Development Director.

 - 7.3. Easements shall be designated on the Final Map of Tract 36-168 which provide for the preservation of the Juniper trees located on or adjacent to the south facing slope of the property.

 - 7.4. Landscape plans shall be required as a condition of approval of any use subject to a Use Permit.


 - 7.5 The applicant for the Eagle Base Lodge Development shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060, Outdoor Lighting Plans) to the Community Development Director that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The sensitive receptor locations shall be determined in consultation with the Community Development Director.

- 8. Transit - As a condition of approval of the Juniper Springs Lodge and the Eagle Base Development Facility, a bus service system shall be established to provide alternate means of local transportation for guests of these facilities. A plan for this bus service indicating the number/type of buses to be used, the routes to be followed and the hours of operation shall be presented for review and approval by the Planning Commission and the Town Council.

- 9. Park and Recreational Facilities - The project proponents shall attempt to acquire Assessor's Parcel No. 32-040-02 for donation to the Town for Park and Recreational Uses. If the proponents are unable to acquire this parcel, an agreement shall be entered between the



proponents and the Town whereby the Town shall acquire the property and the proponents shall reimburse the Town for all costs of acquisition, including costs of purchase, appraisal, title report, etc. This acquisition or agreement shall be consummated prior to the issuance of any construction permit for development of the hotel, condominiums, Commercial or parking structure uses. If acquisition of this site cannot be negotiated in a satisfactory manner, the project proponents may offer an alternate site acceptable to the Town for development as a park or recreation facility, or an in-lieu fee may be imposed subject to Town Council discretion. This condition has been satisfied pursuant to the approval of the amendment to the Four Party Agreement dated April 6, 1996.

10. Agreements - All existing agreements--the Four-Party agreement, the Aspen Creek agreement, the Fire District agreement, and the Valentine agreement--shall be modified as necessary to reflect the different parties involved and the different development pattern proposed for Juniper Ridge.
11. Permits - The Town shall obtain all necessary permits from the U.S. Forest Service for the road connection between the single family subdivision and Lake Mary Road. This condition has been satisfied.
12. Dedication - The 14.5 acre open space parcel (Lot 10 of Tract Map No. 36-146) shall be donated to the Regents of the University of California as part of the Valentine Reserve. This condition has been satisfied.
-  13. Fence Construction - Prior to any construction, a fence shall be established along the southerly lot lines of Lots 16 through 26 of Tentative Map No. 36-168 and along the southerly perimeter of the Remainder Parcel as identified on Tentative Map No. 36-168. Such fence shall be designed to the specifications of the Planning Director and shall be donated to the Valentine Reserve for upkeep and maintenance. This condition has been satisfied.
14. Mitigation Measures - All discretionary approvals of Tentative Subdivision Maps and Use Permits shall be subject to the applicable mitigation measures and monitoring programs contained in the Final EIR for Juniper Ridge and the Final Environmental Assessment and Environmental Impact Report for the Eagle Lodge Base Development Project. Further mitigation measures may be incorporated into subsequent approvals as more definitive impacts are identified upon the submission of precise development plans for uses subject to the issuance of those approvals.
15. Maintenance Districts - A property maintenance district, or a comparable local organization, such as the homeowners' association for Juniper Springs Lodge and the Eagle Base Development Project, shall be established to ensure operation and maintenance of all common facilities such as streets, snow storage areas, access and open space easements, street lights, etc.

16. Trail Easement - In recognition of the provisions of the Parks and Recreation Element of the General Plan and the Master Trail System Plan, an easement, 14 feet in width in non-steep areas and 12 feet in steep areas, shall be provided across the subject property for a recreational trail. The location, design and configuration of this trail easement shall be determined and shall be made a condition of approval of the Use Permits for Juniper Springs Lodge and the Eagle Base Development Project.
17. Affordable Housing - All development within the Juniper Ridge Master Plan shall provide affordable housing in accordance with Chapter 17.36 of the Town of Mammoth Lakes Municipal Code.
18. Requirements of the Town Zoning Ordinance not specifically amended by this Revised Master Plan shall apply to all future development of Juniper Ridge.
19. There shall be no exterior illumination (i.e., floodlights on porches) on the south sides of structures on Lots 16 through 26 and along the northwest side of Lots 4 through 11.
20. In order to ensure either no net gain of particulate emissions or a reduction in same, no solid fuel appliances shall be allowed for the project except as may be approved by the State Implementation Plan and no solid fuel appliances shall be permitted in developments on Area 4.
21. All phases of development subject to future discretionary approvals shall pay the development impact fees that are in effect at the time of issuance of building permits.
22. The roads within Areas 1 and 2 may have a reduced pavement section subject to findings relating traffic safety to traffic volumes and roadway design, reviewed in conjunction with a Use Permit Application or tract map, and as approved by the Planning Commission.

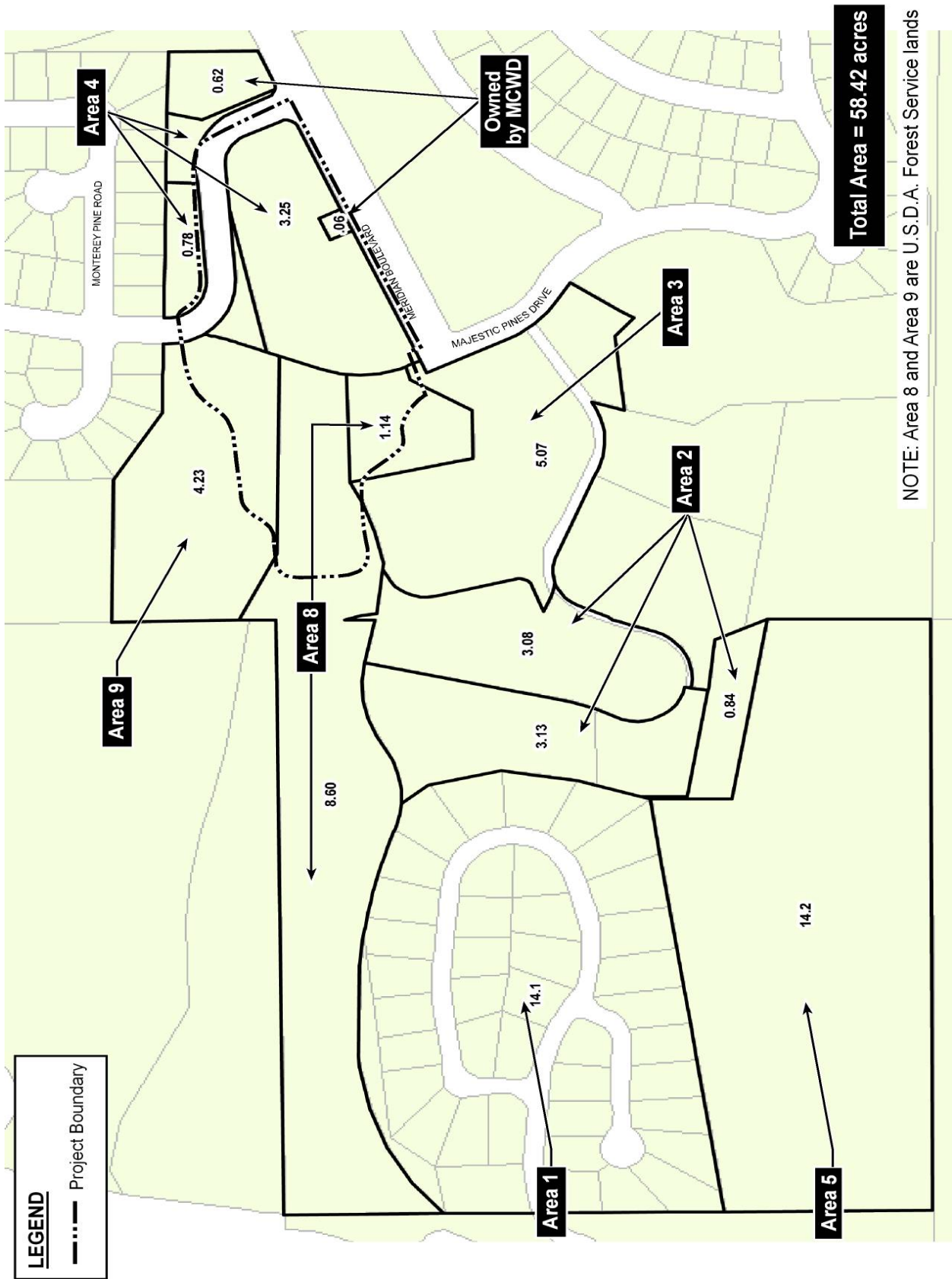


EXHIBIT 1

