11.5 Utility Correspondence

Alesia W Hsiao

From: Kristen Bogue
Sent: Tuesday, May 20, 2014 8:36 AM
To: Alesia W Hsiao
Subject: FW: Irrigation Requirements Question
Attachments: Estimate Water Use_5_17_14.pdf

See attached and below for irrigation requirements…

From: Benjamin Harth [mailto:bharth@bsaarchitects.com]
Sent: Monday, May 19, 2014 5:41 PM
To: Kristen Bogue
Subject: RE: Irrigation Requirements Question

Hi Kristen,

The estimated usage is 36,700 gallons per year.

Benjamin Harth

bull stockwell allen ARCHITECTURE + PLANNING + INTERIORS
300 Montgomery Street, Suite 1135, San Francisco, CA 94104, USA
Office: 415 281 4720 ext. 246
www.bsaarchitects.com

san francisco - vermont - london
BUILDING ON ENDURING IDEAS. DESIGNING EXCEPTIONAL ENVIRONMENTS FOR LIFE.

From: Kristen Bogue [mailto:KBOGUE@mbakerintl.com]
Sent: Monday, May 19, 2014 9:45 AM
To: Benjamin Harth
Subject: RE: Irrigation Requirements Question

Thanks Ben!

Can you confirm that we should use the 67,108 gallons for our purposes? Or are you really proposing the 36,700 gallons? Also, can you confirm that this would be gallons per day?

Thanks!
Kristen

From: Benjamin Harth [mailto:bharth@bsaarchitects.com]
Sent: Monday, May 19, 2014 9:18 AM
To: Kristen Bogue; gposekian@thainc.com
Subject: RE: Irrigation Requirements Question

Hi Kristen,

Please see the attached for the project's estimated water use.

Regards,

Inn at The Village Preliminary Water Use Calculation.

Calculation Sheet (Copy for additional zones if needed)

Total Landscaped Area 4,100 L.A. (sq. ft.)

Hydro Zone Breakdown

1) High water using plants (0.7-1.0) Area / (P.F.) = ____ (sq. ft.)

2) Average water using plants (0.4- 0.6) Area / (P.F.) = ____ (sq. ft.)

(primarily native plants) } .35

3) Low water using plants (0.0- 0.3) Area / (P.F.) = ____ (sq. ft.)

Maximum Applied Water Allowance (M.A.W.A.)

M.A.W.A. = 33.0 (E.T.) x 0.8 (A.F.) x 4,100 (L.A.) x 0.62 (C.F.) = 67,108 Gallons

Estimated Water Use (E.W.U.)

E.W.U. (1)= 33.0 (E.T.) x .35 (P.F.) x 4,100 (H.A.) x 0.62 (C.F.) / .8 (I.E.) = 36,700 Gallons

E.W.U. (2)= 33.0 (E.T.) x ____ (P.F.) x ____ (H.A.) x 0.62 (C.F.) / ____ (I.E.) = ____ Gallons

E.W.U. (3)= 33.0 (E.T.) x ____ (P.F.) x ____ (H.A.) x 0.62 (C.F.) / ____ (I.E.) = ____ Gallons

Rough Calculation.

Total Estimated Water Use

E.W.U. (1)	+	E.W.U. (2)	+	E.W.U. (3)	=	36,700 Total Gallons	<	67,108 MAWA Gallons

P.F. = Plant Factor - Must be between 0.1- 1.0.
E.T. = Evapotranspiration Rate – Mammoth Lakes 6 month growing season
C.F. = Conversion Factor – Constant number
A.F. = Adjustment Factor – Constant number
H.A. = Hydro zone Area - Area of each Hydro zone.
I.E. = Irrigation Efficiency * Must be greater than .625. (drip + bubbler).
L.A. = Landscape Area - Total Landscaped area of project. (~ sq. footage).

Rev. 7/07

RHAA mark-up.
5.16.2014.

Alesia W Hsiao

From: Karl Schnadt <kschnadt@mcwd.dst.ca.us>
Sent: Thursday, May 15, 2014 1:53 PM
To: Alesia W Hsiao
Cc: Irene Yamashita
Subject: RE: Inn at the Village Project SEIR

Ms. Hsiao,
Our wastewater treatment plant is rated to treat 4.3mgd. Average daily flow in 2013 was 1.4 mgd.

Karl Schnadt
Operations Superintendent
Mammoth Community Water District
PO Box 597
Mammoth Lakes, CA 93546
(760) 934-2596x230
kschnadt@mcwd.dst.ca.us

From: Irene Yamashita
Sent: Thursday, May 15, 2014 1:46 PM
To: Karl Schnadt
Subject: FW: Inn at the Village Project SEIR

Karl,
Could you provide the requested information to Ms. Hsiao? Thank you.
Irene

From: Alesia W Hsiao [mailto:Alesia.Hsiao@mbakerintl.com]
Sent: Thursday, May 15, 2014 1:34 PM
To: Irene Yamashita
Subject: RE: Inn at the Village Project SEIR

Thank you Irene.

Can you also tell me the existing capacity of the MCWD wastewater treatment plant in million gallons per day (mgd)?
This information was not in the 2010 UWMP.

From: Irene Yamashita [mailto:iyamashita@mcwd.dst.ca.us]
Sent: Wednesday, May 14, 2014 4:47 PM
To: Alesia W Hsiao
Cc: John Pedersen
Subject: RE: Inn at the Village Project SEIR

Alesia,

The MCWD can produce 2,750 gallons a minute for a period of 2 hours.

Irene

Alesia W Hsiao

From: Thom Heller <Thom@mlfd.ca.gov>
Sent: Thursday, May 15, 2014 9:38 AM
To: Alesia W Hsiao
Subject: RE: Inn at the Village Project SEIR Fire Flow Requirements

Alesia, the hydrants in the vicinity of the project can provide the water flow necessary to meet our needs, the question is if the internal lines in the existing buildings can flow the required water quantity and if the fire pump can meet the required pressure on the roof with the design change. I assume that nothing in the plumbing has changed in the existing building and that the system can still meet the original calculations, but as a result of the change in the design of the structure (the additional height), will the original design still work? A mechanical engineer will need to run the numbers and determine compliance. If not, the new building may need an additional/stand alone fire department connection and fire pump.

If you have any additional questions, feel free to contact me at your convenience.

Thom Heller, Fire Marshal/Division Chief
Mammoth Lakes Fire Protection District
PO Box 5, 3150 Main Street
Mammoth Lakes, CA 93546
(760) 934-2300 (o), (760) 934-9210 (f), (760) 914-0194 (c)
thom@mlfd.ca.gov

From: Alesia W Hsiao [mailto:Alesia.Hsiao@mbakerintl.com]
Sent: Wednesday, May 14, 2014 3:47 PM
To: Thom Heller
Subject: RE: Inn at the Village Project SEIR Fire Flow Requirements

Thank you very much for your response.

I had a follow up question for you:

Have the nearby hydrants in the project vicinity been tested and can they provide fire flows at a minimum of 2,750 gallons per minute for a 2 hour period, and provide 100 pounds per square inch (psi) of water pressure on the roof at all times?

Sincerely,
Alesia Hsiao
949.330.4184
RBF Consulting
Planning/Environmental Services

From: Thom Heller [mailto:Thom@mlfd.ca.gov]
Sent: Wednesday, May 07, 2014 2:31 PM
To: Alesia W Hsiao
Subject: RE: Inn at the Village Project SEIR Fire Flow Requirements

Ms. Hsiao, attached please find the section of our code that addresses the issue that you requested. There are several pieces of information that would be needed to use the table on the second page such as: construction type (I assume type IA), the number of stories, and the distribution of standpipes. Using the table, I would calculate the sixth row down, under type IA, you would need to provide a minimum of 2,750 gallons per minute for a 2 hour period, and would need to provide 100 pounds per square inch (psi) of water pressure on the roof at all times. If you need any additional information, please feel free to contact me at your convenience. Respectfully,

Thom Heller, Fire Marshal/Division Chief
Mammoth Lakes Fire Protection District
PO Box 5, 3150 Main Street
Mammoth Lakes, CA 93546
(760) 934-2300 (o), (760) 934-9210 (f), (760) 914-0194 (c)
thom@mlfd.ca.gov

From: Alesia W Hsiao [mailto:Alesia.Hsiao@mbakerintl.com]
Sent: Wednesday, May 07, 2014 12:07 PM
To: Thom Heller
Subject: Inn at the Village Project SEIR Fire Flow Requirements

Hello Mr. Heller,

RBF Consulting (RBF) has been contracted by the Town of Mammoth Lakes to prepare an Subsequent Environmental Impact Report (SEIR) for the Inn at the Village Project and I had a question for you regarding fire flow requirements for the project:

Could you please indicate fire flow requirements based on the proposed project land uses below?

Land Use	Size (square feet)

Hotel[1]	34,840
Accessory Uses (e.g., spa, bar/food service, lobby, circulation, etc.)	29,910
Total Project	***64,750***
1. The hotel proposes up to 67 rooms that would be approximately +/- 520 square feet per room.	

I would greatly appreciate your response. If you have any questions, please do not hesitate to contact me at 949.330.4184 or via email. Thank you for your time.

Regards,
Alesia Hsiao
RBF Consulting
Planning/Environmental Services

FIRE COMMAND CENTER.

FIRE DEPARTMENT MASTER KEY.

FIRE LANE.

KEY BOX.

TRAFFIC CALMING DEVICES.

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

[California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads)

(a) Roads. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

***Exception:** The enforcing agency may waive or modify this requirement if in his opinion such all-weather hard-surfaced condition is not necessary in the interest of public safety and welfare.*

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

CALIFORNIA FIRE CODE – MATRIX ADOPTION TABLE
CHAPTER 5 – FIRE SERVICE FEATURES

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	SFM		HCD			DSA		OSHPD				BSCC	DHS	AGR	DWR	CEC	CA	SL	SLC
		T-24	T-19*	1	2	1/AC	AC	SS	1	2	3	4								
Adopt Entire Chapter																				
Adopt Entire Chapter as amended (amended sections listed below)		X																		
Adopt only those sections that are listed below																				
[California Code of Regulations, Title 19, Division 1]			X																	
Chapter / Section																				
[T-19 §3.05 (a)]			X																	
503		†																		
[T-19 §3.05 (b)]			X																	
504.4		X																		
507.2.1		X																		
507.3		X																		
507.5		X																		
507.3		X																		
507.5		X																		
507.5.1		X																		
507.5.3		X																		
508.1		X																		
508.1.2		X																		
508.1.5		X																		
508.1.6		X																		
510.2		†																		

This state agency does not adopt sections identified with the following symbol: †

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Fire Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division 1 remain the same.

Part III—Building and Equipment Design Features

CHAPTER 5
FIRE SERVICE FEATURES

SECTION 501
GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502
DEFINITIONS

502.1 Definitions. The following terms are defined in Chapter 2:

AGENCY.

FIRE APPARATUS ACCESS ROAD.

CALIFORNIA FIRE CODE – MATRIX ADOPTION TABLE
APPENDIX D – FIRE APPARATUS ACCESS ROADS

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

(Not adopted by the State Fire Marshal)

Adopting Agency	BSC	SFM		HCD			DSA		OSHPD				BSCC	DHS	AGR	DWR	CEC	CA	SL	SLC
		T-24	T-19*	1	2	1/AC	AC	SS	1	2	3	4								
Adopt Entire Chapter																				
Adopt Entire Chapter as amended (amended sections listed below)																				
Adopt only those sections that are listed below																				
[California Code of Regulations, Title 19, Division 1]																				
Chapter / Section																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Fire Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

APPENDIX D
FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101
GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *California Fire Code*.

SECTION D102
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

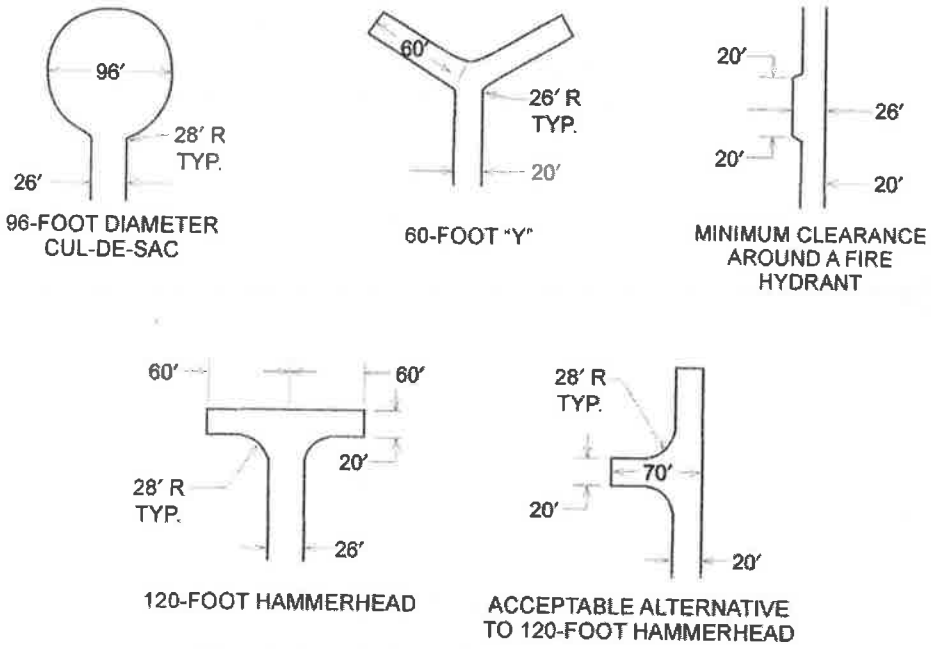
TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

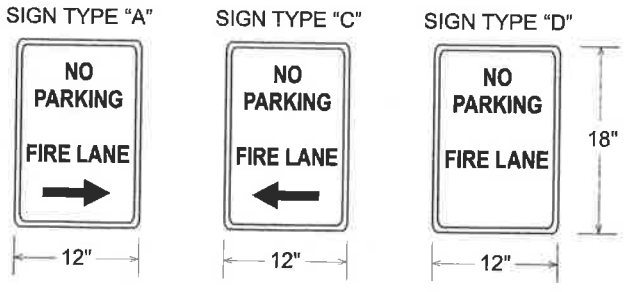


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m^2) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m^2) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *California Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D108
REFERENCED STANDARDS

ASTM	F 2200—05	Standard Specification for Automated Vehicular Gate Construction	D103.5
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through February 2006	D103.5

EMERGENCY ACCESS ROAD/FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus and other emergency vehicles. An Emergency Access Road/Fire Lane is not necessarily intended for vehicular traffic other than fire apparatus and posted in accordance with Vehicle Code Section 22500.1. Emergency Access Roads/Fire Lanes shall be a minimum of 16 feet wide, but may need to be wider depending upon the degree of curves or proximity to the structure. The blocking of Emergency Access Roads/Fire Lanes may be modified for special circumstances as determined by the fire code official based upon conditions of terrain, climatic conditions, very high fire severity zones, or other such local conditions.

FIRE TRAIL. A graded fire break of sufficient width surface and design to provide access for people and suppression equipment and to assist in preventing surface extension of fires.

Section F503.1.1 Buildings and Facilities are amended to include:
The Fire District shall require an Emergency Access Road(s) when any Group R Occupancy project consists of more than 24 units. When there are more than 49 units accessed off of any Fire Apparatus Access Road, then a minimum of two Fire Apparatus Access Roads shall be provided. Fire Apparatus Access Roads shall comply with Town of Mammoth Lakes Public Works Department standards, but shall be no narrower than 24 feet wide edge of pavement to edge of pavement (excludes curb and gutter).

Buildings, portions of buildings, or facilities exceeding 45 feet in height above the lowest level of building access may be required to provide Emergency Access Roads capable of accommodating fire department apparatus. Overhead utility and power lines shall not be located within the Emergency Access Road(s). At least one of the required Emergency Access Roads logistically may be required to be located within a minimum of 15 feet and a maximum of 30 feet from the building and may be requested to be placed parallel to one side of the entire structure and/or at a prominent corner of the structure. Emergency Access Roads may be modified for special circumstances as determined by the fire code official.

There shall be no modifications to non-conforming building lots that are located on non-compliant Fire Apparatus Access Roads within the Fire District.

Section F503.2.1 Dimensions is amended to include:
Fire Apparatus Access Roads shall have an unobstructed width of not less than 24 feet from edge of pavement to edge of pavement (not inclusive of curbs/gutters).
Road widths shall be a minimum of 30' when parking is allowed on one side of the roadway.
Road widths shall be a minimum of 40' when parking is unrestricted.

Section F503.2.1.2 Road Medians
Divided highway routes shall comply with the California Highway Design Manual for standards pertaining to width, slopes, barriers, curbs, and median characteristics. The Fire District shall require turn-a-rounds at designated locations with turning radius sufficient to comply with fire apparatus needs.

Section F503.2.3 Surface is amended to include:
Fire Apparatus Access Roads and Emergency Access Roads shall be designed and maintained with a minimum first lift of asphalt, concrete, or a road base with a structural road section capable of supporting 75,000 pounds as determined by a Certified Engineer prior to the delivery of wood products, modular components, or flammable/combustible construction materials or furnishings.

Emergency Access Roads may be constructed of open cell pavers as approved by the fire code official, but must be maintained so as to provide a vegetative cover during the summer months. Snow removal will be required from Fire Apparatus Access Roads and Emergency Access Roads/Fire Lanes once every 24 hours to within 6-8 inches of the road/paver surface and the owner shall be responsible for repairing any damage to the surface as needed shortly after the beginning of the summer season.

Section F503.2.4 Turning Radius is amended to include:
The turning radius of a Fire Apparatus Access Roads and Emergency Access Road shall be no less than 40 feet interior radius and 60 feet outside radius unless determined otherwise by the fire code official.

Section F503.2.5 Dead Ends is amended to include:
The maximum length of a single access road shall be no greater than 1500 feet in length. Lengths greater than 1500 feet shall require two points of access. The length may be modified for special circumstances as determined by the fire code official based upon vehicle congestion, conditions of terrain, climatic conditions, very high fire severity zones, or other such local conditions.

Section F503.3 Marking is amended to include:
"No Parking/Fire Lane" signs shall be located and maintained alongside Fire Apparatus Access Roads and Emergency Access Roads/Fire Lanes at intervals not greater than 100 feet. These signs shall be placed on the roads at the time that wood products are delivered, modular components are dropped off, or flammable/combustible construction materials or furnishings arrive on site. Where fire lanes exist on private property, it shall be the responsibility of the private property owner/Home Owners Association to maintain and replace snow stakes/signage.

Emergency Access Roads shall be signed at both ends of the roadway stating "Fire Lane/Emergency Vehicles Only".

Where it has been determined by the fire code official that curbs for a project should include red painted curbs or stripping, the areas shall be painted and maintained by the property owner such that they are colored red throughout the year.

Section F503.4 Obstruction of Fire Apparatus Access Roads is amended to include:
Storage of building materials shall occur outside the pavement area of Fire Apparatus Access Roads and Emergency Access Roads. Off loading of building materials and dumping of refuse bins may occur in the Fire Apparatus Access Roads and Emergency Access Roads so long as the truck may be moved immediately for emergency vehicles. Fire Apparatus Access Roads shall

Alesia W Hsiao

From: John Pedersen <jpedersen@mcwd.dst.ca.us>
Sent: Thursday, May 15, 2014 8:22 AM
To: Thom Heller
Cc: Alesia W Hsiao; Irene Yamashita
Subject: RE: Inn at the Village Project SEIR Fire Flow Requirements

Tom,

I checked the fire hydrant flow test records the MLFPD provided us, and the fire hydrant in front of the 8050 project at 50 Canyon Blvd. was tested in 2009. The test showed that the MCWD water distribution system can provide a flow in excess of the minimum 2,750 gallons per minute in that location. We have already advised Ms. Hsiao that she needs to consult with the mechanical engineer for the project to determine what flows and pressures can be attained inside the proposed new building.

John Pedersen

John Pedersen, PE
District Engineer
Mammoth Community Water District
P. O. Box 597
1315 Meridian Boulevard
Mammoth Lakes, CA 93546

Ph.: 760.934.2596 x240
Cell: 760.914.0156
Fax: 760.934.2143
Email: jpedersen@mcwd.dst.ca.us

From: Thom Heller [mailto:Thom@mlfd.ca.gov]
Sent: Wednesday, May 14, 2014 5:18 PM
To: John Pedersen
Subject: FW: Inn at the Village Project SEIR Fire Flow Requirements

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From: Alesia W Hsiao [mailto:Alesia.Hsiao@mbakerintl.com]
Sent: Wednesday, May 14, 2014 3:47 PM
To: Thom Heller
Subject: RE: Inn at the Village Project SEIR Fire Flow Requirements

Thank you very much for your response.

I had a follow up question for you:

Alesia W Hsiao

From: Irene Yamashita <iyamashita@mcwd.dst.ca.us>
Sent: Wednesday, May 14, 2014 4:47 PM
To: Alesia W Hsiao
Cc: John Pedersen
Subject: RE: Inn at the Village Project SEIR

Alesia,

The MCWD can produce 2,750 gallons a minute for a period of 2 hours.

Irene

From: Alesia W Hsiao [mailto:Alesia.Hsiao@mbakerintl.com]
Sent: Wednesday, May 14, 2014 3:41 PM
To: Irene Yamashita
Subject: RE: Inn at the Village Project SEIR

Thank you Irene.

For Question 3, I will follow up with the Fire Department to ensure that the nearby hydrants have been tested for fire flows at a minimum of 2,750 gallons per minute for a 2 hour period, and to provide 100 pounds per square inch (psi) of water pressure on the roof. But can you please answer, **is there adequate water supply to handle these fire flows?**

Also, can you please provide the existing capacity of the MCWD wastewater treatment plant in million gallons per day (mgd) and how much it currently treats on average (mgd)?

Thanks,
Alesia

From: Irene Yamashita [mailto:iyamashita@mcwd.dst.ca.us]
Sent: Wednesday, May 14, 2014 3:03 PM
To: Alesia W Hsiao
Subject: RE: Inn at the Village Project SEIR

Alesia,

1.The projected water demand for the project was based on average water use from meters servicing resort lodging with retail mixed use developments, like The Village. The three year average is from years 2008, 2009 and 2010.

We do not estimate a development project's landscape water demand. Your landscape architect should be able to calculate that for you.

2. There are no recycled water lines available for the project.

3. This question was already addressed. You should ask the developer's engineer to address pumping water to the top of the building.

Mammoth Lakes Fire Protection District
Post Office Box 5, 3150 Main Street
Mammoth Lakes, CA 93546
760-934-2300 Fax- 760-934-9210

April 21, 2014

Town of Mammoth Lakes
Ms. Jen Daugherty, Senior Planner
PO Box 1609
Mammoth Lakes, CA 93546

Re: Comments on Modified Initial Study/Environmental Checklist

Thank you for the opportunity to comment on study for the Inn at the Village Project. The following are the comments from the Fire District:

General Comment:
The project proponent shall provide a name for the project that is not similar to an already existing name or location in town.

Exhibit 2-4, East Building Elevation:
Provide an additional exhibit that does not include the St Regis or Hillside project.

Page 2-12, Construction Parking, Mobilization, and Storage of Materials:
The current structures on the southeast corner of Minaret and Main Street (White Stag and Ullur Lodges) shall remain accessible to emergency services throughout the use of the property. Should the structures be removed, the use of the property would be greatly enhanced for the uses proposed by this project.

Page 2-14, Snow Country Design
The existing 80/50 structures have exhibited cornice and ice buildups as a result of their design. The buildups have been on the Minaret Road side of the structure and have required closing of the sidewalk below until the safety hazard was eliminated. In reviewing the proposed setback and design concept diagrams, it appears that the proposed design concepts will encourage the buildup of cornices on the projected roof lips. While stylish, the designer needs to ensure that there is adequate roof access to remove developing cornices, especially if walkways and pocket parks are proposed below.

Page 4.8-4, 4.8h:
The State of California adopted the California Amended International Fire Code in 2007. The Uniform Fire Code is no longer the standard for the state. The Fire District has instituted local amendments to the California Amended International Fire Code.

Page 4.14-1/4.14.-2, Over Pumping Capacity Potential/MM 5.10-1c:
As the height of the proposed project is taller than the previously designed structure, and if the water supply line for the fire suppression system for Building C is going to come from the existing buildings, a calculation needs to be performed to determine if the existing line capacity and fire pump are adequate to provide adequate flows for the proposed project.

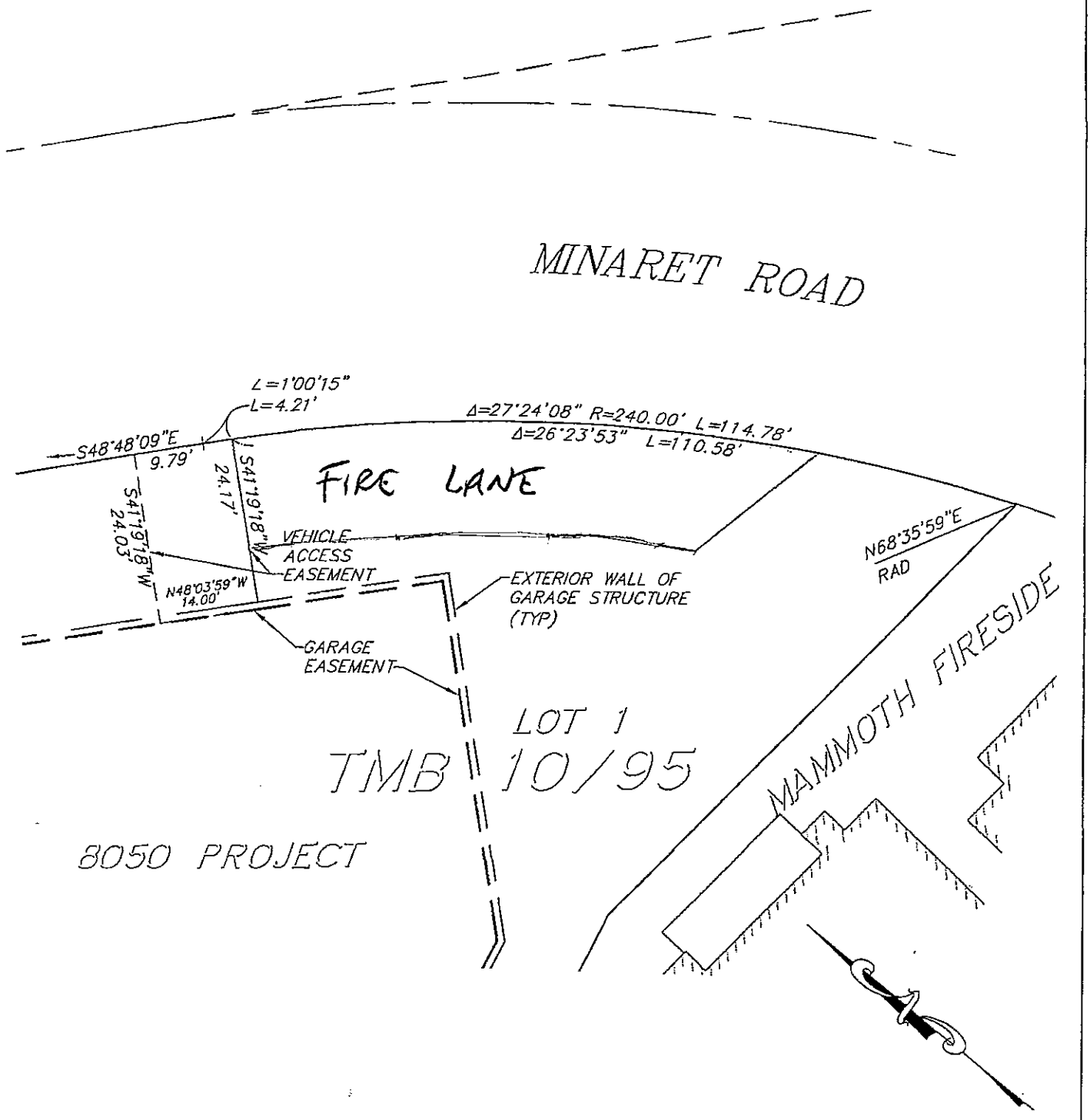
Page 4.14-2, Contribute a Fair Share Financial Contribution:
The project proponent shall be required to pay the increase in Developer Impact Fees for the currently proposed project verses the original anticipated project.

Page 4.14-2, All Structures, and Areas of Use Shall Comply with Fire District Requirements:
The Fire District shall require that the project proponent provide a fire lane on Minaret Road that is 60 feet by 16 feet in size. This area shall be outside of any drop off/loading area or driveway and located in the vicinity of the southeast corner of the structure (diagram attached). The lane shall be maintained and be part of the project's snow removal responsibilities.

Thank you again for the opportunity to comment on the project. If there are any questions, please feel free to contact me at your convenience.

Sincerely,

THOM HELLER
Fire Marshal



DRIVEWAY MAP FOR MINARET ROAD ENTRANCE/EXIT	
JOB NO.: 2410.6	EXHIBIT C-2
DATE: 4/21/09	PAGE 2 OF 2

thd triad/holmes assoc

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

April 23, 2014

Via E-mail
Jen Daugherty
Senior Planner
Town of Mammoth Lakes
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546

Subject: MCWD comments regarding the Notice of Preparation for a Draft Subsequent Environmental Impact Report (SEIR): Inn at the Village

Dear Ms. Daugherty,

MCWD appreciates the opportunity to provide scoping comments regarding potential impacts to public utilities for the Proposed Inn at the Village Project (Proposed Project). As you are aware, the MCWD relied on the Program EIR for the Town of Mammoth Lakes' General Plan Update (TOML General Plan), approved in 2007, to develop future projections in water and wastewater service demand. These projected demands are used to plan future infrastructure projects and forecast water supply demands. Changes to these demand projections for public utility services resulting from the revised project description for the Proposed Project need to be clearly identified and evaluated. The MCWD recommends the SEIR for the Proposed Project include a comparison of water demand and wastewater flow between the Proposed Project and the project proposed in the North Village District Planning Study (2009). In addition, please describe how the density transfer between the Mammoth Crossing Project to the Proposed Project will be assured.

The cumulative impact section of the SEIR should review the density tables contained in the TOML General Plan and compare those projected build-out density tables with actual density increases that have been approved by the Town and the potential for other density increases. The densities presented in the TOML General Plan are used by MCWD to project build-out demand on water and wastewater services; however, it is difficult to base our planning efforts on unlimited ceilings for density bonuses.

The Modified Initial Study for the Proposed Project includes a description of the MCWD settlement agreement with the Los Angeles Department of Water and Power that limits the amount of water

MCWD can use. Descriptions in the SEIR regarding the settlement agreement should make clear that water demand includes process, recycled, raw, potable, and non-revenue water.

The MCWD staff is available to provide assistance as necessary. If you require additional clarification or assistance, please contact Irene Yamashita at 760-934-2596 ext. 314. Thank you for your consideration of our comments.

Sincerely

Irene Yamashita
Environmental Specialist/Public Affairs

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

May 14, 2014

Ms. Alesia Hsiao
Project Planner
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Subject: Inn at The Village Project

Dear Ms. Hsiao,

Attached are the questionnaire pages from your April 29, 2014 letter requesting information regarding water and wastewater information from the Mammoth Community Water District for the proposed Inn at The Village Project in Mammoth Lakes. A map showing the MCWD facilities is also provided as an attachment to address your questions about existing facilities on/near the project site. If you have specific questions regarding our response, please contact me.

Sincerely,

Irene Yamashita
Environmental Specialist/Public Affairs

ATTACHMENT 1

WATER QUESTIONNAIRE INN AT THE VILLAGE PROJECT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. What is the current and projected water capacity for the District; annual use in acre-feet, daily flow in cfs and peak demand in MGD?

Current and projected water capacity for the District from: MCWD UWMP 2010, Table 3-8.

Water Use	2005	2010	2015	2020	2025	2030
Total water deliveries (from Tables 3-3, 3-4, and 3-6)	2,564	2,169	2,565	2,961	3,357	3,751
Additional water uses and losses (Table 3-7)	857	420	424	426	428	429
Total	**3,421**	**2,589**	**2,989**	**3,387**	**3,785**	**4,180**

Customer water demand in 2005 was 2,564 acre-feet and in 2010 it was 2,169 acre-feet. The numbers in the table do not include process water or water losses. The reduced water demand in 2010 could be partially explained by the late start of the irrigation season.
In 2013 the average daily flow in cfs was 3.6 and the peak demand was 4.43 MGD. These 2013 figures include golf course irrigation.

2. What is the projected water demand for the project based on the information provided?

Page 1 of your April 29, 2014 letter states the project will consist of 67 rooms and 29,910 square feet of commercial development for a total of 64,750 square feet. Based on mixed lodging and retail average water use for three years and excluding irrigation usage, our best estimate is an annual indoor mixed use of 610,600 gallons. Your company should develop the landscape irrigation water use using the Town's water efficient landscape ordinance requirements.

3. Please indicate any existing facilities on/near the project site.

Please refer to the attached map.

4. What is the current rate of local groundwater extraction?

Groundwater production rates depend on the surface water supply available at any given time. Groundwater makes up the demand supply after surface water supplies are fully utilized. Surface water supplies are constrained by creek flow requirements, management decisions for surface water storage and other restrictions contained in our water right permit and licenses.

What is the current existing groundwater quality?

Groundwater can be treated to meet state and federal standards.

Will the proposed project have an impact on groundwater quality?

This question is best addressed by the project proponent.

5. Will the proposal require new facilities or additions to existing facilities? If so, please list/summarize any changes.

No

6. Do you have any required assessment fees or other required or recommended mitigation measures for project impacts?

This question can best be answered when the project developer applies for the appropriate permits from the MCWD. Regarding mitigation measures, we would like to see the density transfer from another North Village project to the Inn at the Village be included as a mitigation measure for potential impacts caused by increasing density for this project.

7. According to SB 901 requires a "water supply assessment" be provided by the affected water agency for incorporation into the EIR? As such, please identify whether the demand crated by the proposed project has been considered in your agency's most recently adopted water management plan. The assessment should indicate whether the water demand associated with the proposed project can be served by your agency's supplies available during "normal, single-dry, and multiple-dry water years", in addition to the demand for water from existing and other planned uses.

The North Village Area specific plan included an analysis of impacts to water supply. These demand projections were included in the most recent water planning document, the 2010 Urban Water Management Plan.

8. Does your agency have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?

Yes. However, the MCWD is concerned that the proposed geothermal plant expansion project, Ormat CD IV, could potentially decrease groundwater supply or decrease the water quality to the point that reliability could be adversely impacted, especially during multiply dry years.

9. Is there any other relevant information regarding potential significant effects of the project?

Not at this time.

ATTACHMENT 1

WASTEWATER QUESTIONNAIRE
INN AT THE VILLAGE PROJECT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the location of facilities which serve the project area vicinity and present available capacity for the project.

Please refer to the attached map.

2. What is the estimated sewage flow for the project based upon information provided?

This should be the same as the project's water demand minus irrigation demand.

3. Would implementation of the project present a significant increase in service demand based upon project development?

No.

4. Does the wastewater treatment provider which serves or may serve the project area have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Yes, the MCWD has the capacity to treat wastewater from this project in addition to existing developments.

5. Is there any other relevant information regarding significant project impacts?

Not at this time.

6. Do you have any assessment fees for other required or recommended mitigation measures for the project?

This question can best be answered when the project developer applies for the appropriate permits from the MCWD. Regarding mitigation measures, we would like to see the density transfer from another North Village project to the Inn at the Village be included as a mitigation measure for increasing density impacts.

N

MCWD Facilities in the Vicinity of Proposed Inn at the Village

0 62.5 125 250 375 500 Feet