

Project Impact Evaluation Criteria

Traffic and Mobility - Project reduces transportation impacts through proximity to multi-modal transportation, employment, retail, and entertainment options and encourages the use of alternative transportation and "feet first" principles expressed in the General Plan and Community Vision.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Vehicle Miles Traveled (VMT) and Level of Service (LOS)	Reducing project VMTs and trip generation decreases congestion, reduces Greenhouse Gas production, and improves air quality.	TM1	Project would not cause cumulative VMT at 52,000 PAOT (116,871 VMT) to be exceeded	☒ ☐	True False	VMT cumulative with project = 94,622
		TM2	Project produces less VMTs per unit (or other measure) than similar project	☒ ☐	True False	Mixed use project with internal capture
		TM3	Intersection Level of Service impacts	☐ ☐ ☒ ☐	LOS improved over existing condition No mitigation required Impact(s) mitigated Significant Impacts that Cannot Be Mitigated	Mitigation measure at Old Mammoth Rd/Sierra Nevada Road and Meridian/Azimuth
Geography / Location	A project's proximity to daily services and needs increases the likelihood of travel by non-vehicle modes, thereby reducing congestion and vehicle miles traveled.	TM4	Project is located proximate to gondola station/ski lift	☐ ☒ ☐	Walk Transit Car	Two tranist lines that provide direct access to gondola/ ski lift
		TM5	Project is located proximate to concentration of major employment	☒ ☐ ☐	Walk Transit Car	Old Mammoth Road and Main Street
		TM6	Project is located proximate to concentration of retail/entertainment	☒ ☐ ☐	Walk Transit Car	Old Mammoth Road and Main Street
		TM7	Project is located within 1/4 mile of multiple existing (or planned future) transit lines	☐ ☒ ☐ ☐	4 or more 3 2 1	Red, Green and Old Mammoth Lift Lines
Travel Demand Management Measures - Wayfinding, Parking, Bicycle, Pedestrian	Providing programs and measures that encourage travel by alternative modes reduces vehicle trips. Shared parking and other parking management strategies help to reduce the amount of parking built to preserve valuable land.	TM8	Project provides auto-trip reducing measures such as: - Transit information to visitors/guests/employees - Alternative transportation/carpooling incentive programs - Shared parking on-site and/or in a parking district - Preferred parking for fuel efficient and/or carpool - Bicycle facilities and storage exceeds requirements - Changing facilities and showers (for employees) - Shuttle(s) to airport and other destinations - Way-finding measures integrated with Town system	☒ ☐ ☐ ☐	4 + 3 to 4 1 to 2 None or TBD	On-site shared parking; Airport Shuttle; Transit Information
Circulation - Pedestrian, Bicycle, Transit	Providing enhanced multi-modal infrastructure and safety features encourages travel by alternative modes, which reduces vehicle trips and improves circulation.	TM9	Project provides enhanced mobility through: - Vehicle mid-block connectors/enhances street grid - Pedestrian mid-block connectors - Exceed sidewalk standards and requirements - Traffic calming measures - Superior delivery/service facilities/management	☒ ☐ ☐	2 + 1 to 2 None or TBD	Old Mammoth Place mid-block connector, north-south pedestrian connector, superior delivery facilities, minimized curb cuts
		TM10	Project adds or enhances transit infrastructure	☒ ☐ ☐	True False NA or TBD	Transit shelter and turnout

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Water Supply and Capacity - Project reduces impact to water supply through use of water efficient technology and other conservation measures. Project reduces impact to water quality, treatment systems, and stormwater facilities.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Supply and Infrastructure Impacts	Projects that do not require new or expanded water supply or new infrastructure reduce impacts.	W1	Project water demand will not result in a net increase in the forecasted Town buildout water demands, and will not result in a net increase in forecasted deficits under the planning scenarios presented in the MCWD UWMP	☒ ☐	True False	CEQA; water demand is met by supply
		W2	Water Infrastructure (Water Lines): - Project is located adjacent to <i>existing</i> water infrastructure with adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located adjacent to <i>planned</i> water infrastructure that will result in adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located in area <i>without existing or planned</i> water infrastructure with adequate capacity to serve the incremental increase in peak demand from the project	☒ ☐ ☐	True False NA	Adequate water infrastructure capacity adjacent to project site (CEQA)
				☐ ☐ ☒	True False NA	
				☐ ☐ ☒	True False NA	
				☒ ☐ ☐	True False NA	
				☐ ☐ ☒	True False NA	
		W3	Wastewater Infrastructure (Sewer Lines): - Project is located adjacent to existing wastewater infrastructure with adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located adjacent to planned wastewater infrastructure that will result in adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located in area without existing or planned wastewater infrastructure with adequate capacity to serve the incremental increase in peak demand from the project	☒ ☐ ☐	True False NA	Project must provide engineering studies to MCWD at building permit to verify the capacity of the 15-inch sewer main along Old Mammoth Road is adequate to meet the needs of the project. (CEQA)
				☐ ☐ ☒	True False NA	
				☐ ☐ ☒	True False NA	
				☒ ☐ ☐	True False NA	
				☐ ☐ ☒	True False NA	
				☒ ☒	True False	
		W4	Project does not require new or expansion of stormwater drainage infrastructure	☒ ☒	True False	TBD upon completion of hydrology report
Conservation - Landscape and Building Fixtures	Water efficient landscaping, irrigation systems, and water-saving fixtures reduces impacts to the available water supply.	W5	The project is committed to using state-of-art water saving fixtures and appliances to reduce potable water use	☒ ☐ ☐	True False TBD	Condition of approval will require this
		W6	Project exceeds the Town Water-Efficient Landscape regulations, or alternate equivalent standard, through state of the art irrigation systems and native/water-saving landscaping	☐ ☐ ☐ ☐ ☒	Project Not Irrigated Exceeds Minimum Meets Minimum Does Not Meet Minimum TBD	TBD at Grading Permit

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Air Quality - Project furthers Town compliance with State and Federal PM10 Air Quality Standards, which improves public health.

Criteria	Rationale	Measurement		Response		Basis of Analysis
State and Federal PM10 Compliance	Reduction of vehicle trips and elimination of solid fuel burning appliances improves air quality, thereby improving public health.	A1	Project does not cause cumulative PM10 level to exceed State and Federal standards per the adopted AQMP	☒ ☐	True False	PM10 levels less than ST and Fed standards
		A2	Project does not use solid fuel burning appliances	☒ ☐	True False	Solid fuel burning appliances prohibited
Also See Traffic Measurements T1 through T10.						

Green Technology and Energy - Project furthers Town green building and energy efficiency goals.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Green Technology, Green Building, and Alternative Energy	Use of green technologies and green building practices preserves natural resources and protects the environment.	GE1	Project meets or exceeds applicable green building program standards such as LEED, California Green Building Standards Code, or equivalent	☒ ☐ ☐	True False TBD	Project has committed to LEED certified level
		GE2	Project incorporates renewable energy systems on-site or uses renewable energy (i.e. photovoltaic, geothermal, etc.)	☒ ☐ ☐	True False TBD	Project is using solar energy and is exploring geothermal
Also See Water Measurements W5 and W6 and Traffic Measurements T4 through T10.						

Economic Stability - Project supports the Destination Resort Community and Economic Strategy through promotion of a four-season economy and provision of visitor and resident serving uses.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Year-round Economy	Projects that promote year-round, mid-week, and shoulder season visitation strengthen economic diversity and decrease fluctuations in revenue stream.	E1	Project provides uses/facilities that contribute to a year-round economy and increase occupancy by promoting mid-week and shoulder season visitation and increasing visitor length of stay	☒ ☐ ☐	High Medium Low	Substantial retail, public plazas, conference space, and ice rink
		E2	Project develops and/or participates in cooperative marketing strategies	☐ ☐ ☒	True False TBD	TBD, depends on hotel operator
Tax Revenue	Uses that generate TOT and sales tax help support community programs and infrastructure improvements.	E3	Project increases transient occupancy tax	☒ ☐ ☐	High Medium Low	Up to 488 transient lodging rooms proposed
		E4	Project contributes to sales tax	☒ ☐ ☐	High Medium Low	See E1 and E2
Mix of Uses	Projects with a mix of uses in appropriate locations increase synergy between those uses.	E5	Project contributes to placemaking and synergy and provides a complementary scale and mix of uses and facilities	☒ ☐ ☐ ☐	2 + uses added 1 use added 0 uses added NA or TBD	Mix of uses (residential, retail, hotel, public spaces)
Also See Social Measurements S1 and S2.						

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Social Capacity - Project provides key services, uses, employment opportunities, and public art that enhances the quality of life of residents and visitors.

Criteria	Rationale	Measurement		Response	Basis of Analysis
Key Uses and Services	Provision of neighborhood retail and services that serve residents and visitors improves quality of life and economic stability.	S1	Project includes scale and mix of strategically targeted use(s) (grocery, conference space, day care, etc.) that respond to an unmet community need, as identified by Town Policy	☒ 2 + uses added ☐ 1 use added ☐ 0 uses added ☐ NA or TBD	Project includes conference space, streetfront retail, public spaces
Jobs and Training	A wide range of employment opportunities strengthens economic diversity and improves resident quality of life.	S2	Project creates employment that widens the diversity of opportunities in the community and includes: - Creation of professional, full-time, permanent employment - Creation of high-quality seasonal employment	☒ Both ☐ 1 of 2	Hotel, restaurants, retail would create permanent and other seasonal employees
Public Art	Public art contributes to the enhancement of the cultural and social aspects of the community.	S3	Project exceeds public art requirements	☐ More than 20% ☐ 10% to 20% ☐ Less than 10% ☒ TBD	TBD at Building Permit
Also See Economic Stability Measurements E1 through E5.					

Housing - Project provides housing opportunities to enhance the quality of life of the town's workforce.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Housing Mix	Providing quality, diverse, and livable housing opportunities within the community increases quality of life for workers and reduces vehicle travel impacts.	H1	Project provides a mix of housing sizes, types, and affordability, including housing on-site	☒ ☐ ☐	True False NA or TBD	Housing on-site. Mix of types TBD at Building Permit
		H2	Project exceeds workforce/affordable housing requirements	☐ ☐ ☒	True False NA or TBD	TBD at Building Permit
Also See Social Measurements S1 and S2.						

Project Impact Evaluation Criteria

Recreation / Leisure Capacity - Expanding and improving recreational and leisure opportunities, open space, entertainment, improves community quality of life and visitor experience.

Community						
Criteria	Rationale	Measurement	Measurement	Response	Response	Basis of Analysis
Open Space	Accessible and usable open-space sponsors community vitality and encourages healthy activity while enhancing the natural landscape.	R1	Project contributes open space according to established ratios	☒ ☐ ☐	Exceeds Minimum Meets Minimum Does Not Meet Minimum	Approximately 58% open space
		R2	Project provides useable and needed community open space, i.e. tot lot, dog park, etc.	☒ ☐ ☐	True False NA or TBD	Open public plazas and ice rink
Recreation and Entertainment Options	Recreation and entertainment options and access, including public access to public lands should be provided when feasible and applicable.	R3	Project provides/encourages outdoor/indoor recreation options that are accessible/affordable	☒ ☐ ☐	True False NA or TBD	Open public plazas and ice rink
		R4	Project provides trail, pedestrian, bike, or transit connections and access to support recreation	☒ ☐ ☐	True False NA or TBD	Pedestrian paths, transit infrastructure, bike facilities.
		R5	Project provides public access to public lands	☐ ☐ ☒	True False NA or TBD	Project is not adjacent to public lands
		R6	Project provides entertainment options that are accessible/affordable	☒ ☐ ☐	True False TBD	Project provides a range of dining and entertainment options
Visitor						
Recreation and Entertainment Options	Provision of accessible/affordable recreation and visitor serving entertainment options, as well as well-designed and effectively located public spaces in visitor-oriented districts encourages return visitation.	R7	Project provides uses that contribute to the animation of visitor-oriented districts	☒ ☐ ☐	True False NA or TBD	Retail, restaurant, public plaza and conference space
		R8	Project incorporates well-designed public spaces to encourage pedestrian use and social activity in commercial and visitor-oriented districts	☒ ☐ ☐	True False NA or TBD	See R7
Also See Recreation/Leisure Capacity Measurements R3 through R6.						

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Community Character / Aesthetics - Maintaining consistency with community and neighborhood character creates a sense of place.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Height, Mass and Bulk	Building height, mass, and bulk that is consistent with surrounding land uses and preserves protected views.	CC1	Project design does not impact protected views	☒ ☐	True False	View analysis shows that public views are preserved; taller buildings blocked by streetfront buildings
		CC2	Project design effectively reduces and limits visual obtrusion	☒ ☐ ☐	True False TBD	
		CC3	Project character meets height requirements and criteria of district, including size scale, and massing	☒ ☐ ☐	True False TBD	Project meets requirements of Clearwater SP
Trees and Natural Surroundings	Native tree preservation helps to maintain the forested character of the town.	CC4	Project maximizes tree preservation and other natural surroundings	☒ ☐ ☐	True False NA or TBD	Project preserves maximum trees possible
		CC5	Project exceeds minimum mitigation for tree removal	☒ ☐ ☐	True False NA or TBD	Project exceeds 1:1 ratio of tree removal to replacement

Note: Project Evaluation includes reference to all applicable adopted Town plans, documents, and regulations, as well as those of other agencies such as Mammoth Community Water District, Air Pollution Control District, etc.