

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	CEQA
		TM2 Project produces less VMTs per unit (or other measure) than similar project	☐ True ☐ False	CEQA
		TM3 Intersection Level of Service impacts	☐ LOS improved over existing condition ☐ No mitigation required ☐ Impact(s) mitigated ☐ Significant Impacts that Cannot Be Mitigated	CEQA
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	Project Evaluation
		TM5 Project is located proximate to concentration of major employment	☐ Walk ☐ Transit ☐ Car	Project Evaluation
		TM6 Project is located proximate to concentration of retail/entertainment	☐ Walk ☐ Transit ☐ Car	Project Evaluation
		TM7 Project is located within 1/4 mile of multiple existing (or planned future) transit lines	☐ 4 or more ☐ 3 ☐ 2 ☐ 1	Project Evaluation
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	Project Evaluation
		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	Project Evaluation
Circulation - Pedestrian, Bicycle, Transit	Providing enhanced multi-modal infrastructure and safety features encourages travel by alternative modes, which reduces vehicle trips and improves circulation.	TM10 Project adds or enhances transit infrastructure	☐ True ☐ False ☐ NA or TBD	Project Evaluation

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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
		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 ☐ True ☐ False ☐ NA ☐ True ☐ False ☐ NA	CEQA
		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 ☐ True ☐ False ☐ NA ☐ True ☐ False ☐ NA	CEQA
		W4 Project does not require new or expansion of stormwater drainage infrastructure	☐ True ☐ False	CEQA
		W5 The project is committed to using state-of-art water saving fixtures and appliances to reduce potable water use	☐ True ☐ False ☐ TBD	CEQA
		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	Project Evaluation
Conservation - Landscape and Building Fixtures	Water efficient landscaping, irrigation systems, and water-saving fixtures reduces impacts to the available water supply.			

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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	☐ True ☐ False	CEQA
		A2	☐ True ☐ False	
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	☐ True ☐ False ☐ TBD	Project Evaluation
		GE2	☐ True ☐ False ☐ TBD	
		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	☐ High ☐ Medium ☐ Low	Project Evaluation
		E2	☐ True ☐ False	
Tax Revenue	Uses that generate TOT and sales tax help support community programs and infrastructure improvements.	E3	☐ High ☐ Medium ☐ Low	Project Evaluation
		E4	☐ High ☐ Medium ☐ Low	
Mix of Uses	Projects with a mix of uses in appropriate locations increase synergy between those uses.	E5	☐ 2 + uses added ☐ 1 use added ☐ 0 uses added ☐ NA or TBD	Project Evaluation
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	☐ 2 + uses added ☐ 1 use added ☐ 0 uses added ☐ NA or TBD	Project Evaluation
Jobs and Training	A wide range of employment opportunities strengthens economic diversity and improves resident quality of life.	S2	☐ Both ☐ 1 of 2	Project Evaluation
Public Art	Public art contributes to the enhancement of the cultural and social aspects of the community.	S3	☐ More than 20% ☐ 10% to 20% ☐ Less than 10% ☐ TBD	Project Evaluation
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	☐ True ☐ False ☐ NA or TBD	Project Evaluation
		H2	☐ True ☐ False ☐ NA or TBD	Project Evaluation
		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		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	Project Evaluation	
		R2	Project provides useable and needed community open space, i.e. TOT lot, dog park, etc.	☐ True ☐ False ☐ NA or TBD	Project Evaluation	
		R3	Project provides/encourages outdoor/indoor recreation options that are accessible/affordable	☐ True ☐ False ☐ NA or TBD	Project Evaluation	
Recreation and Entertainment Options	Recreation and entertainment options and access, including public access to public lands should be provided when feasible and applicable.	R4	Project provides trail, pedestrian, bike, or transit connections and access to support recreation	☐ True ☐ False ☐ NA or TBD	Project Evaluation	
		R5	Project provides public access to public lands	☐ True ☐ False ☐ NA or TBD	Project Evaluation	
		R6	Project provides entertainment options that are accessible/affordable	☐ True ☐ False ☐ TBD	Project Evaluation	
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	Project Evaluation	
		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	Project Evaluation	
Also See Recreation/Leisure Capacity Measurements R3 through R6.						

Project Impact Evaluation Criteria

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

Criteria	Rationale	Measurement	Response			Basis of Analysis
			CC1	CC2	CC3	
Height, Mass and Bulk	Building height, mass, and bulk that is consistent with surrounding land uses and preserves protected views.	Project design does not impact protected views	☐	☐	☐	CEQA
		Project design effectively reduces and limits visual obtrusion	☐	☐	☐	CEQA
		Project character meets height requirements and criteria of district, including size scale, and massing	☐	☐	☐	Project Evaluation
Trees and Natural Surroundings	Native tree preservation helps to maintain the forested character of the town.	Project maximizes tree preservation and other natural surroundings	☐	☐	☐	Project Evaluation
		Project exceeds minimum mitigation for tree removal	☐	☐	☐	Project Evaluation
			☐	☐	☐	Project Evaluation

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.