



3.0 Project Description

3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

3.1.1 PROJECT LOCATION

The proposed Mammoth Creek Park West New Community Multi-Use Facilities Project (project) is located within the Town of Mammoth Lakes (Town), in the southwest portion of Mono County, on the eastern side of the Sierra Nevada mountain range; refer to Exhibit 3-1, Regional Vicinity. The project site is located at Mammoth Creek Park West (686 Old Mammoth Road) and is comprised of Assessor's Parcel Numbers (APNs) 040-140-001-000 and 040-140-002-000. The project site is approximately 4.9 acres and is bounded by multi-family residential uses and commercial uses to the north, Old Mammoth Road to the east, recreational open space to the south, and multi-family residential uses to the west; refer to Exhibit 3-2, Site Vicinity. Vehicular access to the site is provided via Old Mammoth Road, and pedestrians/trail users can access the site via the Town Loop trail to the east and south of the project site. The primary local roadway providing access to the project site is Old Mammoth Road.

The Town's existing community center (1000 Forest Trail) and Mammoth Ice Rink (416 Sierra Park Road) are located approximately 1.38 miles to the northwest, and 0.30-mile to the northeast of the project site, respectively. The operations of the existing community center would continue. However, the winter and summer operations of the Multi-Use Facility (Mammoth Ice Rink/Mammoth RecZone) would be relocated to the project site, as described below in Section 3.3, Project Characteristics.

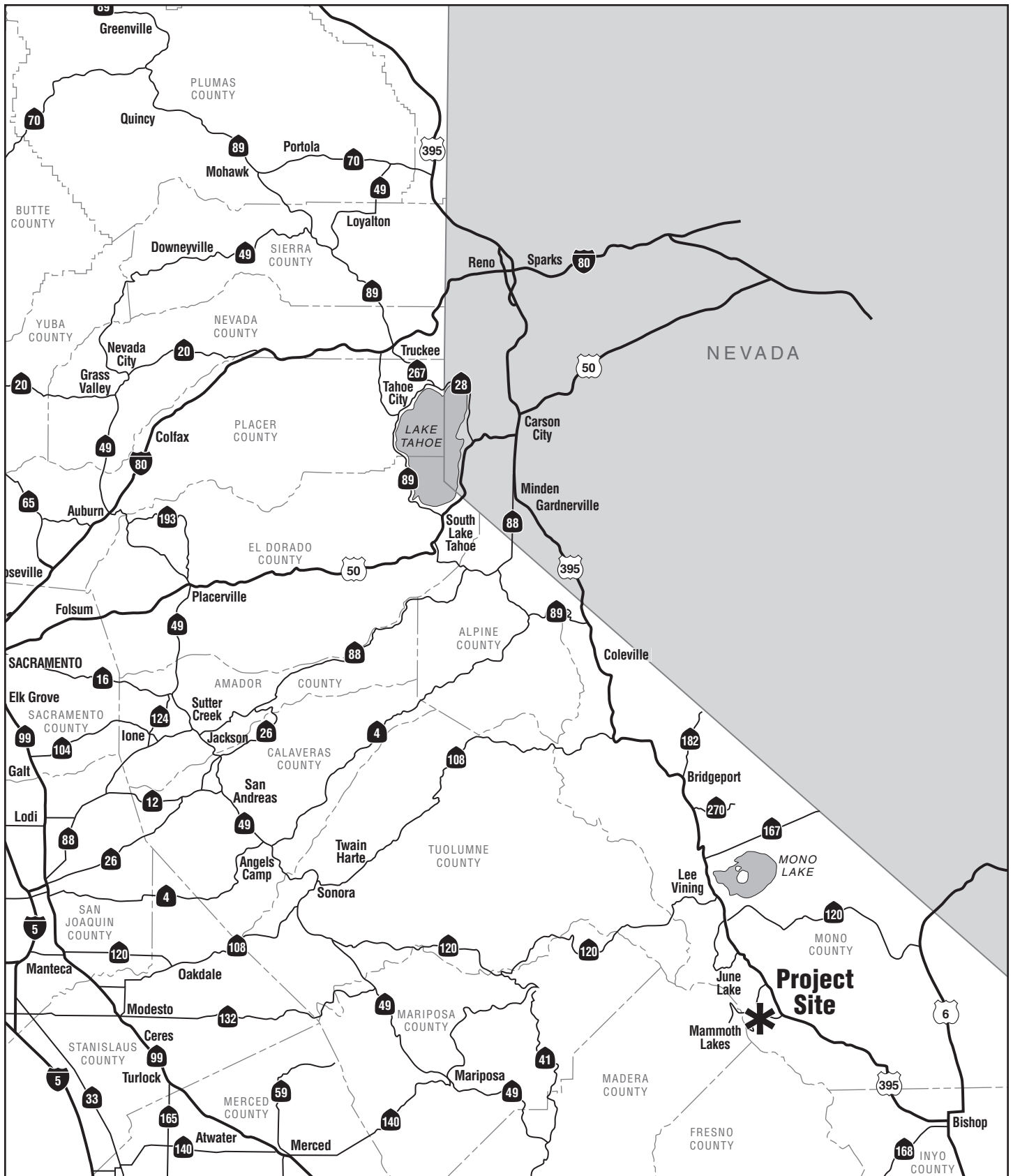
3.1.2 PROJECT SETTING (EXISTING CONDITIONS)

The project site is comprised of Mammoth Creek Park West; refer to Exhibit 3-2. Mammoth Creek Park West currently includes playground equipment, grass/open space, picnic areas, trail connections, and a surface parking lot for 44 vehicles. Based on the *Town of Mammoth Lakes General Plan 2007* (General Plan) Land Use Map, the project site is designated Open Space (OS). Based on the Town's Zoning Map, the project site is zoned Public and Quasi Public (P-QP).

SURROUNDING LAND USES

Land uses surrounding the project site include the following:

- North: Commercial/office uses, including The Stove restaurant and Mammoth Dental office, and multi-family residential uses (Chateau Blanc Condominiums) are located to the north of the project site. The General Plan land use designation to the north is Commercial 2 (C-2) and High Density Residential 2 (HDR-2). The zoning districts to the north are Old Mammoth Road (OMR) and Residential Multi-Family 2 (RMF-2).



NOT TO SCALE

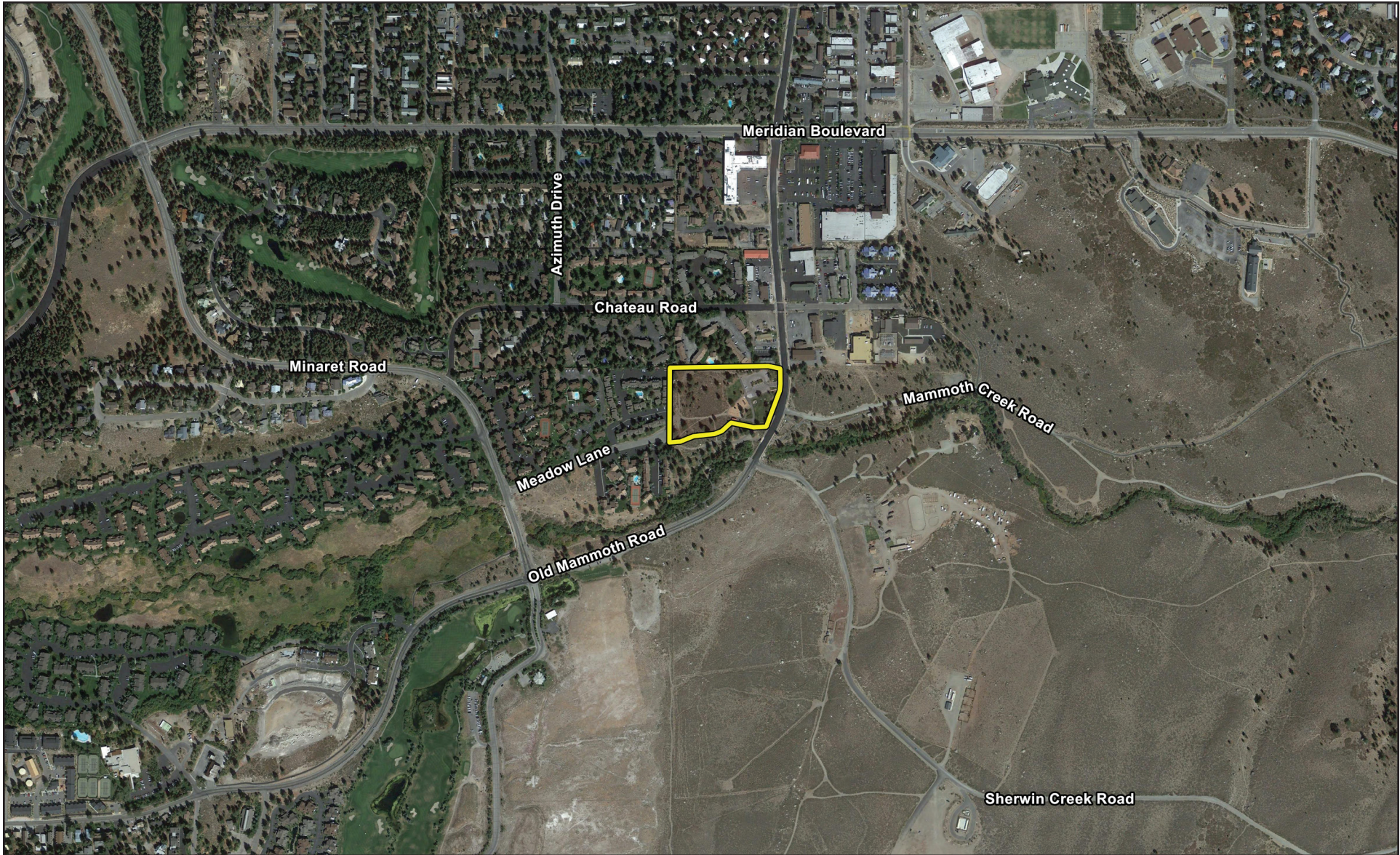
Michael Baker
INTERNATIONAL



12/16 • JN 151373

ENVIRONMENTAL IMPACT REPORT
MAMMOTH CREEK PARK WEST
NEW COMMUNITY MULTI-USE FACILITIES
Regional Vicinity

Exhibit 3-1



Source: Google Earth, 2016.

 - Project Site

NOT TO SCALE

Michael Baker
INTERNATIONAL



12/16 • JN 151373

ENVIRONMENTAL IMPACT REPORT
MAMMOTH CREEK PARK WEST
NEW COMMUNITY MULTI-USE FACILITIES
Site Vicinity

Exhibit 3-2

- East: Open space/recreational trail uses (Town Loop trail), Mammoth Creek, Mammoth Creek Park East [owned by the United States Forest Service (USFS) and in part under a Special Use Permit to the Town], and Old Mammoth Road are located to the east of the project site. The General Plan land use designation to the east is National Forest (NF), which is applied to lands administered by the Inyo National Forest owned by the USFS that are outside the adopted urban growth boundary. Zoning districts are not applicable to the uses adjoining the project site to the east, as these uses are associated with the Inyo National Forest.
- South: The southern portion of Mammoth Creek Park West [owned by the USFS and in part under a Special Use Permit to the Town], open space/recreational trail uses (Town Loop trail), and Mammoth Creek bound the project site to the south. In addition, Old Mammoth Road is located further to the south. The General Plan land use designation is OS. The zoning district is P-QP with an Open Space/Stream Corridor overlay.
- West: Multi-family residential uses (La Visa Blanc Condominiums) bound the project site to the west. Mammoth Creek Condominiums are situated further southwest of the project site. The General Plan land use designation to the west and southwest are HDR-2. The zoning district to the west and southwest are RMF-2 and RMF-2 with an Open Space/Stream Corridor overlay respectively.

3.2 BACKGROUND AND HISTORY

PREVIOUS ENVIRONMENTAL DOCUMENTATION

In February 1999, the Town prepared the Mammoth Creek Park Facilities Project EIR for a similar project. The former proposed year-round recreational facilities included a dual-use ice/in-line skating outdoor (concrete) area, a 10,000 square foot Community Center, and several other recreational amenities to provide a recreational and public gathering place for both residents and visitors to the Town.

ICE RINK

The Town has been engaged in finding a permanent location for the Multi-Use Facility with a focus on the operation of an ice rink since 1998. From 1999-2004 the Town operated a seasonal ice rink at the Mammoth RV Park that was well attended; however, escalating operating costs required the Town to find another location. In 2007, the Town entered into a long-term agreement with the Mammoth Unified School District (MUSD) and the Mono County Office of Education (MCOE) to utilize two acres of land adjacent to the MUSD offices to construct and operate an ice rink. The ice rink operated from 2007 to 2010 on a temporary basis and averaged over 6,000 skaters per winter. In 2011, Measure R funds contributed to the installation of a permanent ice rink slab, and the Town has been operating the facility year-round since 2012 as an ice rink in winter and the Mammoth RecZone, an outdoor venue with a small amount of shade, lights, and concessions offering activities (inline/roller skating, skate ramps, volleyball, badminton, basketball, etc.) during the summer. Visitation at the ice rink peaked at 11,209 visitors from 2011 to 2012 and has averaged approximately 7,000 per year during the four year period since. The Town has determined the lease for this existing facility would not be extended past the end of 2017.

COMMUNITY CENTER

The Town operates a year-round community center of approximately 2,500 square feet, located at 1000 Forest Trail just east of Minaret Boulevard. The facility has several deficiencies, including extensive building deterioration, on-going maintenance issues, and functional inefficiencies. Currently, this facility does not meet the current or future desire or needs of the community and would require substantial investment to upgrade the structure. While operations at the existing facility are anticipated to continue for the foreseeable future, rather than invest considerable funds to upgrade the existing facility, the Town intends to design and construct a new facility at the project site.

TOWN COUNCIL SITE SELECTION AND RECOMMENDATION

On April 1, 2015, Town Council directed staff to provide recommendations regarding the relocation of the Multi-Use Facility to Mammoth Creek Park West. This direction was based on the Town Council's action to not renew a long-term lease with the MUSD and MCOE at its current location. Analysis of the current site included but was not limited to the following findings:

- It is not in the best interest of the Town to continue to invest in a leased facility for a 20 plus year time frame;
- The enhanced use of the Facility at its current location creates some unintended conflicts with other facilities (i.e., library, parking), which may grow in the future;
- The location has operational constraints; and
- The site is constrained in size and location, thereby limiting the Town's ability to develop future complementary community amenities, such as a community center, expanded play areas for summer use, etc.

Based on a review of the options to continue with the Multi-Use Facility at the current location with additional investment, the pros and cons of the site for each of the parties, and considering long-term interests for the community, it was determined that the best strategy was to look at an alternative location for an improved facility.

The Town encouraged broad public input regarding the initial planning and design effort for finding an alternative location. The proposed project has been subject of numerous meetings including a previous site walk and open design charrette conducted on April 30, 2015 by the Town. It has also been on the agendas of the Recreation Commission, Mammoth Lakes Recreation (MLR), and Town Council.

On October 21, 2015, Town Council accepted the recommendations from the Recreation Commission, MLR, and members of the Ad Hoc Facility Task Force to commence preliminary design and environmental documentation for the location of community recreation facilities within Mammoth Creek Park West. This action followed extensive due diligence conducted by Town staff along with representatives from MLR and the Recreation Commission on a proposed relocation of

the Community Multi-Use Recreation Facility and the consideration of location options and environmental analysis. This Ad Hoc Committee worked as a short-term task force for three months to provide options to Council that also included the determination and investigation of an appropriate and low cost alternative for a temporary shade cover at the current facility.

ICE RINK/COMMUNITY CENTER SITE REVIEW

Town Staff working in conjunction with representatives from MLR and the Recreation Commission were tasked to identify, evaluate, and recommend to Town Council appropriate sites for a Multi-Use Facility that would include a new community center and ice rink, and complementary uses. After an extensive review of available Town-owned properties/managed facilities, the following sites were considered for the project and shown on Exhibit 3-3, *Previously Considered Alternative Site Locations* (Community Center Parcel, Bell Shaped Parcel, Mammoth Creek Park West, Whitmore Park/Track, Field(s) and Pool, Parcel at Tavern and Sierra Park Road, and Civic Center Parcel). Prior information associated with the “Plan Your Parks” community driven effort was valuable to the ad hoc committee (i.e., the Recreation Commission, MLR and members of the Ad Hoc Facility Task Force) and served to inform their review of the alternatives. Opportunities and constraints were reviewed for each of the considered alternatives and summarized below:¹

- *Community Center Parcel:* The Community Center Parcel incorporates 5.18 acres and includes a pocket-park with a new playground, six tennis courts, play and picnic areas, a pay phone and an inside meeting room, including kitchen, tables, chairs and restrooms, as well as the 2,550-square feet Community Center located at 1000 Forest Trail;² refer to Exhibit 3-3. The opportunities at the Community Center Parcel include the existing amenities comprised of the tennis courts, playground, community center, restrooms, and parking. It is also a facility located in town, and due to its location, it is protected from the wind. The constraints of the Community Center Parcel take into account its small size for the building, parking, and tennis courts, its higher elevation, and shade. The existing building is on lease and would require major modifications due to the facilities conditions. The ad hoc committee considered several issues if the proposed Multi-Use Facility was located at this parcel. The existing building is presently leased by the MCOE for educational programs. The site is considered a commercial hub for the community and would be already impacted. The Multi-Use Facility would displace the tennis courts and would require more parking. In addition, the existing tennis courts would be required to be rebuilt for \$250,000 per court.
- *Bell Shaped Parcel:* The Bell Shaped Parcel is approximately 16.7 acres located at the southwest corner of the intersection of Minaret Road and Meridian Boulevard;³ refer to Exhibit 3-3.

Several trees surround a broad, open meadow with a wetland drainage meandering through the northern portion of the parcel. A second wetland area has been identified in the

¹ Town of Mammoth Lakes, *Mammoth Lakes Town Council Agenda October 21, 2015 Agenda Item #11*, October 13, 2015.

² Town of Mammoth Lakes, *Community Center, Park and Tennis Courts*, <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=580>, accessed June 24, 2016.

³ Town of Mammoth Lakes, *Bell Shaped Parcel*, <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=582>, accessed June 24, 2016.



Source: Google Earth, 2016.

NOT TO SCALE

Michael Baker
INTERNATIONAL



12/16 • JN 151373

ENVIRONMENTAL IMPACT REPORT MAMMOTH CREEK PARK WEST NEW COMMUNITY MULTI-USE FACILITIES Previously Considered Alternative Site Locations

Exhibit 3-3

southern portion of the parcel. The parcel is currently undeveloped. The opportunities at the Bell Shaped Parcel consist of its central location, access from trails and major roads, and its natural setting comprised of native flora and fauna. The constraints at the Bell Shaped Parcel include known wetland issues, as documented by the Los Angeles District, U.S. Army Corps of Engineers, *Preliminary Jurisdictional Determination Regarding Geographic Jurisdiction*, dated September 22, 2016. The ad hoc committee does not consider this as a viable option at this time due to the current designation of the site as open space, a strong disfavor from the community, and a lack of existing public infrastructure (parking, water, electricity, sewer connections, etc.) to support the site. Additional planning process, environmental review process, and other associated studies would be required in order to explore this option further.

- *Mammoth Creek Park West:* Mammoth Creek Park West includes a total of approximately 4.7 acres, with only two acres developed for public use, located along Old Mammoth Road;⁴ refer to Exhibit 3-3. The opportunities at Mammoth Creek Park West include existing recreation and park facilities, restrooms, and parking. The site is located in town, adjacent to mixed uses, creek, trails, and provides access to public transportation. The constraints at Mammoth Creek Park West include its parking, proximity to residences, and the site is partially owned by the USFS [adjacent parcel to the south]. The ad hoc committee considered Mammoth Creek Park West a viable option due to the opportunity for complementary facilities to exist, for enhanced parking, the lower elevation related to snow, and the central location of the site supports the local community. In addition, the site has been envisioned for a public park and the proposed project would enhance current park play with no displacement of facilities and a desire to explore additional park space.
- *Whitmore Park/Track, Field(s) and Pool:* The Whitmore Recreation Area is located six miles south of Mammoth Lakes, off Highway 395 along Benton Crossing Road and includes the Whitmore Park, Track & Sports Field, Whitmore Pool and three ball fields;⁵ refer to Exhibit 3-3. The Town has developed 10 acres of the total leased area (32.64 acres) for public and programmed use. The facility is leased from the Los Angeles Department of Water and Power (LADWP) and is operated by the Town of Mammoth Lakes. A shared facility maintenance agreement is also in effect with the County of Mono. The opportunities at the Whitmore Park/Track, Field(s) and Pool include the existing track and field, pool, and lighted ball fields, space for additional facilities and parking, and added clearance of snow. The constraints at the Whitmore Park/Track, Field(s) and Pool include visual, wind, and environmental impacts, increased travel and maintenance for the Town, and not being accessible to the community without vehicles or public transportation. The ad hoc committee considered the Whitmore Park/Track, Field(s) and Pool an inappropriate option due to a recent renewal of a long-term lease with a well based water element requiring LADWP and Los Angeles City Council to approve contracts and building infrastructure on leased land. Other concerns noted by the ad hoc committee include costs to winterize the facility, staffing challenges related to shared facilities and the distance from Town.

⁴ Town of Mammoth Lakes, *Mammoth Creek Park East & West*, <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=581>, accessed June 24, 2016.

⁵ Town of Mammoth Lakes, *Whitmore Recreation Area*, <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=579>, accessed June 24, 2016.

- *Trails End Park:* The Trails End Park is located on Meridian Boulevard approximately one-quarter mile south of the State Route 203 and Meridian Boulevard intersection, and adjacent to the Mammoth Industrial Park;⁶ refer to Exhibit 3-3. The Trails End Park features a recently completed 40,000-square-foot skateboard park and more recreational features would be added in the future. The opportunities at the Trails End Park consist of complementary uses for the facility (skateboarding and rollerskating), and the addition of a stronger staffing presence. The constraints at the Trails End Park include the limited size and space, parking, and horseplay. As the Trails End Park is heavily used and close to completion, the ad hoc committee recommends that the project should be completed and built out as originally planned. As such, there would be no desire to relocate any park amenities.
- *Civic Center Parcel:* The Civic Center Parcel is on the east side of Sierra Park Road at the eastern extension of Tavern Road. It is bounded on the south by Mammoth Hospital and on the north by the Court building. It consists of approximately four acres under Town control. The opportunities at the Civic Center Parcel include that it is Town owned, has adequate space and a relationship with the recreational vehicle (RV) park. The constraints at the Civic Center Parcel include the need for infrastructure development. Additionally, the site was preplanned for government facilities. The Town and the County may consider the site for development of shared government facilities. The Town's new Police Station is currently under construction in the northeast portion of the site off Thompson Way. The ad hoc committee considered the Civic Center Parcel an inappropriate option as it does not support complementary facilities.

Ultimately, the Town's ad hoc committee recommended that the Multi-Use Facility be located at Mammoth Creek Park West with a complementary Community Center. It is noted that the review of potential sites did not include Shady Rest Park or Mammoth Creek Park East as the current USFS Special Use Permits under which these two sites are managed do not allow the construction of this type of permanent facility.

After extensive research and analysis, the group consensus was to recommend the Multi-Use Facility be located at Mammoth Creek Park West with the plan to include a Community Center as a complementary use, and not recommend the installation of a temporary shade structure at the existing facility, especially considering those funds could be used for the project.

PROJECT DESIGN/PROGRAMMING PROCESS

On January 6, 2016, the Town Council authorized consultant services agreements related to the preliminary design and environmental documentation for the project at Mammoth Creek Park West. Preliminary tasks focused on providing the desired community benefit while considering how best to mitigate potential impacts to the environment and neighboring land uses. On January 11, the Town kicked off the site planning process with HMC Architects. HMC reviewed available information, including previous staff reports, site information, historical data and comments to date from interested parties. HMC began the development of three site plan alternatives that were posted and remain available on the Town website for this project at www.PlanMCP.com. These

⁶ Town of Mammoth Lakes, *Trails End Park and Volcom Brothers Skatepark*, <http://www.ci.mammoth-lakes.ca.us/Facilities/Facility/Details/Trails-End-Park-and-Volcom-Brothers-Skat-5>, accessed June 24, 2016.

were made available in advance of the initial public workshop on possible site plans held on January 29, 2016. HMC prepared and presented the three site plan alternatives for community review and discussion. Information was also presented regarding initial conceptions of building size (dimensions, height, massing) and use. The Recreation Commission is the Town Council's designated lead advisory body for the proposed project and actively engaged the community in assessing the programming needs and space alternatives of the facilities. The workshop was well attended and resulted in a list of comments, questions, and ideas. Questions received and preliminary responses were subsequently posted on the dedicated project website.

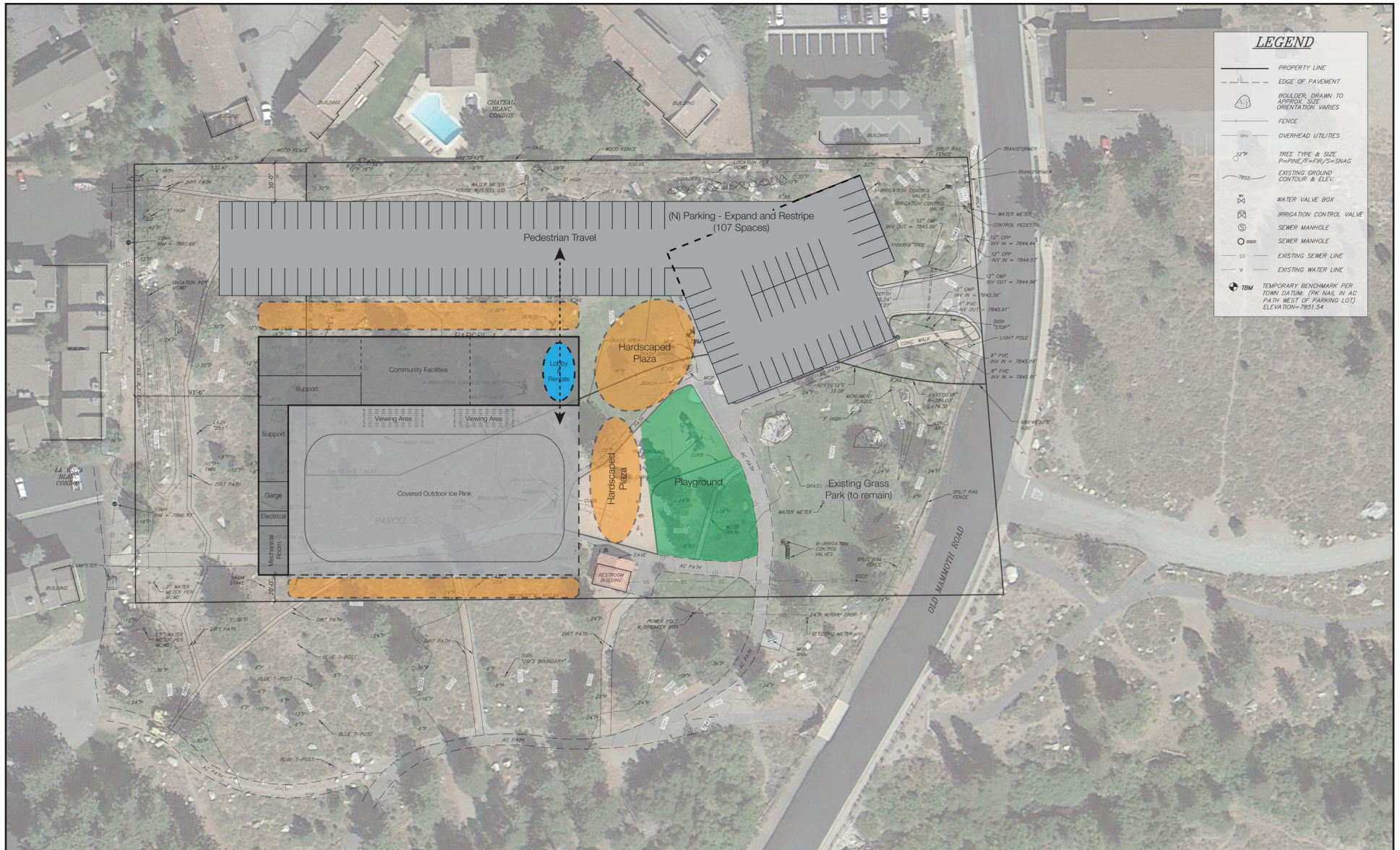
Before moving forward to select and refine a preferred site plan, additional information was gathered from public comments, discussions with stakeholders and the first sessions of the programming efforts. A preferred alternative was prepared that considered all input received. A follow up public site planning workshop was held on March 18, 2016. In advance of that meeting, an updated list of questions and responses was posted along with a preferred alternative.

In parallel with the site planning/preliminary design workshops discussed above, a series of public programming workshops have also been conducted. These six formal and facilitated workshops took place from February 22 through April 12, 2016. There was also a specific hockey workshop held in March 2016 as well as a workshop with the Town/County Youth Advisory Committee (YAC). The public was also invited to participate via an online survey tool available in both English and Spanish. The collated and summarized programming information (i.e., the "Playbooks") serve to inform the final site planning and preliminary design efforts, as well as final design.

3.3 PROJECT CHARACTERISTICS

3.3.1 PROJECT DESCRIPTION

The project consists of constructing new community multi-use facilities at the project site, encompassing a maximum 100-foot by 200-foot ice rink (winter)/recreation/event area (RecZone) covered by an approximately 30,000 square foot roof structure and additional storage and support space; as illustrated in Exhibit 3-4, *Conceptual Site Plan*. In addition, the proposed project includes a 13,000 square-foot complementary community center, reconfiguration and improvements to an existing playground to add accessible interactive components, restroom improvements, and 107 additional surface parking spaces. The project would also include an active outdoor recreation area to the west of the new community multi-use facilities. Upon project completion, the existing Mammoth Ice Rink/RecZone (located at 416 Sierra Park Road) would be made inactive, and the existing community center (located at 1000 Forest Trail) would remain under Town operation. The proposed project components are described in more detail below.



Source: HMC Architects, dated March 10, 2016.

NOT TO SCALE

Michael Baker
INTERNATIONAL



12/16 • JN 151373

ENVIRONMENTAL IMPACT REPORT
MAMMOTH CREEK PARK WEST
NEW COMMUNITY MULTI-USE FACILITIES
Conceptual Site Plan

Exhibit 3-4

COMMUNITY CENTER

The proposed 13,000 square-foot complementary community center would include:

- A maximum of two large rooms (1,500 to 3,000 square feet) adjacent to the multi-use facility;
- An approximately 200 to 400 square-foot warming kitchen with concession space;
- An approximately 400 square feet of office space;
- An approximately 500 to 600 square-foot arts/crafts/play room;
- An approximately 300 to 400 square-foot meeting room;
- An approximately 600 to 800 square-foot multi-purpose room;
- Two to four locker rooms (approximately 400 square feet each);
- Americans with Disabilities Act (ADA) accessible restrooms;
- An approximately 400 to 600 square-foot storage room;
- A mechanical room (including storage, cleaning supplies, phone, electrical, internet, etc.); and
- Twenty to 40 wall lockers.

The community center would host a number of daily, weekly, monthly, and occasional community-based activities. The community center is an open facility for daily social interaction, frequently programmed community events with complementary space/amenities to support operations of the ice rink and Mammoth RecZone. Weekly scheduled programs include educational programs; adult and youth introductory fitness classes (e.g., dance, Zumba, gymnastics/tumbling, yoga); games (e.g., table tennis, foosball, air hockey); arts and crafts programs/camps; training/certification courses (e.g., first-aid training); family support groups; and seasonal theatre productions and rehearsal space. Monthly programs or special events include drop-in art programs; Technology, Entertainment, Design (TED) Talks; community and social holiday celebrations; fairs/festivals; rotating art gallery; and community variety/talent shows. The community center also schedules occasional activities and events such as facility rentals for small events/conferences, movie nights, and an after-dance teen hangout space. Community center operations would generally run between 6:00 a.m. and 10:00 p.m., Monday through Sunday, with occasional use from 10:00 p.m. to 12:00 a.m.

ICE RINK

The proposed ice rink would be open on two sides (to the south and east), oriented in an east-west direction, and would be up to 100-feet long by 200-feet wide. Viewing areas and bleachers would be included under the proposed roof structure. Areas for the ice preparation machine, chillers and storage of ice rink and RecZone equipment would be provided along the west boundary of the ice rink/RecZone. Space for skate rental, concessions and/or vending machines, Americans with Disabilities Act (ADA) accessible restrooms, and lockers for personal items would be included in the adjacent community center building. The ice rink would operate during the winter months (November to April), and would provide a number of daily, weekly, and monthly recreational activities. Daily or frequently programmed activities include recreational skating, youth and adult hockey, as well as programs for ice skating and figure skating. The ice rink would also host or schedule weekly programs including curling and skate programs, ice rentals for hockey, and birthday parties. Monthly programs or special events include community events, hockey tournaments, special programs/events, private facility rentals, and professional/club/college/school rentals and events.

Ice rink operations would generally run between 9:00 a.m. and 10:00 p.m., Monday through Sunday, with occasional use from 6:00 a.m. to 9:00 a.m. or 10:00 p.m. to 12:00 a.m.

MAMMOTH RECREATION ZONE

In the summer months (mid-May to mid-October) the multi-use facility would operate as the summer Mammoth RecZone. The Mammoth RecZone would be the home of Parks and Recreation Department summer camps and programs. The facility would offer daily and weekly programs, host monthly programs, and provide a venue for special events. Frequent youth and adult programmed court sports would be held at the facility including:

- Drop-in and league play for basketball, badminton, pickleball, small-sided soccer (futsal), volleyball, street hockey, dodgeball, and kickball;
- Adaptive sports (wheelchair basketball, pickleball, etc.);
- Summer sports camps (basketball, volleyball, soccer);
- Roller/inline skating; and
- Tennis.

Weekly programs scheduled at the facility include community area for sports teams and events, professional/club/college/school rentals, birthday parties, climbing wall, indoor cricket, and handball. Community events such as farmers market, art and music festivals, movie nights, holiday events, and special events. Special events may include, but are not limited to weddings, trade shows, birthday parties, small carnivals, and other private events.

Auxiliary equipment (i.e., sport court flooring, wind screens, scoreboards, athletic equipment, tables, chairs, etc.) would be required to operate the Mammoth RecZone. Mammoth RecZone operations would generally run between 6:00 a.m. and 10:00 p.m., Monday through Sunday, with occasional use from 10:00 p.m. to 12:00 a.m. The open area south of the Mammoth RecZone may also be used occasionally for access and seating for events.

PARK PLAYGROUND

The square footage of the existing playground on the project site would remain the same. However, some elements of the existing playground may be moved or new integrated and interactive features may be added. These playground elements include freestanding play, horizontal ladders/upper body peddlers, rubberized surfacing, adaptive swings, communication skills, sensory walls, and story circles. In addition, the existing bathroom at the Mammoth Creek Park West would be updated for year round use and to comply with ADA standards. The existing rock garden in the southeast portion of the project site would remain unchanged.

ACTIVE OUTDOOR RECREATION AREA

The area to the west of the proposed structures would be used as an active outdoor recreation area. Possible activities for this portion of the project site include a dog park, a BMX bicycle dirt track (during summer months), sledding hill (during winter months), and/or a community garden.

SPECIAL EVENTS

On occasion, special events may be hosted at the project site. Alcohol would be permitted to be served at special events with an Administrative Special Event Permit. Under this permit, additional security or other necessary measures (such as parking management plan) would be imposed on the event as part of the permit. No other sales of alcohol would occur and no additional infrastructure (i.e., outdoor lighting, etc.) would be installed for such special events.

PARKING

The existing surface parking lot in the northeast portion of the project site would be expanded westward across the northern portion of the project site, and would provide 107 additional parking spaces (for a total of 151 parking spaces to be provided on-site).

LANDSCAPING

The existing park grass within the southeastern portion of the project site would remain. In addition, the project proposes drought-tolerant landscaping to reduce water consumption on-site.

UTILITY CONNECTIONS

The proposed project would connect to existing utility (water and sewer) connections along Old Mammoth Road and within the project site. Sewer is available in Old Mammoth Road. Water is available on site by way of a water main that currently extends along the north and west boundaries. The Mammoth Lakes Fire Department would also utilize a proposed fire access road at Meadow Lane. This access point would be secured and limited to emergency access and periodic maintenance activities.

3.4 GOALS AND OBJECTIVES

Pursuant to Section 15124(b) of the *CEQA Guidelines*, the EIR project description must include “[a] statement of objectives sought by the proposed project... The statement of objectives should include the underlying purpose of the project.”

The Town of Mammoth Lakes parks and recreation vision is to provide multi-purpose year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors. It is the intent of the Town’s parks and recreation system to promote personal health and well-being, foster community interaction, promote connectivity within and beyond the Town, nurture collaborative partnerships, and encourage appreciation of the Town’s spectacular environment.

The Town’s goals and objectives for the project are based on applicable Parks and Recreation Master Plan and the Parks, Open Space, and Recreation Element goals, policies, and tasks, as follows:

- Goal 1: Maintain parks and open space within and adjacent to Town for outdoor recreation and contemplation.

- Goal 2: Provide additional parks in Town.
- Goal 4: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.
- Goal 5: Link parks and open space with a well-designed, year-round network of public corridors and trails within and surrounding Mammoth Lakes.
- Goal 6: Provide parks and recreational facilities and programs that foster a sense of community and nurture the emotional connection people have with each other and Mammoth Lakes.
- Tasks: To meet the recreation needs of residents and visitors into the future, the Town of Mammoth Lakes will need to increase the maintenance level of existing parks and recreation facilities, upgrade existing parks, add more usable park acreage, and develop additional facilities to address unmet recreation needs. More specifically, the Town should:
 - Design additional park improvements and recreation facilities to meet recreation needs in all seasons. These facilities include (in alphabetical order):
 - Aquatic center;
 - Dog park;
 - Event and performance venues;
 - Picnic areas;
 - Multi-use recreational/cultural facility;
 - Snow and winter play areas; and
 - Sports fields and courts.

Recreational Opportunities

P.4. Goal: Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.

P.4.B. Policy: Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors. Activities include but are not limited to:⁷

- Ice skating;
- Snow play;
- Walking;
- Fall-color viewing;
- Birding;
- Health & fitness; and
- BMX.

⁷ P.4.B. Policy lists 29 activities. Those listed are contemplated for this project.

Connected Throughout

P.5. Goal: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.

P.5.E. Policy: Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health and safety.

P.5.G. Policy: Identify, zone and procure land for new and expanded parklands including:⁸

- Community gardens;
- Streamside parks;
- Active parks;
- Open space;
- Snow play;
- Festival and special events areas; and
- Passive parks.

In order to meet the Task for Goal 6 identified above, the Town set a goal to provide a roof over the Town-operated ice rink/RecZone, thereby extending the winter seasonal use and enhancing the summer seasonal uses. It is also the intent of the Town's Council to provide complementary facilities at the Town's ice rink/RecZone.

3.5 PHASING/CONSTRUCTION

Construction of the proposed project is anticipated to occur in three phases, with phases 1 and 2 possibly being constructed concurrently, beginning in June 2017 and concluding in February 2023, as described below:

Phase 1

- Reconfiguration of the playground improving accessibility as far as access and adding more inclusive elements;
- Hardscape, softscape plaza, and gathering areas;
- Gathering and viewing areas;
- Active uses including a community garden, snow play hill, and small BMX training track;
- Approximately 30,000 square feet associated with the multi-use facility ice rink/RecZone; and
- Support, storage, and equipment areas.

Phase 2

- Approximately 50 parking spaces;
- Hardscape, softscape plaza, and gathering areas; and
- Approximately 5,000 square feet of community center facilities.

⁸ P.5.G. Policy lists 11 activities. Those listed are contemplated for this project.

Phase 3

- 57 parking spaces;
- Hardscape, softscape plaza, and gathering areas; and
- 8,000 square feet of flexible community center facilities.

It is noted that construction hauling/access would periodically occur along both Old Mammoth Road and Meadow Lane.

3.6 AGREEMENTS, PERMITS, AND APPROVALS

The Town of Mammoth Lakes is the Lead Agency for the project and has discretionary authority over the project proposal, which includes the following:

- Environmental Review
 - Certification of the Environmental Impact Report.
- Discretionary Permits
 - Major Design Review;
 - Site Plan Review; and
 - Architectural Review.
- Ministerial Permits
 - Grading Permit; and
 - Building Permit.
- Administrative Permit
 - Special Event Permit (on an as needed basis).



This page intentionally left blank.