# Planning and Economic Development Commission Agenda

**Wednesday, July 13, 2022, 2:00 p.m.**
**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members of the Planning and Economic Development Commission

Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, Commissioner Greg Eckert

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)
NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.
NOTE: All comments will be limited to a speaking time of five minutes.

NOTE: This meeting will be conducted pursuant to the provisions of Assembly Bill 361 which amends certain requirements of the Ralph M. Brown Act. It is strongly encouraged that you watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting.

## ZOOM INFORMATION

*Join from a PC, Mac, iPad, iPhone, or Android device:*
*Please click this URL to join. https://monocounty.zoom.us/s/94467884456*
*Or join by phone:*
*Dial (for higher quality, dial a number based on your current location):*
*US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592*
*Callers - To Raise your hand press *9, To Unmute/Mute press *6*
*Webinar ID: 944 6788 4456*
*International numbers available: https://monocounty.zoom.us/u/aeHBYOcpOu*

*Public comments can also be given through Zoom by logging in or dialing in and raising your hand.*

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

4. BUSINESS MATTERS

   4.1. Consider Alternative Planning and Economic Development Commission Meeting Times

   4.2. Consideration of the 5-year Capital Improvement Plan (CIP) and Resolution of General Plan Consistency

5. CONSENT AGENDA

   5.1. Approve the minutes of the regular meeting of June 8, 2022.

   5.2. Resolution making findings to allow the PEDC to meet virtually during the COVID-19 pandemic emergency

6. PUBLIC HEARINGS

Public Hearing Procedure: The Chair will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Planning and Economic Development Commission. Call for testimony from those persons wishing to speak. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Commission will deliberate the matter and arrive at a decision.

   6.1. Consideration of Major Design Review (DR) 22-003, for approval of “The Parcel – Phase 2” development project located at 1699 Tavern Road and 33 Center Street, in the Parcel Master Plan zoning district. Pursuant to CEQA Guidelines Section 15183.3,
   Streamlining for Infill Projects, an Infill Environmental Checklist was prepared.

   Applicant/ Property Owner: Pacific West Communities, Inc./Town of Mammoth Lakes

## 7. COMMISSIONER REPORTS

Informational reports from Commissioner representatives on committees, commissions, and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Paul Chang and Jennifer Burrows

Mobility Committee - Michael Vanderhurst and Jessica Kennedy

## 8. DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Community and Economic Development work items.

## 9. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on August 10, 2022.

# Planning and Economic Development Commission
# Agenda Action Sheet

**Title:** Consider Alternative Planning and Economic Development Commission Meeting Times

**Commission Meeting Date:** 7/13/2022

**Prepared by:** Sandra Moberly, Community and Economic Development Director

**Recommended Motion:** Staff recommends that the Commission come to consensus on meeting dates/times and provide direction to staff on when future meetings should be scheduled.

**Summary:** Please see attached staff report.

# Town of Mammoth Lakes

# Planning & Economic Development Commission Staff Report

## Meeting Date: July 13, 2022

**AGENDA TITLE:** Consider alternative Planning and Economic Development Commission Meeting Times

**REQUESTING DEPARTMENT:**
**Community & Economic Development**
Sandra Moberly, Director

**OBJECTIVE:**

1. Hear Staff presentations
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action to:
    a. Reach consensus on meeting dates/times and provide direction to staff on when future meetings should be scheduled.

**SUMMARY:**

During the public hearings for the Villas III project, members of the public provided comments regarding the PEDC meeting times and requested the PEDC consider different times to meet to better accommodate the public. Subsequently, Vice Chair Burrows requested the PEDC discuss meeting times due to a conflict with her work schedule. Staff has scheduled this item to allow the members of the PEDC to discuss the meeting days/times to see if there is an alternate schedule that would work better for all parties.

**BACKGROUND:**

Through 2008 the PEDC met on the second and fourth Wednesdays of the month at 9:00 a.m. In October of 2008, the Commission received a petition from local stakeholders to change the meeting time to later in the day. The Commission discussed a number of different possibilities and determined that the 2:00 p.m. meeting time worked well for both the Commissioners and members of the public. Due to the limited demand for Commission agenda items, the Commission reduced their meetings to once a month and have been meeting once a month for approximately 10 years, with special meetings scheduled as necessary.

**ANALYSIS:**

Municipal Code Section 2.32.030 states that the "*planning commission shall hold one regular meeting each month at a time, date, and place designated by the commission unless a meeting(s) is cancelled by the chair or the majority of the commission for a lack of agenda items. Special meetings may be called by the chair or a majority of the commission, provided notice has been given to all members at least forty-eight hours prior to the meeting. A majority of commissioners shall constitute a quorum."*

The Municipal Code provides the Commission with flexibility in their meeting dates/times and staff recommends that the Commission discuss various date/time options and come to consensus regarding any changes to the meeting schedule in order to better accommodate the Commissioners and members of the public. Staff will notice future meetings as appropriate.

**Staff Findings and Recommendation:**

Staff recommends that the Commission come to consensus on meeting dates/times and provide direction to staff on when future meetings should be scheduled.

# Mammoth Lakes Town Council
# Agenda Action Sheet

**Title:** Consideration of the 5-year Capital Improvement Plan (CIP) and Resolution of General Plan Consistency

**Council Meeting Date: 7/13/2022**

**Prepared by:** Haislip Hayes, PE Public Works Director

**Recommended Motion:** Staff recommends that the Planning and Economic Development Commission adopt the attached Resolution, making the required CEQA findings and General Plan consistency findings.

**Summary:** See attached staff report, table, and resolution.

**Town of Mammoth Lakes**

**Planning & Economic Development Commission Staff Report**

**Meeting Date: July 13, 2022**

**AGENDA TITLE:** Consideration of the 5-year Capital Improvement Plan (CIP) and adopt a resolution finding the CIP consistent with the General Plan

**REQUESTING DEPARTMENT:**
**Public Works -** Haislip Hayes, PE Public Works Director

**OBJECTIVE:**
1. Staff recommends the Planning & Economic Development Commission receive a presentation on the draft 5-year CIP and confirm by resolution that the CIP is consistent with the General Plan.

**KEY ISSUES:**
1. Is the proposed 5-year Capital Improvement Plan consistent with the General Plan?
2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

## I. INTRODUCTION AND BACKGROUND

The Town's current CIP program sets out a long-term capital improvement program budget for the Town. The complete CIP document identifies funding sources and capital projects to be funded each year for the next five (5) fiscal years (FY 2022/23 – 2026/27). Final approval of the CIP project priorities and projected funding amounts will be an action taken by the Town Council. The purpose of this staff report is to allow the PEDC to review the 5-year Capital Improvement Plan (CIP) and determine if the CIP is consistent with the General Plan. On March 2, 2022, Staff presented the CIP and took comments from the PEDC. The PEDC requested that real time transit information and a shelter for the Lakes Basin Trolley be prioritized in the 5-year program. Additionally, the PEDC requested that long-range priorities include childcare, wayfinding, mobility improvements, sidewalks, storm drains, and an events site. A number of these requests have been and advanced in the 22/23 program. The 22/23 CIP uses the same format as last year and includes project summaries and project categories that align with Council strategic goals. Staff presented the CIP to Town Council on March 16, 2022, and the Council provided general consensus on the plan, procedures, and projects. The CIP was reviewed and funded as part of the June 8, 2022, budget presentation. Prior to adoption of the CIP by the Town Council the PEDC must first find the CIP consistent with the General Plan.

**ANALYSIS OF KEY ISSUES:**

1. Can findings be made to determine that the proposed 5-year CIP is consistent with the General Plan?

   Government Code Section 65401 requires the Town planning agency (PEDC) to review and report on proposed CIP projects for conformity with the General Plan. The PEDC's review and assessment will be provided to the

Town Council to facilitate final approval of the document. The CIP as proposed meets a number of goals and objectives outlined in the General Plan as summarized below.

- Economy
    - E.1.G Develop facilities that support commercial and charter air service.
- Community Design
    - C.3. Goal: Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets
- Land Use
    - L.2. Goal: Substantially increase housing supply available to the workforce
- Mobility
    - M.3. Goal: Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting level of service standards
    - M.4. Goal: Encourage feet first by providing a linked year-round recreation and commuter trail system that is safe and comprehensive
    - M.4 Encourage feet first by providing a linker year-round recreation and commuter trail system that is safe and comprehensive.
    - M.7 Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet first initiative.
- Parks, Open Space and Recreation
    - P.1. Goal: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation
    - P.4. Goal: Provide and encourage a wide variety of outdoor and indoor recreation readily available to residents and visitors of all ages.
    - 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
- Public Safety
    - S.2. Goal: Keep Mammoth Lakes a safe place to live, work and play
    - S.3. Goal: Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.
- Solid Waste
    - R.9. GOAL: Reduce volume of solid waste.
- Arts, Culture, Heritage and Natural History
    - A.3. Goal: Encourage public art and cultural expression throughout the community.

Additionally, the CIP aligns the Community Vision and Town Council Strategic Priorities adopted on May 19, 2021. Major projects included in the FY2022/23 CIP include investments in sidewalks, multi-use paths, street rehabilitation, drainage facilities, general facilities, and parks and recreation improvements. A full list of projects is included in **Table 1.** This table correlates the General Plan goals or policies to each project. As described in the draft PEDC Resolution (Attachment 2), staff found that the 5-year CIP is consistent with the General Plan.

2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Staff has determined that determining CIP consistency with the General Plan is not a project pursuant to CEQA Guidelines Section 15378 and therefore, not subject to the California Environmental Quality Act (CEQA).

**STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the 5-year CIP is consistent with the General Plan and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA findings and General Plan consistency findings.

**Attachments:**

1. Table 1 – 5-year CIP General Plan Consistency
2. PEDC Resolution 22-

| TABLE 1 - 22/23 5 year CIP General Plan Consistency | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Project # | Gen Plan | Description | Previous | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | Total |
| Affordable Housing | | | | | | | | | |
| AF1 | L.2 | The Housing Now! Initiative | | | $1,100,000 | $1,100,000 | $1,100,000 | $1,100,000 | $4,400,000 |
| AF2 | L.2 | TOML - MLH Partnership (238 Sierra Manor Road/Homekey/Loan Fund) | $3,250,000 | | | | | | $3,250,000 |
| AF3 | L.2 | 60 Joaquin Affordable Housing Project | $2,700,000 | | | | | | $2,700,000 |
| AF4 | L.2 | IIG Parcel Infrastructure (Town Infrastructure) | $7,500,000 | $3,500,000 | $3,000,000 | $3,000,000 | $3,000,000 | | $20,000,000 |
| AF5 | L.2 | Affordable Housing Site Development (Bell Shape / MLF / USFS / Other) | | | | | | | $0 |
| AF7 | L.2 | Parcel Phase 2 | | $5,032,000 | | | | | $5,032,000 |
| AF8 | L.2 | Creative Housing Initiative - Bridge Program | | $1,400,000 | | | | | $1,400,000 |
| AF9 | L.2 | Private Sector Partnerships | | $1,000,000 | | | | | $1,000,000 |
| | | | | | | | | | |
| Airport | | | | | | | | | |
| AP2 | E.1.G | 8 bay ARFF/Snow Removal Maint Facility, Utilities, Access Road, & Apron | | $491,000 | $7,254,000 | | | | $7,745,000 |
| AP3 | E.1.G | Wildlife Security Fence | | | | $2,142,000 | | | $2,142,000 |
| AP4 | E.1.G | Rehabilitate Tee-Hangar Taxilanes | | | | | $918,750 | | $918,750 |
| AP5 | E.1.G | Runway RSA and OFA Grading | | | | | | $3,500,000 | $3,500,000 |
| | | | | | | | | | |
| General Facilities | | | | | | | | | |
| GF3 | S.2 | ADA Specific Improvements | | $25,000 | $25,000 | $25,000 | $25,000 | $25,000 | $125,000 |
| GF4 | S.2 | Snow Pit Land Acquisition/New Permit | | | | | | | $0 |
| GF5 | S.2 | USFS Small Parcel Land Acquisition (MCP-East, CC, Forest Trail) | | | | | | | $0 |
| GF6 | S.2 | Fuel Island Replacement | | $600,000 | | | | | $600,000 |
| GF7 | R.9 | Biomass Facility | | | | | | | $0 |
| GF8 | S.2 | Communications System | $1,250,000 | $125,000 | | | | | $1,375,000 |
| GF9 | A.3 | Mammoth Arts and Cultural Center (MACC) | $70,000 | $1,000,000 | $1,500,000 | | | | $2,570,000 |
| GF10 | S.2 | Community Center at Parcel (Future Phase Addition) | | | | | | | $0 |
| GF11 | S.2 | Edison Theater Improvements | | $100,000 | | | | | $100,000 |
| GF12 | S.2 | Foundation Child Care Facility | | $1,650,000 | | | | | $1,650,000 |
| GF13 | S.2 | Snow Pit Improvements | | $50,000 | | | | | $50,000 |
| GF14 | S.2 | Civic Center - Town Hall | | $1,900,000 | $19,600,000 | | | | $21,500,000 |
| GF16 | S.2 | Parcel Child Care Facility Support - Indoor Improvements | | $160,000 | | | | | $160,000 |
| GF16a | S.2 | Parcel Child Care Facility Support - Outdoor & Playground Improvements | | $250,000 | | | | | $250,000 |
| | | | | | | | | | |
| Police Department | | | | | | | | | |
| | | | | | | | | | |
| Parks and Recreation | | | | | | | | | |
| PR1 | P.1 | Community Recreation Center | $15,165,041 | | | | | | $15,165,041 |
| PR1a | P.1 | Community Recreation Center Mob Hub | $1,680,020 | | | | | | $1,680,020 |
| PR2 | P.1 | Community Recreation Center Interior Improvements | $700,000 | | | | | | $700,000 |
| PR3 | P.1 | Parks Maintenance & Improvements | | $100,000 | $200,000 | $150,000 | $150,000 | | $600,000 |
| PR7 | P.1 | Dog Park | | $200,000 | | | | | $200,000 |
| PR7a | P.1 | Dog Park Parking / Ped / Water / Shade | | $400,000 | | | | | $400,000 |
| PR8 | P.1 | Whitmore Park Improvements (Restrooms, Locker Rooms, Trails) - Grant Pending | | | | | | $3,000,000 | $3,000,000 |
| PR9 | P.1 | Pump Track | | | | | | | $0 |
| PR10 | P.1 | Municipal Bouldering Park | | | | | | | $0 |
| PR11 | P.1 | Outdoor Amphitheater | | | | | | | $0 |
| PR12 | P.1 | Park at the Parcel | | $268,000 | $700,000 | | | | $968,000 |
| | | | | | | | | | |
| Storm Drain | | | | | | | | | |
| SD1 | S.3 | Storm Drain Construction Plans (John Muir and Davison) | | | | | | | $0 |
| | | | | | | | | | |
| Streetscape and Signage | | | | | | | | | |
| SS1 | C.3 | Old Mammoth Road Beautification | | $500,000 | | | | | $500,000 |
| SS2 | C.3 | Main Street Landscaping | | $250,000 | $45,000 | $45,000 | $45,000 | | $385,000 |
| SS3 | C.3 | Trail and Municipal Signage Updates | | $25,000 | $25,000 | $25,000 | $25,000 | | $100,000 |
| SS4 | C.3 | Winter Animation and Decorations (Purchase Additional Décor and Install/Remove Annually) | $65,000 | | $35,000 | $35,000 | $35,000 | | $170,000 |
| | | | | | | | | | |
| Streets | | | | | | | | | |
| ST1 | M.4 | 2021 Streets and MUP Rehabilitation Project | $2,700,000 | | | | | | $2,700,000 |
| ST2 | M.4 | Streets and MUP Rehabilitation Projects | | | $2,000,000 | $500,000 | $500,000 | | $3,000,000 |
| ST6 | M.4 | SB1 Projects | | | | | $185,000 | | $185,000 |
| ST10 | M.4 | 2021 SB1 Project (Meridian Curb and Gutter Replacement P3, Street Rehab, etc.) | | | | $444,400 | | | $444,400 |
| ST11 | M.4 | Bluffs Assessment District Maintenance Project - Slurry Seal | | $91,000 | | | | | $91,000 |
| ST12 | M.4 | Bluffs Assessment District Maintenance Project - Fog Seal | | | | | $10,000 | | $10,000 |
| ST13 | M.4 | Chapparal Extension | | $1,600,000 | | | | | $1,600,000 |
| | | | | | | | | | |
| Sidewalks | | | | | | | | | |
| SW1 | M.4 | Laurel Mountain Sidewalks/Street Rehab (Storm Drain, Streetlights Sidewalks) | | $2,485,000 | | | | | $2,485,000 |
| | | | | | | | | | |
| Trails | | | | | | | | | |
| TR1 | M.4 | Minaret MUP (SR203 to OMR) | $250,000 | | | | | | $250,000 |
| TR2 | M.4 | Main Street South Side MUP Gap Closure (Town Loop) | $250,000 | | | | | | $250,000 |
| TR3 | M.4 | Sherwin Trail Head Improvements | | | | | | | $0 |
| TR4 | M.4 | Lakes Basin Connector Trails | $50,000 | | | | | | $50,000 |
| TR5 | M.4 | Sherwin Area Trails | | | | | | | $0 |
| TR6 | M.4 | Shady Rest / Inyo Craters OHV Planning | $200,000 | | | | | | $200,000 |
| | | | | | | | | | |
| Transit | | | | | | | | | |
| TT4 | M.5 | Old Mammoth Road Transit Shelter (Replacement of CJ/Vons) | | | $160,000 | | | | $160,000 |
| TT5 | M.5 | Intelligent Transit System Improvements - Real Time Transit Information | | | | | | | $0 |
| TT6 | M.5 | Mobility Master Plan (LTC) | | | | | | | $0 |
| TT7 | M.5 | Village Parking and Pedestrian Improvements - Pending Grant/Other Funding | | $3,250,000 | | | | | $3,250,000 |
| TT8 | M.5 | SR203 (Main Street) Pedestrian Beacons (HSIP Grant) | | $241,400 | | | | | $241,400 |
| TT9 | M.5 | Parking at Parcel (50+ Spaces) | | $150,000 | | | | | $150,000 |
| | | | | | | | | | |
| | | TOTALS | $35,830,061 | $26,843,400 | $35,644,000 | $7,466,400 | $5,993,750 | $7,625,000 | $119,402,611 |

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION RESOLUTION NO. 22-**

**A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES FINDING THE FISCAL YEAR 2022-23 5 YEAR CAPITAL IMPROVEMENT PLAN IN CONFORMANCE WITH THE TOWN OF MAMMOTH LAKES GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE**

**WHEREAS**, each year the Planning and Economic Development Commission must review all capital projects that will be planned, initiated or constructed during the ensuing fiscal year for conformity with the General Plan as required by State Planning and Zoning Law (Government Code Section 65401); and

**WHEREAS**, the Planning and Economic Development Commission has been furnished a copy of and reviewed the Draft 2022-23 Capital Improvement Plan (CIP), which includes all capital projects to be planned, initiated or constructed during the 2022-23 fiscal year for conformity with the General Plan; and

**WHEREAS**, the Planning and Economic Development Commission held a meeting on July 13, 2022 at which it considered the proposed CIP, the General Plan, staff reports, oral and written, and the testimony and evidence of all those wishing to be heard; and

**WHEREAS**, the Planning and Economic Development Commission finds that the CIP General Plan consistency analysis is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning and Economic Development Commission of the Town of Mammoth Lakes hereby determines that those projects in the Draft 2022-23 CIP conform to and are consistent with the Town of Mammoth Lakes General Plan.

APPROVED AND ADOPTED THIS 13th day of July, 2022.

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Michael Vanderhurst, Chair

ATTEST:

_____
JAMIE GRAY, Town Clerk

**Town of Mammoth Lakes Planning and Economic Development Commission**

**Minutes of Regular Meeting**

**June 8, 2022, 2:00 p.m.**
**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy

Members Absent: Chair Michael Vanderhurst, Commissioner Greg Eckert

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## 1. CALL TO ORDER

The Vice Chair called the meeting to order at 2:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

## 2. PLEDGE OF ALLEGIANCE

Commissioner Chang led the flag salute.

## 3. PUBLIC COMMENTS

There were no public comments given at this time.

## 4. BUSINESS MATTERS

### 4.1 Consideration of the Snow Management Plan, Snow Storage Map, Callahan Way gate location, and vehicle turnaround area for the Villas III project located at 100 Callahan Way

Associate Planner Michael Peterka outlined the information in the staff report. There was discussion among members of the Commission and staff.

SPEAKING FROM THE FLOOR:

Judith Goddard thanked the Commission, the developer, and the Planning Department for addressing her appeal requesting changes to the gate and the snow storage in the Villas III project. Ms. Goddard said that the Planning Department and developer addressed her concerns quickly and had incorporated the requested changes in the finalized drawings. She said there was a great deal of appreciation and relief from the homeowners and suggested additional improvements. Ms. Goddard said that she was in support of the Commission moving forward with approval of both items as presented.

Leigh Gaasch thanked the developer for the changes that he made to the plans at the request of the homeowners and said she would have liked the homeowners to have put effort into resolving some of the issues they had with the plans on their own, such as putting up trees to provide privacy rather than require the developer to adjust his plans. Ms. Gaasch suggested additional changes that the Town and the Homeowner's Association could have handled and hoped that they appreciated the flexibility of the developer.

Mark Rafeh, Promark Investments Vice President, thanked the speakers for the kind sentiments they made in their public comments.

There was discussion between members of the Commission and staff.

Moved by Commissioner Jessica Kennedy
Seconded by Commissioner Paul Chang

Approve the final Villas III Snow Management Plan, Snow Storage Map, Callahan Way gate location, and vehicle turnaround area as presented.

For (3): Vice Chair Jennifer Burrows, Commissioner Paul Chang, and Commissioner Jessica Kennedy

Absent (2): Chair Michael Vanderhurst, and Commissioner Greg Eckert

Carried (3 to 0)

## 5. CONSENT AGENDA

Moved by Commissioner Paul Chang
Seconded by Commissioner Jessica Kennedy

Approve the Consent Agenda.

For (3): Vice Chair Jennifer Burrows, Commissioner Paul Chang, and Commissioner Jessica Kennedy

Absent (2): Chair Michael Vanderhurst, and Commissioner Greg Eckert

Carried (3 to 0)

### 5.1 Approve the minutes of the regular meeting of May 11, 2022.

## 6. COMMISSIONER REPORTS

Commissioner Chang reported that he had attended the Local Transportation (LTC) meeting on a trial basis to determine if he or one of the other members of the Planning and Economic Development Commission (PEDC) should be appointed to the LTC.

Vice Chair Burrows announced that she had submitted her resignation from the Commission due to outside obligations which fall on the same day as the PEDC meetings. Ms. Burrows said that she would like to stay on the Commission if the day of the week for the meetings could be changed. She asked Community and Economic Development Director Sandra Moberly to add an item to the July agenda regarding changing the PEDC meeting day and time.

## 7. DIRECTORS REPORT

Community and Economic Development Director Sandra Moberly reported that Chair Vanderhurst and Commissioner Eckert's terms on the Commission would both expire at the end of July and said that interviews and appointments would take place in July and August. She reported on the promotion of Michael Peterka to Associate Planner.

## 8. ADJOURNMENT

The Commission adjourned the meeting at 2:24 p.m.

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Jamie Gray, Town Clerk

# Mammoth Lakes Town Council
# Agenda Action Sheet

**Title:** Resolution making findings to allow the PEDC to meet virtually during theCOVID-19 pandemic emergency

**Council Meeting Date: 7/13/2022**

**Prepared by:** Sandra Moberly, Community and Economic Development Director

**Recommended Motion:** Staff recommends that the PEDC adopt the resolution allowing the Commission to meet virtually during the COVID-19 pandemic emergency.

**Summary:** The passage of AB 361 amended the Brown Act to allow local legislative bodies to meet by teleconference (virtually) and modified the conditions for virtual meetings. Government Code Section 54953(e) is the provision of the Brown Act establishing special rules that apply under specific circumstances to meetings of local government legislative bodies that are conducted remotely via teleconference. On May 11, 2022, the Planning and Economic Development Commission adopted a resolution finding that pursuant to Government Code Section 54953(e), the legislative bodies of the Town of Mammoth Lakes shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code Section 54953, as authorized by subdivision (e) of Section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Section 54953.

As a condition of extending the use of the provisions found in Section 54953(e), the Planning and Economic Development Commission must reconsider the circumstances of the state of emergency that exists in the Town of Mammoth Lakes and take affirmative action to continue to meet virtually. The declared state of emergency by the Governor and Mono County continues to exist. The Mono County Health Department continues to recommend the practice of social distancing. The amended Brown Act requires the Commission to review these conditions every 30 days and act on whether to continue virtual meetings. If the Commission finds that these conditions still exist, it is recommended the Commission adopt the provided resolution re-authorizing the Commission to meet virtually.

**RESOLUTION NO. 22-19**

RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA RE-AUTHORIZING THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION TO MEET VIRTUALLY DURING THE COVID-19 PANDEMIC DECLARED EMERGENCY

**WHEREAS**, the Town of Mammoth Lakes supports transparency in government, and meetings of the Planning and Economic Development Commission are conducted in compliance with the Brown Act (Government Code Section 54950 et seq), so that members of the public may attend, observe, and participate; and

**WHEREAS**, Government Code Section 54953(e) is a provision of the Brown Act establishing special rules that apply under specific circumstances to meetings of local government legislative bodies that are conducted remotely via teleconference; and

**WHEREAS**, using the special rules will facilitate continuing to conduct meetings remotely during the COVID-19 pandemic; and

**WHEREAS**, the Planning and Economic Development Commission does hereby find that allowing for conducting public meetings virtually will support social distancing and reduces the potential risk to the public, elected officials and employees to be infected by or to spread COVID-19; and

**WHEREAS**, a required condition for the use of the Section 54953(e) rules is the existence of a state of emergency declared by the Governor pursuant to Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code Section 8558; and

**WHEREAS**, an additional required condition is that state or local officials have imposed or recommended measures to promote social distancing, or that the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, the Governor of California declared a Statewide state of emergency due to the COVID-19 virus on Wednesday, March 4; and

**WHEREAS**, on March 15, 2020, the Mono County Health Officer declared a local health emergency, including finding "that there is an imminent and proximate threat to public health from the introduction of COVID-19 in Mono County;" and

**WHEREAS**, the Mono County Director of Public Health has recently issued a memorandum recommending that social distancing be used as one means of

reducing the spread of COVID-19; and

**WHEREAS**, on May 11, 2022, the Planning and Economic Development Commission adopted a resolution finding that pursuant to Government Code Section 54953(e), the Planning and Economic Development Commission of the Town of Mammoth Lakes shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code Section 54953, as authorized by subdivision (e) of Section 54953, and that the Planning and Economic Development Commission shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Section 54953;

**WHEREAS**, as a condition of extending the use of the provisions found in Section 54953(e), the Planning and Economic Development Commission must reconsider the circumstances of the state of emergency that exists in the Town of Mammoth Lakes, and the Planning and Economic Development Commission has done so; and

**WHEREAS**, emergency conditions continue to exist in the Town of Mammoth Lakes, as reflected by the ongoing state of emergency declared by the Governor; and

**WHEREAS**, requiring the meetings of the Planning and Economic Development Commission be conducted entirely in person would create a risk to the health and safety of the members of the public who might attend, the members of the Planning and Economic Development Commission, Town staff, and other persons attending meetings; and

**WHEREAS**, the Town of Mammoth Lakes continues to comply with the requirements of Section 54953(e) to ensure public access to meetings of Town legislative bodies, including by providing notice and posting meeting agendas, allowing members of the public to access the meeting and provide comments via an Internet-based service option, and providing an opportunity for the public to address legislative bodies and offer comment in real time;

**NOW, THEREFORE, BE IT RESOLVED** that the recitals set forth above are true and correct and are incorporated into this resolution by this reference; and

**IT IS FURTHER RESOLVED** that the Planning and Economic Development Commission of the Town of Mammoth Lakes hereby declares that a State and County emergency continues to exist due to the existence or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within the Town of Mammoth Lakes due to the COVID-19 virus; and

**IT IS FURTHER RESOLVED** that the Mono County Director of Public Health has issued a memorandum recommending the continued use of social distancing as a means to reduce the spread of COVID-19, and that the COVID-19 state of emergency impacts the ability of the Town Council to safely meet in person; and

**IT IS FURTHER RESOLVED** that the Mammoth Lakes Planning and Economic Development Commission finds the use of virtual meetings, as provided for under AB 361 as approved by the State Legislature and signed by the Governor, continues to be a prudent and safe means to conduct the Town's business respecting the recommendation to use social distancing as a precaution to reduce the spread of COVID-19; and

**IT IS FURTHER RESOLVED** that the Town staff and Planning and Economic Development Commission are hereby authorized and directed to continue taking all actions necessary to carry out the intent and purpose of this Resolution including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act; and

**IT IS FURTHER RESOLVED** that this Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) August 12, 2022, or such time the Planning and Economic Development Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Town of Mammoth Lakes Planning and Economic Development Commission may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

**APPROVED AND ADOPTED THIS 13th day of July 2022.**

_____
MICHAEL VANDERHURST,
Chair

ATTEST:

_____
JAMIE GRAY, Town Clerk

# Planning and Economic Development Commission
# Agenda Action Sheet

**Title:** Consideration of Major Design Review (DR) 22-003, for approval of "The Parcel – Phase 2" development project located at 1699 Tavern Road and 33 Center Street, in the Parcel Master Plan zoning district. Pursuant to CEQA Guidelines Section 15183.3, Streamli

**Commission Meeting Date: 7/13/2022**

**Prepared by:** Gina Montecallo, Assistant Planner

**Recommended Motion:** Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Design Review findings, with conditions as recommended by staff.

**Summary:** The proposed Phase 2 of The Parcel project includes infrastructure improvements and construction of four 3-story, and one 4-story residential building for a total of 148 rental units (146-147 deed restricted affordable housing units and 1-2 manager's units). The project is proposed to be constructed and financed in two phases, Phase 2.1, 72 units and Phase 2.2 including the four 3-story buildings with 76 units. Parking for the development is provided within an understructure parking garage that accommodates 72 vehicles, as well as 44 tuck-under carport stalls and 105 surface parking spaces. The proposed project is applicable to the 4.8-acre northeast portion of the overall Parcel site.

# Town of Mammoth Lakes

# Planning & Economic Development Commission Staff Report

# Meeting Date: July 13, 2022

**AGENDA TITLE:** Consideration of Major Design Review (DR) 22-003, for approval of "The Parcel – Phase 2" development project located at 1699 Tavern Road and 33 Center Street, in the Parcel Master Plan zoning district. Pursuant to CEQA Guidelines Section 15183.3, *Streamlining for Infill Projects*, an Infill Environmental Checklist was prepared.

Applicant/ Property Owner: Pacific West Communities, Inc./Town of Mammoth Lakes

**REQUESTING DEPARTMENT:**
**Community & Economic Development**
Sandra Moberly, Director
Gina Montecallo, Assistant Planner

**OBJECTIVE:**

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to:
    a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Design Review and CEQA findings, and approving Design Review #DR 22-003 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution

**SUMMARY:**

| | |
|---|---|
| Proposal: | The proposed Phase 2 of The Parcel project includes infrastructure improvements and construction of four 3-story, and one 4-story residential building for a total of 148 rental units (146-147 deed restricted affordable housing units and 1-2 manager's units). The project is proposed to be constructed and financed in two phases, Phase 2.1, 72 units and Phase 2.2 including the four 3-story buildings with 76 units. Parking for the development is provided within an understructure parking garage that accommodates 72 vehicles, as well as 44 tuck-under carport stalls and 105 surface parking spaces. The proposed project is applicable to the 4.8-acre northeast portion of the overall Parcel site. |
| Project Name: | The Parcel Affordable Housing Project – Phase 2 |
| Location: | 1699 Tavern Road and 33 Center Street |
| Size of Property: | 4.8 acres |
| Zoning: | Parcel Master Plan/ RMF-1 |

| | |
|---|---|
| General Plan: | 1699 Tavern Road: HDR-1; 33 Center Street: C-2 |
| Environmental Review: | Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was prepared and approved in December 2020 during the Parcel Master Plan approval. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed. |

**KEY ISSUES:**

1. **Does the proposed project meet the Design Review criteria and required findings pursuant to MC Sections 17.88.050 and 17.88.060?**
2. **Is the proposed project consistent with the California Environmental Quality Act (CEQA)?**

## I. INTRODUCTION AND BACKGROUND

The Parcel, an approximately 25-acre vacant site located at the western terminus of Tavern Road, south of Center Street (See Figure 1), has been slated for affordable housing since the 1991 Shady Rest Master Plan was approved and an Affordable Housing Overlay was applied to the site. The Town of Mammoth Lakes purchased the property in 2018 and throughout 2019 engaged in a robust community outreach process to create a Preferred Conceptual Land Use Plan (Preferred Plan). The Preferred Plan was accepted by the Town Council in December of 2019 and subsequently the Town partnered with Pacific West Communities, Inc. ("Pacific") after soliciting proposals from affordable housing developers. The Town and Pacific have since worked together to move the multi-phase project forward.

On January 6, 2021, The Parcel Master Plan was adopted. The Parcel Master Plan, which replaces the previous Residential Multi-Family 1 zoning designation and affordable housing overlay, provides the current development standards for the site which were largely based on the Preferred Plan. Additionally, an entitlement package including the Major Design Review, Use Permit and Lot Line Adjustment for Phase 1 of the Parcel was approved in 2021. Phase 1 residential and public ROW site work has been initiated. A Tentative Tract Map 22-001 was approved in May 2022, which includes the creation of 14 lots for future affordable housing development, 3 lots for open space and parks, and public street dedications to complete the westerly extension of Tavern Road, the creation of Inyo Street connecting Center Street and Tavern Road and the northerly extension of Chaparral Road. The subdivision was created to allow for a phased approach to building out the full site according to The Parcel Master Plan as funding becomes available.

On May 25, 2022, a joint meeting of the Town Council and PEDC was held to receive preliminary feedback on the draft Phase 2 Design Review proposal. A link to the agenda and video recording from the meeting is found on the Town's website at: https://pub-townofmammothlakes.escribemeetings.com/Meeting.aspx?Id=8b2ccb66-e917-42a0-a784-fa8184f489d8&Agenda=Agenda&lang=English. At the meeting, Town staff and Pacific provided a presentation focusing on key elements of Phase 2 including funding timelines, the evolution of the design, and preliminary building elevations, floor plans and site renderings. Overall, Town Council and PEDC members expressed support for the project design, with several members providing follow-up questions and comments for staff. Specific comments were provided at the meeting regarding electrical vehicle chargers, low water use landscaping, utility access, and snow protection for first floor windows among others. Staff and Pacific have prepared coordinated responses to the comments and questions provided at the joint meeting in **Table 1** below:

**Table 1: Town Council and PEDC Recommendations and Applicant Response**

| Town Council/PEDC Comment | Applicant Response |
|---|---|
| EV Charger retrofits should be available to some residents in the buildings so EV drivers are not forced to use public chargers. This is a request to allow the ability to retrofit, not to install. | The project will meet or exceed state building code regarding installation of EV charged spaces, and in the event additional EV stations are desired, Phase 2 charging stations shall be an allowable retrofit. This retrofit is not intended to be at the expense of the project owner, but at the expense of a resident who desires the retrofit. |

| | |
|---|---|
| The proposed open space located interior to the site should incorporate low-water usage landscaping. | The landscaping for Phase 2 will meet or exceed the Municipal Code Water Efficient Landscape Ordinance (WELO) requirements by installing native, low-water use plants and only using turf in limited and intentional applications for community benefit. |
| Ground floor windows appear to not be protected from snow accumulation and could potentially break under weight of snow. | The applicant will ensure ground floor windows are protected from snow accumulation by designing roof eaves to shed snow away from the base of the building and by designing the windows to structurally withstand snow loads. |
| Ensure adequate access to internet is provided. | Underground fiber optic lines connecting to the Inyo Networks/Digital 395 broadband system shall be installed and stubbed out to each building and will be wired to each of the individual residential units. |
| Could solar energy be integrated into the project? | Phase 2 will be utilizing the California Building Code exemption for solar requirements since the structures are at high altitude and deal with significant snow loads making them not ideal for solar. |

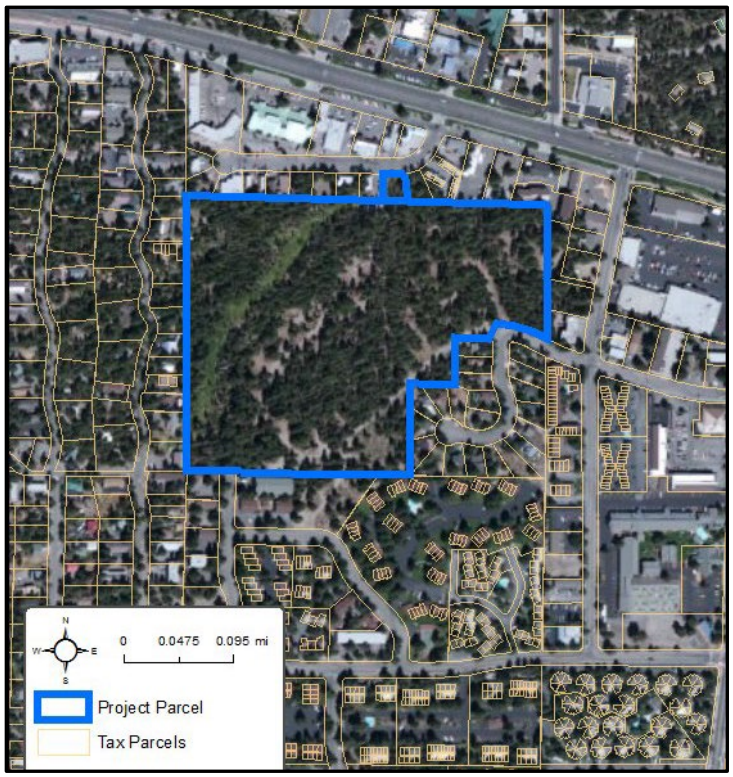



FIGURE 1: PARCEL LOCATION

**PROJECT PROPOSAL:**

The Design Review application is applicable to the second phase of The Parcel project, which comprises an approximately 4.8-acre site and includes 148 rental units. Apart from 1-2 manager's units, all the units are intended to be deed restricted for no less than 55 years and will serve individuals and households with incomes at or below 80% AMI, with an average income throughout the site of 60% AMI. This affordability range is per the financing requirements awarded at the State level. The two-phased project includes 21 studios, 36 one-bedroom units, 53 two-bedroom units, and 38 three-bedroom units.

There are 72 understructure garage parking spaces and 44 tuck-under carport stalls to provide 116 covered parking spaces. 105 surface parking spaces are also provided, which brings the total number of parking spaces to 221. Except for some designated electric vehicle charging stalls/stations, the parking will be on a first come / first served basis. No additional on-street parking spaces are planned for Inyo Street or Tavern Street.

There are four 3-story structures and one 4-story structure for a total of five residential buildings proposed within Phase 2 of the site. The three-story buildings offer tuck-under carports with ground floor units facing Inyo and Tavern Streets. Modest covered porches along the sidewalk and facing the streets, creates a townhome aesthetic. These buildings feature stairways at each end adjacent to the main entrances, and all accessible units are located on the ground floor with ADA compliant access from parking and sidewalks.

The 4-story podium building is comprised of three residential floors over podium parking with a centrally located stairway and elevator adjacent to the main lobby, office space and primary entrance. Exit stairways are located at the end of each wing. This L-shaped building frames a central open green space designed to retain natural features of the site, including existing mature pine trees, and provides an outdoor amenity for residents. Each floor includes

lounge areas, laundry facilities, library nooks, gear storage or other amenities for families including an indoor play area for young children. The main drive and fire access loop circulates around the central green space and provides direct access to all buildings. The building façade facing the central green space serves as the primary pedestrian entrance and the ground floor includes lobby space and indoor bicycle parking areas.




**FIGURE 2: 4-STORY PODIUM BUILDING**

The smaller three-story "tuck under" buildings (2A, 2B, 2C, and 2D) oriented along Inyo and Tavern Streets are intended to engage the pedestrian experience along the public roadways and measure and between 40'-4" and 40'-10" high, with the covered porch element scaled to one-story height. Views from units on the street side are oriented south and west to the landscaped area and toward Phase 1. Interior Units feature views to the central green and towards the podium building.




**FIGURE 3: 3-STORY "TUCK UNDER" BUILDINGS**

All buildings in Phase 2 are double loaded interior corridor layouts and units on both sides with views in a variety of directions. They have flat roofs designed to drain and meet TOML snow and wind loads.

The central green area will include "natural" features that preserves existing trees and retains the appearance of the native forest. The goal is for this centrally located amenity to support a high quality of life for residents and strengthen neighborhood bonds by providing areas to gather, play and socialize.



FIGURE 4: SITE PLAN

**EXISTING CONDITIONS:**

The overall Parcel project site is located at the west end of Tavern Road, north end of Chaparral Road, and south of Center Street. The 4.8-acre Phase 2 project is located in the northeast corner of the Parcel and is comprised of Lots 1, 2, 3 and 4 of the previously approved Tentative Tract Map (boundary delineated in Red in **Figure 5** below). Regional access to the site is provided via Main Street, while primary local access to the project site is provided via Center Street, Tavern Road, and Chaparral Road. The project site is a vacant, forested site that is surrounded by commercial and residential development on the north and east side, the Tavern Road extension on the south side and the newly created Inyo Street on the west side. **Table 2** describes the surrounding land uses and zoning.

**Site Zoning**

The project site is located within The Parcel Master Plan zoning district. The Parcel Master Plan zoning is based upon the gross allowable density for the site under the General Plan HDR-1 land use designation and RMF-1 zone district standards (12 units/acre for a total of 300 units) plus additional density allotted through the Town of Mammoth Lakes General Plan Policy L.2.D, and Zoning Code Chapter 17.140 which allows up to 24 units per acre for workforce housing. The resulting net project density per The Parcel Master Plan is a maximum of 580 affordable workforce housing units for the entire Parcel site. The project site (boundary delineated in Red in **Figure 5**) is surrounded by Downtown (D) zoning to the north and east, Residential Single Family (RSF) zoning to the south, and The Parcel Master Plan zoning to the south and west.

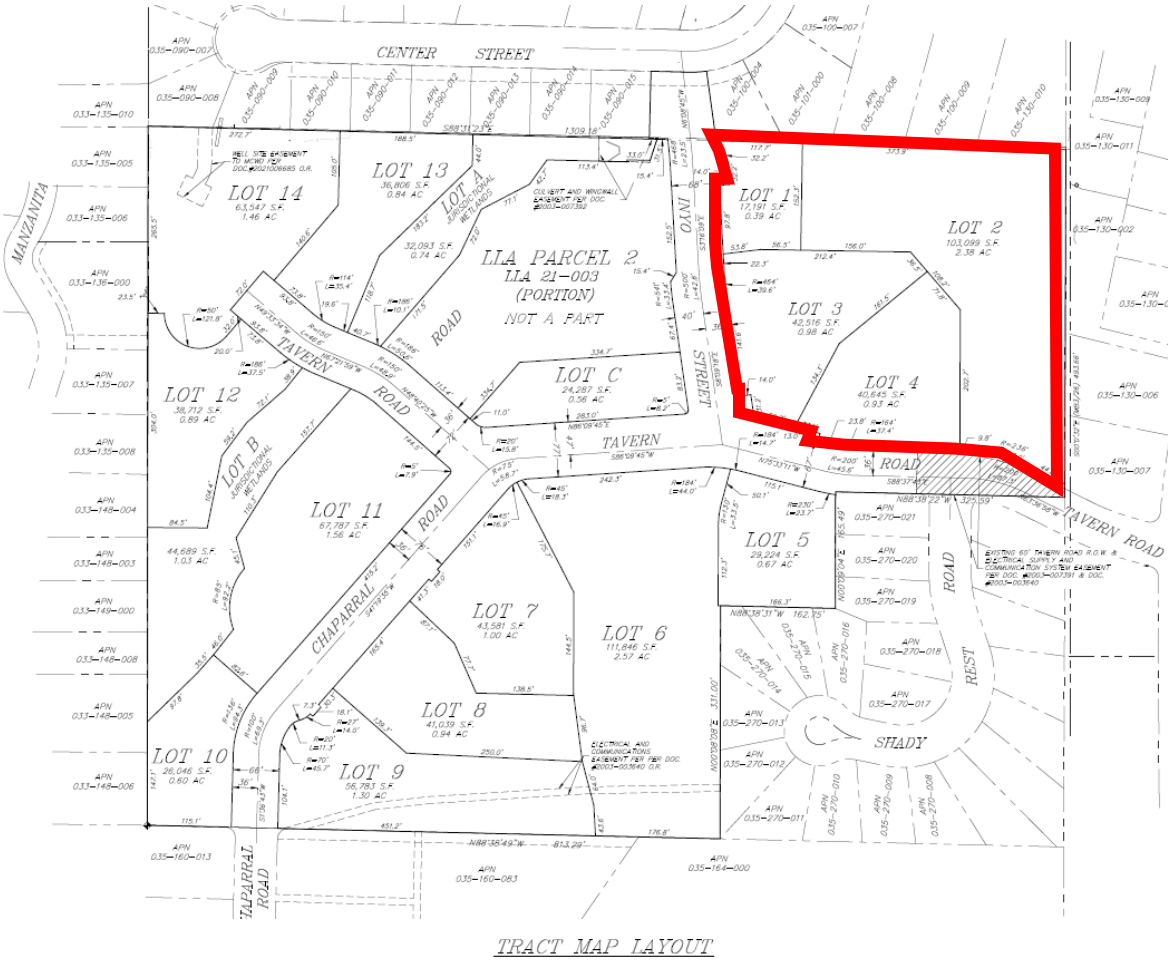



**FIGURE 5: TENTATIVE TRACT MAP**

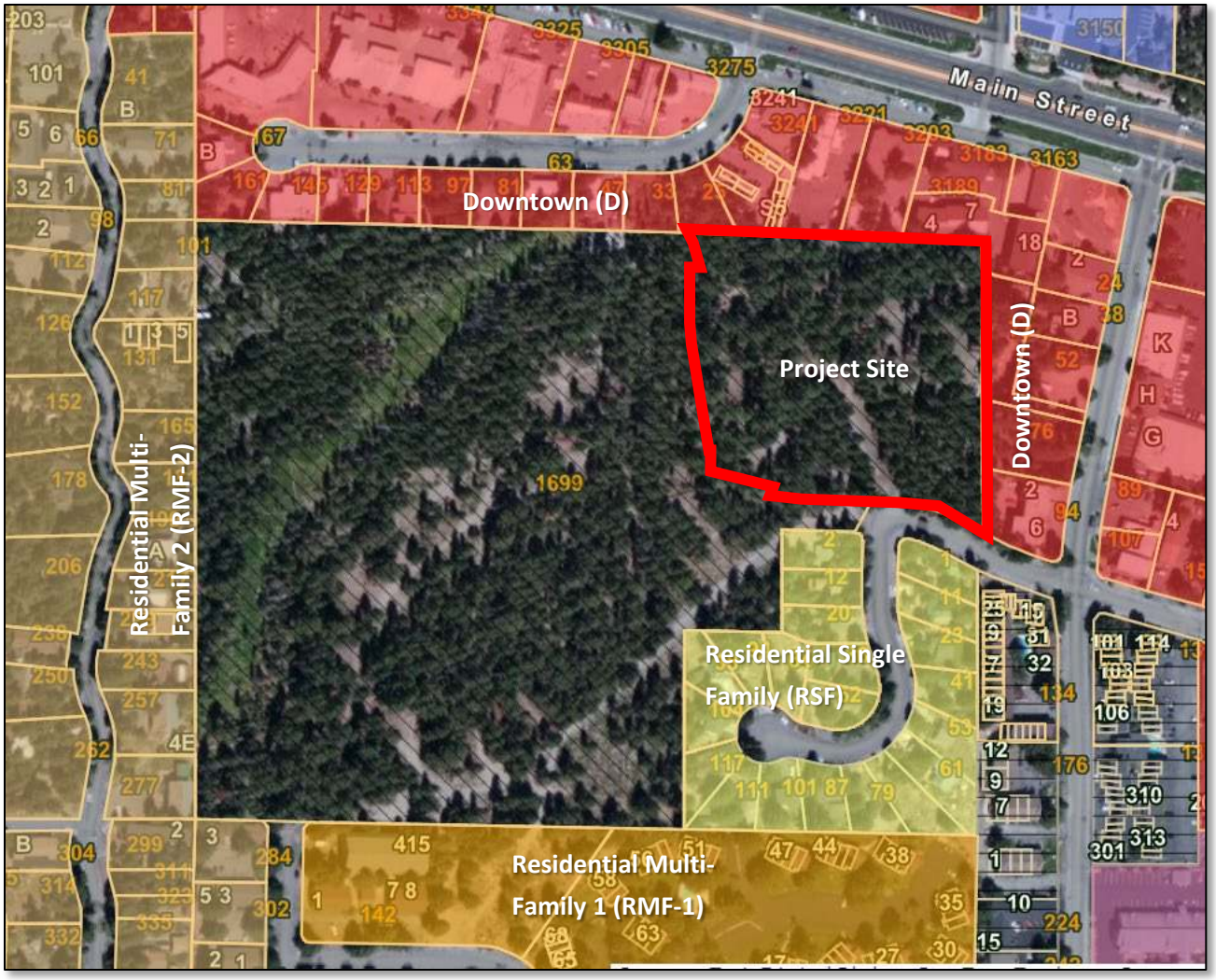



FIGURE 6: ZONING MAP

**Table 2: Surrounding Land Uses and Zoning.**

| Location | Zoning* | Land Use | Special Considerations |
|---|---|---|---|
| North | D | Commercial/retail/office uses (e.g., Mammoth Lakes Nursery, Cinnamon Bear Inn, Mammoth Real Estate, and a Shell gas station) | Access to site from Center Street; integration with existing street network. |
| South | RMF-1, RMF-2 | Single-family residential (e.g., Shady Rest Neighborhood) | N/A |
| East | D, RSF | Single-family residential, commercial/retail uses (e.g., Green Mammoth cannabis store, and Country Liquor and Deli) | Access to site from Tavern Rd |

| | | | |
|---|---|---|---|
| West | Parcel Master Plan | Parcel Master Plan | To be developed in future phases per Parcel Master Plan zoning |

**General Plan**

Based on the *Town of Mammoth Lakes General Plan 2007* (General Plan) Land Use Map, the property at 33 Center Street is designated as Commercial 2 (C-2), which allows a FAR of 2.0. The property at 1699 Tavern Road is designated High-Density Residential 1 (HDR-1), which allows a density of up to 12 units per acre. General Plan Policy L.2.D. allows up to 24 units per acre if all units within the project are deed restricted for workforce housing.

The project site is also located within the Shady Rest Planning District, for which the General Plan includes a number of specific desired characteristics. These characteristics are shown on page D-4 of the General Plan. The Project meets the recommended General Plan characteristics as described in **Table 3** below:

**Table 3: General Plan District Character Conformance**

| Neighborhood Characteristic | Explanation of Project Conformance |
|---|---|
| 1. A livable in-town neighborhood for the workforce:<br>a. Not fractional, not second homes<br>b. Mechanisms to ensure units remain at determined rates in perpetuity<br>c. Variety of unit size and scale | The project proposes all units developed to be deed-restricted as affordable housing for a period of no less than 55 years, with the exception of manager units. All affordable units will be reserved for residents via Municipal Code "Workforce Housing" provisions. The project proposes a range of unit types, from studios to 3 BR units. |
| 2. Preservation and restoration of unique site features, including wetlands | The project will preserve existing "heritage" trees on-site as well as additional trees where feasible. |
| 3. A community-oriented design:<br>a. Neighborhood context and connections:<br>(1) Pedestrian and auto connections to adjoining areas and neighborhoods (e.g. Sierra Valley District, Tavern Road, Main Street and Center Street)<br>(2) Traffic calming and management with adjoining neighborhoods<br>(3) Trail and pedestrian emphasis<br>(4) Transit accessible<br>b. Integrated site planning and architectural design:<br>(2) Significant tree preservation<br>(3) Unobtrusive, articulated buildings<br>(4) Minimum paving, maximum permeable surface<br>(5) High quality materials<br>(6) Parking<br>(7) Energy efficient design<br>(8) Innovative snow management | The project will integrate into the network of proposed streets and MUPs connecting the site to the surrounding area, with access to Inyo Street and Tavern Road. Access to a new transit stop adjacent to the Phase 2 project site will be provided.<br><br>The project provides accessible open space throughout the interior of the site that allows for significant tree preservation. The proposal of the residential structures consists of articulated design and high-quality building materials. Impervious surface coverage is minimized to the extent possible with a 65% overall lot coverage allowance. Proposed parking exceeds the number of parking spaces required per the Master Plan development standards, and snow management is required to meet Town standards while allowing for some flexibility for innovative solutions as the project develops. |

| | |
|---|---|
| 6. Long-term affordability:<br>a. Durability of materials and design<br>b. Designed for low operating and maintenance costs and energy efficiency<br>c. Transit accessibility | All affordable units will be deed-restricted for a period of no less than 55 years. The development standards require high quality materials. All construction will meet California green codes regarding energy efficiency. A Transit stops is provided on Tavern Road as part of Phase 2. |
| 7. Provision of key resident amenities such as:<br>b. Active and passive recreation | The project proposes passive recreation as part of the central green in the interior of the site. |

In addition, the project is consistent with the following General Plan Vision Statements as described in **Table 4**:

**Table 4: General Plan Vision Statement Conformance**

| General Plan Vision Statement | Explanation of Project Conformance |
|---|---|
| "*being a great place to live and work*" | The project will help Mammoth be a great place to live and work by providing much-needed affordable workforce housing in a centralized location that is close to jobs, services and recreation opportunities. |
| *"Sustainability and continuity of our unique relationship with the natural environment."* | The project incorporates sustainable modular construction practices, promotes alternative modes of transportation but incorporating transit stops and respects the natural environment by preserving the existing trees on site to the greatest extent possible. |
| *"Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area."* | The project is located on an undeveloped infill site within the urban growth boundary and the density is consistent with that allowed by the General Plan and Municipal Code Town Density Bonus provisions. |
| "*sense of a "village in the trees""* | The project limits tree removal to the maximum extent feasible, and maintains mature trees throughout the site |

**Parcel Master Plan Consistency**

The project is consistent with all applicable zoning requirements of the Parcel Master Plan. Development within the Parcel Master Plan zone is subject to the Development Standards found in Section II. Master Plan Development Standards of the Parcel Master Plan (pg. 9-30). The project's conformance with the applicable design standards is described in greater detail in the Analysis of Key Issues. A summary and analysis of the project's conformance with applicable development standards is discussed in **Table 5**.

**Table 5: Zoning Consistency**

| **General Information** | | | |
|---|---|---|---|
| Zoning: Parcel Master Plan | | | |
| Existing Land Use: Forested, vacant | | Permit(s) Required for Use: Major Design Review (DR) | |
| **Development Standards** | | | |
| **Standard** | **Required/Allowed** | **Proposed/Provided** | **Complies?** |
| Site Coverage | 65% maximum for entire 25-acres site, 70% maximum for individual project sites | 70% for individual site, does not exceed overall lot coverage. | Yes |
| Snow Storage | 60% of project site | 61% (34,288 sq ft provided on-site; 9,600 sq ft provided off-site) | Yes |
| Open Space | 0.2 acres minimum | .56 acres | Yes |
| Density | | | |
| Total Density [1] | 580 total units | Phase 1 = 81 units | Yes |
| | | Phase 2 = 148 units | |
| | | Total to date = 229 | |
| Building Height [2] | | | |
| Permitted Height | 55’ maximum height | 58’ 9” [2] | Yes |
| Building Levels | 1-4 | 3 and 4 | Yes |
| Setbacks | | | |
| Perimeter Setbacks | Property line to structures – 20’ | 20’ | Yes |
| | Property line to drive aisles - 10’ | 10’ | Yes |
| Interior Setbacks | Front - 0’ from ROW | 0’ | Yes |
| | Side – 10’ from other buildings or 0’ from property line | 10’ | Yes |

[1] The overall maximum allowable number of units is for the entire 25-acre Parcel site.

[2] Where a building sits atop a parking podium, the building height shall be measured from the top of the parking podium provided that the building height does not increase by more than eight feet. (pg. 16 Parcel Master Plan).

| | | | |
|---|---|---|---|
| | Rear -10' from other buildings or 0' from property line | 10' | Yes |
| Parking | | | |
| Studios | 0.5 spaces/unit | 11 spaces (21 units) | Yes |
| 1-Bedroom | 1 space/unit | 36 spaces (36 units) | Yes |
| 2-3 Bedrooms | 1.5 spaces/unit | 137 spaces (91 units) | Yes |
| TOTAL | 180 required | 221 (41 additional spaces) | Yes |
| Bicycle Parking | 111 spaces (0.75 bicycle parking spaces per residential unit, with 10% short-term and 90% long-term) | 111 spaces | Yes |

## II. ANALYSIS OF KEY ISSUES

**Key Issue #1: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?**

**A Design Review application may only be approved if the review authority finds that the application is consistent with the following Design Review Criteria:**

*A. The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.*

The second phase of The Parcel project includes five buildings and a central green within the interior of the site (see **Figure 7**). Phase 2 includes 148 rental units and apart from 1-2 manager's units, all of the units are intended to be deed restricted for no less than 55 years. These units will serve individuals and households with incomes at or below 80% AMI, with an average income throughout the site of 60% AMI. The project includes 21 studios, 36 one-bedroom units, 53 two-bedroom units, and 38 three-bedroom units.




**FIGURE 7**

Building 2A, 2B, 2C and 2D, are between 40'-4" and 40'-10" in height and include a total of 76 units and may be developed as the second phase within Phase 2, also referred to as Phase 2.2. The smaller three-story "tuck under" buildings (2A, 2B, 2C, and 2D) oriented along Inyo and Tavern Streets are intended to engage the pedestrian experience along the public roadways. Some of these units include a covered porch.




**FIGURE 8: BUILDING 2A AND 2D**

Building 2E is the largest of the five buildings and includes four floors with three residential floors and one ground level podium parking; this building may be developed as the first phase within Phase 2, also referred to as Phase 2.1 The 72-unit building varies in height from 53'-3" to 58'-3 and is an "L" shaped building located in the northeast portion of the site. As shown in **Figure 9** below, the primary pedestrian entrance and lobby face the inner central green to create pedestrian activity and is located at the nexus of the north wing and the east wing. The entry lobby includes approximately 200 square feet of office space, with a small indoor play area, and approximately 840 square feet of indoor bike storage. The total gross floor area for Building 2E is approximately 89,390 square feet. The main drive and fire access loop circulates around the central green space and provides direct access to all buildings.




**FIGURE 9: BUILDING 2E**

All buildings feature shed roof forms that slope back toward the main flat roof of the building, a roof designed to hold the snow during winter and prevent shedding and icicle build-up on the eaves. Parapet wall elements are included at building corners and angle changes to provide form breaks and material change opportunities. The repetition of the window openings gives consistent fenestration patterns across theses various elements, with the stair towers offering accent and vertical punctuation at key locations. Exposed timber rafters provide additional visual interest and offer both scale and shading benefits at the top story line.

The material palette consists of a mix of fiber cement siding products, corrugated metal paneling, fiber cement board, stone veneer, and wood textured board form concrete elements. Windows are insulating glass panels in vinyl clad frames for the modular units and aluminum storefront framing systems at the community/public areas. Beyond the natural finishes of concrete, weathered metal, and stone elements, the color palette is a selection of earthen pigments inspired by the natural features of the eastern Sierra; burnt umber, almond ochre and bronze shades. Lighter colors such as moody blue, copper red, and basil provide accents and distinct characteristics to each of the structures. The application of the colors corresponds to specific material placement of the various fiber cement siding, panel, and trim products.

Both Phase 2 and the previously approved Phase 1 are intended to share certain design elements and character traits, while emphasizing unique thematic differences in the planning, material applications, architectural details, and landscape concepts of each. The Planning of Phase 1 revolves around the main

central park for the entire development. Adjacent to the park are the public spaces; a community room, fitness gym, management and leasing offices, entrance lobby, and a proposed day care center. This one-story component of the design provides a human scale element along the park frontage where the generous glazing provides a welcoming feel. The two 4 story podium buildings form more of a backdrop to the open space.

Phase 2 differs substantially from Phase 1 in its relationship to the streets. Smaller, 3 story buildings engage the street and sidewalks with ground level units and porches fronting both major roads that serve the development, providing a more intimate building scale along the sidewalks. The larger 4 story podium building is set internal to the property and defines a central public open space. Internal to the Phase 2 property, tuck-under parking spaces in the street-front buildings that are enclosed with garage doors form the perimeter of the loop drive. Phase 2 adopts much of the material palette from Phase 1 but introduces new and unique features. Stone cladding is displayed more prominently on stair towers, column bases, and building wainscots. This provides an attractive and durable base at ground level. A fiber cement board and batten cladding is used in lieu of the flat panel elements in specific locations to give more areas of vertically oriented texture on building facades. A primary theme throughout Phase 2 is adoption of 3 different color schemes depending on building types. Buildings 2A and 2D utilize a scheme very similar to Phase 1 which helps to reinforce the continuity of the development. Buildings 2B, 2C, and 2E vary significantly in color application. Both phases incorporate shed roof pavilions to provide articulation and differentiate building heights and form, as well as a variety of module depths to create offsets in the wall planes. These variations are more pronounced on the smaller 3-story buildings of Phase 2. The landscape concept for Phase 2 departs from Phase 1 in terms of a simplified plant palette.

Overall, based on the above characteristics staff finds that the site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses. The Design Review Phase 2 project plans are included as **Attachment B.**

B. *The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.*

The design of streetscapes within the project is consistent with, and improves upon, the character of nearby commercial and residential areas. The circulation network within The Parcel is meant to facilitate multi-modal transportation options for residents of The Parcel and neighbors living nearby. The circulation network is made up of a variety of street types, sidewalks, and multi-use paths for drivers as well as pedestrians and cyclists. The network maximizes connections to surrounding neighborhoods to provide a variety of route options and to minimize the distance that residents of The Parcel would need to walk to access nearby amenities and destinations.

The smaller three-story “tuck under” buildings (2A, 2B, 2C, and 2D) oriented along Inyo and Tavern Streets are intended to engage the pedestrian experience along the public roadways and measure between 40’-4” and 40’-10” in height, with the covered porch element scaled to one-story height.

C. *Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians*

*and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.*

Phase 2 provides 72 podium garage parking spaces and 44 tuck-under carport stalls for a total of 116 covered parking spaces. 105 surface spaces on site brings the total number of parking spaces to 221. The total number of parking spaces exceeds the Parcel Master Plan requirements of 180 spaces by 41 spaces.

In acknowledgement of the community desire that parking be made available to Parcel residents above and beyond the Parcel Master Plan requirements, the Town has independently committed to constructing a temporary satellite parking lot adjacent to the project site in order to manage overflow parking from both Phase 1 and Phase 2. The satellite lot would contain approximately 50 parking spaces and would be located on Lot 5 within the Parcel boundary on Tavern Road, directly across from the Phase 2 site (See **Figure 10** for location). The provision of these 50 spaces would bridge the gap between the Parcel Master Plan parking requirements and the typical Municipal Code Section 17.44.030 requirements for multi-family residential projects (this project would be required to provide 272 parking spaces under MC requirements). The satellite lot would be a distinct Town-owned, -operated, and -managed project and it would not be affiliated with, nor would it's construction or completion encumber the ability of Phase 2 (2.1 and /or 2.2) to be developed, constructed or completed. Lot 5 of The Parcel is likely to be one of the last lots to be developed as part of The Parcel Master Plan which will allow for a sufficient timeframe in which the Town can monitor the use and need for this additional parking. Depending upon the observed use or need, the Town may either remove the lot at a later date or provide an alternate location for additional parking in order to construct additional affordable housing for the community.

There are no new on-street parking spaces planned for Tavern Street or Inyo Street in this phase. Except for some marked stalls for electric vehicle charging stations, the surface parking will not be reserved but will be on a first come first served basis. The podium tuck-under spaces will be integrated into the buildings and will therefore be screened from view and will not contribute to additional impervious surface coverage. The surface spaces are located behind the buildings and will be screened from adjacent properties. One curb cut on Tavern Road and one curb cut on Inyo Street will provide access to the parking for all five buildings, thereby minimizing conflicts between vehicles and pedestrians/bicyclists. Overall, the proposed parking is arranged in a safe, harmonious and efficient manner consistent with the intent of the Master Plan.

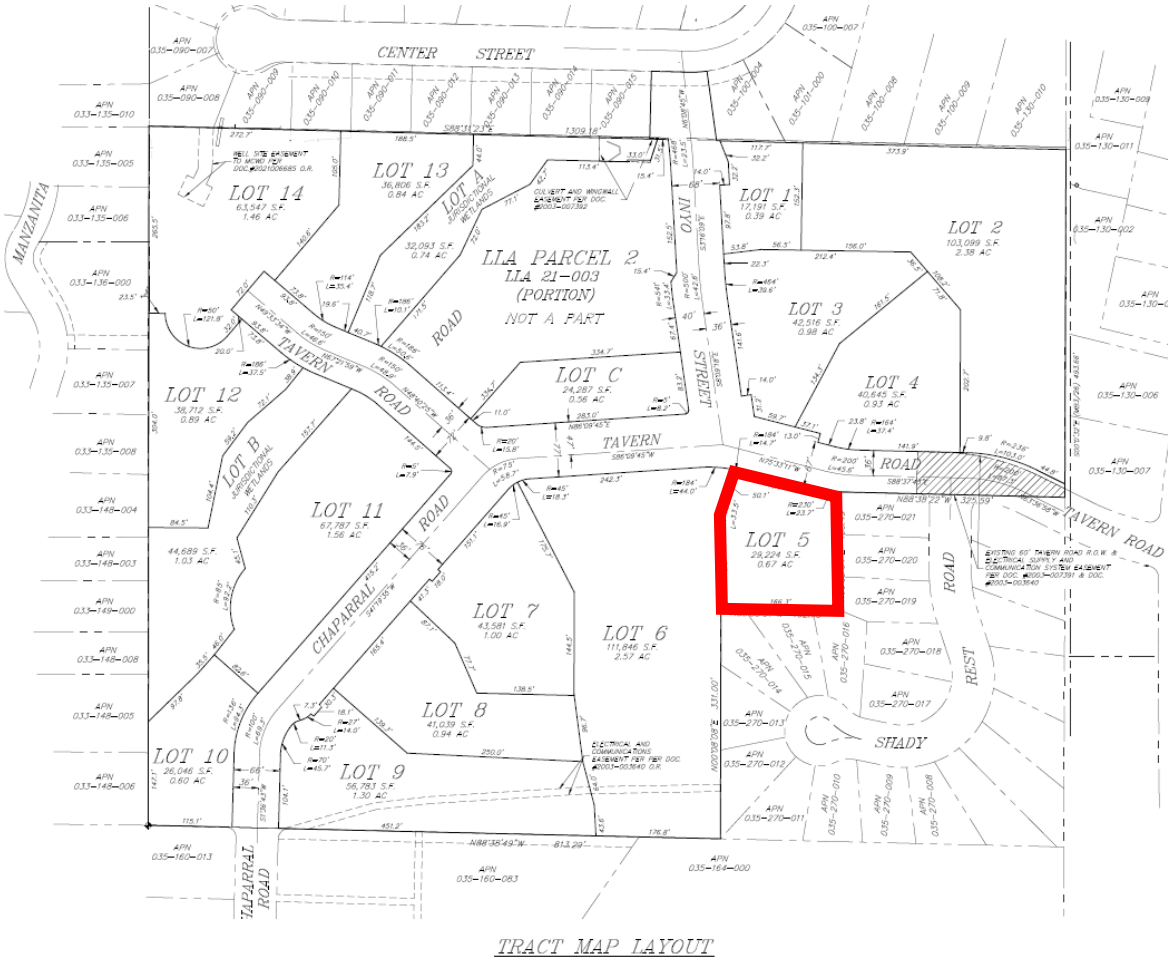



**FIGURE 10: SATELLITE PARKING LOT LOCATION**

D. *Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.*

All Lighting shall be required to comply with Municipal Code Section 17.36.030, *Exterior Lighting.* A final lighting plan will be required at time of building permit.

E. *Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.*

Landscaping design in Phase 2 is fundamentally about preservation of the existing pine forest environment. This minimalist approach will utilize native and adaptive new plant material where required to blend in with natural environment. Emphasis has been made to maintain existing trees with a commitment to maintain all heritage trees within the project area. Phase 2 has one 52" heritage tree identified for preservation on-site. The site amenities such as the central green have been designed to maximize community benefit to accommodate gatherings and informal play through strategic placement of turf grass while also integrating native planting and mulch so as to limit the proposal of high water use plantings. A fully automatic, point source irrigation system will be monitored by 'smart' weather sensors tuned to local weather data and the State's water efficient landscape ordinance. Overall, staff finds that the proposed landscaping is designed to conserve water resources and promote a natural aesthetic, and

will be compatible with and enhance the architectural character and features of the buildings on site while helping to relate the buildings to the surrounding landscape.

**In addition to the above criteria, the Municipal Code requires that a Design Review Application demonstrate consistency with the applicable standards and requirements of the Code, the General Plan and any applicable specific plan or master plan, The Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site.**

The project's consistency with the Parcel Master Plan is described in the project description above. The project is consistent with the General Plan because the project further implements the Parcel Master Plan, which was approved by Ordinance 21-01 and was found to be in conformance with the General Plan. In addition, the proposed Master Plan provides detailed design guidelines for the development that are intended to "promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities" in accordance with the purpose of the Town Design Guidelines pursuant to Section 17.88.030 of the Municipal Code. Therefore, staff finds that the Phase 2 Design Review is consistent with the Town Design Guidelines by virtue of its consistency with the proposed Master Plan design guidelines. Therefore, staff finds that the Design Review Application demonstrates consistency with the applicable standards and requirements of the Code, the General Plan and Master Plan.

**KEY ISSUE #2: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?**

Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was prepared and approved in December 2020 during the Parcel Master Plan approval. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed. No further CEQA analysis is required for this project.

**Agency Comments**

The application has been routed to the Mammoth Community Water District (MCWD), Mammoth Disposal and the Mammoth Lakes Fire Protection District (MLFPD). Comments were received from agencies and have been incorporated into the project and/or conditions of approval in the attached resolution (**Attachment A**).

Staff has not received any public comments on the project at the time this staff report was published.

## III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Design Review findings, with conditions as recommended by staff.

**Attachments**

Attachment A: Planning and Economic Development Commission Resolution

Exhibit 1: DR 22-003 Conditions of Approval
Attachment B: Phase 2 Design Review Project Plans
Attachment C: 2021 Parcel Master Plan (see link below)
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11312/The-2021-Parcel-Master-Plan_FINAL

# ATTACHMENT A

Resolution No. PEDC 2022-18

DR 22-003

Recording Requested by and )
When Recorded Mail To: )
)
Town of Mammoth Lakes )
Community & Economic Development Department )
P.O. Box 1609 )
Mammoth Lakes, CA 93546 ) _____

Recordation fee exempt per Government Code §27383
Space Above for Recorder's Use

**RESOLUTION NO. PEDC 2022-18**

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING DESIGN REVIEW 22-003 TO ALLOW FOR THE DEVELOPMENT OF PHASE 2 OF THE PARCEL LOCATED AT 1699 TAVERN ROAD AND 33 CENTER STREET (APNs: 035-290-001-000)**

**WHEREAS**, a request for consideration of a design review was filed by property owner/applicant, Pacific West Communities, Inc./Town of Mammoth Lakes, to allow for development of Phase 2 of The Parcel, including infrastructure improvements and construction of four 3-story and one 4-story residential buildings for a total of 148 rental units, within two sub-phases, (146-147 deed restricted affordable housing units and 1-2 manager's units) along with an understructure parking garage that accommodates 72 vehicles, as well as 44 tuck-under carport stalls and 105 surface parking spaces in accordance with Chapter 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located at 1699 Tavern Road and 33 Center Street; and

**WHEREAS**, the Planning and Economic Development Commission conducted an administrative hearing on the application request on July 13, 2022, at which time all those desiring to be heard were heard; and

**WHEREAS**, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with attachments;
2. The Parcel Master Plan, Tentative Tract Map 22-001, General Plan, Municipal Code and Town of Mammoth Lakes Design Guidelines;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. The Project Narrative, dated and received by the Town of Mammoth Lakes, February 28, 2022; and
6. Project plans consisting of the Parcel Phase 2 Design Review Submittal sheets G1.0–A8.5 dated June 6, 2022.

**NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:**

**SECTION 1: FINDINGS.**

**I. CEQA.**

**II.** Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was approved. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed. No further CEQA analysis is required for this project.

**III. MUNICIPAL CODE FINDINGS.**

**DESIGN REVIEW 22-003**

**A. FINDINGS FOR DESIGN REVIEW PERMIT** (Municipal Code Section 17.88.060)

1. **The project is consistent with the applicable standards and requirements of the Municipal Code.**

   The project site is located within the Parcel Master Plan zoning district, which replaces the Town Municipal Code zoning requirements. The Parcel Master Plan zoning is based upon the gross allowable density for the site under the General Plan HDR-1 land use designation and RMF-1 zone district standards (12 units/acre for a total of 300 units) plus additional density allotted through the Town of Mammoth Lakes General Plan Policy L.2.D, and Zoning Code Chapter 17.140 which allow up to 24 units per acre if the development is restricted for workforce housing. The project is consistent with all applicable development standards of the Parcel Master Plan zoning.

2. **The project is consistent with the General Plan and any applicable specific plan or master plan.**

   The project, as proposed, is consistent with all applicable development standards of the Parcel Master Plan. The project proposes 148 housing units, and apart from 1-2 manager's units, all the units are intended to be deed restricted for no less than 55 years. Per Section II.A.1 Permitted Uses of the Parcel Master Plan, the use of affordable housing, including attached multi-family residential, detached single family dwellings and supportive housing, is permitted within the Parcel Master Plan area which allows for affordable housing. The project is consistent with the General Plan because the project further implements the Parcel Master Plan, which was approved by Ordinance 21-01 and was found to be in conformance with the General Plan.

3. **The project is consistent with the Town of Mammoth Lakes Design Guidelines.**

   Pursuant to Section 17.88.030 of the Municipal Code, Design Guidelines adopted by the Town Council provide recommendations to be used in the design review process. They are intended to promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities in both public and private projects. The Design Review process is intended to implement the recommendations of the Town Design Guidelines, and the design review criteria are intended to encompass the primary design objectives included therein. Based on the Design Guideline analysis included in the staff report, the project complies with the Town Design Guidelines and will further the Town's objective of high-quality, thoughtful site and building design.

4. **The project is consistent with the following additional Design Criteria (Zoning Code §17.88.050):**

   a. **The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.**

      The second phase of The Parcel project includes five buildings and a central green within the interior of the site. Phase 2 includes 148 rental units and apart from 1-2 manager's units, all of the units are intended to be deed restricted for no less than 55 years. These units will serve individuals and households with incomes at or below 80% AMI, with an average income throughout the site of 60% AMI. The project includes 21 studios, 36 one-bedroom units, 53 two-bedroom units, and 38 three-bedroom units.

      Building 2A, 2B, 2C and 2D, are between 40'-4" and 40'-10" in height and include a total of 76 units and may be developed as the second phase within Phase 2, also referred to as Phase 2.2. The smaller three-story "tuck under" buildings (2A, 2B, 2C, and 2D) oriented along Inyo and Tavern Streets are intended to engage the pedestrian experience along the public roadways. Some of these units include a covered porch.

      Building 2E is the largest of the five buildings and includes four floors with three residential floors and one ground level podium parking; this building may be developed as the first phase within Phase 2, also referred to as Phase 2.1 The 72-unit building varies in height from 53'-3" to 58'-3 and is an "L" shaped building located in the northeast portion of the site. As shown in Figure 9 below, the primary pedestrian entrance and lobby face the inner central green to create pedestrian activity and is located at the nexus of the

north wing and the east wing. The entry lobby includes approximately 200 square feet of office space, with a small indoor play area, and approximately 840 square feet of indoor bike storage. The total gross floor area for Building 2E is approximately 89,390 square feet. The main drive and fire access loop circulates around the central green space and provides direct access to all buildings.

All buildings feature shed roof forms that slope back toward the main flat roof of the building, a roof designed to hold the snow during winter and prevent shedding and icicle build-up on the eaves. Parapet wall elements are included at building corners and angle changes to provide form breaks and material change opportunities. The repetition of the window openings gives consistent fenestration patterns across theses various elements, with the stair towers offering accent and vertical punctuation at key locations. Exposed timber rafters provide additional visual interest and offer both scale and shading benefits at the top story line.

The material palette consists of a mix of fiber cement siding products, corrugated metal paneling, fiber cement board, stone veneer, and wood textured board form concrete elements. Windows are insulating glass panels in vinyl clad frames for the modular units and aluminum storefront framing systems at the community/public areas. Beyond the natural finishes of concrete, weathered metal, and stone elements, the color palette is a selection of earthen pigments inspired by the natural features of the eastern Sierra; burnt umber, almond ochre and bronze shades. Lighter colors such as moody blue, copper red, and basil provide accents and distinct characteristics to each of the structures. The application of the colors corresponds to specific material placement of the various fiber cement siding, panel, and trim products.

Both Phase 2 and the previously approved Phase 1 are intended to share certain design elements and character traits, while emphasizing unique thematic differences in the planning, material applications, architectural details, and landscape concepts of each. The Planning of Phase 1 revolves around the main central park for the entire development. Adjacent to the park are the public spaces; a community room, fitness gym, management and leasing offices, entrance lobby, and a proposed day care center. This one-story component of the design provides a human scale element along the park frontage where the generous glazing provides a welcoming feel. The two 4 story podium buildings form more of a backdrop to the open space.

Phase 2 differs substantially in its relationship to the streets. Smaller, 3 story buildings engage the street and sidewalks with ground level units and porches fronting both major roads that serve the development, providing a more intimate building scale along the sidewalks. The larger 4 story podium building is set internal to the property and defines a central public open space. Internal to the Phase 2 property, tuck-under parking spaces in the street-front buildings that are enclosed with garage doors form the perimeter of the loop drive. Phase 2 adopts much of the material palette from Phase 1

but introduces new and unique features. Stone cladding is displayed more prominently on stair towers, column bases, and building wainscots. This provides an attractive and durable base at ground level. A fiber cement board and batten cladding is used in lieu of the flat panel elements in specific locations to give more areas of vertically oriented texture on building facades. A primary theme throughout Phase 2 is adoption of 3 different color schemes depending on building types. Buildings 2A and 2D utilize a scheme very similar to Phase 1 which helps to reinforce the continuity of the development. Buildings 2B, 2C, and 2E vary significantly in color application. Both phases incorporate shed roof pavilions to provide articulation and differentiate building heights and form, as well as a variety of module depths to create offsets in the wall planes. These variations are more pronounced on the smaller 3-story buildings of Phase 2. The landscape concept for Phase 2 departs from Phase 1 in terms of a simplified plant palette.

Overall, based on the above characteristics staff finds that the site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.

**b. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.**

The design of streetscapes within the project is consistent with, and improves upon, the character of nearby commercial and residential areas. The circulation network within The Parcel is meant to facilitate multi-modal transportation options for residents of The Parcel and neighbors living nearby. The circulation network is made up of a variety of street types, sidewalks, and multi-use paths for drivers as well as pedestrians and cyclists. The network maximizes connections to surrounding neighborhoods to provide a variety of route options and to minimize the distance that residents of The Parcel would need to walk to access nearby amenities and destinations.

The smaller three-story “tuck under” buildings (2A, 2B, 2C, and 2D) oriented along Inyo and Tavern Streets are intended to engage the pedestrian experience along the public roadways and measure between 40’-4” and 40’-10” in height, with a covered porch element scaled to one-story height.

**c. Parking areas are located, designed and developed to: foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.**

Phase 2 provides 72 podium garage parking spaces and 44 tuck-under carport stalls for a total of 116 covered parking spaces. 105 surface spaces on site brings the total number of parking spaces to 221. The total number of parking spaces exceeds the Parcel Master Plan requirements of 180 spaces by 41 spaces.

In acknowledgement of the community desire that parking be made available to Parcel residents above and beyond the Parcel Master Plan requirements, the Town has independently committed to constructing a temporary satellite parking lot adjacent to the project site in order to manage overflow parking from both Phase 1 and Phase 2. The satellite lot would contain approximately 50 parking spaces and would be located on Lot 5 within the Parcel boundary on Tavern Road, directly across from the Phase 2 site. The provision of these 50 spaces would bridge the gap between the Parcel Master Plan parking requirements and the typical Municipal Code Section 17.44.030 requirements for multi-family residential projects (this project would be required to provide 272 parking spaces under MC requirements). The satellite lot would be a distinct Town-owned, -operated, and -managed project and it would not be affiliated with, nor would it's construction or completion encumber the ability of Phase 2 (2.1 and /or 2.2) to be developed, constructed or completed. Lot 5 of The Parcel is likely to be one of the last lots to be developed as part of The Parcel Master Plan which will allow for a sufficient timeframe in which the Town can monitor the use and need for this additional parking. Depending upon the observed use or need, the Town may either remove the lot at a later date or provide an alternate location for additional parking in order to construct additional affordable housing for the community.

There are no new on-street parking spaces planned for Tavern Street or Inyo Street in this phase. Except for some marked stalls for electric vehicle charging stations, the surface parking will not be reserved but will be on a first come first served bases. The podium tuck-under spaces will be integrated into the buildings and will therefore be screened from view and will not contribute to additional impervious surface coverage. The surface spaces are located behind the buildings and will be screened from adjacent properties. One curb cut on Tavern Road and one curb cut on Inyo Street will provide access to the parking for all five buildings, thereby minimizing conflicts between vehicles and pedestrians/bicyclists. Overall, the proposed parking is arranged in a safe, harmonious and efficient manner consistent with the intent of the Master Plan.

**d. Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.**

All Lighting shall be required to comply with Municipal Code Section 17.36.030, *Exterior Lighting.* A final lighting plan will be required at time of building permit.

**e. Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.**

Landscaping design in Phase 2 is fundamentally about preservation of the existing pine forest environment. This minimalist approach will utilize native and adaptive new plant material where required to blend in with natural environment. Emphasis has been made to maintain existing trees with a commitment to maintain all heritage trees within the project area. Phase 2 has one 52" heritage tree identified for preservation on-site. The site amenities such as the central green have been designed to maximize community benefit to accommodate gatherings and informal play through strategic placement of turf grass while also integrating native planting and mulch so as to limit the proposal of high water use plantings. A fully automatic, point source irrigation system will be monitored by 'smart' weather sensors tuned to local weather data and the State's water efficient landscape ordinance. Overall, staff finds that the proposed landscaping is designed to conserve water resources and promote a natural aesthetic, and will be compatible with and enhance the architectural character and features of the buildings on site while helping to relate the buildings to the surrounding landscape.

**f. The project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.**

The project's consistency with The Parcel Master Plan and Tentative Tract map 22-001 is described in the project description above. The project is consistent with the General Plan because the project further implements the Parcel Master Plan, which was approved by Ordinance 21-01 and was found to be in conformance with the General Plan. In addition, the proposed Master Plan provides detailed design guidelines for the development that are intended to "promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities" in accordance with the purpose of the Town Design Guidelines pursuant to Section 17.88.030 of the Municipal Code. Therefore, staff finds that the Phase 2 Design Review is consistent with the Town Design Guidelines by virtue of its consistency with the proposed Master Plan design guidelines. Therefore, staff finds that the Design Review Application demonstrates consistency with the applicable standards and requirements of the Code, the General Plan and Master Plan.

**SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.**

The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that no further CEQA analysis is required for this project; and
2. Approves Major Design Review 22-003 subject to the following conditions:

   (SEE EXHIBIT "A"); and
3. Directs staff to file a Notice of Determination.

**PASSED AND ADOPTED** this 13th day of July 2022, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED: Greg Eckert

ATTEST:

| | |
|---|---|
| _____ | _____ |
| Sandra Moberly,<br>Community and Economic Development Director | Michael Vanderhurst<br>Chair of the Mammoth Lakes Planning and Economic DevelopmentCommission |

**NOTE:** This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

APPLICANT:

I, Caleb Roope, on behalf of The Pacific Companies, the applicant, do hereby attest that I have read, and understand, the conditions of approval stipulated within this Resolution.

_____ Date: _____

Caleb Roope

(Notary Required)

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Mono

On _____before me, _____
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the persons whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity (ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS my hand and official seal.**

_____

Signature of Notary

OWNER:

I, Daniel C. Holler, on behalf of the Town of Mammoth Lakes, the property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____

Daniel C. Holler
Property Owner
(Notary Required)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Mono

On _____before me, _____
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who proved to me on the basis of satisfactory evidence to be the persons whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity (ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS my hand and official seal.**

_____
Signature of Notary

**EXHIBIT "A"**
**Resolution No. PEDC 2022-18**
**Case No. DR 22-003**

## CONDITIONS OF APPROVAL

### PLANNING DIVISION CONDITIONS

#### STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: development of Phase 2 of the Parcel site, which consists of infrastructure improvements and construction of four 3-story and one 4-story residential buildings for a total of 148 rental units (146-147 deed restricted affordable housing units and 1-2 manager's unit) along with a 72-space podium parking garage, 44 tuck-under carport stalls and 105 surface parking spaces. The project may be developed in 2 sub-phases, Phase 2.1, 72 units, and 2.2, 76 units, The project design and colors shall substantially conform with the project plans dated April 1, 2022 and received by the Town on April 1, 2022.
2. The Project Narrative, dated and received by the Town of Mammoth Lakes, February 28, 2022 and project plans consisting of the Parcel Phase 2 Design Review Submittal sheets G1.0– A8.5 dated June 6, 2022, shall be adhered to and maintained for the duration of the permit.
3. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
4. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
5. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
6. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
7. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.

8. All conditions of this permit shall be met or secured prior to final occupancy approval.
9. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
10. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
11. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
12. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
14. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
15. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
16. All propane tanks serving the property shall be painted tan pursuant to Municipal Code Section 17.36.080.B.
17. The final landscape plan shall be submitted to the Planning Division for approval prior to issuance of a Building Permit and shall substantially conform to the preliminary landscape plan dated June 6, 2022, approved by the Planning and Economic Development Commission. Trees used for revegetation and landscaping shall be a minimum size of 2-inch caliper. Shrubs used for revegetation and landscaping purposes shall be a minimum 2-gallon container size. Completion of all landscape improvements and revegetation of fill slopes and disturbed areas shall occur prior to issuance of the first Certificate of Occupancy.

    If the aggregate landscaped area exceeds 500 sq. ft., a landscape documentation

package shall be required prior to issuance of a certificate of occupancy. Said landscape documentation package shall conform with the requirements identified in Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). The aggregate landscape area is defined as the total horizontal surface area dedicated to plant installation and irrigation plus the wet surface of any decorative water features. The landscape area for shrubs and trees shall be determined using the shrub/tree mature growth diameter or drip line. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas. Landscape area does not include undisturbed areas with established non-irrigated vegetation, or landscaping that is exempt pursuant to Municipal Code Section 17.40.020.D.

18. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
19. Water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
20. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
21. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
22. All conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
23. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)
24. On the cover sheet of the plans and in a very conspicuous location place the following note: "The conditions of approval for the approved DR 22-003, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and all conditions and requirements therein shall be adhered to by the contractor, his sub-contractors and any person performing any work on the project."
25. All required landscaping and irrigation improvements shall be constructed prior to issuance of a temporary, conditional or final certificate of occupancy. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted with the Town to the satisfaction of the Community and Economic

Development Department for any required landscaping and irrigation improvements to be deferred, and a schedule shall be submitted to the Town for the construction of the deferred improvements. Such deferral shall be at the sole discretion of the Community and Economic Development Director.

**SPECIAL PLANNING CONDITIONS**

26. The Mitigation Monitoring and Reporting Program (MMRP) established by the Town of Mammoth Lakes 2005 General Plan Update (State Clearinghouse No. 2003042155, dated May 2007) and Town of Mammoth Lakes General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update Draft Environmental Impact Report (2016 Update EIR) shall be adhered to in the implementation of the proposed development. Applicable Mitigation Measures have been compiled and included as Appendix J of the Infill Environmental Checklist and are incorporated herein.
27. If required, the applicant shall submit Homeowner's Association CC&Rs for the maintenance and control of common area for review and approval by the Community and Economic Development Director prior to issuance of the first Certificate of Occupancy. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the units.
28. Prior to issuance of first certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and shall be installed/operational. Pursuant to the Parcel Master Plan, the project shall provide for a minimum of 111 bicycle parking spaces.
29. All retaining walls visible from off-site shall be made of split face block, faced with rock, or similarly treated to be compatible with the design of the project. (MC Section 17.36.040.C.)
30. Roof vents, exhaust, pipes, and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible. Faux chimneys shall be incorporated into the roof design to shield the vents pipes to the maximum extent possible and break up the massing of the roof. The design of the faux chimneys shall be reviewed and approved by the Community and Economic Development Department prior to issuance of a building permit.
31. The required trash enclosures shall be constructed of materials compatible with that of the buildings. Adequate space for recyclable materials shall be provided within the enclosure. All trash enclosures, and receptacles shall be animal resistant. The enclosure is not required to be gated. The final design and alignment of the trash enclosure shall be reviewed by Mammoth Disposal, the Public Works Department and the Community and Economic Development Department and shall comply with Municipal Code section 17.36.130. The trash enclosure shall be installed prior to issuance of the first Certificate of Occupancy unless an alternative method of trash collection service is available (e.g., individual trash cart service) and the use of which has been approved by the Town.
32. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All

interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.

33. A key box shall be provided with an individual master key that provides access to each unit. This shall be reviewed and approved by the Mammoth Lakes Fire Protection District prior to building permit issuance.
34. All exterior wood products shall comply with the Wildland Urban Interface (WUI) construction materials requirements certified by the State Fire Marshal's Office and be in compliance with Chapter 7A of the 2016 California Building Code. Plywood or OSB sheeting shall be a minimum of one-half inch thickness with approved siding material placed over top.
35. All eave and crawl space ventilation shall resist the intrusion of flame and burning embers and comply with Chapter 7A of the California Building Code and local modifications.
36. The structure shall comply with NFPA 13R automatic fire sprinkler requirements as required by Section 903.2.8 and 903.3 of the California Fire Code. A deferred submittal for sprinkler plans and calculations will be acceptable.
37. Before a certificate of occupancy is issued for a project, the applicant shall certify to the Director that the Eligibility Points upon which the project's residential density bonus was based have been achieved. To satisfy this condition, evidence shall be provided that a Workforce Housing Agreement consistent with Section 17.138.090 has been recorded against the property and that the required number of deed restrictions at the agreed upon affordability level have been recorded against the property. The Town shall be named as a party in the Workforce Housing Agreement and shall have the right to enforce all subsequent deed restrictions.

**ENGINEERING DIVISION CONDITIONS**

**STANDARD CONDITIONS / GENERAL REQUIREMENTS:**

38. Nothing in the approval of this project shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State, or federal standard, policy, regulation or law, unless specifically provided for herein.
39. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
40. All new utility lines within, adjacent to, or serving the site shall be placed underground.
41. The site grading design and all building construction shall conform to State and federal disabled access regulations.
42. Paved access is required to a maintained street.
43. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).
44. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be a prevailing wage rates and the security shall include an additional 20% for construction contingencies and 20% for

administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

**THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT, GRADING, OR IMPROVEMENT PERMIT:**

45. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to issuance of certificate of occupancy.
46. Applicant shall be responsible for adhering to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise provided by FGC or any regulation made pursuant thereto. Completion of, and submission to the California Department of Fish and Wildlife of, a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.
47. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth Lakes area. This shall include submittal of a Report of Waste Discharge, if applicable.
48. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
49. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
50. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
51. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
52. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.
53. An engineered grading permit for the project shall not be issued unless one of the following has occurred:
    a. Submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete; or

b. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration and/or stabilization of the site. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

54. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code. Encroachment permit applicant shall include a traffic control plan as applicable.
55. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.
56. Street profile grades shall not be less than 0.5% unless the engineer of work at the time of submittal of the improvement plans provides justification to the satisfaction of the Public Works Director confirming the adequacy of the grade and provided that drainage can be adequately maintained.
57. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.
58. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
59. Prior to issuance of a grading permit or building permit, Applicant shall submit to the Town a geotechnical report that confirms that the proposed stormwater retention infiltrator locations will not be subject to groundwater entering the drywell or cause leaching. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with NPDES water quality Phase 2 requirements.
60. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
61. Drainage across the property shall be maintained. The design of the grading and drainage facilities shall not create concentrated discharges to adjacent properties and/or public rights of way in excess of historical flows. A registered civil engineer shall investigate existing facilities and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties. The Engineer shall verify that downstream facilities, and drainage channels accepting site flows are not

adversely affected by an increase in runoff from this development. If the project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate the increased flows; otherwise, the applicant shall provide on-site detention for excess flows.

62. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans. Infiltrators and storm water pollution prevention facilities are to be designed to accept the “first flush” levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.
63. Temporary and permanent erosion control plans shall be included with the grading, improvement, and building plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances or exemptions from the Lahontan District prior to any grading. All BMPs shall be shown on the erosion control plans. If the Town inspector determines that the BMPs in place are not adequate, then additional BMPs shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.
64. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed.

Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.

65. Prior to combustible materials being placed on-site, an all-weather access road shall be identified or constructed serving all exterior portions of the structure to the satisfaction of MLFPD.
66. Existing Town streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction.
67. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
68. All easements shall be shown on the grading and building permit plans.
69. A tree removal plan shall be approved prior to any land disturbance and the issuance of a grading or building permit. A pre-construction meeting shall be held on-site prior to any land disturbance. The applicant shall obtain the necessary Timber Harvest Permit prior to any tree removal.
70. The grading plan shall include tree protection measures to address how construction can occur with minimal disturbance to the dripline of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, finish grading shall minimize disturbance of existing understory vegetation and retained trees. Grading operations shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plans, and as required by the Town.

**THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS:**

71. Recordation of Final Map 22-001 for subdivision of the Parcel project. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first building permit for the project. Evidence shall consist of the recording information of the final map.
72. Proposed water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.

**THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A TEMPORARY, CONDITIONAL, OR FINAL CERTIFICATE OCCUPANCY:**

73. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Chapter 16.32.

74. Construction of private streets and private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.
75. All required grading, public and private street and drainage improvements shall be completed, all "punchlist" items completed to the satisfaction of the Public Works Director, the as-built plans submitted, reviewed and approved and the required warranty security posted prior the issuance of a certificate of occupancy for the project.
76. Projects subject to a building permit shall have all required on and off-site improvements completed and approved prior to final inspection of any buildings or structures. The installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the Public Works Director, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

**SPECIAL ENGINEERING CONDITIONS:**

77. Prior to issuance of a grading permit or building permit, a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) shall be submitted by the applicant and approved by the Community and Economic Development Department and Public Works Department. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement.
78. Prior to issuance of certificate of occupancy, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of 10-feet beyond the edge of right-of-way along Inyo Street and Tavern Road. Where determined necessary by the Town Engineer, additional easement width shall be provided. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.
79. Trees which have been identified by "The Parcel Tree Survey" map by Traid/Holmes Associates dated 7/31/2020 and the associated "The Parcel Tree Survey Report" by High Mountain Arborist dated 8/1/2020 as "Heritage", "Habitat", "Unique" shall be protected and preserved. Trees identified as a part of a "Subpopulation of Mature Jeffrey Pine" trees, as well as other trees greater than 12" DBH, shall be protected and preserved to the greatest extent possible. Such preservation may involve deviation from Town Standards at the discretion of the Public Works Director.

**MITIGATION MEASURES**

AESTHETICS

80. 4.1-2. The Town shall amend the Design Review Guidelines to include standards to assure that public and private facilities in the vicinity of the Main Street (SR203) and the Old Mammoth Road intersection shall be designed to present an attractive face to the road. The standards shall address such issues as building height and massing, tree preservation, and lighting to ensure that public and private development in proximity to SR203, which is eligible for designation as a scenic highway, do not detract from scenic resources. (2007 General Plan EIR Mitigation Measure 4.1-2)

CULTURAL RESOURCES

81. 4.14-4. A qualified archaeologist shall perform the following tasks prior to development activities:
    a. Conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.
    b. Inventory all prehistoric resources using appropriate State record forms and submit two (2) copies of the completed forms to the Town.
    c. Evaluate the significance and integrity of all prehistoric resources within the project area, using criteria established in the CEQA Guidelines for important archaeological resources.
    d. If human remains are encountered on the project site, the Mono County Coroner's Office shall be contacted within 24 hours of the find, and all work should be halted until a clearance is given by that office and any other involved agencies. If the Coroner determines that the remains may be Native American, contact the Native American Heritage Commission for notification to the most likely descendants of the descendent and follow the required protocols specified in Public Resources Code Section 5097.98.
    e. All resources and data collected within the project area should be permanently curated at an appropriate repository within the Town or County. (2007 General Plan EIR Mitigation Measure 4.14-4)
82. 4.14-5. All ground-disturbing construction work should be observed by archaeologist and Native American monitors. If cultural materials or archaeological remains are encountered during the course of grading or construction, the developer shall cease any ground disturbing activities near the find. A qualified archeologist will be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town and the developer. With the assistance of the archaeologist, the Town shall:
    a. Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.

b. Educate the public about the area's archaeological heritage.

c. Propose mitigation measures and recommend conditional of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.

d. Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the Town for permanent archiving. (2007 General Plan EIR Mitigation Measure 4.14-5)

83. 4.14-6. If during grading and excavation an archaeological resource is found, construction shall be temporarily diverted, redirected or halted as appropriate. Any discovery of such resources shall be treated in accordance with federal, state, and local regulations, including those outlined in the CEQA Guidelines Section 15064.5 (e) and as appropriate, the Native American Historical, Cultural and Sacred Sites Act. For archaeological remains, conservation of a resource for which preservation in place is not feasible, relocation and if that is not feasible, documentation shall be required. (2007 General Plan EIR Mitigation Measure 4.14-6)

84. 4.14-7. Should the existence of, or the probable likelihood, of Native American or other human remains be found during development of a site, the landowner shall contact the County Coroner and no further excavation or disturbance of the site or nearby area shall be permitted until the County Coroner determines that no investigation of the cause of death is required. If the remains are determined to be Native American, the Coroner shall, as required by Public Resources Code Section 5097.98, notify the Native American Heritage Commission, which shall contact the most likely descendants and those descendants shall have 24 hours to inspect and make a recommendation to the landowner as to the appropriate means for removal and nondestruction of the remains and artifacts found with the remains. If an agreement cannot be reached between the landowner and the descendants, the Native American Heritage Commission shall mediate the disagreement, and if resolution is not reached, the landowner shall reinter the remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. The applicant may develop a prospective agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. (2007 General Plan EIR Mitigation Measure 4.14-7

NOISE

85. MM AES-1. Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material from public and sensitive viewers (e.g., residents and motorists/bicyclists/pedestrians), when feasible. Staging locations shall be indicated on the project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community and Economic Development Director in accordance with the Municipal Code requirements. (2016 Update EIR Mitigation Measure AES-1)

86. TSMM 4.J-1.A. Engine idling from construction equipment such as bulldozers and haul trucks shall be limited, to the extent feasible. (2016 Update EIR Mitigation Measure TSMM 4.J-1.A)
87. TSMM 4.J-1.B. The construction staging areas shall be located as far as feasible from sensitive receptors. (2016 Update EIR Mitigation Measure TSMM 4.J-1.B )
88. TSMM 4.J-1.C. All construction activities shall comply with the Town's Noise Ordinance. (2016 Update EIR Mitigation Measure TSMM 4.J-1.C)

UTILITIES AND SERVICE SYSTEMS

89. 4.11-1. The Town shall not approve new development applications that would result in a water demand in excess of available supplies as determined by the MCWD. The Town shall work with MCWD to ensure that land use approvals are phased so that the development of necessary water supply sources is established prior to development approvals. (2007 General Plan EIR Mitigation Measure 4.11-1)

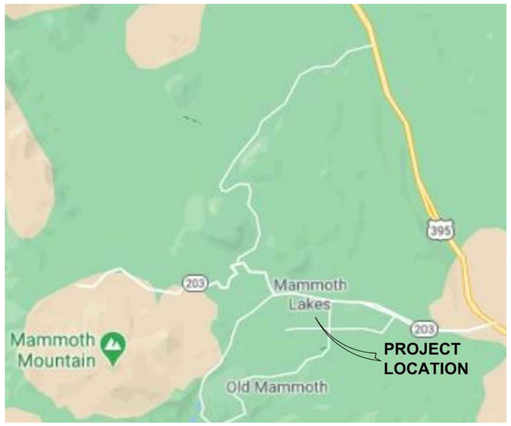
**ATTACHMENT B**
PHASE 2 DESIGN REVIEW
PROJECT PLANS

# DESIGN REVIEW

## FOR

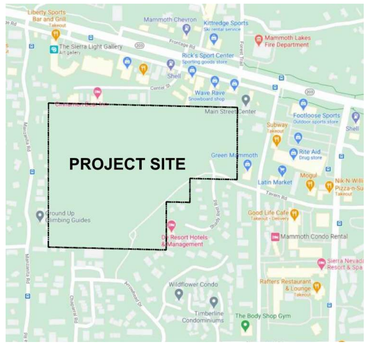
## TOWN OF MAMMOTH LAKES - THE PARCEL
## PHASE 2 DEVELOPMENT

1699 TAVERN ROAD
TOWN OF MAMMOTH LAKES, CA 93546
APN 035-290-001-000 1




**LOCATION MAP**

N.T.S.




**VICINITY MAP**

N.T.S.

## DEVELOPMENT INFORMATION

| | |
|---|---|
| DEVELOPER: | THE PACIFIC COMPANIES<br>CONTACT: CALEB ROOPE<br>430 E. STATE STREET, SUITE 100<br>EAGLE, ID 83616 |
| ARCHITECT/ ENGINEER: | JK ARCHITECTURE ENGINEERING<br>CONTACT: CARLA SAMMIS & MIKE LEHMBERG<br>POST OFFICE BOX 7409<br>TAHOE CITY, CA 96145<br>530.583.9222 |
| LANDSCAPE ARCHITECT: | THPLA, INC.<br>CONTACT: THOMAS H. PHELPS<br>POST OFFICE BOX 8328<br>CHICO, CA 95927<br>530.892.8897 |
| SURVEYOR: | TRIAD/HOLMES ASSOCIATES<br>CONTACT: ANDREW HOLMES<br>POST OFFICE BOX 1570<br>549 OLD MAMMOTH RD. STE. 202<br>MAMMOTH LAKES, CA 93546<br>760.934.7588 |
| GEOTECHNICAL ENGINEER: | SIERRA GEOTECHNICAL SERVICES, INC.<br>POST OFFICE BOX 5024<br>MAMMOTH LAKES, CA 93546<br>760.934.3992 |
| BIOLOGIST: | MICHAEL BAKER INTERNATIONAL<br>CONTACT: TIM TIDWELL<br>5 HUTTON CENTRE DRIVE, STE. 500<br>SANTA ANA, CA 92707<br>949.330.4208 |
| ELECTRICAL ENGINEER: | E4 DESIGN<br>CONTACT: DEANNE FLICKNER<br>324 AVENIDA DE LA ESTRALLA, STE. B<br>SAN CLEMENTE, CA 92672<br>949.582.2755 |
| STORM DRAIN | TOWN OF MAMMOTH LAKES<br>299 COMMERCE DRIVE<br>MAMMOTH LAKES, CA 93546<br>760.965.3680 |
| WATER: | MAMMOTH COMMUNITY WATER DISTRICT<br>CONTACT: KRISTINA ROBERTS<br>POST OFFICE BOX 597<br>1315 MERIDAN BLVD<br>MAMMOTH LAKES, CA 93546<br>760.934.2596 |
| SEWER: | MAMMOTH COMMUNITY WATER DISTRICT<br>CONTACT: KRISTINA ROBERTS<br>POST OFFICE BOX 597<br>1315 MERIDAN BLVD<br>MAMMOTH LAKES, CA 93546<br>760.934.2596 |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON<br>POST OFFICE BOX 7329<br>3001 CHATEAU ROAD<br>MAMMOTH LAKES, CA 93546<br>800.655.4555 |
| TELEPHONE: | FRONTIER COMMUNICATIONS<br>855.295.0087 |
| CABLE TV: | SUDDENLINK<br>201 E LINE STREET<br>BISHOP, CA 93514<br>844.874.7558 |
| FIRE DISTRICT: | MAMMOTH LAKES FIRE PROTECTION DISTRICT<br>3150 MAIN STREET<br>MAMMOTH LAKES, CA 93546<br>760.934.2300 |
| SCHOOL: | MAMMOTH UNIFIED SCHOOL DISTRICT<br>461 SIERRA PARK ROAD<br>MAMMOTH LAKES, CA 93546<br>760.934.6802 |

## PROJECT INFORMATION

PROJECT SUMMARY:

APN(S): 035-290-001-000 1

EXISTING EASEMENTS:

SEE SHEET C2.0 & C2.1

EXISTING ZONING:

RESIDENTIAL MULTI-FAMILY 1 / AFFORDABLE HOUSING (RMF-1(AH))

PROPOSED ZONING:

RESIDENTIAL MULTI-FAMILY 1 / AFFORDABLE HOUSING (RMF-1(AH))
REFER TO THE PARCEL MASTER PLAN

EXISTING LAND USE:

HIGH-DENSITY RESIDENTIAL (HDR-1)

PROPOSED LAND USE:

HIGH-DENSITY RESIDENTIAL (HDR-1)

SETBACKS:

BUILDING SETBACK 20' TO OVERALL PROJECT BOUNDARY.

ROAD SETBACK 10' TO OVERALL PROJECT BOUNDARY.

## PROPOSED DEVELOPMENT SUMMARY

| | |
|---|---|
| PROPOSED BUILDING 2A: | |
| GROSS FLOOR AREA: | 20,200 SF |
| NUMBER OF UNITS: | 15 |
| PROPOSED BUILDING 2B: | |
| GROSS FLOOR AREA: | 32,600 SF |
| NUMBER OF UNITS: | 23 |
| PROPOSED BUILDING 2C: | |
| GROSS FLOOR AREA: | 32,600 SF |
| NUMBER OF UNITS: | 23 |
| PROPOSED BUILDING 2D: | |
| GROSS FLOOR AREA: | 20,200 SF |
| NUMBER OF UNITS: | 15 |
| PROPOSED BUILDING 2E: | |
| GROSS FLOOR AREA: | 89,390 SF |
| NUMBER OF UNITS: | 72 |

## PARKING ANALYSIS

TOWN OF MAMMOTH LAKES ZONING CODE,
CHAPTER 17.44 PARKING LOADING STANDARDS

1

PHASE 2.1

| TYPE OF UNIT | UNIT COUNT | % OF TOTAL | MASTER PLAN PARKING REQUIREMENT | PROPOSED PARKING |
|---|---|---|---|---|
| STUDIO | 15 | 21% | 8 | |
| 1 BEDROOM | 12 | 17% | 12 | |
| 2 BEDROOM | 27 | 38% | 41 | |
| 3 BEDROOM | 18 | 25% | 27 | |
| TOTAL | 72 | 100% | 88 | 177 |

PHASE 2.2

| TYPE OF UNIT | UNIT COUNT | % OF TOTAL | MASTER PLAN PARKING REQUIREMENT | PROPOSED PARKING |
|---|---|---|---|---|
| STUDIO | 6 | 8% | 3 | |
| 1 BEDROOM | 24 | 32% | 24 | |
| 2 BEDROOM | 26 | 34% | 39 | |
| 3 BEDROOM | 20 | 26% | 30 | |
| TOTAL | 76 | 100% | 96 | 44 |

COMBINED PHASE 2

| TYPE OF UNIT | UNIT COUNT | % OF TOTAL | MASTER PLAN PARKING REQUIREMENT | PROPOSED PARKING |
|---|---|---|---|---|
| STUDIO | 21 | 14% | 11 | |
| 1 BEDROOM | 36 | 24% | 36 | |
| 2 BEDROOM | 53 | 36% | 80 | |
| 3 BEDROOM | 38 | 26% | 57 | |
| TOTAL | 148 | 100% | | |
| **TOTAL SPACES** | | | 184 | 221 |

| INDEX - SHEET LIST | |
|---|---|
| SHEET NUMBER | SHEET NAME |
| 0_GENERAL | |
| G1.0 | COVER SHEET |
| 1_CIVIL | |
| C2.0 | EX. CONDITIONS & DEMOLITION PLAN |
| C3.0 | SITE LAYOUT & UTILITY PLAN |
| C4.0 | SNOW STORAGE PLAN |
| C5.0 | PRELIMINARY GRADING PLAN |
| C6.0 | BMP |
| C6.1 | EROSION CONTROL AND BMP DETAILS |
| C6.2 | EROSION CONTROL AND BMP DETAILS |
| C6.3 | EROSION CONTROL AND BMP DETAILS |
| 2_LANDSCAPE | |
| L1.0 | LANDSCAPE MASTER PLAN |
| 3_ARCHITECTURAL | |
| A1.0 | SITE PLAN/SITE LIGHTING PLAN |
| A1.1 | SITE PHASING PLAN |
| A2.1 | BUILDING 2A FLOOR PLANS |
| A2.2 | BUILDING 2D FLOOR PLANS |
| A2.3 | BUILDINGS 2A & 2D ROOF PLAN |
| A2.4 | BUILDINGS 2A & 2D ELEVATIONS |
| A2.5 | BUILDINGS 2A & 2D SECTIONS |
| A3.1 | BUILDING 2B FLOOR PLANS |
| A3.2 | BUILDING 2B FLOOR PLANS |
| A3.3 | BUILDING 2C FLOOR PLANS |
| A3.4 | BUILDING 2C FLOOR PLANS |
| A3.5 | BUILDINGS 2B & 2C ELEVATIONS |
| A3.6 | BUILDINGS 2B & 2C SECTIONS |
| A4.1 | BUILDING 2E FIRST FLOOR PLAN |
| A4.2 | BUILDING 2E SECOND FLOOR PLAN |
| A4.3 | BUILDING 2E THIRD FLOOR PLAN |
| A4.4 | BUILDING 2E FOURTH FLOOR PLAN |
| A4.5 | BUILDING 2E ROOF PLAN |
| A4.6 | BUILDING 2E ELEVATIONS |
| A4.7 | BUILDING 2E SECTIONS |
| A5.0 | UNIT DESIGN |
| A6.0 | SHADOW DIAGRAM |
| A7.0 | PARKING DETAILS |
| A7.1 | TRASH ENCLOSURE DETAILS |
| A8.0 | MATERIALS AND COLOR LEGEND |
| A8.1 | RENDERS |
| A8.2 | RENDERS |
| A8.3 | RENDERS |
| A8.4 | RENDERS |
| A8.5 | PARCEL PHASE COMPARISON |

## SURVEY INFORMATION

GENERAL NOTES:

SURVEY PREPARED BY TRIAD/HOLMES ASSOCIATES, DATED 9/3/20

DATUM/BENCHMARK:

TEMPORARY BENCHMARK PER TOML DATUM:
PROJECT BENCHMARK IS BLM BRASS CAP, SW CORNER OF PARCEL

ELEVATION = 7,878.38'

## SITE STATISTICS

1

| COVERAGE CALCULATIONS | AREA (SF) |
|---|---|
| DEVELOPMENT AREA | 204,146 |
| IMPERVIOUS SURFACES (BUILDINGS) | 70,140 |
| IMPERVIOUS SURFACES (WALKS, PARKING, ACCESS DRIVE, DRIVEWAYS) | 72,628 |
| IMPERVIOUS SURFACES (LANDSCAPE WALKS) | 820 |
| TOTAL IMPERVIOUS SURFACES | 143,588 |
| ALLOWABLE COVERAGE | 70% |
| PROPOSED LOT COVERAGE | 70% |

## DRAINAGE

EXISTING OVERALL WATERSHEDS, PATTERNS, AND DISCHARGE POINTS ARE MAINTAINED AND ARE NOT ADVERSELY ALTERED DUE TO PROPOSED IMPROVEMENTS. ADEQUATE TREATMENT, CONVEYANCE, AND FACILITY SIZING WILL BE PER TOWN, STATE, AND FEDERAL REQUIREMENTS.


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THE PACIFIC COMPANIES

THE PARCEL

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NOT FOR CONSTRUCTION

Project
TPC HOUSING
~~TOWN OF MAMMOTH LAKES - THE~~
PARCEL PHASE 2
1699 TAVERN RD
APN 035-290-001

1 TYP. ALL SHEETS

Drawing Title
**COVER SHEET**

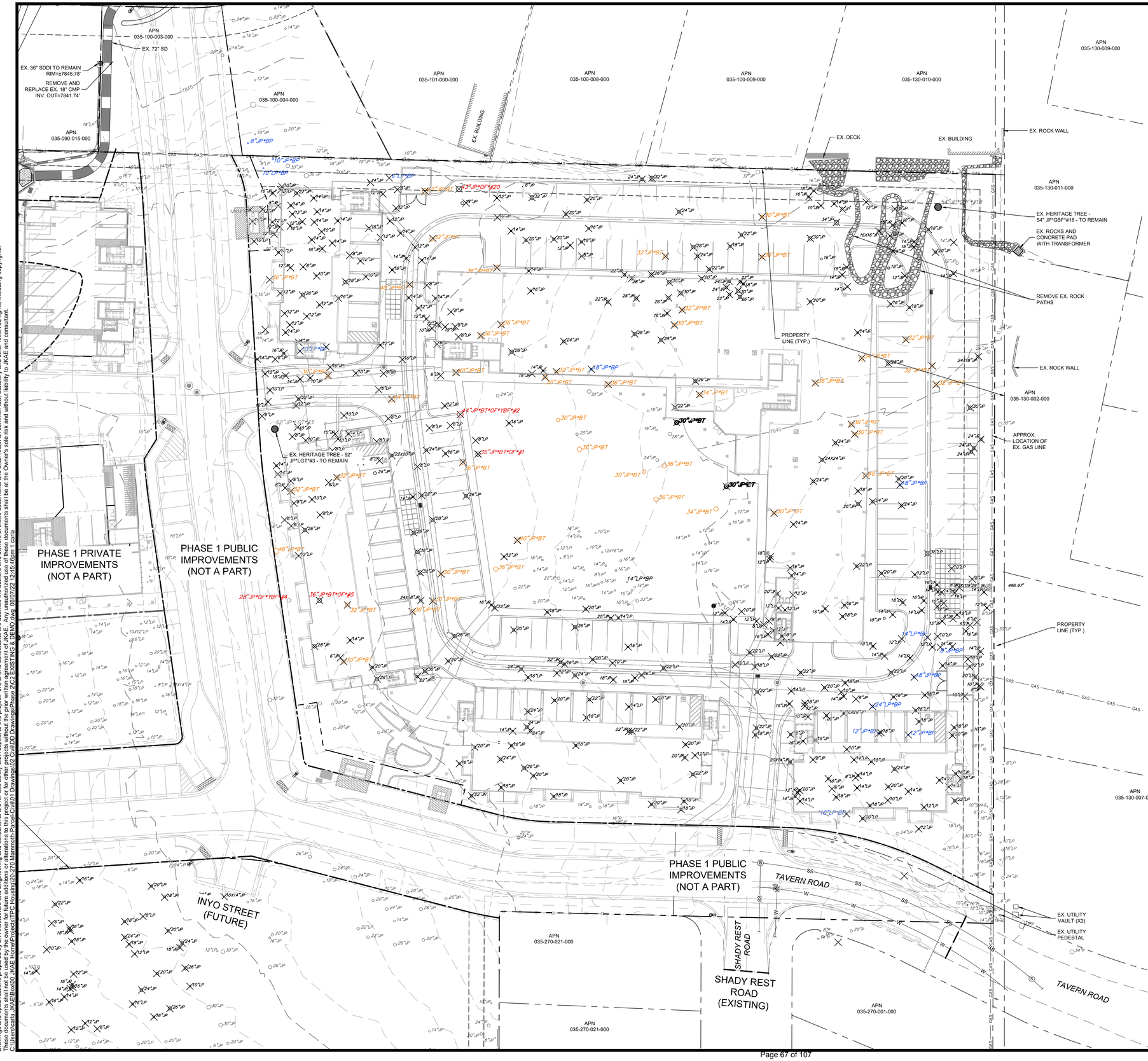
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| 1 | 06/06/2022 | TOML Comments |

Project No.: 21-375
© Date: 06/06/2022
Drawing No.: **G1.0**


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6/7/2022 1:32:35 PM BIM 360://21-375 Mammoth-Parcel Ph2-Arch/21-375 Parcel Phase 2.rvt




## LEGEND: EXISTING

- PROPERTY LINE
- ADJACENT PROPERTY LINE / R.O.W.
- EASEMENT/SETBACK
- 100 YEAR FLOOD PLAIN
- WETLAND
- OHE — OVERHEAD ELECTRIC (APPROX.)
- STORM DRAIN (APPROX.)
- SS — SANITARY SEWER (APPROX.)
- W — WATER (APPROX.)
- 6260 — MAJOR CONTOUR
- 6259 — MINOR CONTOUR
- 20P — TREE TO REMAIN: 2,791
- 20P — REMOVE TREE

## NUMBERED TREES LEGEND

TREE #1 35"JP*BT*OF
SUBPOPULATION 1 OF MATURE JEFFERY PINE
POTENTIAL TREE HAZARD

TREE #2 44"JP*BT*OF*YBF
SUBPOPULATION 1 OF MATURE JEFFERY PINE
POTENTIAL TREE HAZARD
HABITAT TREE

TREE #3 52"JP*LGT
SUBPOPULATION 2 OF MATURE JEFFERY PINE

TREE #4 28"JP*OF*YBF
POTENTIAL TREE HAZARD
HABITAT TREE

TREE #5 36"JP*BT*OF
SUBPOPULATION 1 OF MATURE JEFFERY PINE
POTENTIAL TREE HAZARD

TREE #18 54"JP*GBF
HIGH QUALITY OLD GROWTH/HERITAGE TREE

TREE #19 31"JP*OF
POTENTIAL TREE HAZARD

TREE #20 43"JP*OF
TREE HAZARD

TREES TO BE REMOVED
492 TOTAL TREES

## NOTES:

1. BOUNDARY & TOPO. SURVEY PROVIDED BY TRIAD/HOLMES ASSOCIATES, DATED 9/3/20.
2. WETLAND DELINEATION REPORT PROVIDED BY MICHAEL BAKER INTERNATIONAL, DATED JUNE 2020.
3. UTILITIES SHOWN ON THESE PLANS, INCLUDING TYPES, LOCATIONS, SIZES AND DEPTHS ARE APPROXIMATE ONLY. INFORMATION WAS OBTAINED FROM SOURCES OF VARYING RELIABILITY. INCLUDING BUT NOT LIMITED TO COORDINATION WITH THE SCHOOL DISTRICT, UTILITY COMPANIES AND AVAILABLE RECORD DRAWINGS. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE EXISTING UNDERGROUND UTILITIES INFORMATION BUT JK ARCHITECTURE ENGINEERING CANNOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE INFORMATION PROVIDED HEREIN OR OF ANY EXISTING UNDERGROUND IMPROVEMENT INFORMATION NOT SHOWN. THE CONTRACTOR IS CAUTIONED AND RECOMMENDED TO LOCATE AND IDENTIFY ALL EXISTING UTILITIES AFFECTED BY THE PROPOSED DEMOLITION AND IMPROVEMENTS, CONDUCT SITE INVESTIGATIONS, CONTACT UNDERGROUND SERVICE ALERT, AND OTHER QUALIFIED CABLE/PIPELINE LOCATOR SERVICES, AND IMPLEMENT ALL OTHER MEANS NECESSARY TO DEFINE THE TYPES, LOCATIONS, SIZES AND DEPTHS OF THE EXISTING UNDERGROUND SYSTEM.
4. SEE SHEET C6.0 FOR TEMPORARY BMP INFORMATION.
5. PAVEMENT (ASPHALT AND CONCRETE) SAWCUT LINE-ALL EXISTING SURFACES SHALL BE SAWCUT ONE-FOOT MINIMUM OUTSIDE THE EDGE OF PAVEMENT TO REMAIN TO A NEAT, STRAIGHT LINE AND REMOVED THE EXPOSED EDGE SHALL BE SEALED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED AND RESEALED PRIOR TO PAVING. EXISTING CONCRETE SURFACES SHALL BE SAWCUT TO A NEAT AND STRAIGHT EDGE, WHICH SHALL BE SEALED PRIOR TO PAVING.
6. ALL TREE REMOVAL ACTIVITIES SHALL ADHERE TO THE FEDERAL MIGRATORY BIRD TREATY ACT AND CALIFORNIA FISH AND WILDLIFE CODE SECTIONS 3503 AND 3503.5, IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD OR BIRD-OF-PREY, EXCEPT AS OTHERWISE PROVIDED BY FGC OR ANY REGULATION MADE PURSUANT THERETO. COMPLETION OF A NESTING BIRD SURVEY BY A BIOLOGIST WITH QUALIFICATIONS WITHIN THREE DAYS OF INITIATION OF SITE DISTURBANCE IS RECOMMENDED FOR PROJECTS THAT HAVE THE POTENTIAL TO DISTURB SUITABLE NESTING HABITAT, WHICH MAY INCLUDE RIPARIAN VEGETATION, MATURE TREES, SNAGS, AND STRUCTURES.

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G:\Users\carla.JKAETBx000\JKAE Home\Projects\PC-Housing\20-270 Mammoth-Parcel-Civil\01 Drawings\Phase 2\C2 EXISTING & DEMO.dwg 06/07/22 12:45:49pm Carla

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Checked By: CS
Project No.: 20-270
Date: 02/18/2022

| NO. | DATE | ISSUE |
|---|---|---|
| 1 | 6/06/2022 | TOML COMMENTS |

Seal

Drawing Title
**EX. CONDITIONS & DEMOLITION PLAN**

Project
PHASE 2 PRELIMINARY DESIGN
**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

**C2.0**
OF
**8**

NG)

PROPERTY LINE (TYP.)

TRASH ENCLOSURE (SEE DETAIL 6/C7.1)

ASPHALT PAVEMENT (TYP.)

12 - 10' x 22' PARALLEL PARKING STALLS

CONCRETE RETAINING WALL (SEE GRADING PLAN)

3' WIDE CONCRETE VALLEY GUTTER (TYP.)

10.0' SETBACK

20.0' SETBACK

INYO STREET (EXISTING)

BUILDING 2A (REF. ARCHITECTURAL PLANS FOR DETAILS)

ROOF DOWNSPOUT CONNECTION (TYP.)

48"Ø STORMDRAIN MANHOLE (TYP.)

15" STORMDRAIN PIPE (TYP.)

UTILITIES POINT OF CONNECTION @ STUBS FROM PHASE 1 IMPROVEMENTS

PROPERTY LINE (TYP.)

**PHASE 1 (EXISTING)**

24 - 10' x 20' PARKING STALLS

UNDERGROUND STORMWATER DETENTION AND TREATMENT SYSTEM (TYP.)

6" SEWER LATERAL AND MANHOLE (TYP.)

6' CONCRETE SIDEWALK (TYP.)

BUILDING 2E (REF. ARCHITECTURAL PLANS FOR DETAILS)

24"x36" DRAIN INLET (TYP.)

20 - 10' x 20' PARKING STALLS

22 - 10' x 20' PARKING STALLS

10.0' SETBACK

20.0' SETBACK

TYPE II CURB (TYP. UNLESS OTHERWISE NOTED)

CONCRETE ENTRY (TYP.)

20 - 10' x 20' PARKING STALLS

3' WIDE CONCRETE VALLEY GUTTER (TYP.)

15" STORMDRAIN PIPE (TYP.)

6" SEWER LATERAL AND MANHOLE (TYP.)

CURB & GUTTER

24"x36" DRAIN INLET (TYP.)

ROOF DOWNSPOUT CONNECTION (TYP.)

5' CONCRETE SIDEWALK (TYP.)

ROOF DOWNSPOUT CONNECTION (TYP.)

UNDERGROUND STORMWATER DETENTION AND TREATMENT SYSTEM (TYP.)

SEE LANDSCAPE PLANS FOR GARDEN AREA LAYOUT

6' CONCRETE SIDEWALK (TYP.)

24"x36" DRAIN INLET (TYP.)

WATER AND DRY UTILITIES JOINT TRENCH (ELEC, TEL, CATV, BROADBAND, GAS)

AREA DRAIN (TYP.)

5' CONCRETE SIDEWALK (TYP.)

48"Ø STORMDRAIN MANHOLE (TYP.)

15 - 10' x 20' PARKING STALLS

STORMDRAIN OVERFLOW PIPE OUTLET W/ ROCK RIPRAP PROTECTION

TYPE II CURB (SEE DETAIL 3 & 4/C7.0)

PROPERTY LINE (TYP.)

CONCRETE RETAINING WALL (SEE GRADING PLAN)

15" STORMDRAIN PIPE (TYP.)

TRASH ENCLOSURE (SEE DETAIL 6/C7.1)

48"Ø STORMDRAIN MANHOLE (TYP.)

ROOF DOWNSPOUT CONNECTION (TYP.)

CONCRETE SIDEWALK (TYP.)

6" SEWER LATERAL AND MANHOLE (TYP.)

WATER AND DRY UTILITIES JOINT TRENCH (ELEC, TEL, CATV, BROADBAND, GAS)

15" STORMDRAIN PIPE (TYP.)

48"Ø STORMDRAIN MANHOLE (TYP.)

ROOF DOWNSPOUT CONNECTION (TYP.)

BUILDING 2C (REF. ARCHITECTURAL PLANS FOR DETAILS)

CURB & GUTTER

6' CONC. SIDEWALK (TYP.)

BUILDING 2D (REF. ARCHITECTURAL PLANS FOR DETAILS)

6' CONC. SIDEWALK (TYP.)

6' CONCRETE WALK, STAIRS AND RAMP

UTILITIES POINT OF CONNECTION @ STUBS FROM PHASE 1 IMPROVEMENTS

INYO STREET (FUTURE)

TAVERN ROAD (EXISTING)

S 86°37'43" E 325.59'

SHADY REST ROAD (EXISTING)

10.0' SNOW STORAGE EASEMENT

INYO STREET (EXISTING)

N=2061280.58
E=7004471.91

**PHASE AREA 1B**
COMMUNITY PARK (0.5 AC)

10.0' SNOW STORAGE EASEMENT

LEGEND: PROPOSED

- PROPERTY LINE / RIGHT OF WAY (ROW)
- ROAD CENTER LINE
- BUILDING FOOTPRINT
- BUILDING ROOF LINE
- ASPHALT CONCRETE
- CONCRETE
- (X) PARKING SPACE COUNT

N

SCALE: 1" = 30'

0' 15' 30' 60'

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C:\Users\carla.JKAE\Box\00 JKAE Home\Projects\TPC Housing\20-270 Mammoth Parcel-Civil\01 Drawings\02 Civil\3D Drawings\Phase 2\C3 SITE LAYOUT.dwg 06/07/22 12:45:52pm carla

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|---|---|---|
| 1 | 6/06/2022 | TOML COMMENTS |

Seal

Drawing Title
**SITE LAYOUT & UTILITY PLAN**

Project
**PHASE 2 PRELIMINARY DESIGN**

**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

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C:\Users\carla.JKAE\Box\200 JKAE Home\Projects\TPC Housing\20-270 Mammoth Parcel Civil\01 Drawings\02 Civil\3D Drawings\Phase 2\C4.5 SNOW STORAGE.dwg 06/07/22 12:45:57pm Carla

PHASE 2 SITE STATISTICS:

| PHASE 2 | AREA (SF) |
|---|---|
| **Coverage Calculations** | |
| Development Area | 204,146 |
| Impervious Surfaces (Buildings) | 70,140 |
| Impervious Surfaces (Walks, Parking, Access Drive, Driveways) | 72,628 |
| Impervious Surfaces (Landscape Walks) | 820 |
| Total Impervious Surfaces | 143,588 |
| Allowable Coverage | 70% |
| Proposed Lot Coverage | 70% |
| | |
| **Snow Storage Calculations** | |
| Required Snow Storage | 60% |
| Total Area to Be Cleared of Snow* (Walks, Parking, Access Drive, Driveways) | 72,628 |
| Total Snow Storage Required | 43,577 |
| Total Snow Storage Provided On-Site | 34,288 |
| Total Snow Storage Provided Off-Site | 9,600 |
| Total Snow Storage Provided Combined | 43,888 |
| * It is assumed that landscape walks within internal park area will not be cleared of snow | |

LEGEND: PROPOSED

- BOUNDARY LINE / ROW
- ASPHALT
- CONCRETE
- SNOW STORAGE

N

SCALE: 1" = 30'

0' 15' 30' 60'

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| 1 | 6/06/2022 | TOML COMMENTS |

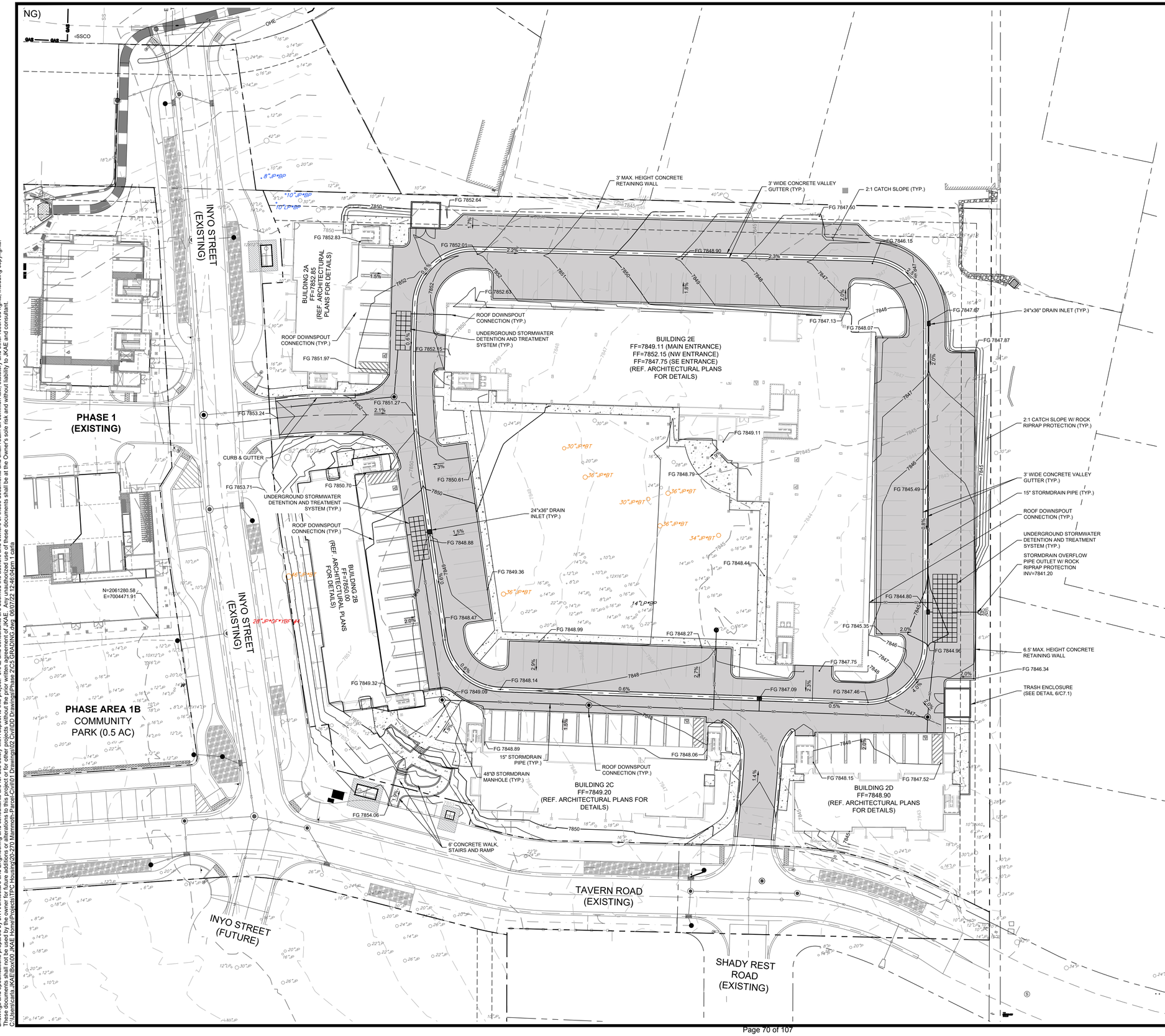
Seal

Drawing Title
**SNOW STORAGE PLAN**

Project
PHASE 2 PRELIMINARY DESIGN
**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

**C4.0**
OF
**8**

NG)




## LEGEND

| | |
|---|---|
| 7850 | EXISTING CONTOUR MAJOR |
| | EXISTING CONTOUR MINOR |
| 50 | PROPOSED CONTOUR MAJOR |
| | PROPOSED CONTOUR MINOR |
| | PROPERTY LINE |
| | NEW AC PAVEMENT |
| | NEW CONCRETE |
| | MANHOLE (DASHED IF EXISITNG) |
| X.X% | SLOPE IN PERCENT |

## SITE EARTHWORK ESTIMATE:

| | CUT | FILL | NET |
|---|---|---|---|
| EARTHWORK* | 1,100 C.Y. | 6,900 C.Y. | 5,800 C.Y (FILL) |
| AREA OF DISTURBANCE** (LIMITS OF GRADING) | ±4.7 AC | | |
| TREE REMOVAL** | 492 | | |

* EARTHWORK NUMBERS ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE, AND IT DOES NOT INCLUDE UTILITY TRENCHING OR STRIPPING, SWELLING, SHRINKAGE OR LOSS FACTORS ARE NOT INCLUDED.

** INCLUDES TREE REMOVAL FOR SNOW STORAGE AREA.

N

SCALE: 1" = 30'

0' 15' 30' 60'


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Date: 02/18/2022

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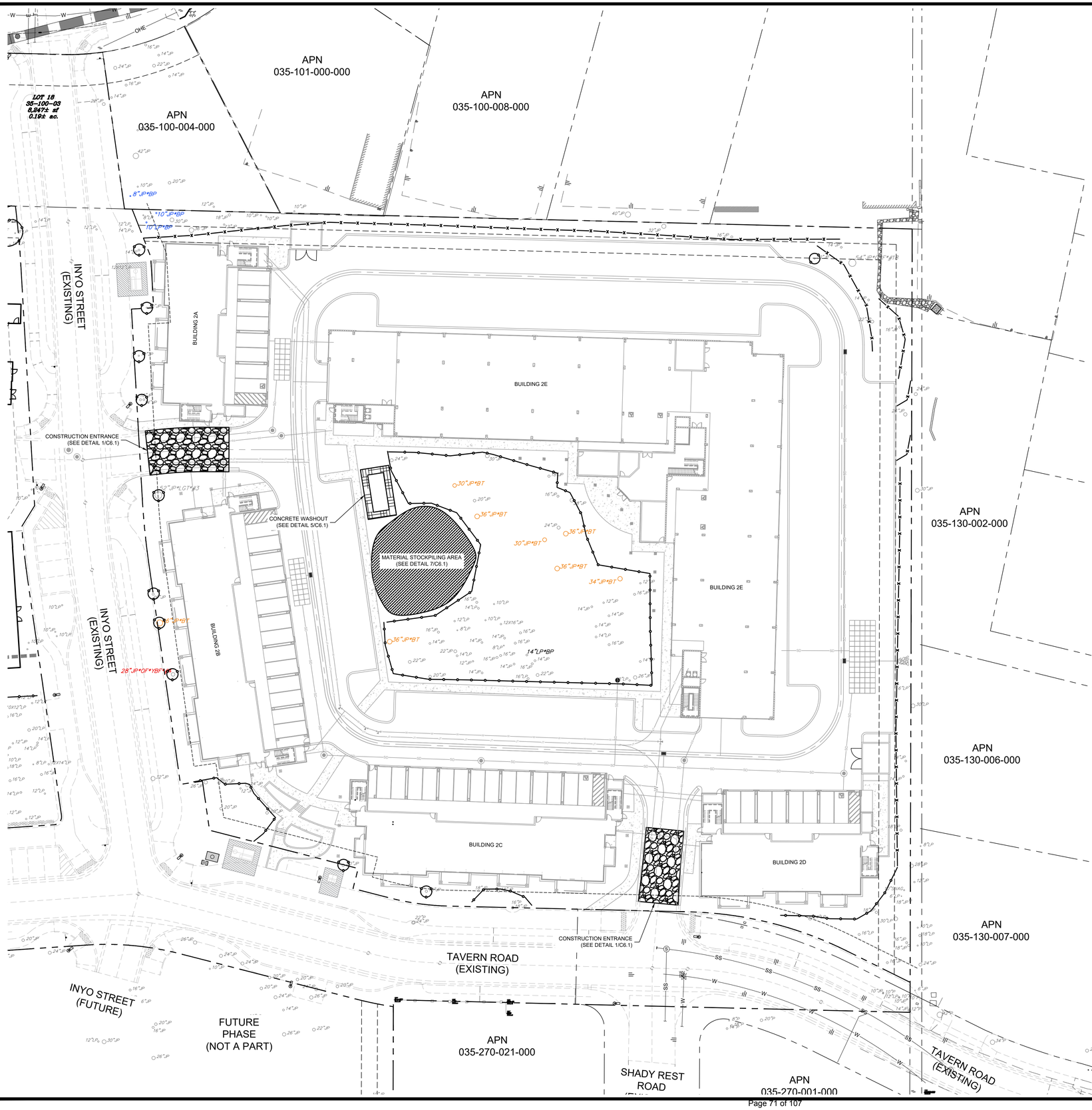
Seal

Drawing Title
**GRADING & DRAINAGE PLAN**

Project
PHASE 2 PRELIMINARY DESIGN
**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

**C5.0**
OF
**8**


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LEGEND: BMPs

- SILT FENCE AND/OR FIBER ROLL
- PROTECTIVE FENCING
- CHECK DAM
- CONSTRUCTION ENTRANCE

SCALE: 1" = 30'

0' 15' 30' 60'

N

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL MEASURES AND DETAILS AS SHOWN ON THIS PLAN ARE SUGGESTED MINIMUM METHODS OF CONTROLLING DUST AND EROSION DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY FIELD CONDITIONS TO CONTROL EROSION AND SEDIMENT.
2. IF INCLEMENT WEATHER IS FORECAST, CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT AREAS DISTURBED BY CONSTRUCTION FROM EROSION AND/OR SUBSEQUENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE.
3. STOCKPILES SHALL BE PROTECTED FROM EROSION. THIS MAY CONSIST OF PLACING STRAW BALE OR FILTER FABRIC DIKES AROUND STOCKPILES AND/OR COVERING WITH PLASTIC SHEETING.
4. ALL TEMPORARY EROSION CONTROL FEATURES SHALL BE INSPECTED WEEKLY AND PRIOR TO INCLEMENT WEATHER AND CORRECTIVE ACTION TAKEN AS NECESSARY TO ENSURE PROPER FUNCTION.
5. ALL AREAS DISTURBED BY CONSTRUCTION OF OFFSITE UTILITIES, INCLUDING ROADWAY SURFACES, SHOULDERS, AND OTHER AREAS WILL BE RESTORED TO THE SATISFACTION OF THE PLACER COUNTY AND LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED OR OTHERWISE PROTECTED. ANY PORTIONS OF THE CONSTRUCTION SITE TO REMAIN INACTIVE LONGER THAN THREE MONTHS SHALL BE STABILIZED IN A MANNER ACCEPTABLE TO THE TOWN ENGINEER, VISQUEEN OVER BUILDING PADS IN LIEU OF REVEGETATION MAY BE APPROVED BY THE TOWN. REVEGETATION UNDERTAKEN FROM 4/1 TO 10/1 SHALL INCLUDE REGULAR WATERING TO ENSURE ADEQUATE GROWTH. IN THE EVENT THAT SNOW REMOVAL FOR BUILDING CONSTRUCTION DURING THE WINTER IS UNDERTAKEN ALL AREAS TO RECEIVE SNOW REMOVAL SHALL HAVE A MINIMUM OF 6" OF COMPACTED BASE ROCK. THE AREA OF SOIL AND VEGETATION DISTURBANCE SHALL BE LIMITED TO THAT REQUIRED FOR CONSTRUCTION PURPOSES. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED, EXCEPT WHERE REQUIRED FOR ACCESS, THERE SHALL BE NO DISTURBANCE IN AREAS TO THE LEFT IN A NATURAL STATE. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO AREAS TO BECOME PERMANENT CIRCULATION ( E.G., ROADWAYS AND PARKING).
7. ALL INLETS TO HAVE INLET PROTECTION AFTER INSTALLATION (PER DETAIL 1/CT.2)
8. MULCHED WITH WOOD FIBER @ 2000 LBS/ACRE AND STRAW WITH TACKIFIER @ 3000 LBS/ACRE.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10 OF THE CALIFORNIA STANDARD SPECIFICATIONS. MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOW:
A. CONDUCT MAJOR DUST-GENERATING ACTIVITIES WHEN WIND VELOCITIES ARE LOW.
B. DEDICATE ONE 1800 GALLON (MIN) WATER TRUCK TO THE PROJECT UNTIL GRADING OPERATIONS ARE COMPLETED AND/OR SITE HAS BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OF MAMMOTH. STABILIZATION MAY BE ACCOMPLISHED WITH BASE ROCK AND/OR REVEGATATION, PRECIPITATION OR OTHER CIRCUMSTANCES ACCEPTABLE TO THE TOWN OF MAMMOTH.
C. SPRINKLE WORK AREAS, CONSTRUCTION EQUIPMENT TRAVEL ROUTES, AND EQUIPMENT TO CONTROL DUST. WATER SHALL BE APPLIED TO THE ENTIRETY OF THE DISTURBED PORTION OF THE SITE (EXCEPT WITHIN FOUNDATIONS AND STABILIZED AREAS) AT LEAST TWICE DAILY BARRING ANY NATURAL PRECIPITATION. ADDITIONAL APPLICATIONS OF WATER SHALL BE PROVIDED AS CONDITIONS DICTATE TO CONTROL DUST OR AS REQUESTED BY THE TOWN OF MAMMOTH.
D. PREVENT CONSTRUCTION VEHICLES FROM TRACKING MUD ONTO NEIGHBORING ROADS & HIGHWAYS.
E. RESTRICT ALL TRUCKS & VEHICLES WITHIN CONSTRUCTION SITE TO A MAXIMUM SPEED OF 15 MPH.
10. TREE PROTECTION SHALL APPLY TO ALL EXISTING TREES TO REMAIN WITHIN 10 FEET OF ANY CONSTRUCTION - ALL EXISTING TREES ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED ON THESE PLANS.
11. CONTRACTOR TO ENSURE NO SEDIMENT RELEASE OR TRACKOUT DURING CONSTRUCTION. VEHICLES TO BE PROPERLY WASHED DOWN PRIOR TO LEAVING THE SITE AND EXIT PAVEMENT MAINTAINED AND SWEPT AT ALL TIMES.
12. ALL STAGING AND STOCKPILING SHALL OCCUR ON EXISTING DISTURBED AREAS AND SHALL BE CONTAINED BY TEMPORARY BMP MEASURES.

WINTERIZATION NOTES:

1. WINTERIZATION IS REQUIRED ON ALL CONSTRUCTION SITES WHICH ARE ACTIVE OR INACTIVE BETWEEN OCTOBER 15 AND MAY 1.
2. ALL TEMPORARY EROSION CONTROL FEATURES SHALL BE REPAIRED AND FUNCTIONING PROPERLY BY OCTOBER 15.
3. TEMPORARY VEGETATION PROTECTION FENCING SHALL BE IN PLACE AND/OR INSPECTED.
4. DISTURBED AREAS SHALL BE STABILIZED ( SEE EROSION CONTROL NOTES).
5. ON-SITE CONSTRUCTION SLASH AND DEBRIS SHALL BE CLEANED UP AND REMOVED FROM SITE.
6. PERMANENT BMPs SHALL BE INSTALLED WHEREVER FEASIBLE.
7. IF THE SITE WILL BE ACTIVE BETWEEN OCTOBER 15 AND MAY 1, ALL PERMANENT BMPs MUST BE IN PLACE, SPECIALLY PAVING OF DRIVEWAY AND PARKING AREAS.
8. ALL FILL MATERIAL RETAINED FOR FUTURE BACKFILL MUST BE PROTECTED BY SEDIMENT BARRIERS AND BE COVERED WITH PLASTIC OR OTHER IMPERVIOUS MATERIAL.
9. ANY EXCESS EXCAVATED EARTHEN MATERIALS SHALL BE REMOVED FROM SITE.

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Project No.: 20-270
Date: 02/18/2022

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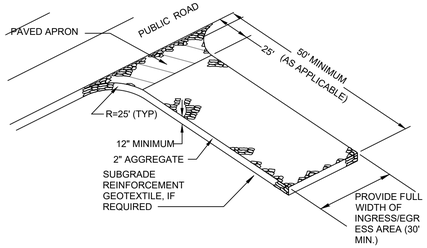
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Drawing Title
**SEDIMENT & EROSION CONTROL PLAN**

Project
PHASE 2 PRELIMINARY DESIGN
**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

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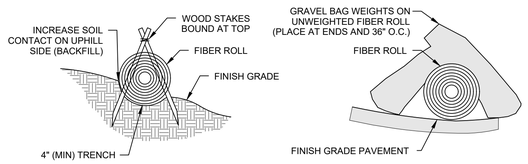
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C:\Users\carla.JKAE\Box\00 JKAE Home\Projects\TPC Housing\20-270 Mammoth-Parcel-Civil\01 Drawings\02 Civil\DD Drawings\Phase 2\C6 EROSION CONTROL & BMP PLAN.dwg, 02/07/22 12:46:07pm, Carla

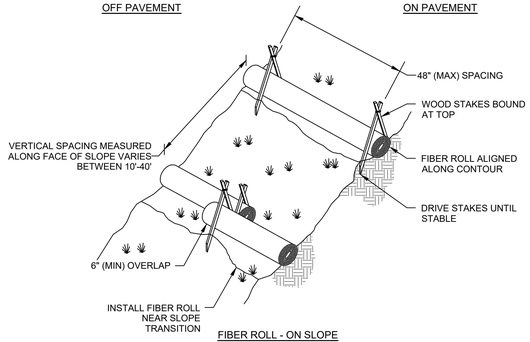



NOTES

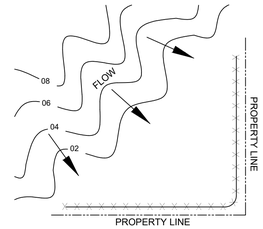
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION IN INGRESS AND EGRESS.
2. THE AGGREGATE SHALL BE 2 IN. CRUSHED ROCK OR 1 TO 3 IN. DIAMETER WASHED WELL-GRADED GRAVEL.
3. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
5. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
6. THE ENTRANCE SHALL BE INSPECTED MONTHLY AND AFTER EACH RAINFALL.
7. CRUSHED ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
8. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED WITHIN 24 HOURS.
9. THE CRUSHED ROCK AND GEOTEXTILE SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.
10. A PAVED APRON ENTRANCE IS REQUIRED. THE ROCK CONSTRUCTION ENTRANCE IS TO BE ADDED TO THE END OF THE TEMPORARY PAVED APRON. THE PAVED APRON SHALL BE PROVIDED WITHIN ON WEEK OF THE COMMENCEMENT OF GRADING. PAVED APRONS SHALL BE FLUSHED AND/OR SWEPT AT LEAST ONCE DAILY. PAVED APRON SHALL BE A MINIMUM OF 2"AC ON 6"AB.

1 BMP - STABILIZED CONSTRUCTION ENTRANCE
NTS

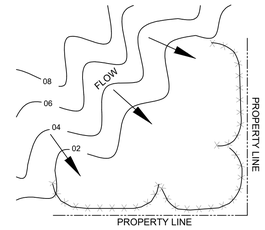



2 BMP - FIBER ROLLS
NTS




**INCORRECT PLACEMENT**
DO NOT LAYOUT PERIMETER CONTROL SILT FENCES ALONG PROPERTY LINES. ALL SEDIMENT-LADEN RUNOFF WILL CONCENTRATE AND OVERWHELM THE SYSTEM.

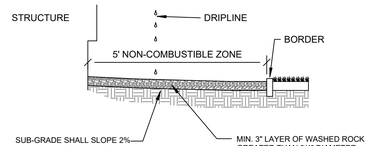



**CORRECT PLACEMENT**
BREAK-UP SILT FENCE INTO SECTIONS TO PREVENT SEDIMENT-LADEN RUNOFF FROM CONCENTRATING AND OVERWHELMING THE SYSTEM.

3 BMP - SILT FENCE & FIBER ROLL PLACEMENT
NTS

| TRENCH WIDTHS | |
|---|---|
| 1 STORY | 18" MIN |
| 2 STORY | 24" MIN |
| 3 STORY | 30" MIN |

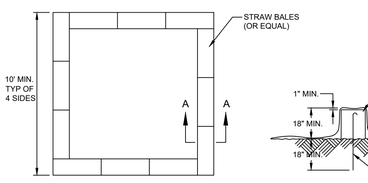
| BAFFLE SPACING ON DRAIN ROCK ARMOR | SLOPE % |
|---|---|
| N/A | 0-10 |
| 5' | 10 |
| 10' | 15 |



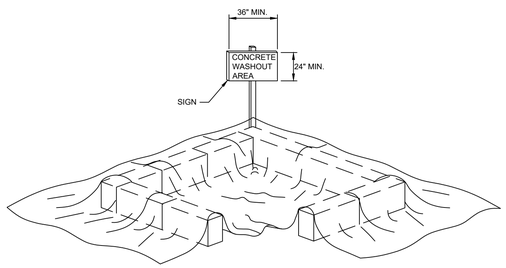

NOTES:

1. THE SOIL MUST BE ARMORED WITH A SINGLE CONTINUOUS LAYER OF ROCK. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE.
2. FIRE DEFENSIBLE SPACE GUIDELINES RECOMMEND A 5' NON-COMBUSTIBLE ZONE AROUND THE BUILDING PERIMETER. SEE "LIVING WITH FIRE" AT WWW.LIVINGWITHFIRE.INFO
3. CONTAINMENT BORDERS WITHIN THE 5' NON-COMBUSTIBLE ZONE SHALL BE MADE OF NON-FLAMMABLE MATERIALS.
4. REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL AND PROPER DISPOSAL OF PINE NEEDLES AND ACCUMULATED SEDIMENT.
5. DRIPLINES INSTALLED ON SLOPES GREATER THAN 10%, SHOULD BE DESIGNED WITH BAFFLES OR LARGER ROCKS. AN ALTERNATIVE PRACTICE IS TO CONSTRUCT A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY RUNOFF TO AN INFILTRATION SYSTEM LOCATED A MINIMUM OF 10' AWAY FROM THE FOUNDATION.

4 BMP - ARMORED DRIPLINE
1" = 1'-0"



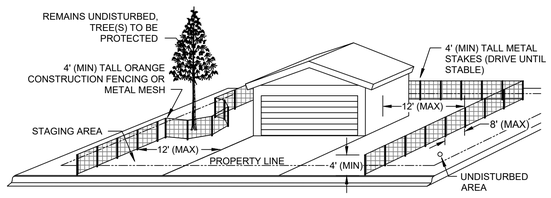

BALE CONFIGURATION SECTION A-A

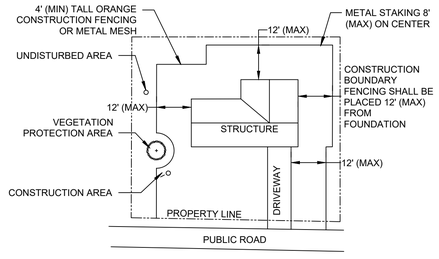



NOTES:

1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

5 BMP - CONCRETE WASHOUT
NTS

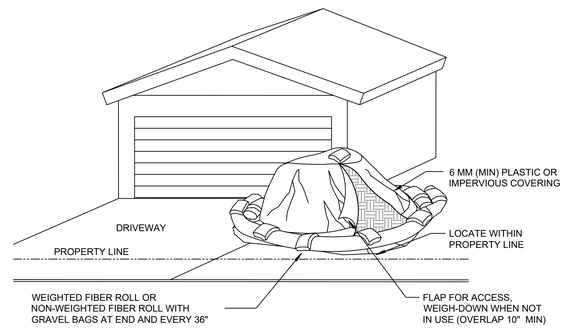



NOTES:

1. METAL OR WIRE MESH FENCING MAY BE REQUIRED FOR SITES THAT CONSISTENTLY FAIL TO MAINTAIN PERMITTED FENCING REQUIREMENTS.
2. INSPECTIONS SHALL BE MADE DAILY AND DOWNED SECTIONS REPAIRED IMMEDIATELY.
3. ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA MUST BE DE-COMPACTED AND RESTORED. PLANT WITH NATIVE AND/OR ADAPTED PLANTS POST-CONSTRUCTION.

6 BMP - CONSTRUCTION BOUNDARY FENCING
NTS




## NOTES:

1. LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OF STORMWATER.
2. ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
3. COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE DURING WIND.
4. CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS.
5. VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLLS.
6. REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
7. STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA.

7 BMP - STOCKPILE MANAGEMENT
NTS

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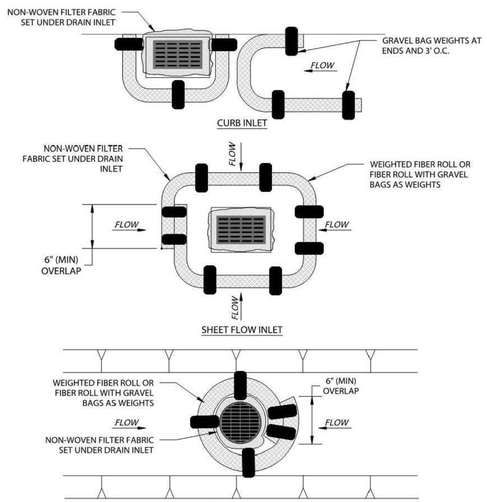
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Drawing Title
**EROSION CNTRL. & BMP DETAILS**

Project
PHASE 2 PRELIMINARY DESIGN
**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

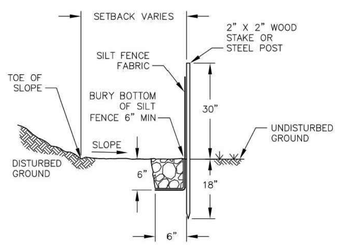
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NOTES:

1. FIBER ROLL DRAIN INLET PROTECTION SHALL USE A MIN. 12" DIAMETER ROLL AND BE INSTALLED BEFORE CONSTRUCTION BEGINS.
2. GRAVEL BAGS SHALL BE FILLED WITH GRAVEL. SAND BAGS ARE NOT AN ACCEPTABLE SUBSTITUTE.
3. INSPECT AND REPAIR FIBER ROLLS EACH DAY AND AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE THIRD OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DISPOSED OF PROPERLY.
4. SEDIMENT AND GRAVEL DEPOSITED ON ROADWAYS SHALL BE IMMEDIATELY REMOVED.
5. IN HIGH TRAFFIC AREAS, MARK DRAIN INLET PROTECTION WITH VISIBLE BARRIERS SUCH AS SAFETY CONES.
6. REMOVE DRAIN INLET PROTECTION AFTER THE SURROUNDING AREA HAS BEEN STABILIZED.

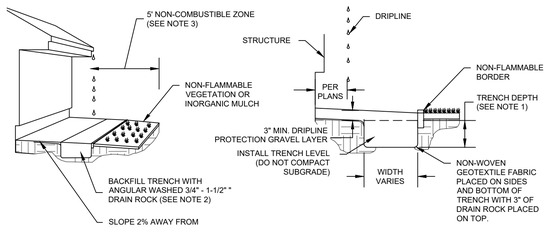
## 1 INLET PROTECTION
N.T.S.




**NOTES:**

1. DO NOT USE IN STREAMS, CHANNELS, DRAIN INLETS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE TO DIVERT FLOW.
2. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHALL BE 200'.
3. SILT FENCE FABRIC SHALL BE WOVEN POLYPROPYLENE; WIDTH = 36" MIN, TENSILE STRENGTH = 100 LB MIN.
4. THE FOLLOWING CRITERIA IS RECOMMENDED FOR SELECTION OF THE FABRIC EQUIVALENT OPENING SIZE (EOS):
   A. IF 50% OR LESS OF THE SOIL, BY WEIGHT, WILL PASS THE U.S. STANDARD SIEVE NO. 200, SELECT THE EOS TO RETAIN 85% OF THE SOIL. THE EOS SHALL NOT BE FINER THAN EOS70.
   B. FOR ALL OTHER SOIL TYPES, THE EOS SHALL BE NO LARGER THAN THE OPENINGS IN THE U.S. STANDARD SIEVE NO. 70 EXCEPT WHERE DIRECT DISCHARGE TO A STREAM, LAKE, OR WETLAND WILL OCCUR, THEN THE EOS SHALL BE NO LARGER THAN STANDARD SIEVE NO. 100.
5. CONNECTION/JOINING OF SILT FENCES SHALL BE COMPLETED BY TIGHTLY OVERLAPPING THE ENDS OF THE ROLLS A MINIMUM OF 12" OR BY OVERLAPPING THE END POSTS AND SECURING THE TWO POSTS TOGETHER TIGHTLY WITH PLASTIC WIRE TIES AND/OR STEEL BAILING WIRE (9 GAUGE OR HEAVIER).
6. STAKES SHALL BE SPACED AT 8'–0" MAX AND SHALL BE POSITIONED ON DOWNSLOPE SIDE OF FENCE.
7. STAPLES USED TO FASTEN THE FENCE FABRIC TO THE STAKES SHALL BE NOT LESS THAN 1.25" LONG AND SHALL BE FABRICATED FROM 15 GAUGE OR HEAVIER WIRE. PLASTIC WIRE TIES AND/OR STEEL BAILING WIRE (9 GAUGE OR HEAVIER) MAY BE SUBSTITUTED. NOT LESS THAN 4 STAPLES/TIES SHALL BE USED ON EACH STAKE.
8. THE LAST 8' OF FENCE SHALL BE TURNED UPSLOPE.
9. SILT FENCES SHALL BE LEFT IN PLACE, REGULARLY INSPECTED, AND MAINTAINED UNTIL THE UPSLOPE AREA IS PERMANENTLY STABILIZED.
10. SEDIMENT SHALL BE REMOVED BEFORE THE SEDIMENT ACCUMULATION REACHES ONE–THIRD OF THE BARRIER HEIGHT.

## 2 SILT FENCE
N.T.S.



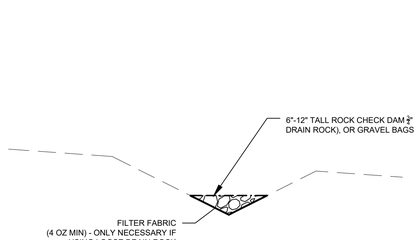

STEP INFILTRATION TRENCH DOWNHILL SLOPE INSTALLATION
(ON A SLOPE 5% OR GREATER)

NOTES:

1. LENGTH, WIDTH, AND DEPTH OF INFILTRATION TRENCHES DESIGNED TO STORE THE 20-YEAR 1-HOUR STORM EVENT (1" RAIN DEPTH), PER TOWN OF MAMMOTH LAKES REQUIREMENTS - SEE PLANS FOR DIMENSIONS.
2. PROPRIETARY PRODUCTS MAY BE USED TO PROVIDE ADDITIONAL STORAGE CAPACITY RELATIVE TO DRAIN ROCK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. FIRE DEFENSIBLE SPACE GUIDELINES AS REQUIRED BY FIRE DEPARTMENT.

| TRENCH WIDTHS | |
|---|---|
| 1 STORY | 18" MIN |
| 2 STORY | 24" MIN |
| 3 STORY | 30" MIN |

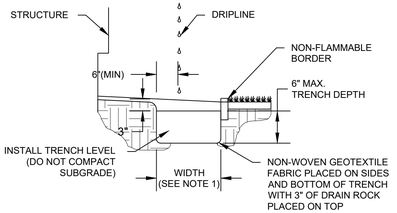
## 5 BMP - DRIPLINE PROTECTION WITH INFILTRATION TRENCH
N.T.S.




NOTES:

1. TEMPORARY CHECK DAMS SHALL BE INSTALLED ALONG FLOW LINES DURING CONSTRUCTION FOR SEDIMENT AND EROSION CONTROL.

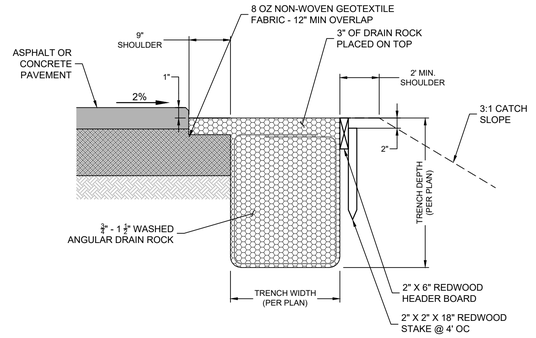
## 3 TEMPORARY CHECK DAM
N.T.S.



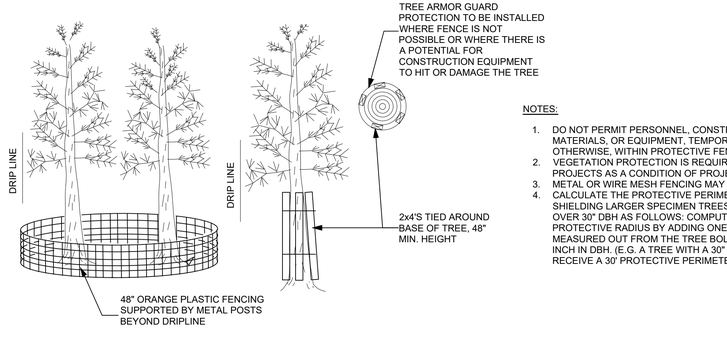

NOTES:

1. WIDTH OF DRIPLINE PROTECTION TRENCH SHALL BE AS INDICATED ON THE SITE LAYOUT & UTILITIES SHEETS C5.0.
2. DRIPLINE PROTECTION TRENCH SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE ASSOCIATED ROOF EVE.

## 8 BMP - DRIPLINE PROTECTION TRENCH
N.T.S.




## 7 BMP - INFILTRATION TRENCH @ EDGE OF PAVEMENT
N.T.S.




NOTES:

1. DO NOT PERMIT PERSONNEL, CONSTRUCTION MATERIALS, OR EQUIPMENT, TEMPORARY OR OTHERWISE, WITHIN PROTECTIVE FENCING.
2. VEGETATION PROTECTION IS REQUIRED FOR ALL PROJECTS AS A CONDITION OF PROJECT APPROVAL.
3. METAL OR WIRE MESH FENCING MAY BE REQUIRED.
4. CALCULATE THE PROTECTIVE PERIMETER FOR SHIELDING LARGER SPECIMEN TREES MEASURING OVER 30" DBH AS FOLLOWS: COMPUTE THE PROTECTIVE RADIUS BY ADDING ONE FOOT, AS MEASURED OUT FROM THE TREE BOLE, FOR EVERY INCH IN DBH. (E.G. A TREE WITH A 30" DBH WOULD RECEIVE A 30' PROTECTIVE PERIMETER)

## 4 BMP - VEGETATION PROTECTION
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C:\Users\csalls\JKAE\BIM360 JKAE Home\Projects\TPC Housing\20-270 Mammoth-Parcel-Civil\01 Drawings\z2 Civil\00 Drawings\Phase 2\C6 EROSION CONTROL & BMP PLAN.dwg, 06/07/22 12:46:11 pm, 1 calls

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Drawn By: CS
Checked By: CS
Project No.: 20-270
Date: 02/18/2022

ISSUE
NO. | DATE

Seal

Drawing Title
**EROSION CNTRL. & BMP DETAILS**

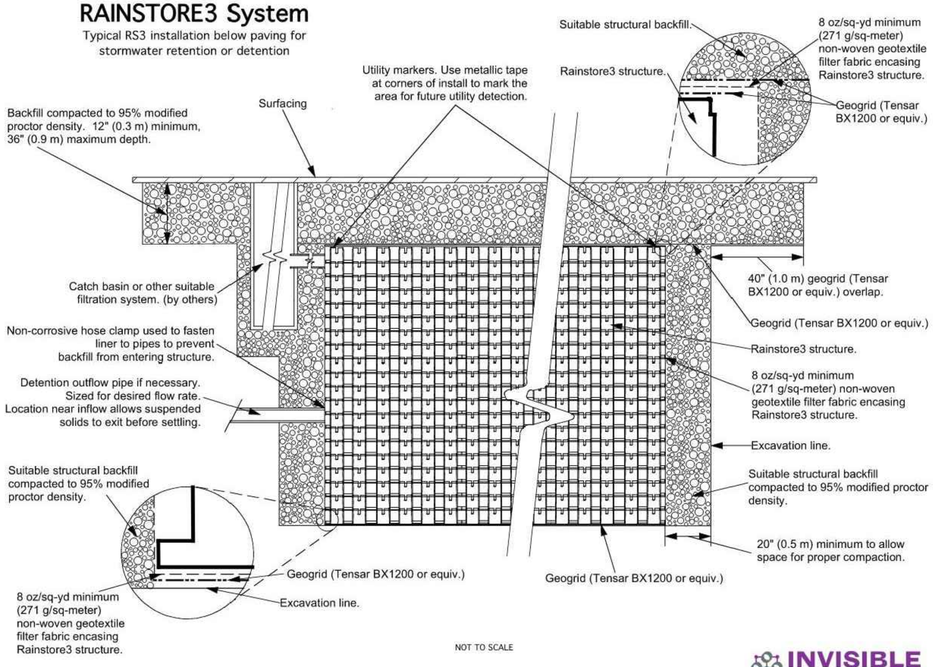
Project
PHASE 2 PRELIMINARY DESIGN

**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

**C6.2**
OF
**8**

# RAINSTORE3 System

Typical RS3 installation below paving for stormwater retention or detention




NOT TO SCALE

RAINSTORE3 BY INVISIBLE STRUCTURES™

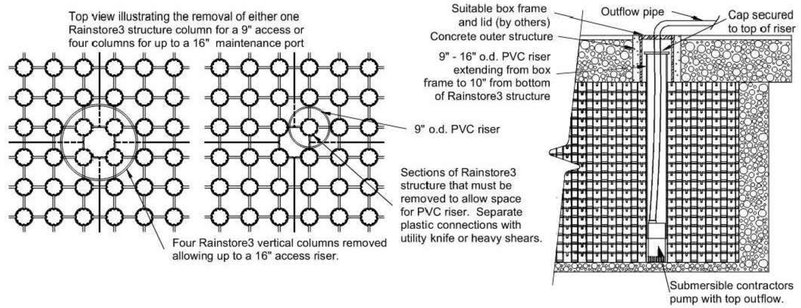
Invisible Structures, Inc.
RS3detret.dwg

INVISIBLE STRUCTURES

303-233-8383
www.invisiblestructures.com
V4.1

# RAINSTORE3 Maintenance Port

Method for providing inspection and cleanout access




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RAINSTORE3 BY INVISIBLE STRUCTURES™

Invisible Structures, Inc.
RS3maint04.dwg

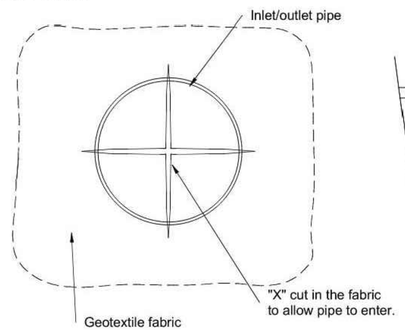
INVISIBLE STRUCTURES

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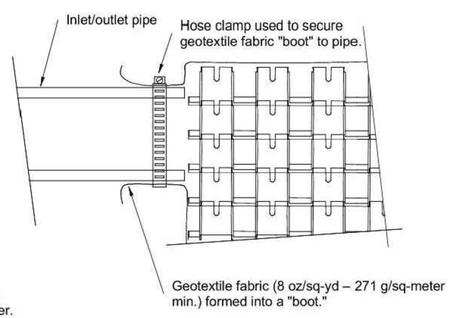
# RAINSTORE3 Inlets/Outlets With Fabric

Connecting pipe to the Rainstore3 structure

End view of pipe/fabric connection. Cut an X in the fabric slightly larger than pipe, pull the fabric around the pipe to create the "boot" and then secure with a hose-clamp.




**End View**




**Side View**

NOT TO SCALE

RAINSTORE3 BY INVISIBLE STRUCTURES™

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RS3inletoutlet07.dwg

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① TYPICAL RAINSTORE INSTALLATION
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C:\Users\carla.JKAE\Box\00 JKAE Home\Projects\TPC Housing\20-270 Mammoth-Parcel-Civil\01 Drawings\02 Civil\DD Drawings\Phase 2\C6 EROSION CONTROL & BMP PLAN.dwg, 06/07/22 12:46:11 pm, Carla

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Project No.: 20-270
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Drawing Title
**EROSION CNTRL. & BMP DETAILS**

Project
PHASE 2 PRELIMINARY DESIGN
**TOWN OF MAMMOTH LAKES - THE PARCEL**
**1699 TAVERN ROAD**
**APN 035-290-001**

**C6.3**
OF
**8**




## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| | ACER GINNALA | AMUR MAPLE | 15 GAL | 28 |
| | PINUS JEFFREYI >24-30" DBH | JEFFREY PINE | EXISTING | 19 |
| | PINUS JEFFREYI >30" DBH TREE SUB POPULATION 1&2 | JEFFREY PINE | EXISTING | 2 |
| | PINUS THUNBERGII | JAPANESE BLACK PINE | 15 GAL | 16 |
| | POPULUS TREMULOIDES | QUAKING ASPEN | 15 GAL | 17 |

## CONCEPT PLANT SCHEDULE

2022-04-20 09:59

| | | | |
|---|---|---|---|
| | NATIVE MEADOW | 2,037 SF | |
| | ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS | 713 SF | 35% |
| | AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE | 204 SF | 10% |
| | COREOPSIS GRANDIFLORA / TICKSEED | 204 SF | 10% |
| | EPILOBIUM CANUM / CALIFORNIA FUCHSIA | 204 SF | 10% |
| | LEYMUS CINEREUS / GREAT BASIN WILDRYE | 713 SF | 35% |
| | ORNAMENTAL SHRUBS | 24,752 SF | |
| | BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY | 4,950 SF | 20% |
| | KOLKWITZIA AMABILIS / BEAUTY BUSH | 4,950 SF | 20% |
| | PINUS MUGO / MUGO PINE | 4,950 SF | 20% |
| | POTENTILLA FRUTICOSA / BUSH CINQUEFOIL | 4,950 SF | 20% |
| | RIBES AUREUM / GOLDEN CURRANT | 4,950 SF | 20% |
| | NATIVE TREES AND SHRUBS<br>UNIRRIGATED<br>ORGANIC MULCH / 3`` DEPTH | 32,777 SF | |
| | TURF GRASS<br>HIGH WATER USE<br>- | 2,023 SF | |

### LANDSCAPE MASTER PLAN NOTES:

A. HERITAGE TREE
B. EXISTING TREES TO REMAIN, TYPICAL
   REFER TO THE ARBORIST REPORT
C. EXISTING TREE TO BE REMOVED, TYPICAL
D. SNOW STORAGE AREA
E. LOBBY ENTRANCE PLAZA
F. WALK WAY WITH BENCHES THROUGH THE OPEN SPACE

### LANDSCAPE DESIGN STATEMENT

THE SITE'S LANDSCAPING WILL BE A MINIMALIST APPROACH UTILIZING NATIVE AND ADAPTIVE PLANT MATERIAL TO BLEND IN WITH THE NATURAL ENVIRONMENT. EMPHASIS HAS BEEN MADE TO MAINTAIN THE EXISTING TREES WITH A COMMITMENT TO MAINTAIN ALL THE HERITAGE TREES LOCATED WITHIN THE PROJECT. THIS PHASE HAS ONE 52" HERITAGE TREE IDENTIFIED (REFERENCE THE ARBORIST REPORT TREE #7). THE SITE AMENITIES HAVE BEEN DESIGNED TO MINIMIZE IMPACT TO THIS TREE WHILE UTILIZING IT AS THE CORE TO THE OUTDOOR ACTIVITY AREAS. A FENCED DAY CARE AND COMMUNITY PLAY GROUND BENEFIT FROM THE TREE. ENHANCED PAVING HAS BEEN USED TO CREATE PLAZA AREAS SPECIFIC TO THE PROJECT COMMUNITY BUILDING, DAY CARE AND BUILDING ENTRANCE WHILE MAINTAINING THE REQUIRED FIRE ACCESS.

### IRRIGATION:

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A 'SMART' WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED SUB METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A MASTER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

### MAINTENANCE

THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. ANNUAL WINTERIZATION WILL BE PERFORMED AND THE IRRIGATION SYSTEM REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARED FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS


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THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, inc.
California Landscape Architect #4122
P.O.BOX 170129
Boise, Idaho 83717
(208) 906-1300
thp@idlainc.net


Seal

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Sheet Title

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LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Signature
08/31/22
Renewal Date
Date
STATE OF CALIFORNIA

Project
TOWN OF MAMMOTH LAKES
THE PARCEL PHASE 2
TAVERN ROAD

Drawing Title
**LANDSCAPE MASTER PLAN**

| NO. | DATE | ISSUE |
|---|---|---|
| | | |

Drawn By: THP
Checked By: ML
Project No.: 22-005
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APR 2022
Drawing No.: **L1**


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## LIGHT FIXTURE TYPES

ALL LIGHT FIXTURES TO COMPLY WITH SECTION 17.36.030.
SEE IMAGES BELOW FOR POTENTIAL DESIGN INTENT

RECESSED DOWN-LIGHT



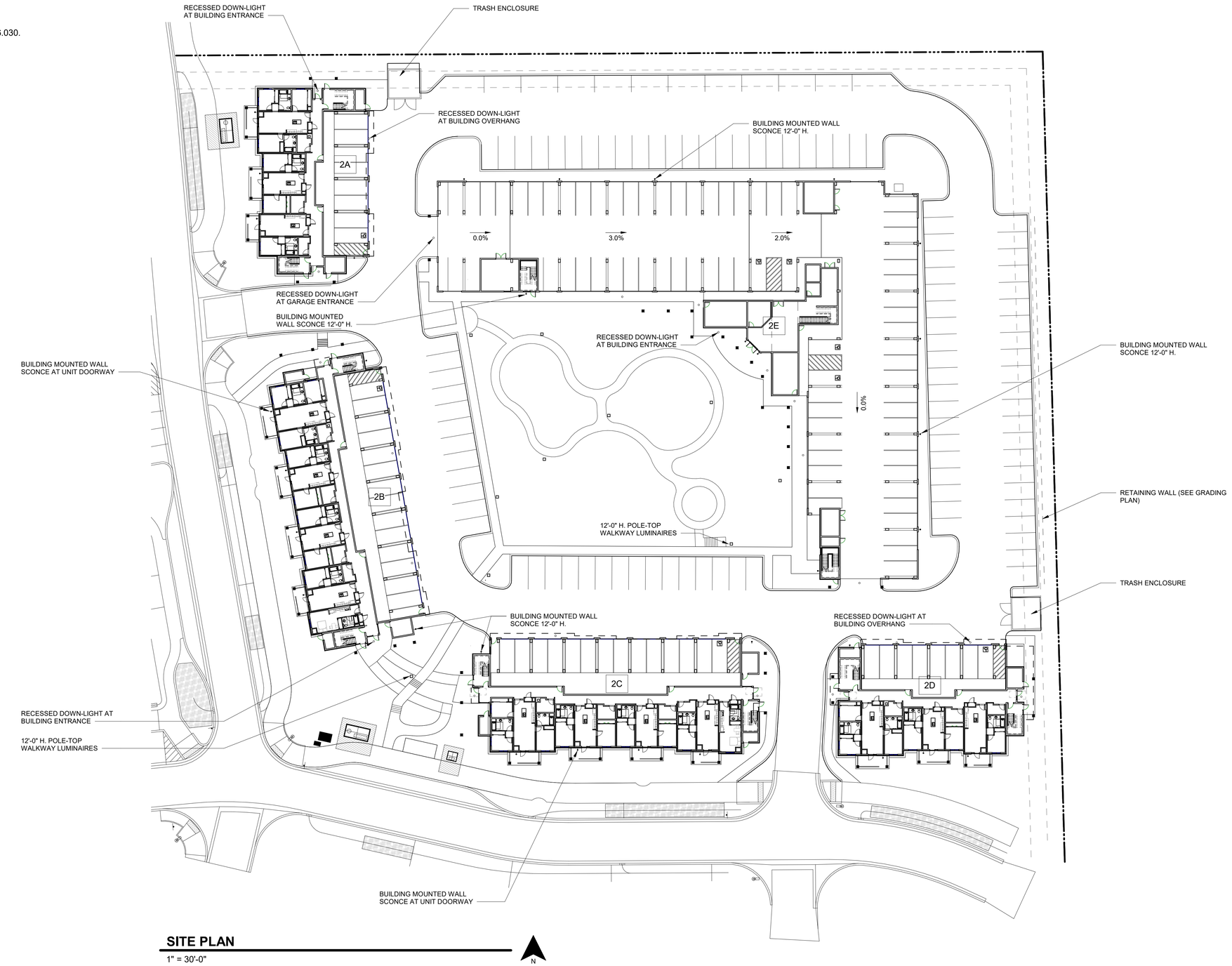
BUILDING MOUNTED WALL SCONCE





POLE-TOP WALKWAY LUMINAIRES






**SITE PLAN**
1" = 30'-0"


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**PHASE 2 - PARKING TABULATION**

| | | |
|---|---|---|
| COVERED SPACES: | | 116 |
| PODIUM BUILDING | (72) | |
| TUCK-UNDER BUILDINGS | (44) | |
| SURFACE SPACES: | | 105 |
| **TOTAL SPACES:** | | **221** |
| ACCESSIBLE STALLS: | | 9 |

SCALE: 1" = 30'
0' 15' 30' 60'

North

Seal

NOT FOR CONSTRUCTION

Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**SITE PLAN/SITE LIGHTING PLAN**

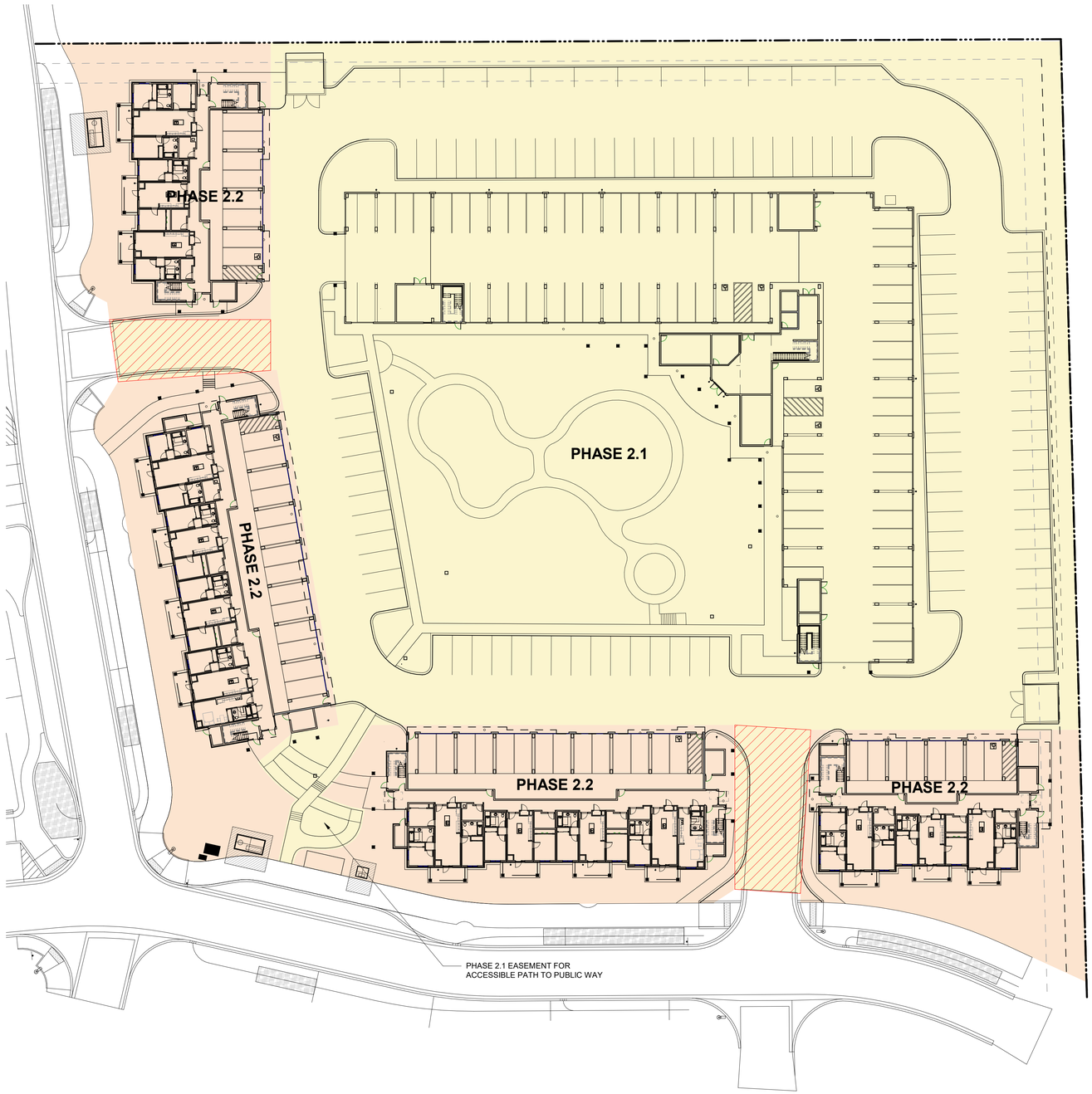
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Checked By: ML

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Project No.: 21-375
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Drawing No.: **A1.0**


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## SITE PLAN_PHASING

1" = 30'-0"

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DRIVEWAY ACCESS EASEMENT TO PHASE 2.1

PHASE 2.1 - *APPROX. 143,950SF*

PHASE 2.2 - *APPROX. 64,400SF*

1

| PHASE 2.1 - PARKING TABULATION | |
|---|---|
| COVERED SPACES: | 72 |
| SURFACE SPACES: | 105 |
| **TOTAL SPACES:** | **177** |
| **PHASE 2.2 - PARKING TABULATION** | |
| COVERED SPACES: | 44 |
| SURFACE SPACES: | 0 |
| **TOTAL SPACES:** | **44** |
| **PHASE 2 TOTAL** | **221** |

SCALE: 1" = 30'
0' 15' 30' 60'

North

Seal

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Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**SITE PHASING PLAN**

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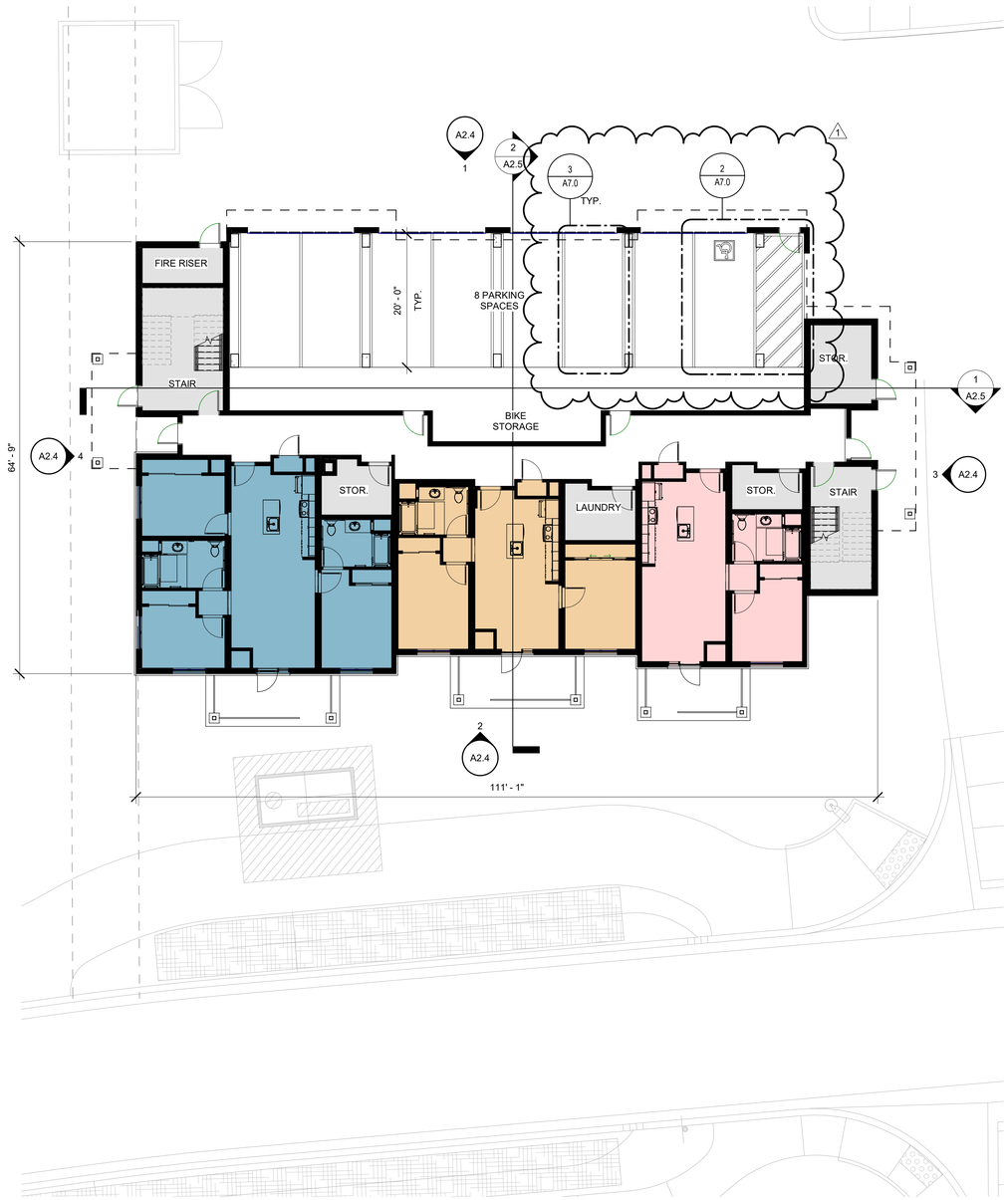

**BUILDING 2A SECOND FLOOR PLAN**

3/32" = 1'-0"




**BUILDING 2A THIRD FLOOR PLAN**

3/32" = 1'-0"




**BUILDING 2A FIRST FLOOR PLAN**

3/32" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES

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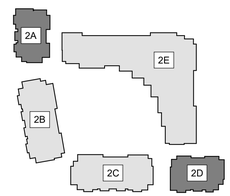
**BUILDING 2A FLOOR AREA**

| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 6,700 SF |
| SECOND LEVEL | 6,750 SF |
| THIRD LEVEL | 6,750 SF |
| **TOTAL** | **20,200 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 2,187 SF |
| EGRESS & CIRCULATION | 1,294 SF |
| UTILITIES | 149 SF |
| BIKE STORAGE | 117 SF |
| ACCESSORY SPACES | 393 SF |
| UNITS | 2,560 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 4,650 SF |
| EGRESS & CIRCULATION | 1,421 SF |
| UTILITIES | 124 SF |
| ACCESSORY SPACES | 555 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 4,650 SF |
| EGRESS & CIRCULATION | 1,421 SF |
| UTILITIES | 124 SF |
| ACCESSORY SPACES | 555 SF |




**KEY PLAN**

1" = 100'

N

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Project

**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
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APN 035-290-001

Drawing Title

**BUILDING 2A FLOOR PLANS**

Drawn By: KM

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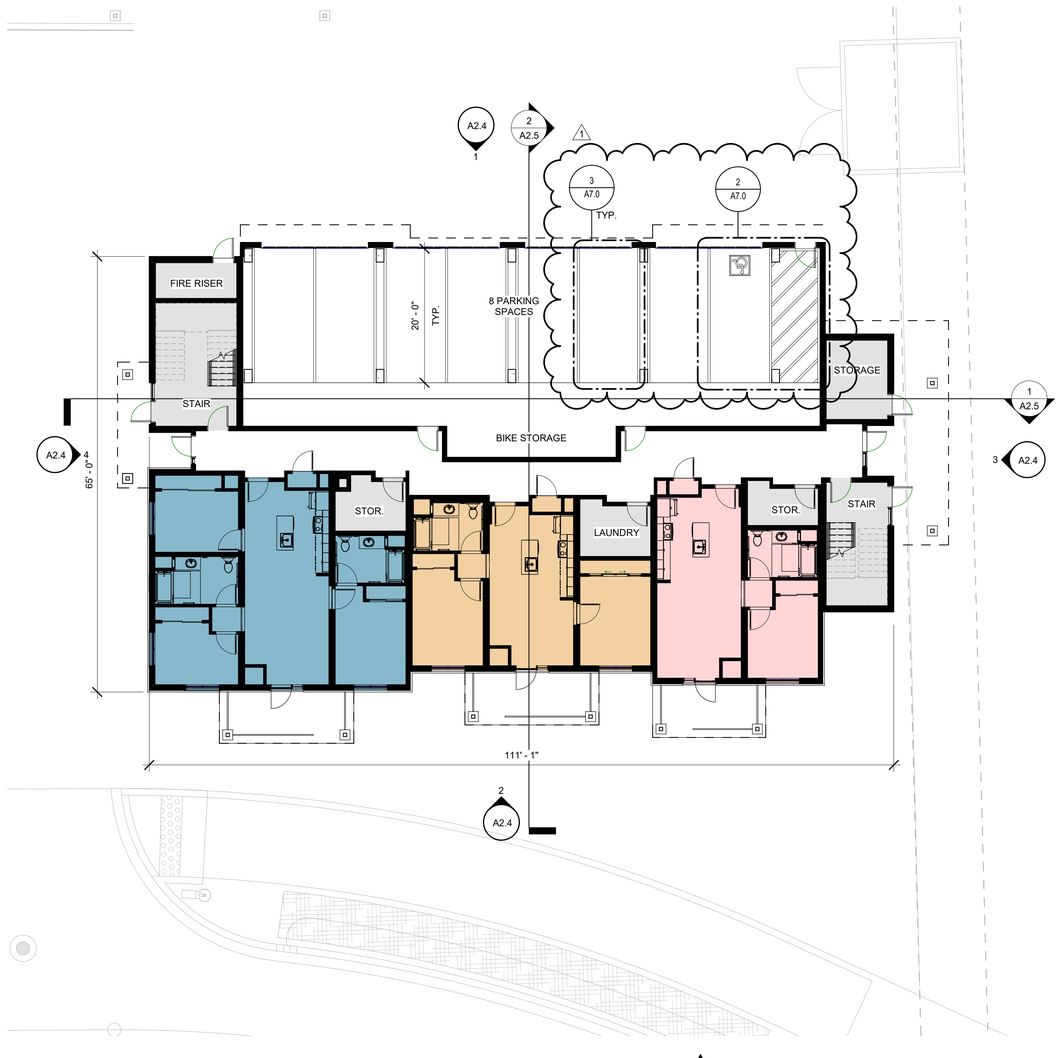

## BUILDING 2D SECOND FLOOR PLAN

3/32" = 1'-0"




## BUILDING 2D THIRD FLOOR PLAN

3/32" = 1'-0"




## BUILDING 2D FIRST FLOOR PLAN

3/32" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES

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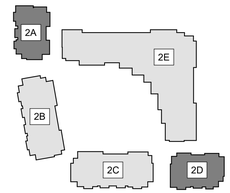
**BUILDING 2D FLOOR AREA**

| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 6,700 SF |
| SECOND LEVEL | 6,750 SF |
| THIRD LEVEL | 6,750 SF |
| **TOTAL** | **20,200 SF** |

| GROUND LEVEL | AREA |
|---|---|
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| UTILITIES | 149 SF |
| BIKE STORAGE | 117 SF |
| ACCESSORY SPACES | 393 SF |
| UNITS | 2,560 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 4,650 SF |
| EGRESS & CIRCULATION | 1,421 SF |
| UTILITIES | 124 SF |
| ACCESSORY SPACES | 555 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 4,650 SF |
| EGRESS & CIRCULATION | 1,421 SF |
| UTILITIES | 124 SF |
| ACCESSORY SPACES | 555 SF |




KEY PLAN
1" = 100'

Seal

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Project
TPC HOUSING
TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2
1699 TAVERN RD
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Drawing Title
BUILDING 2D FLOOR PLANS

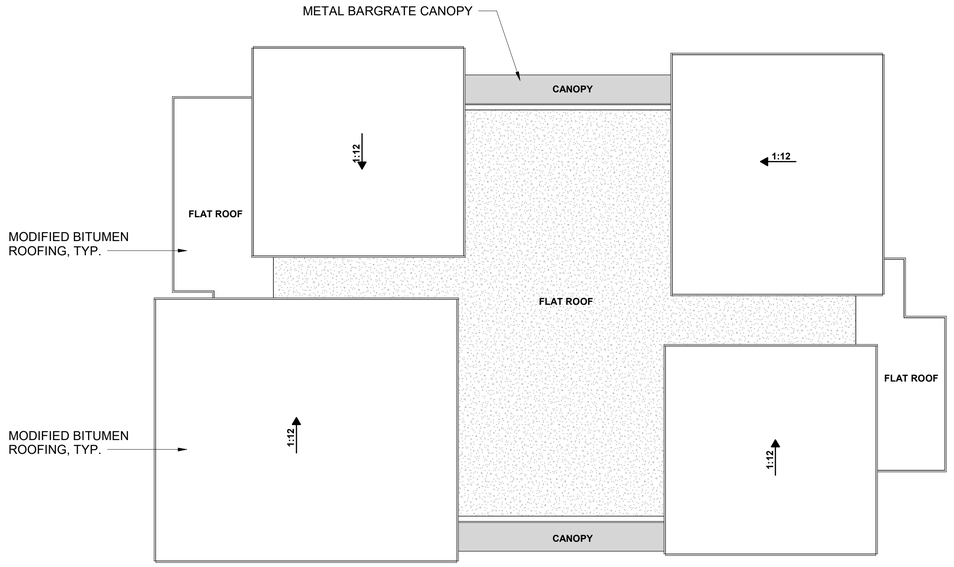
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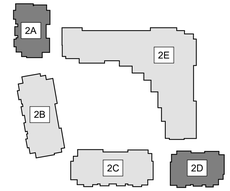

**BUILDINGS 2A & 2D ROOF PLAN**

3/32" = 1'-0"

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**KEY PLAN**

1" = 100'

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Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
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Drawing Title
**BUILDINGS 2A & 2D ROOF PLAN**

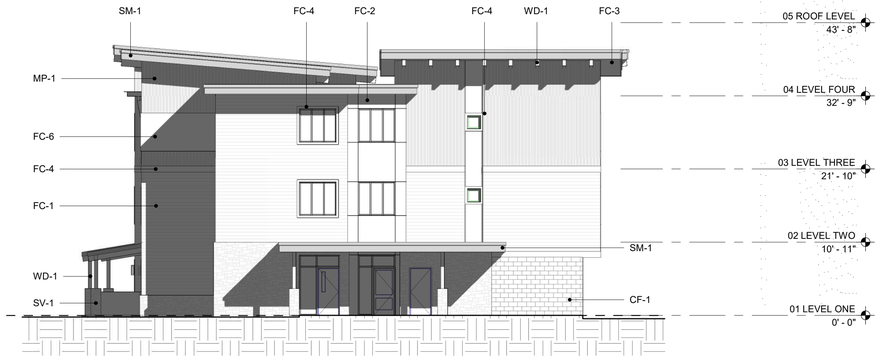
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## BUILDING 2D - EAST

3/32" = 1'-0"



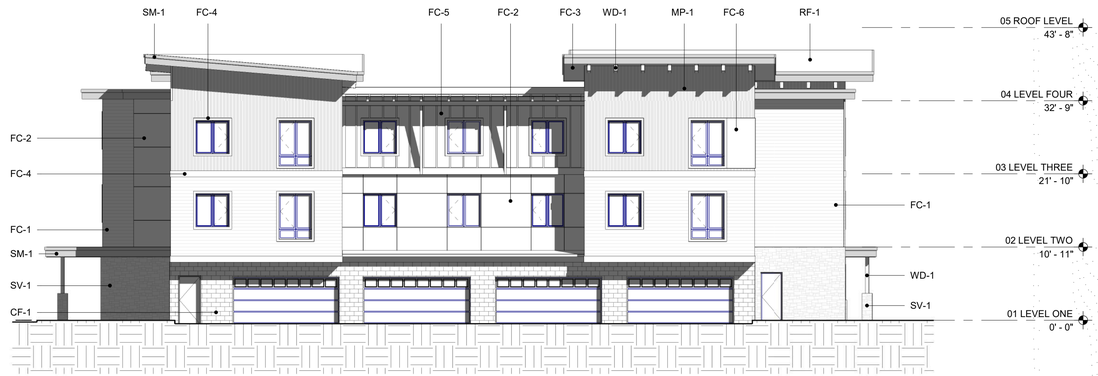

## BUILDING 2D - WEST

3/32" = 1'-0"




## BUILDING 2D - SOUTH

3/32" = 1'-0"




## BUILDING 2D - NORTH

3/32" = 1'-0"

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### MATERIALS KEY

| | |
|---|---|
| CF-1 | BOARD-FORM CONCRETE |
| FC-1 | FIBER CEMENT T+G SIDING, HORIZONTAL ORIENTATION |
| FC-2 | FIBER CEMENT FLAT PANEL SIDING |
| FC-3 | FIBER CEMENT SOFFIT PANEL |
| FC-4 | FIBER CEMENT TRIM BOARD |
| FC-5 | FIBER CEMENT BOARD AND BATTEN, VERTICAL ORIENTATION |
| FC-6 | FIBER CEMENT FLAT PANEL SIDING, MATCH TRIM COLOR |
| MP-1 | CORRUGATED METAL PANEL SIDING, VERTICAL ORIENTATION |
| RF-1 | MODIFIED BITUMEN ROOFING |
| RF-2 | STANDING SEAM METAL ROOFING |
| SM-1 | SHEET METAL COPING AND FLASHING |
| SV-1 | STONE VENEER |
| WD-1 | WOOD TIMBER STRUCTURE |

REFER TO SHEET A8.0 FOR COLOR AND MATERIAL LEGEND




KEY PLAN
1" = 100'

Seal

NOT FOR CONSTRUCTION

Project
TPC HOUSING
TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDINGS 2A & 2D ELEVATIONS**

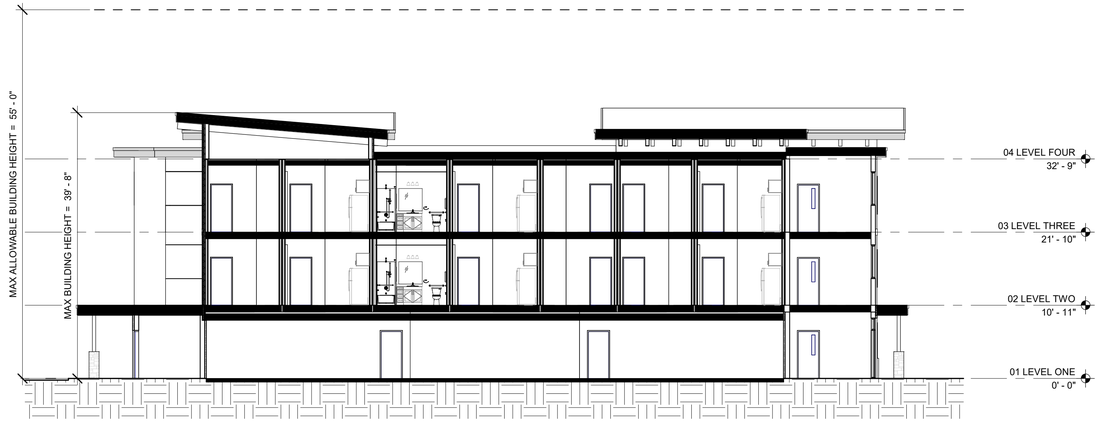
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Checked By: ML

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Project No.: 21-375
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Drawing No.: **A2.4**

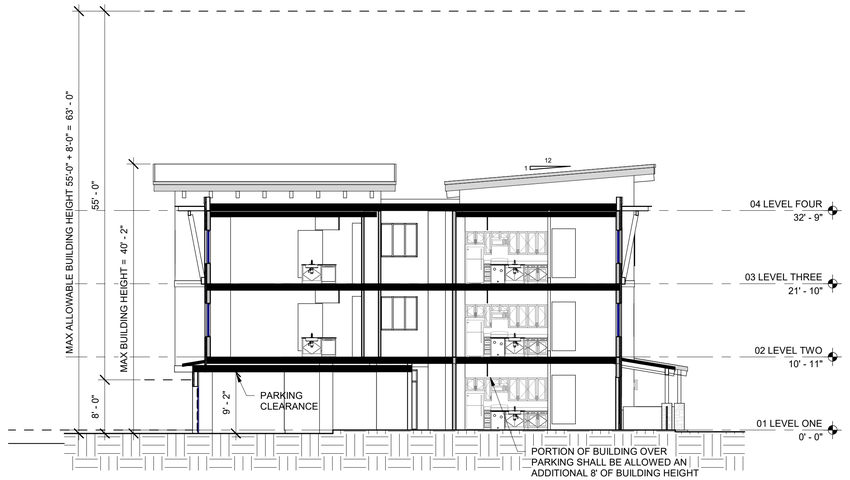
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## BUILDINGS 2A & 2D SECTION

3/32" = 1'-0"




## BUILDINGS 2A & 2D SECTION 2

3/32" = 1'-0"

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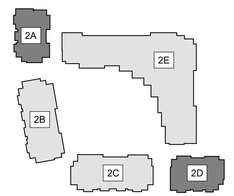
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**KEY PLAN**

1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project

**TPC HOUSING**

**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**

1699 TAVERN RD

APN 035-290-001

Drawing Title

**BUILDINGS 2A & 2D SECTIONS**

Drawn By: KM

Checked By: ML

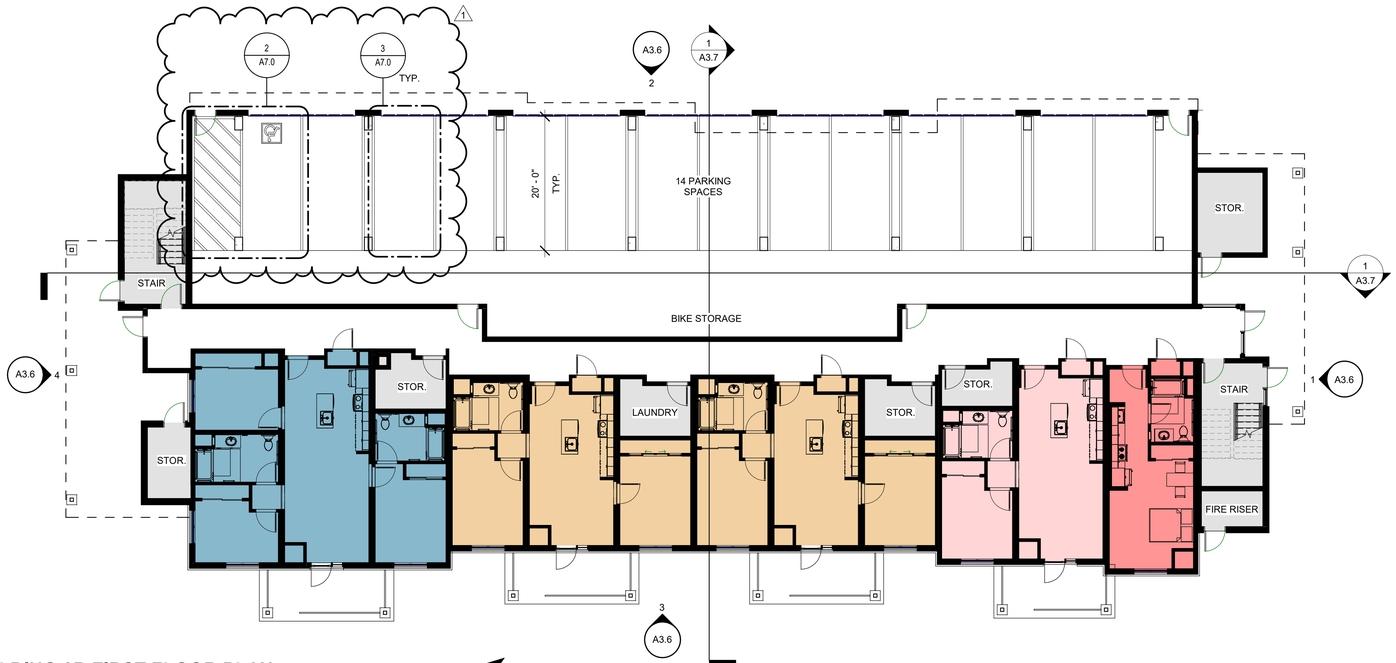
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Project No.: 21-375

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Drawing No.

**A2.5**




## BUILDING 2B FIRST FLOOR PLAN

3/32" = 1'-0"




## BUILDING 2B SECOND FLOOR PLAN

3/32" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES


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THE PARCEL

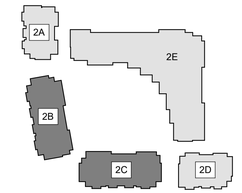
**BUILDING 2B FLOOR AREA**

| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 11,090 SF |
| SECOND LEVEL | 10,755 SF |
| THIRD LEVEL | 10,755 SF |
| **TOTAL** | **32,600 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 3,795 SF |
| EGRESS & CIRCULATION | 1,625 SF |
| UTILITIES | 152 SF |
| BIKE STORAGE | 300 SF |
| ACCESSORY SPACES | 698 SF |
| UNITS | 3,800 SF |
| COVERED OUTDOOR SPACE | 720 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |




**KEY PLAN**

1" = 100'

Seal

NOT FOR CONSTRUCTION

Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDING 2B FLOOR PLANS**

Drawn By: KM
Checked By: ML

| NO. | DATE | ISSUE |
|---|---|---|
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Project No.: 21-375
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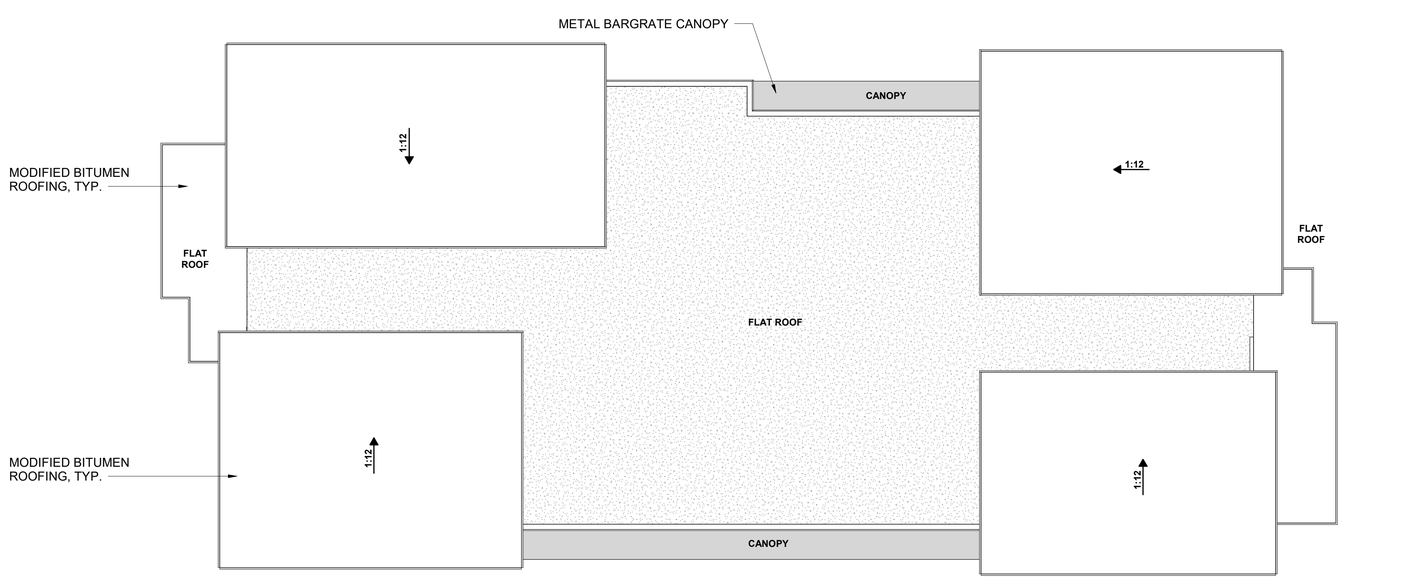

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## BUILDING 2B THIRD FLOOR PLAN

3/32" = 1'-0"




## BUILDINGS 2B ROOF PLAN

3/32" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES

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THE PACIFIC COMPANIES

THE PARCEL

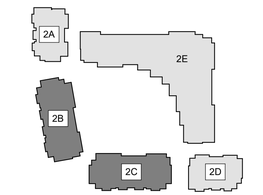
**BUILDING 2B FLOOR AREA**

| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 11,090 SF |
| SECOND LEVEL | 10,755 SF |
| THIRD LEVEL | 10,755 SF |
| **TOTAL** | **32,600 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 3,795 SF |
| EGRESS & CIRCULATION | 1,625 SF |
| UTILITIES | 152 SF |
| BIKE STORAGE | 300 SF |
| ACCESSORY SPACES | 698 SF |
| UNITS | 3,800 SF |
| COVERED OUTDOOR SPACE | 720 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |




**KEY PLAN**
1" = 100'
N

Seal

NOT FOR CONSTRUCTION

Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDING 2B FLOOR PLANS**

Drawn By: KM
Checked By: ML

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## BUILDING 2C FIRST FLOOR PLAN

3/32" = 1'-0"

N

## BUILDING 2C SECOND FLOOR PLAN

3/32" = 1'-0"

N

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES


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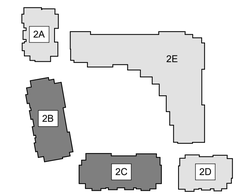
**BUILDING 2C FLOOR AREA**

| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 11,090 SF |
| SECOND LEVEL | 10,755 SF |
| THIRD LEVEL | 10,755 SF |
| **TOTAL** | **32,600 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 3,795 SF |
| EGRESS & CIRCULATION | 1,625 SF |
| UTILITIES | 152 SF |
| BIKE STORAGE | 300 SF |
| ACCESSORY SPACES | 698 SF |
| UNITS | 3,800 SF |
| COVERED OUTDOOR SPACE | 720 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |




**KEY PLAN**

1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project

**TPC HOUSING**

**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**

1699 TAVERN RD

APN 035-290-001

Drawing Title

**BUILDING 2C FLOOR PLANS**

Drawn By: KM

Checked By: ML

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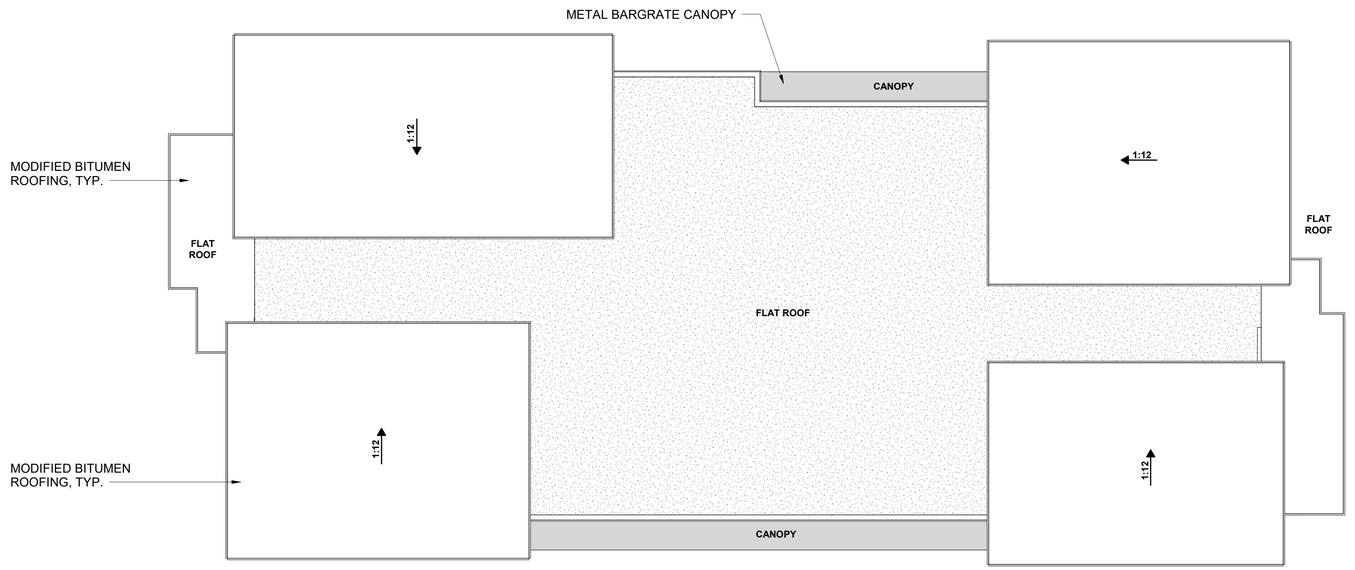

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## BUILDING 2C THIRD FLOOR PLAN

3/32" = 1'-0"

N




## BUILDINGS 2C ROOF PLAN

3/32" = 1'-0"

N

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES


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THE PACIFIC COMPANIES

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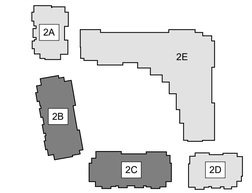
**BUILDING 2C FLOOR AREA**

| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 11,090 SF |
| SECOND LEVEL | 10,755 SF |
| THIRD LEVEL | 10,755 SF |
| **TOTAL** | **32,600 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 3,795 SF |
| EGRESS & CIRCULATION | 1,625 SF |
| UTILITIES | 152 SF |
| BIKE STORAGE | 300 SF |
| ACCESSORY SPACES | 698 SF |
| UNITS | 3,800 SF |
| COVERED OUTDOOR SPACE | 720 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 7,770 SF |
| EGRESS & CIRCULATION | 1,860 SF |
| UTILITIES | 185 SF |
| ACCESSORY SPACES | 940 SF |




**KEY PLAN**

1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project

**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title

**BUILDING 2C FLOOR PLANS**

Drawn By: KM

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## BUILDING 2C - EAST

3/32" = 1'-0"




## BUILDING 2C - WEST

3/32" = 1'-0"




## BUILDING 2C - NORTH

3/32" = 1'-0"




## BUILDING 2C - SOUTH

3/32" = 1'-0"

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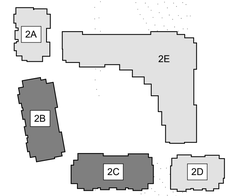
THE PACIFIC COMPANIES

THE PARCEL

### MATERIALS KEY

| | |
|---|---|
| CF-1 | BOARD-FORM CONCRETE |
| FC-1 | FIBER CEMENT T+G SIDING, HORIZONTAL ORIENTATION |
| FC-2 | FIBER CEMENT FLAT PANEL SIDING |
| FC-3 | FIBER CEMENT SOFFIT PANEL |
| FC-4 | FIBER CEMENT TRIM BOARD |
| FC-5 | FIBER CEMENT BOARD AND BATTEN, VERTICAL ORIENTATION |
| FC-6 | FIBER CEMENT FLAT PANEL SIDING, MATCH TRIM COLOR |
| MP-1 | CORRUGATED METAL PANEL SIDING, VERTICAL ORIENTATION |
| RF-1 | MODIFIED BITUMEN ROOFING |
| RF-2 | STANDING SEAM METAL ROOFING |
| SM-1 | SHEET METAL COPING AND FLASHING |
| SV-1 | STONE VENEER |
| WD-1 | WOOD TIMBER STRUCTURE |

REFER TO SHEET A8.0 FOR COLOR AND MATERIAL LEGEND




KEY PLAN
1" = 100'

Seal

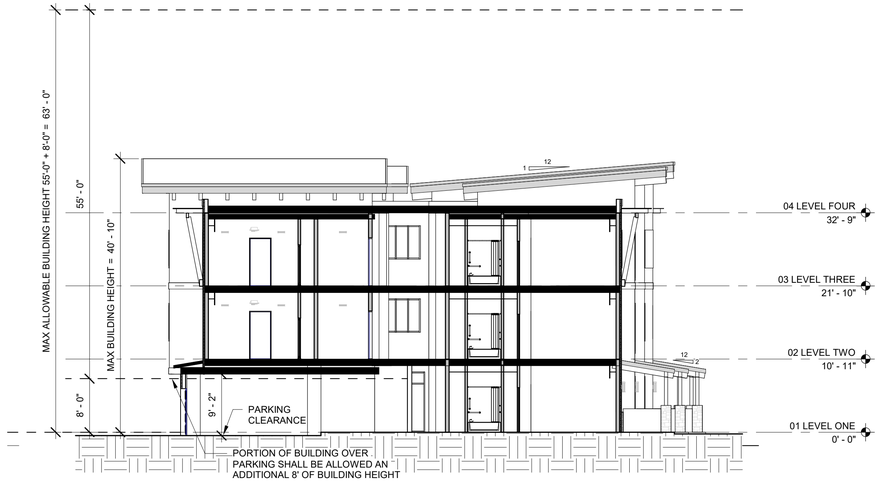
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Project
TPC HOUSING
TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2
1699 TAVERN RD
APN 035-290-001

Drawing Title
BUILDINGS 2B & 2C ELEVATIONS

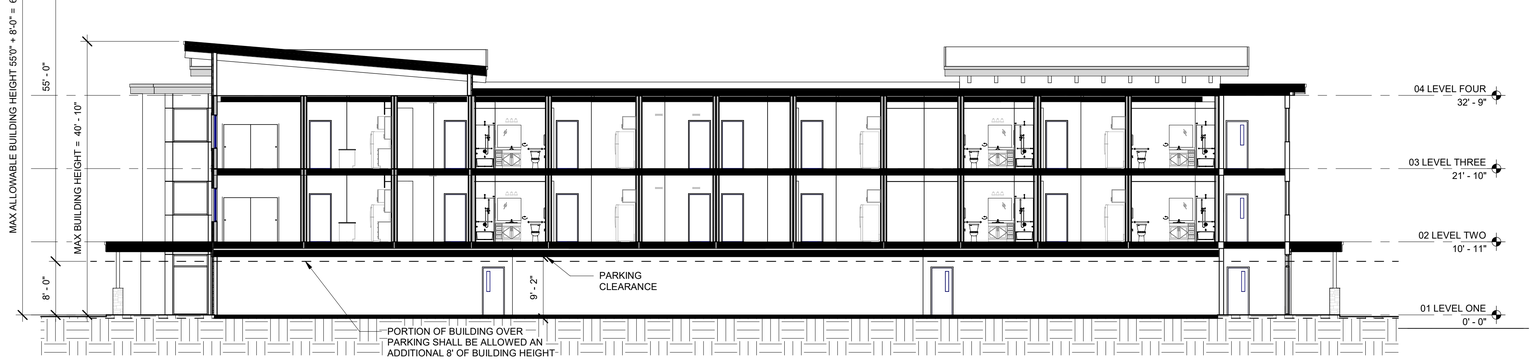
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|---|---|---|

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Checked By: ML
Project No.: 21-375
© Date: 06/06/2022
Drawing No.: A3.5




## BUILDINGS 2B & 2C SECTION

3/32" = 1'-0"




## BUILDINGS 2B & 2C SECTION 2

3/32" = 1'-0"

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Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDINGS 2B & 2C SECTIONS**

Drawn By
KM

Checked By
ML

| NO. | DATE | ISSUE |
|---|---|---|

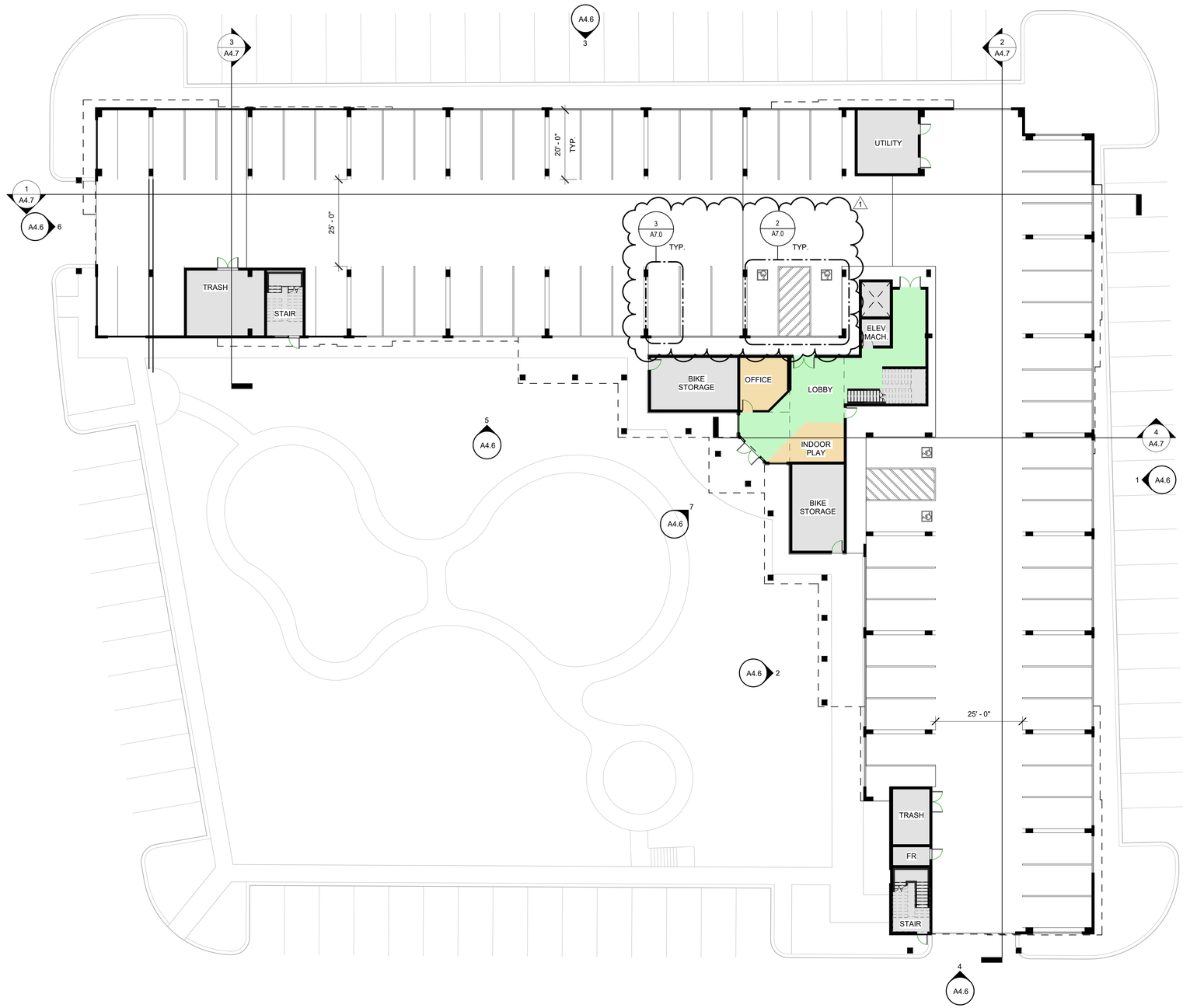
Project No.
21-375

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06/06/2022

Drawing No.
**A3.6**

**PODIUM PARKING**
72 TOTAL SPACES
(4 ACCESSIBLE SPACES)

SEE A7.0 FOR PARKING STALL AND STRIPING DETAILS




## BUILDING 2E FIRST FLOOR PLAN

1/16" = 1'-0"

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**BUILDING 2E FLOOR AREA**

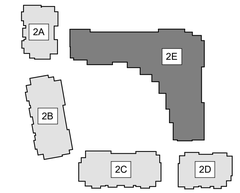
| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 30,817 SF |
| SECOND LEVEL | 27,752 SF |
| THIRD LEVEL | 27,752 SF |
| FOURTH LEVEL | 27,752 SF |
| **TOTAL** | **114,073 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 26,845 SF |
| EGRESS / CIRCULATION | 710 SF |
| UTILITIES | 1,130 SF |
| BIKE STORAGE | 840 SF |
| LOBBY | 880 SF |
| OFFICE | 200 SF |
| INDOOR PLAY | 212 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| FOURTH LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |




**KEY PLAN**
1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDING 2E FIRST FLOOR PLAN**

Drawn By: KM
Checked By: ML

| NO. | DATE | ISSUE |
|---|---|---|
| 1 | 06/06/2022 | TOML Comments |

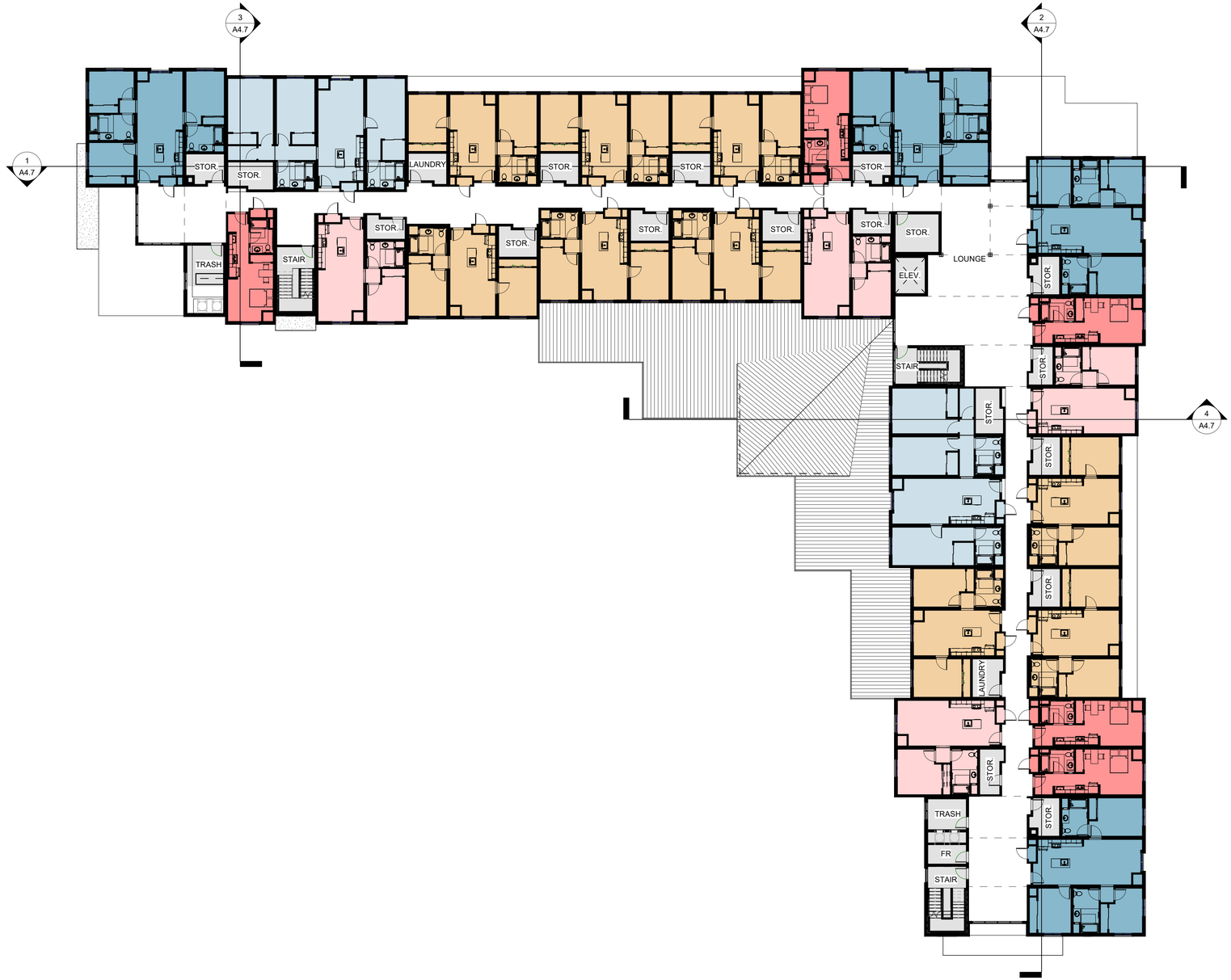
Project No.: 21-375

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Drawing No.: **A4.1**

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## BUILDING 2E SECOND FLOOR PLAN

1/16" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES


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**BUILDING 2E FLOOR AREA**

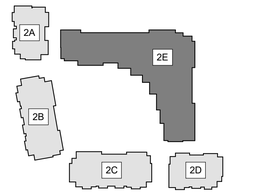
| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 30,817 SF |
| SECOND LEVEL | 27,752 SF |
| THIRD LEVEL | 27,752 SF |
| FOURTH LEVEL | 27,752 SF |
| **TOTAL** | **114,073 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 26,845 SF |
| EGRESS / CIRCULATION | 710 SF |
| UTILITIES | 1,130 SF |
| BIKE STORAGE | 840 SF |
| LOBBY | 880 SF |
| OFFICE | 200 SF |
| INDOOR PLAY | 212 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| FOURTH LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |




**KEY PLAN**

1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project

**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title

**BUILDING 2E SECOND FLOOR PLAN**

Drawn By: KM

Checked By: ML

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|---|---|---|

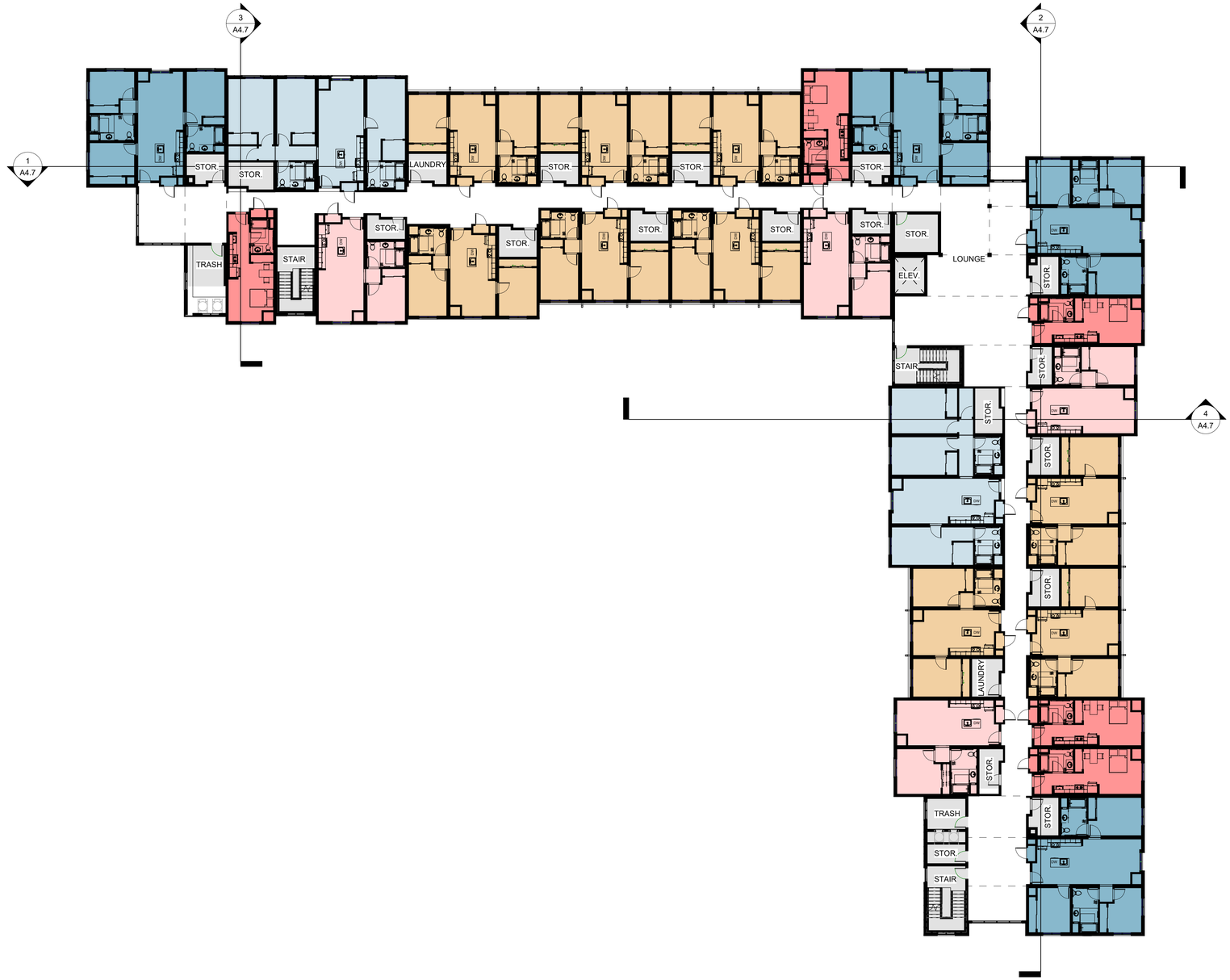
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## BUILDING 2E THIRD FLOOR PLAN

1/16" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES


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THE PACIFIC COMPANIES

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**BUILDING 2E FLOOR AREA**

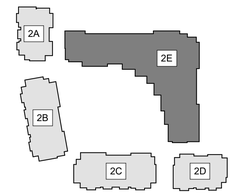
| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 30,817 SF |
| SECOND LEVEL | 27,752 SF |
| THIRD LEVEL | 27,752 SF |
| FOURTH LEVEL | 27,752 SF |
| **TOTAL** | **114,073 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 26,845 SF |
| EGRESS / CIRCULATION | 710 SF |
| UTILITIES | 1,130 SF |
| BIKE STORAGE | 840 SF |
| LOBBY | 880 SF |
| OFFICE | 200 SF |
| INDOOR PLAY | 212 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| FOURTH LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |




**KEY PLAN**

1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project

**TPC HOUSING**

**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**

1699 TAVERN RD

APN 035-290-001

Drawing Title

**BUILDING 2E THIRD FLOOR PLAN**

Drawn By: KM

Checked By: ML

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|---|---|---|

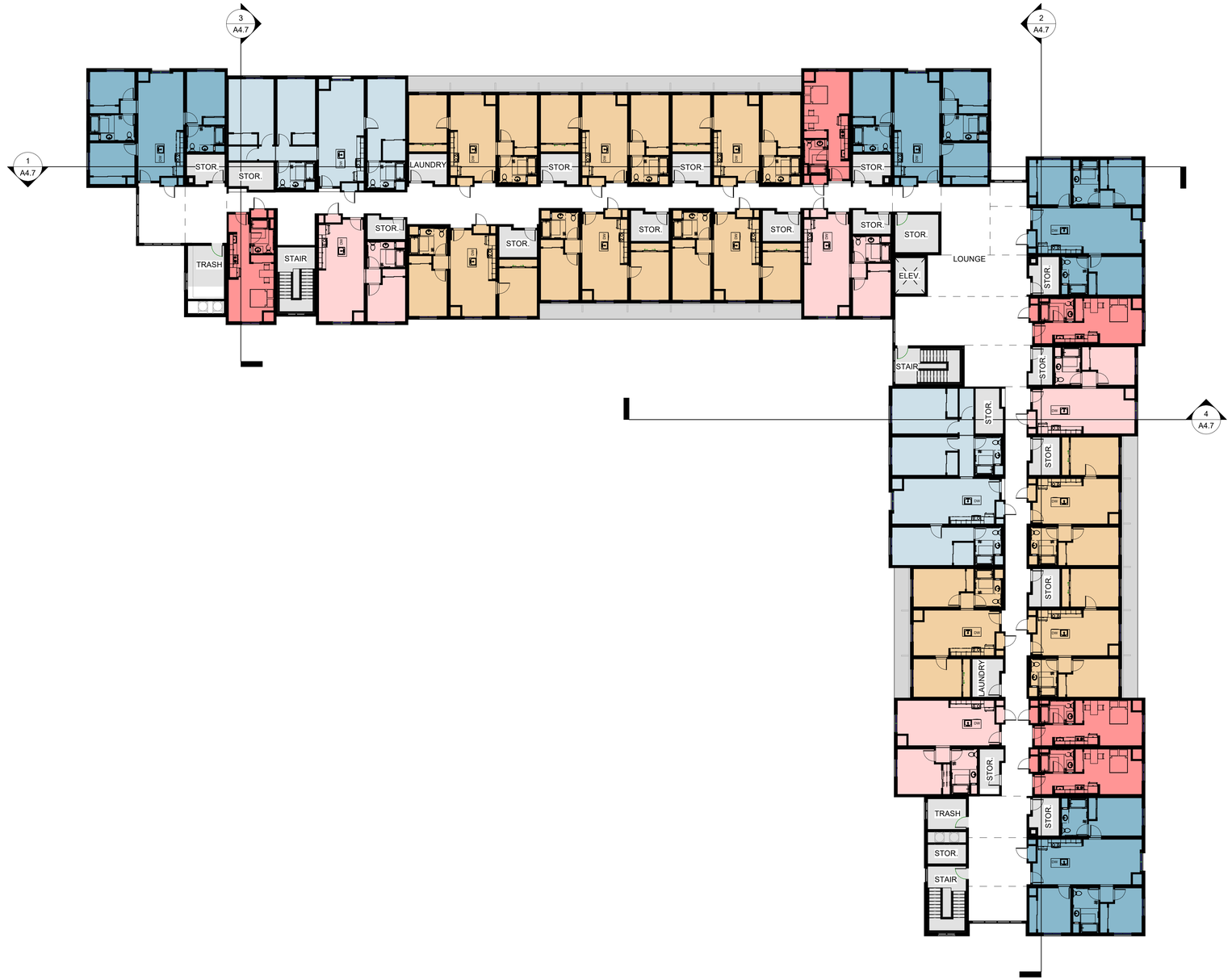
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## BUILDING 2E FOURTH FLOOR PLAN

1/16" = 1'-0"

**UNIT TYPE COLOR LEGEND**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

REFER TO SHEET A5.0 FOR UNIT TYPES


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**BUILDING 2E FLOOR AREA**

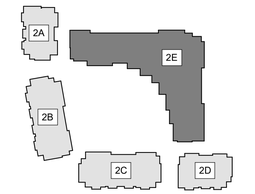
| LEVEL | AREA |
|---|---|
| GROUND LEVEL | 30,817 SF |
| SECOND LEVEL | 27,752 SF |
| THIRD LEVEL | 27,752 SF |
| FOURTH LEVEL | 27,752 SF |
| **TOTAL** | **114,073 SF** |

| GROUND LEVEL | AREA |
|---|---|
| PARKING | 26,845 SF |
| EGRESS / CIRCULATION | 710 SF |
| UTILITIES | 1,130 SF |
| BIKE STORAGE | 840 SF |
| LOBBY | 880 SF |
| OFFICE | 200 SF |
| INDOOR PLAY | 212 SF |

| SECOND LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| THIRD LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |

| FOURTH LEVEL | AREA |
|---|---|
| UNITS | 19,735 SF |
| EGRESS / CIRCULATION | 5,636 SF |
| UTILITIES | 380 SF |
| ACCESSORY SPACES | 2,001 SF |




**KEY PLAN**

1" = 100'

N

Seal

NOT FOR CONSTRUCTION

Project
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**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDING 2E FOURTH FLOOR PLAN**

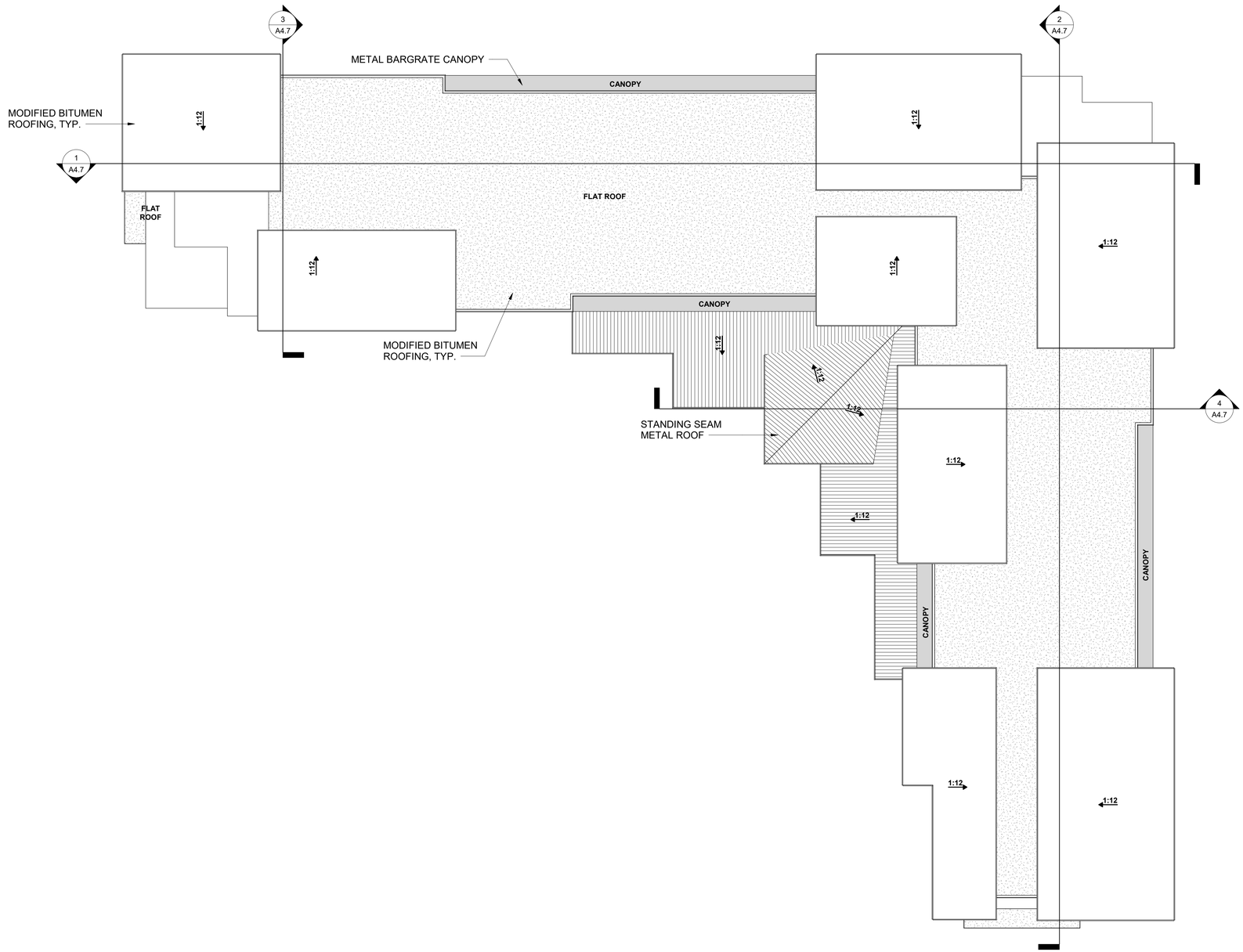
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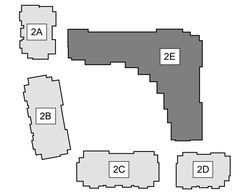

**BUILDING 2E ROOF PLAN**

1/16" = 1'-0"

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**KEY PLAN**

1" = 100'

N

Seal

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Project
**TPC HOUSING**
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**BUILDING 2E ROOF PLAN**

Drawn By
KM

Checked By
ML

| NO. | DATE | ISSUE |
|---|---|---|

Project No.
21-375

© Date
06/06/2022

Drawing No.
**A4.5**

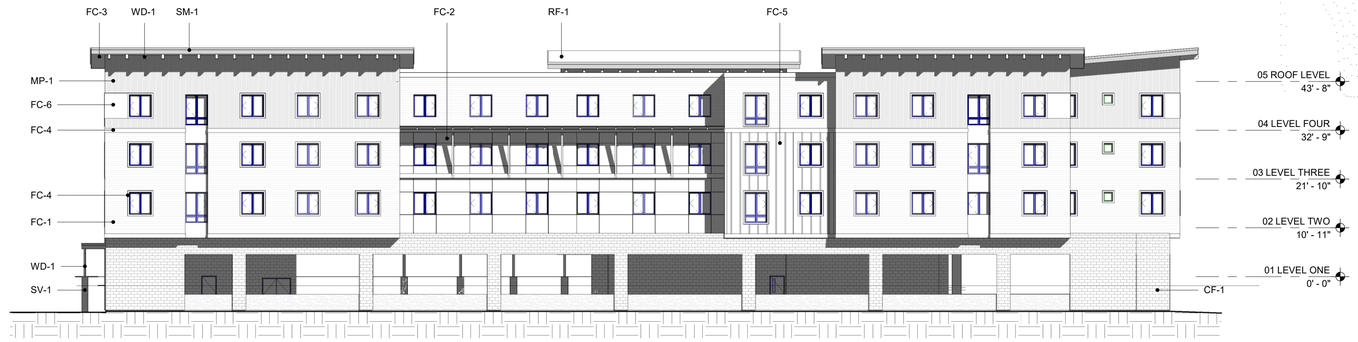
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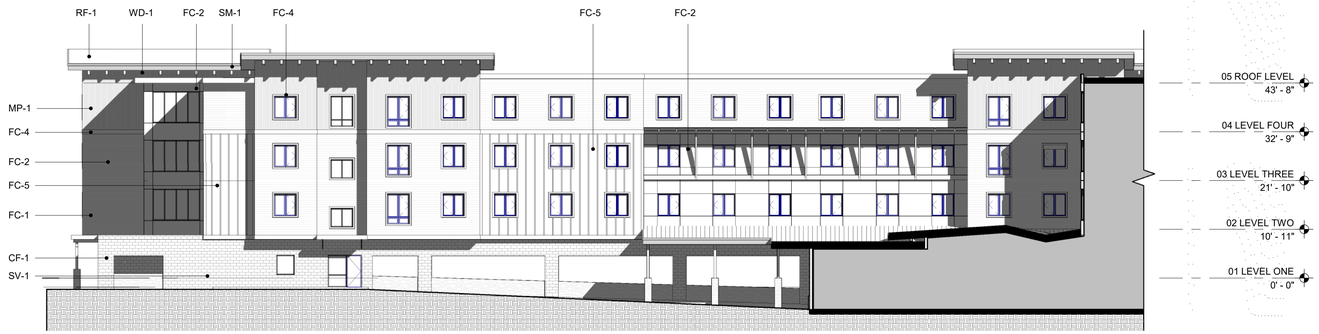

## BUILDING 2E - ENTRY

1/16" = 1'-0"



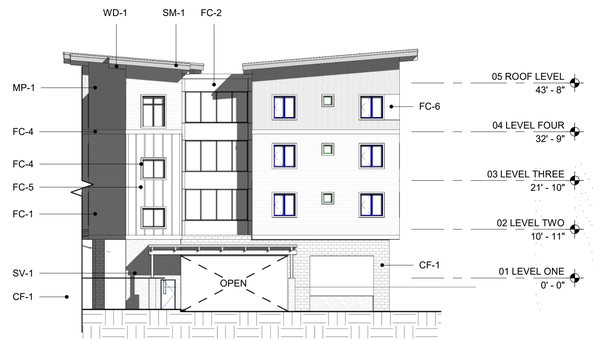

## BUILDING 2E - EAST

1/16" = 1'-0"




## BUILDING 2E - SOUTH

1/16" = 1'-0"



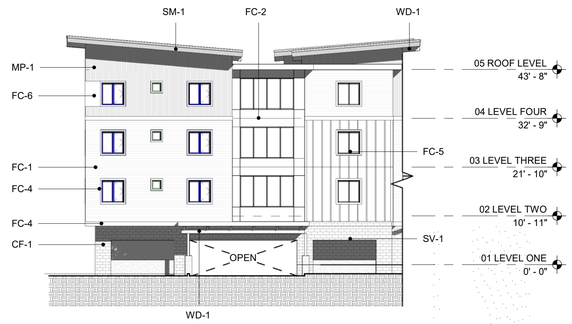

## BUILDING 2E - SOUTH 2

1/16" = 1'-0"




## BUILDING 2E - NORTH

1/16" = 1'-0"




## BUILDING 2E - WEST 2

1/16" = 1'-0"




## BUILDING 2E - WEST

1/16" = 1'-0"

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THE PARCEL

### MATERIALS KEY

| | |
|---|---|
| CF-1 | BOARD-FORM CONCRETE |
| FC-1 | FIBER CEMENT T+G SIDING, HORIZONTAL ORIENTATION |
| FC-2 | FIBER CEMENT FLAT PANEL SIDING |
| FC-3 | FIBER CEMENT SOFFIT PANEL |
| FC-4 | FIBER CEMENT TRIM BOARD |
| FC-5 | FIBER CEMENT BOARD AND BATTEN, VERTICAL ORIENTATION |
| FC-6 | FIBER CEMENT FLAT PANEL SIDING, MATCH TRIM COLOR |
| MP-1 | CORRUGATED METAL PANEL SIDING, VERTICAL ORIENTATION |
| RF-1 | MODIFIED BITUMEN ROOFING |
| RF-2 | STANDING SEAM METAL ROOFING |
| SM-1 | SHEET METAL COPING AND FLASHING |
| SV-1 | STONE VENEER |
| WD-1 | WOOD TIMBER STRUCTURE |

REFER TO SHEET A8.0 FOR COLOR AND MATERIAL LEGEND




KEY PLAN

1" = 100'

Seal

NOT FOR CONSTRUCTION

Project

TPC HOUSING

TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2

1699 TAVERN RD

APN 035-290-001

Drawing Title

BUILDING 2E ELEVATIONS

Drawn By: KM

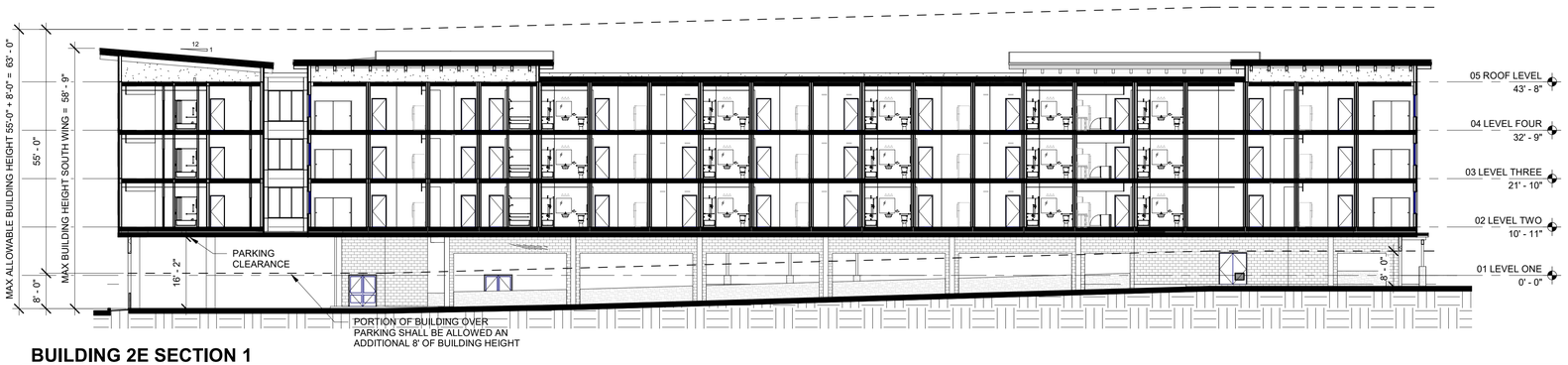
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Project No.: 21-375

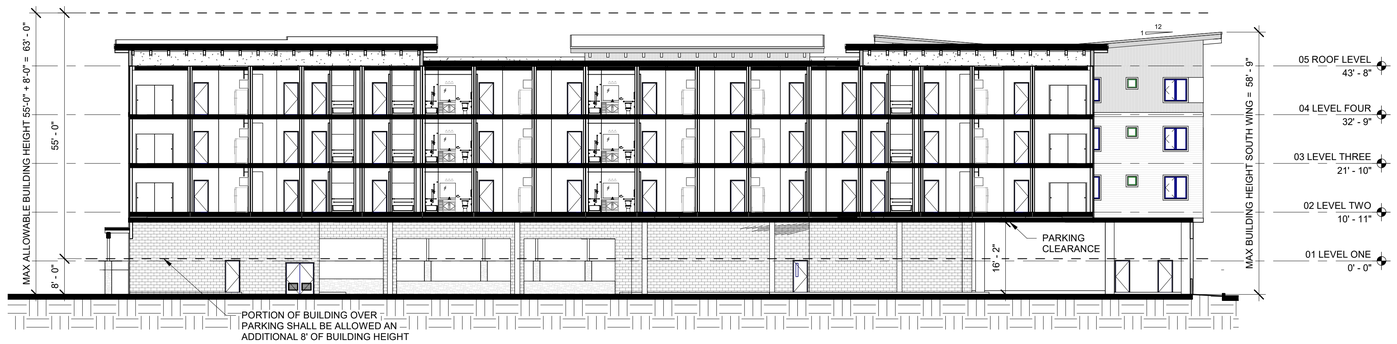
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Drawing No.: A4.6



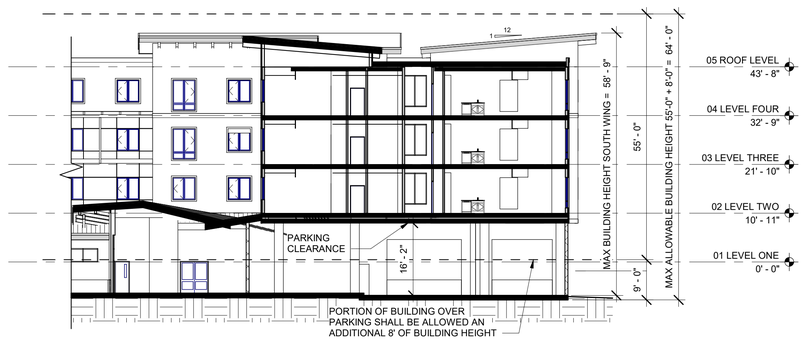

## BUILDING 2E SECTION 1

1/16" = 1'-0"



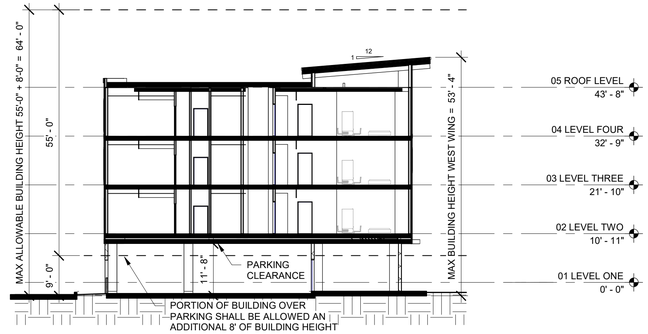

## BUILDING 2E SECTION 2

1/16" = 1'-0"




## BUILDING 2E SECTION 4

1/16" = 1'-0"




## BUILDING 2E SECTION 3

1/16" = 1'-0"

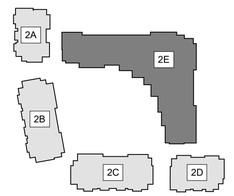
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THE PACIFIC COMPANIES

THE PARCEL




KEY PLAN
1" = 100'
N

Seal

NOT FOR CONSTRUCTION

Project
TPC HOUSING
TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2
1699 TAVERN RD
APN 035-290-001

Drawing Title
BUILDING 2E SECTIONS

Drawn By
KM

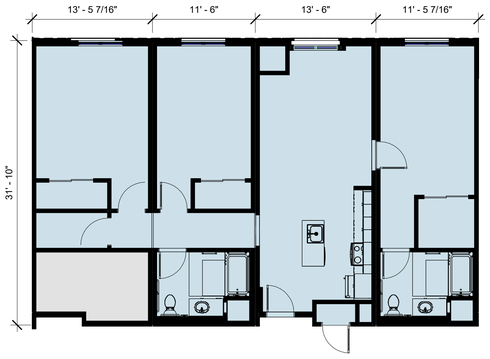
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ML

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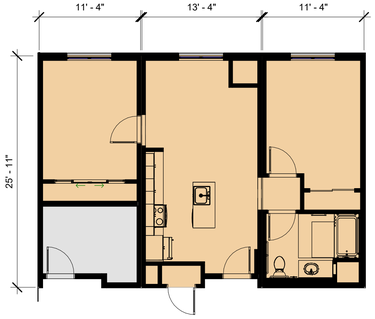
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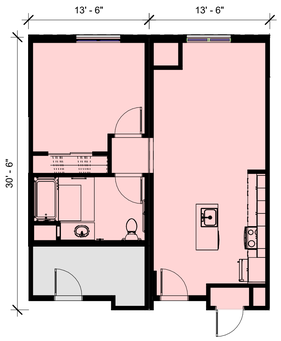

3BD - 1470 SF



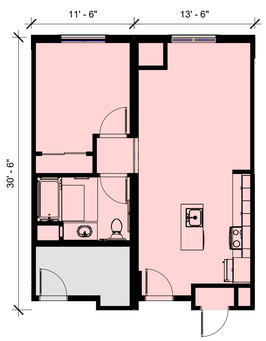

3BD - 1130 SF



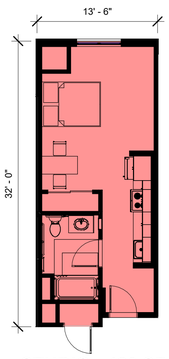

2BD - 830 SF




1BD - 710 SF




1BD - 665 SF




STUDIO - 420 SF

## UNIT PLANS

1/8" = 1'-0"

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THE PARCEL

Seal

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Project
TPC HOUSING
TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2
1699 TAVERN RD
APN 035-290-001

Drawing Title
UNIT DESIGN

Drawn By
KM

Checked By
ML

| NO. | DATE | ISSUE |
|---|---|---|

Project No.
21-375

© Date
06/06/2022

Drawing No.
A5.0



**SHADOW STUDY SITE PLAN** DECEMBER 21ST @ 12:00PM

1" = 30'-0"

N


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Project

**TPC HOUSING**

**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**

1699 TAVERN RD

APN 035-290-001

Drawing Title

**SHADOW DIAGRAM**

Drawn By: KM

Checked By: ML

| NO. | DATE | ISSUE |
|---|---|---|
| | | |

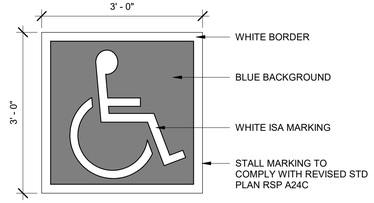
Project No.: 21-375


© Date: 06/06/2022

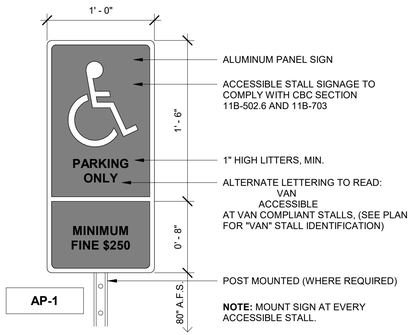

Drawing No.: **A6.0**


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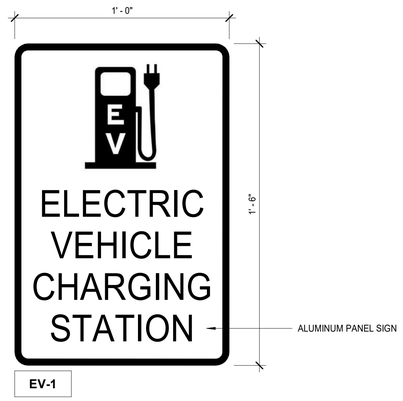

6/7/2022 1:32:29 PM BIM 360://21-375 Mammoth-Parcel Ph2-Arch/21-375 Parcel Phase 2.rvt



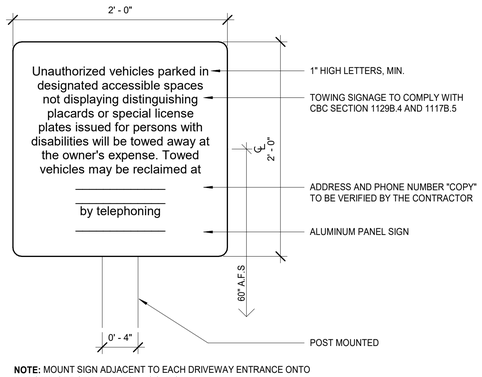

10 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) MARKING
3/4" = 1'-0"




7 R99C ACCESSIBILITY SIGN
1 1/2" = 1'-0"

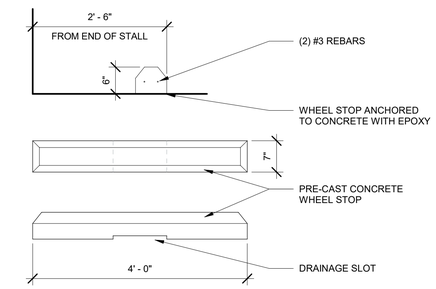



11 EV Charging Sign
3" = 1'-0"



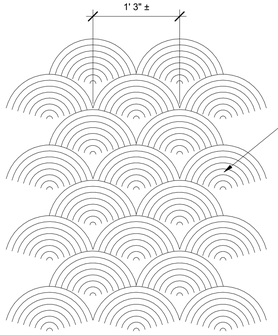

**NOTE:** MOUNT SIGN ADJACENT TO EACH DRIVEWAY ENTRANCE ONTO THE SITE. SEE SITE PLAN FOR LOCATION

8 R100B TOW-AWAY SIGN
1 1/2" = 1'-0"



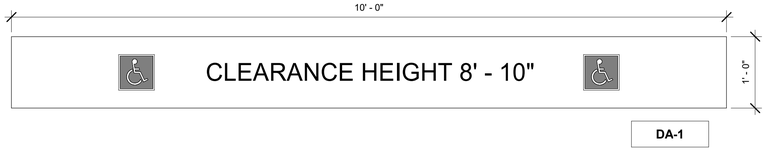

PROVIDE WHEEL STOPS AT EACH PARKING STALL.

12 WHEEL STOP
3/4" = 1'-0"

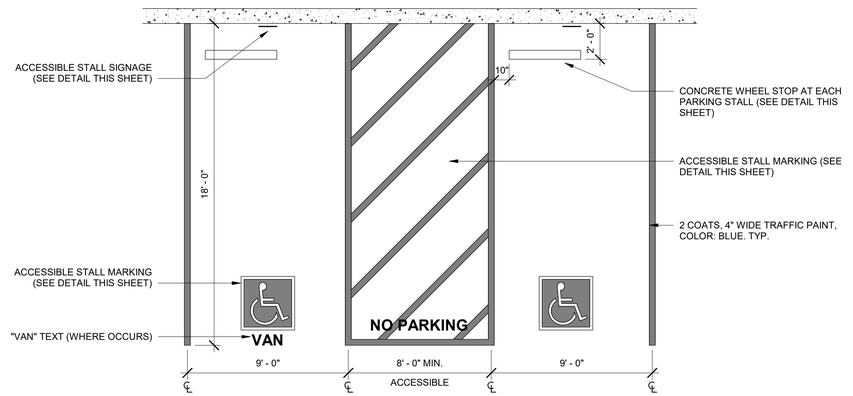



NOTE:
1. ALL VEHICULAR TRAFFIC AISLES AND PARKING AREAS TO RECEIVE LIGHT SWIRL PATTERN.
2. ALL PEDESTRIAN RAMPS TO RECEIVE A MEDIUM BROOM FINISH.
3. ALL ENCLOSED ROOMS TO RECEIVE A LIGHT BROOM FINISH, U.N.O.
4. ALL PEDESTRIAN DROP OFF AND TRANSITION AREAS TO THE APARTMENTS TO RECEIVE A LIGHT BROOM FINISH, U.N.O.

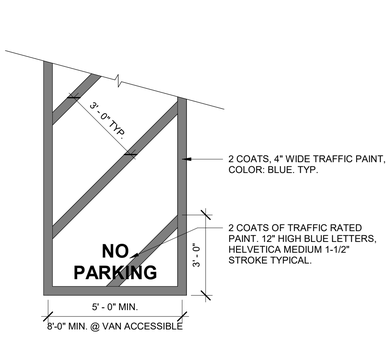
9 GARAGE FLOOR TEXTURE
1" = 1'-0"



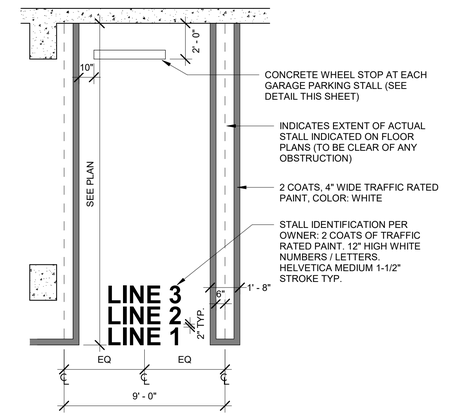

1 DRIVE AISLE SIGNAGE
1" = 1'-0"



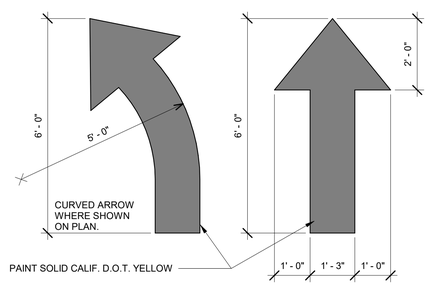

2 TYPICAL ACCESSIBLE STRIPING
1/4" = 1'-0"



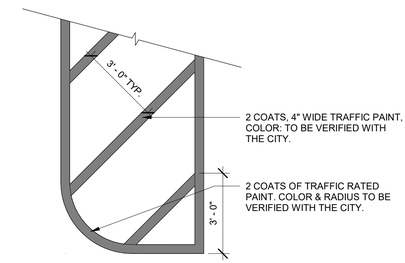

5 ACCESSIBLE LOADING MARKING
3/8" = 1'-0"




3 TYPICAL STALL MARKING
1/4" = 1'-0"




6 DIRECTIONAL ARROW
1/2" = 1'-0"




4 STRIPE MARKING
3/8" = 1'-0"

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Project
TPC HOUSING
**TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2**
1699 TAVERN RD
APN 035-290-001

Drawing Title
**PARKING DETAILS**

Drawn By: KM
Checked By: ML

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© Date: 06/06/2022

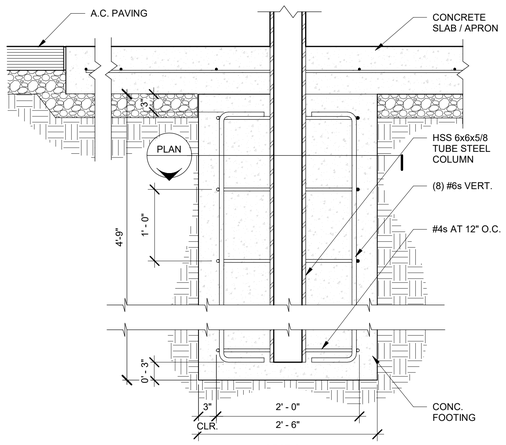
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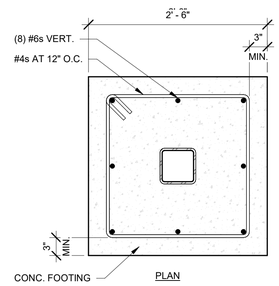
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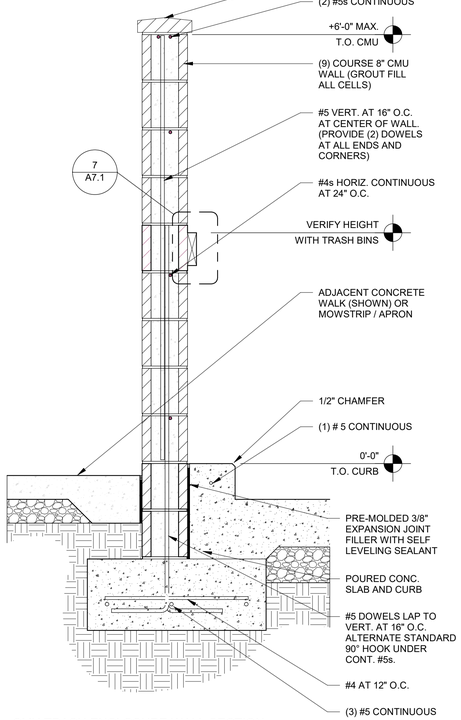



SECTION

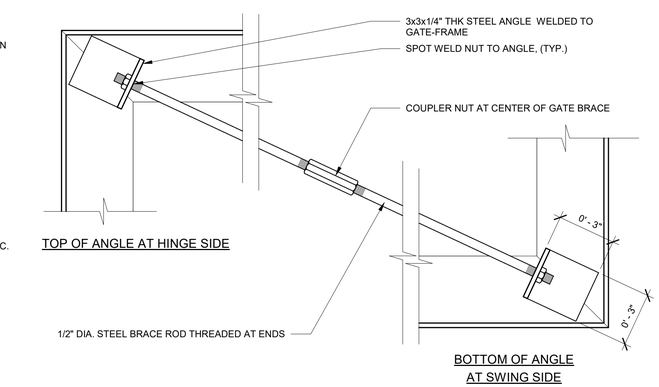



PLAN

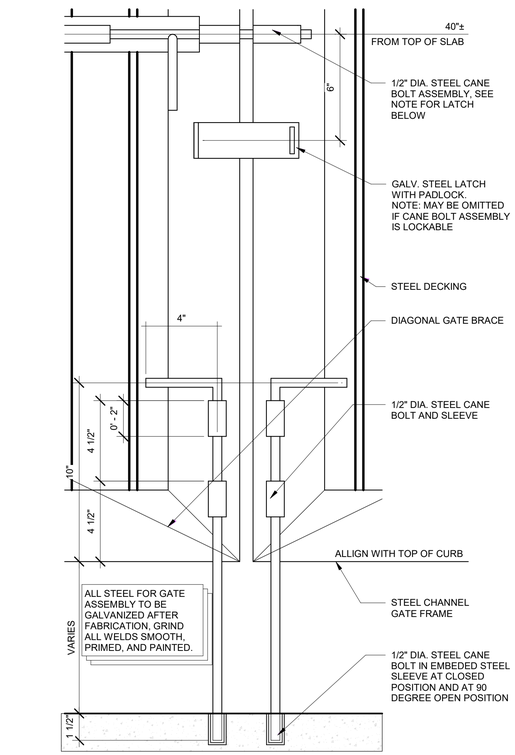
## 14 CMU TRASH ENCLOSURE COLUMN & FOOTING
1" = 1'-0"



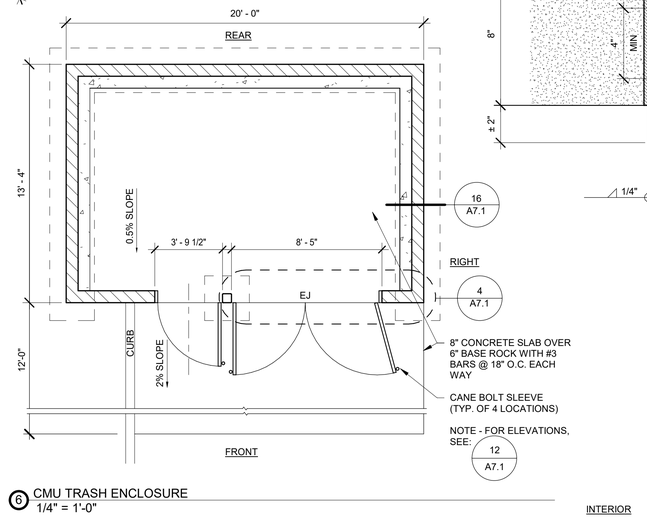

## 16 CMU TRASH ENCLOSURE WALL SECTION
1" = 1'-0"



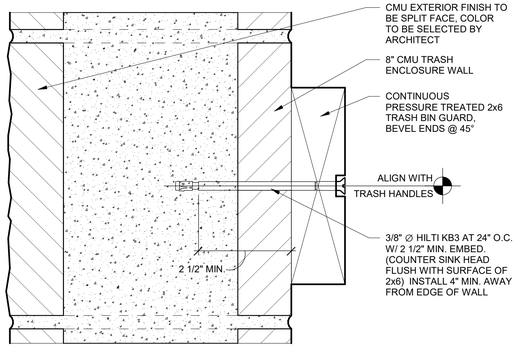

## 9 CMU TRASH ENCLOSURE GATE BRACE
3" = 1'-0"



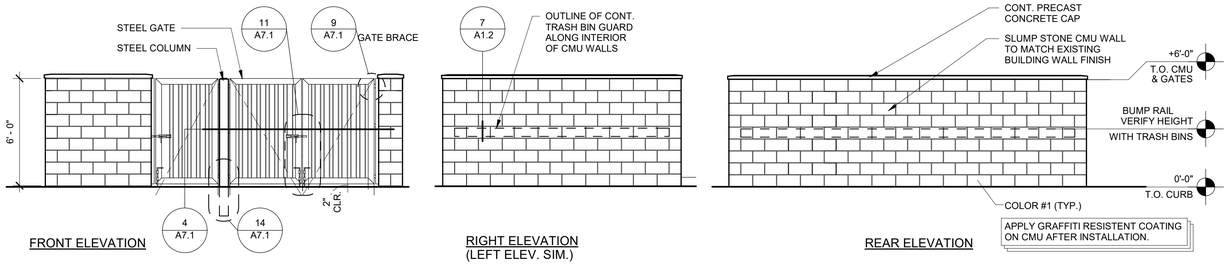

## 11 CMU TRASH ENCLOSURE GATE LATCH
3" = 1'-0"




## 6 CMU TRASH ENCLOSURE
1/4" = 1'-0"




## 7 CMU TRASH ENCLOSURE BINGUARD
6" = 1'-0"

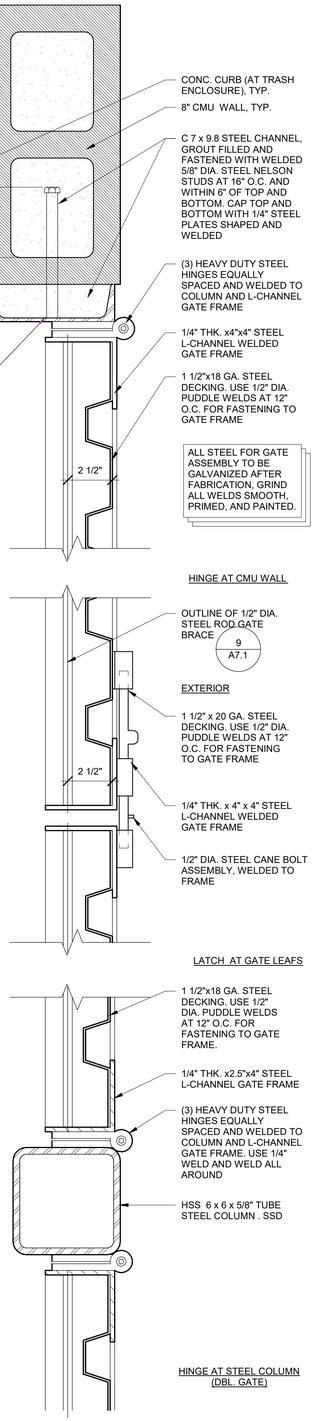



FRONT ELEVATION

RIGHT ELEVATION
(LEFT ELEV. SIM.)

REAR ELEVATION

## 12 CMU TRASH ELEV
1/4" = 1'-0"




## 4 CMU TRASH ENCLOSURE GATE JAMBS
3" = 1'-0"

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Drawing Title
**TRASH ENCLOSURE DETAILS**

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| | | |

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Checked By: ML
Project No.: 21-375
© Date: 06/06/2022
Drawing No.: **A7.1**

## COLOR SCHEME A

CF-1 : BOARD FORM CONCRETE



MEDIUM TEXTURE WOOD GRAIN FORM BOARDS

FC-1 : FIBER CEMENT T+G SIDING, HORIZONTAL




FC-2 : FIBER CEMENT FLAT PANEL SIDING

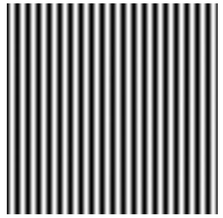



*FC-6 : FIBER CEMENT FLAT PANEL SIDING, SAME COLOR AS TRIM (FC-4)

FC-5 : FIBER CEMENT BOARD AND BATTEN, VERTICAL




MP-1 : CORRUGATED METAL PANEL SIDING, VERTICAL



NATURAL WEATHERED GREY

SV-1 : STONE VENEER



ARBUTUS SQUARES & RECS

FC-4 : FIBER CEMENT TRIM BOARD




FC-3 : FIBER CEMENT SOFFIT PANEL




MR-1 : STANDING SEAM METAL ROOFING



COOL DURA TECH 5000, SLATE GRAY

## COLOR SCHEME B

CF-1 : BOARD FORM CONCRETE



MEDIUM TEXTURE WOOD GRAIN FORM BOARDS

FC-1 : FIBER CEMENT T+G SIDING, HORIZONTAL




FC-2 : FIBER CEMENT FLAT PANEL SIDING

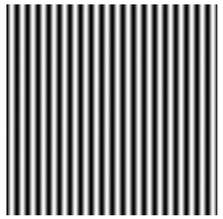



*FC-6 : FIBER CEMENT FLAT PANEL SIDING, SAME COLOR AS TRIM (FC-4)

FC-5 : FIBER CEMENT BOARD AND BATTEN, VERTICAL




MP-1 : CORRUGATED METAL PANEL SIDING, VERTICAL



NATURAL WEATHERED GREY

SV-1 : STONE VENEER



ARBUTUS SQUARES & RECS

FC-4 : FIBER CEMENT TRIM BOARD




FC-3 : FIBER CEMENT SOFFIT PANEL




MR-1 : STANDING SEAM METAL ROOFING



COOL DURA TECH 5000, SLATE GRAY

## COLOR SCHEME C

CF-1 : BOARD FORM CONCRETE



MEDIUM TEXTURE WOOD GRAIN FORM BOARDS

FC-1 : FIBER CEMENT T+G SIDING, HORIZONTAL




FC-2 : FIBER CEMENT FLAT PANEL SIDING

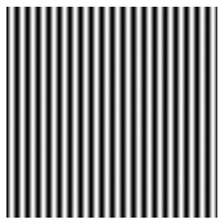



*FC-6 : FIBER CEMENT FLAT PANEL SIDING, SAME COLOR AS TRIM (FC-4)

FC-5 : FIBER CEMENT BOARD AND BATTEN, VERTICAL

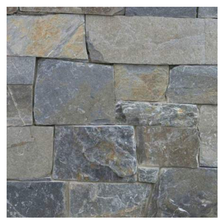



MP-1 : CORRUGATED METAL PANEL SIDING, VERTICAL



NATURAL WEATHERED GREY

SV-1 : STONE VENEER



ARBUTUS SQUARES & RECS

FC-4 : FIBER CEMENT TRIM BOARD




FC-3 : FIBER CEMENT SOFFIT PANEL




MR-1 : STANDING SEAM METAL ROOFING



COOL DURA TECH 5000, SLATE GRAY

## GENERAL SITE MATERIALS

TYPICAL UNIT PATIO DOORS - MILGARD TUSCANY SERIES VINYL OUTSWING DOOR W/ 1 PANEL



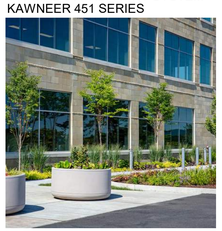
ESPRESSO OR BRONZE FRAME COLOR

UNIT WINDOWS - MILGARD TUSCANY SERIES VINYL WINDOW



ESPRESSO OR BRONZE FRAME COLOR

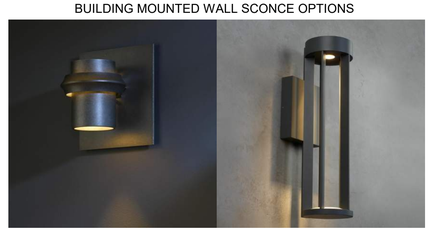
TYPICAL STOREFRONT SYSTEM - KAWNEER 451 SERIES



RECESSED DOWN LIGHT



BUILDING MOUNTED WALL SCONCE OPTIONS



12' POLE-TOP LIGHT



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THE PACIFIC COMPANIES

THE PARCEL

SM-1 : SHEET METAL COPING AND FLASHING

SW 7069 - IRON ORE

WD-1 : WOOD TIMBER STRUCTURE

SW 6146 - UMBER

Seal

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MATERIALS AND COLOR LEGEND

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Checked By: ML

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Drawing No.: A8.0

BUILDING 2A - SEE
COLOR SCHEME A

BUILDING 2E - SEE
COLOR SCHEME C



PHASE 2 SITE AERIAL

BUILDING 2B - SEE
COLOR SCHEME B

BUILDING 2C - SEE
COLOR SCHEME B

BUILDING 2D - SEE
COLOR SCHEME A

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KM

Checked By
ML

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21-375

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06/06/2022

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A8.1



SITE ENTRANCE @ CENTER ST, BLDG 2A



GARAGES @ BLDG 2A



SITE ENTRANCE @ TAVERN RD, BLDG 2D


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Drawing Title

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CENTER ST. LOOKING NORTH, BLDG 2B



GARAGES @ BLDG 2B




CORNER INTERSECTION, BLDGS 2B AND 2C

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BLDG 2E LOBBY ENTRANCE



BLDG 2E SOUTH ENTRANCE



BLDG 2E, NORTHEAST CORNER



BLDG 2E, NORTH ENTRANCE

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Drawn By
KM

Checked By
ML

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## PHASE 1

PODIUM AND SITE PARKING PROVIDED

ONE-STORY BUILDINGS AND PROMENADE ALONG CENTRAL PARK

DAY CARE FACILITY AND PLAY AREAS ALONG PROMENADE

RESIDENTIAL UNITS FORM BACKDROP



ONE-STORY BUILDING AND PROMENADE ALONG CENTRAL PARK

COMMUNITY CENTER FACILITY AND PICNIC AREAS ALONG PROMENADE

RESIDENTIAL UNITS FORM BACKDROP

CONSISTENT COLOR THEME BETWEEN THE TWO BUILDINGS



PODIUM AND STAIR ENTRANCES FROM STREET-FRONT

COVERED WALKWAYS

COLOR ACCENT AREAS AT STAIR TOWER

CONSISTENT COLOR THEME BETWEEN THE TWO BUILDINGS



ARTICULATED ENTRANCE ELEMENT

BIKE STORAGE AREAS ALONG REAR PERIMETER

OPEN PODIUM ON ONE SIDE

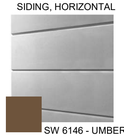
## PHASE 1 MATERIALS AND COLOR SCHEME

BOARD FORM CONCRETE



MEDIUM TEXTURE WOOD GRAIN FORM BOARDS

FIBER CEMENT T+G SIDING, HORIZONTAL



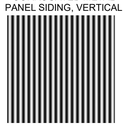
SW 6146 - UMBER

FIBER CEMENT FLAT PANEL SIDING



SW 2839 - ROYCROFT COPPER RED

CORRUGATED METAL PANEL SIDING, VERTICAL



NATURAL WEATHERED GREY

STONE VENEER



ARBUTUS SQUARES & RECS

FIBER CEMENT TRIM BOARD



SW 7048 - URBANE BRONZE

FIBER CEMENT SOFFIT PANEL



SW 6146 - UMBER

STANDING SEAM METAL ROOFING



COOL DURA TECH 5000, SLATE GRAY

## PHASE 2

THIS PHASE CONSISTS OF 1 CENTRAL PODIUM BUILDING, SIMILAR TO PHASE 1,SURROUNDED BY A PERIMETER OF 4 TUCK UNDER BUILDINGS THAT PROVIDE SOME GROUND FLOOR RESIDENTIAL UNITS WITH PATIOS

VARIETY OF PODIUM PARKING, TUCK UNDER GARAGES, AND SITE PARKING

SMALLER GROUND FLOOR AREA ON THE PODIUM BUILDING

CENTRAL GREEN WILL WITH NATURAL LANDSCAPE

3 PROPOSED COLOR SCHEMES BETWEEN THE FIVE BUILDINGS, INCLUDING A NEW MATERIAL INTRODUCED THROUGHOUT - VERTICAL BOARD AND BATTEN

MAIN ENTRANCE ROAD (INYO) FEATURES TWO DISTINCT THMATIC APPROACHES TO STREET FROM DESIGN ON EITHER SIDE

GROUND LEVEL UNITS ENGAGE STREET FRONT ALONG BOTH INYO AND TAVERN

TUCK UNDER GARAGES DEFINE PERIMETER LOOP

MIX OF BUILDING MOUNTED AND POLE TOP LIGHT FIXTURES

INTROUDCTION OF BOARD AND BATTEN CLADDING

RESIDENTIAL GROUND LEVEL UNITS FROM STREET-FRONT

SEMI-ENCLOSED PORCHES

COLOR ACCENT AREAS AT PAVILLIONS

INTRODUCTION OF BOARD AND BATTEN CLADDING

ARTICULATED ENTRANCE ELEMENT

BIKE STORAGE AREAS ALONG CENTRAL GREEN

OPEN PODIUM ON BOTH SIDES

NATURAL LANDSCAPE










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THE PACIFIC COMPANIES

THE PARCEL

SUMMARY COMPARISON:

Parcel Phase 1 (The Sawyer) and Parcel Phase 2 (Flycatcher)

Although the two phases are intended to maintain basic, common character traits between them, there are unique thematic differences in the planning, material applications, architectural details, and landscape concepts of each.

The Planning of Phase 1 revolves around the main central park for the entire development. Adjacent to the park are the public spaces; a community room, fitness gym, management and leasing offices, entrance lobby, and a proposed day care center. This one-story component of the design provides a human scale element along the park frontage where the generous glazing provides a welcoming feel. The two 4 story podium buildings form more of a backdrop to the open space. Phase 2 differs substantially in its relationship to the streets. Smaller, 3 story buildings engage the street and sidewalks with ground level units and porches fronting both major roads that serve the development, providing a more intimate building scale along the sidewalks. The larger 4 story podium building is set internal to the property and defines a central public open space. Internal to the Phase 2 property, tuck-under parking spaces in the street-front buildings that are enclosed with garage doors form the perimeter of the loop drive.

Phase 2 adopts much of the material palette from Phase 1 but introduces new and unique features. Stone cladding is deployed more prominently on stair towers, column bases, and building wainscots. This provides an attractive and durable base at ground level. A fiber cement board and batten cladding is used in lieu of the flat panel elements in specific locations to give more areas of vertically oriented texture on building facades. A primary theme throughout Phase 2 is adoption of 3 different color schemes depending on building types. Buildings 2A and 2D utilize a scheme very similar to Phase 1 which helps to reinforce the continuity of the development. Buildings 2B, 2C, and 2E vary significantly in color application. See sheet A8.0 for palette descriptions.

Both phases adopt an articulation approach that utilize shed roof pavilions to differentiate building heights and forms, and a variety of module depths to create offsets in the wall planes. These variations are more pronounced on the smaller 3-story buildings of Phase 2. More color accent surfaces are added to the Phase 2 buildings as vertical strips aligning with windows in the pavilion elements.

The landscape concept for Phase 2 departs from Phase 1 in terms of a more limited plant palette. The goal is to leave much of the site in its natural state, preserving as many trees as possible, and allowing native plants to thrive under their normal conditions. Irrigation is intended for new tree and planting area establishment but otherwise minimal.

Seal

NOT FOR CONSTRUCTION

Project
TPC HOUSING
TOWN OF MAMMOTH LAKES - THE PARCEL PHASE 2
1699 TAVERN RD
APN 035-290-001

Drawing Title
PARCEL PHASE COMPARISON

Drawn By: Author
Checked By: Checker

| NO. | DATE | ISSUE |
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Project No.: 21-375
© Date: 06/06/2022

Drawing No.
A8.5


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6/7/2022 1:32:35 PM BIM 360://21-375 Mammoth-Parcel Ph2-Arch/21-375 Parcel Phase 2.rvt

# ATTACHMENT C
Parcel Master Plan

https://www.townofmammothlakes.ca.gov/DocumentCenter/View/11312/The-2021-Parcel-Master-Plan_FINAL