Planning and Economic Development Commission Agenda

Wednesday, June 14, 2023, 9:00 a.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:
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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. 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.

4.1 Public hearing and consideration of Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 applications for development of the site located at 60 Joaquin Road with a four-unit affordable housing development.

The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

5. BUSINESS MATTERS

5.1 General Plan conformance determination for the Town acquisition of vacant land located at 377 Manzanita Road for the purpose of constructing workforce housing.

This project is not subject to CEQA pursuant to CEQA Guidelines §15061(b)(3) (General Rule) of Title 14 of the California Code of Regulations.

6. CONSENT AGENDA

6.1 Approve the minutes of the regular meeting of April 12, 2023.

6.2 Consider approval of Final Tract Map 22-001 for the 16-lot subdivision of "The Parcel" located at 1609 Tavern Road and 33 Center Street.

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 July 12, 2023.

Mammoth Lakes Planning and Economic Development Commission
Agenda Action Sheet

Title: Public hearing and consideration of Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 applications for development of the site located at 60 Joaquin Road with a four-unit affordable housing development. The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

Commission Meeting Date: 6/14/2023

Prepared by: Michael Peterka, Associate Planner

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 with conditions as recommended by staff.

Summary: The proposed project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD) located within the Residential Multi-Family 1 (RMF-1) zoning district at 60 Joaquin Road. The application includes a density bonus request to permit two additional dwelling units through the Town's Density Bonus Ordinance, for a total of four units, all of which will be deed restricted ownership units targeting the middle-income affordability level. Four (4) concessions to the applicable development standards are being requested, in accordance with the Density Bonus Ordinance. The proposed project also includes a request for an Adjustment to allow two parking spaces in the front setback area.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: June 14, 2023

AGENDA TITLE: Public hearing and consideration of Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 applications for development of the site located at 60 Joaquin Road with a four-unit affordable housing development. The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

Applicant: MMI Consulting, LLC

Property Owner: Town of Mammoth Lakes

REQUESTING DEPARTMENT:
Community & Economic Development
Sandra Moberly, Director
Michael Peterka, Associate 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 CEQA and Municipal Code findings, and approving Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution

SUMMARY:

Proposal:	The proposed project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD) located within the Residential Multi-Family 1 (RMF-1) zoning district at 60 Joaquin Road. The application includes a density bonus request to permit two additional dwelling units through the Town's Density Bonus Ordinance, for a total of four units, all of which will be deed restricted ownership units targeting the middle-income affordability level. Four (4) concessions to the applicable development standards are being requested, in accordance with the Density Bonus Ordinance. The proposed project also includes a request for an Adjustment to allow two parking spaces in the front setback area.
Project Name:	60 Joaquin

Location:	60 Joaquin Road (APN: 033-121-035-000)
Size of Property:	0.20 acres (8,671 sq. ft.)
Zoning:	Residential Multi-family 1 (RMF-1)
General Plan:	High Density Residential 1 (HDR-1)
Environmental Review:	Categorically Exempt (CEQA Guidelines Section 15332)

KEY ISSUES:

1. Does the proposed project meet the Use Permit criteria and required findings for a density bonus pursuant to Municipal Code (MC) Chapters 17.68 and 17.138?
2. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?
3. Can the findings be made for approval of an Adjustment to allow two parking spaces in the front setback area pursuant to MC Chapter 17.64?
4. Is the proposed project consistent with the State Subdivision Map Act?
5. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The proposed project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD) located on a 0.20-acre vacant lot in the Residential Multi-Family 1 (RMF-1) zoning district. The project is comprised of two, three-story buildings. Each unit has two tandem garage parking spaces, two bedrooms, an office, and 2.5 bathrooms. The site will also include four exterior guest parking spaces.

The project parcel was purchased by the Town of Mammoth Lakes in 2021 with the intent to develop it as an affordable housing project. The Town has partnered with MMI Consulting, LLC to develop the affordable housing project on the parcel.

The project site is 0.20-acres, which allows for a base density of two dwelling units at the permitted maximum density of 12 dwelling units per acre. The project application includes a density bonus request for two additional units above the property's base density, for a total of four units. The Town's Density Bonus Program provides greater flexibility than the State Density Bonus Program and allows smaller multi-family residential projects to qualify for the program. The 60 Joaquin project is eligible to receive the additional units of density because it is a new multi-family residential project located within a zoning district that allows multi-family residential uses and has a base density of two or more units. The Municipal Code requires that a minimum of two of the resulting units be deed restricted at the middle-income affordability level to qualify for the desired density bonus.

Based upon the options provided in the Town Density Bonus Program, a project proponent can choose the affordability level category for the deed restricted units, provided that the number of eligibility points needed to qualify for the desired density bonus are earned in accordance with the adopted Eligibility Points Schedule. For this project, a density bonus of two units requires 100 eligibility points, which requires two of the units be restricted to the middle-income affordability level category, which has a maximum income of 150% of Area Median Income (AMI). All units in the proposed project will be restricted to the middle-income level (i.e., 150% AMI or $109,600 for a family of 3), meaning that the project will provide a greater number of deed restricted units than otherwise required.

Three specific conditions of approval (#25, 26, 27) are included in the attached resolution which ensure that the required number of deed restrictions and associated Workforce Housing Agreement are recorded against the property before a certificate of occupancy is issued for the project.

Projects utilizing the Town's Density Bonus Program are eligible for one automatic incentive or concession, in accordance with those listed in Municipal Code §17.138.050(A). Because the project will provide a greater number of deed restricted units than otherwise required (i.e., 4 restricted units vs 2 restricted units), the project is eligible for two or more additional incentives or concessions from those listed in Municipal Code §17.138.050(A). For this project, a total of four concessions are being requested, which include an increase in the allowable lot coverage from 50% to 66.3%; a 20% reduction in the north side yard setback from 10 feet to 8 feet; and a reduction of two of the multi-family residential development standards, which includes the standard that limits paving of the front setback area to 40%, and the standard that requires 75% of the façade of each building adjacent to a public street be occupied by habitable space with windows.

Joaquin Road is considered a substandard street. As a result, this project must include an Irrevocable Offer of Dedication (IOD) for the easterly 10 feet of the subject property. The IOD reduces the overall size of the lot and impacts the front yard setback area. The IOD area will be used for street improvements, pedestrian infrastructure, and snow storage purposes.

The proposed site layout and design of the structures was reviewed by the PEDC Design Committee on March 29, 2023. The Design Committee indicated that they support approval of the site layout and building design but did

request that minor modifications be made to the façade of the building prior to PEDC consideration. The requested changes were made to the building façade.

As described in this staff report, staff finds that the project is consistent with the Town's General Plan, Municipal Code, Design Guidelines, and the State Subdivision Map Act. Additionally, staff determined the project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects.

Based on the analysis, staff has determined that the required findings to support the requested approvals can be made, and recommends approval of the Tentative Tract Map, Use Permit, Design Review, and Adjustment with the conditions of approval noted in the attached resolution.

Project Proposal:

As described above, the project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD). Each unit will have approximately 1,200 square feet (sf) of conditioned space with two bedrooms, an office space, two and ½ bathrooms, and two enclosed tandem parking spaces. The project also has four exterior guest parking spaces.

Projects utilizing the Town's Density Bonus Program are eligible for one automatic incentive or concession, in accordance with those listed in Municipal Code §17.138.050(A). Because the project will provide a greater number of deed restricted units than otherwise required, the project is eligible for two or more additional incentives or concessions that may be chosen from those listed in Municipal Code §17.138.050(A). For this project, a total of four concessions are being requested, which include an increase in the allowable lot coverage from 50% to 66%; a 20% reduction in the north side yard setback from 10 feet to 8 feet; and a reduction of two of the multi-family residential development standards, which includes the standard that limits paving of the front setback area to 40%, and the standard that requires 75% of the façade of each building adjacent to a public street be occupied by habitable space with windows.

An Adjustment is also being requested to allow two parking spaces to be located in the front yard setback in an area not in front of a garage. Staff's analysis of the required Adjustment Findings can be found under "Analysis of Key Issues" below.

The proposed building designs represent a modern chalet style. The proposed colors and materials are a combination of textured and smooth panels with an earth-tones color palette. **Figure 1** illustrates the proposed building designs. The project plans, including the site plan, building floor plans, and elevations are included as **Attachment B**.

FIGURE 1: PROPOSED BUILDING DESIGN



Existing Site and Surrounding Land Uses

The project is located at 60 Joaquin Road on an undeveloped lot within the RMF-1 zoning District. The surrounding land uses consist of a two-unit apartment building on the adjacent property to the north, a seven-unit apartment building to the east, a single-family home to the south, and a 39-unt multi-family residential development to the west. See **Figure 2** below for a map showing the site location and surrounding context. **Table 1** describes the surrounding land uses and zoning.

FIGURE 2: PROJECT SITE LOCATION MAP

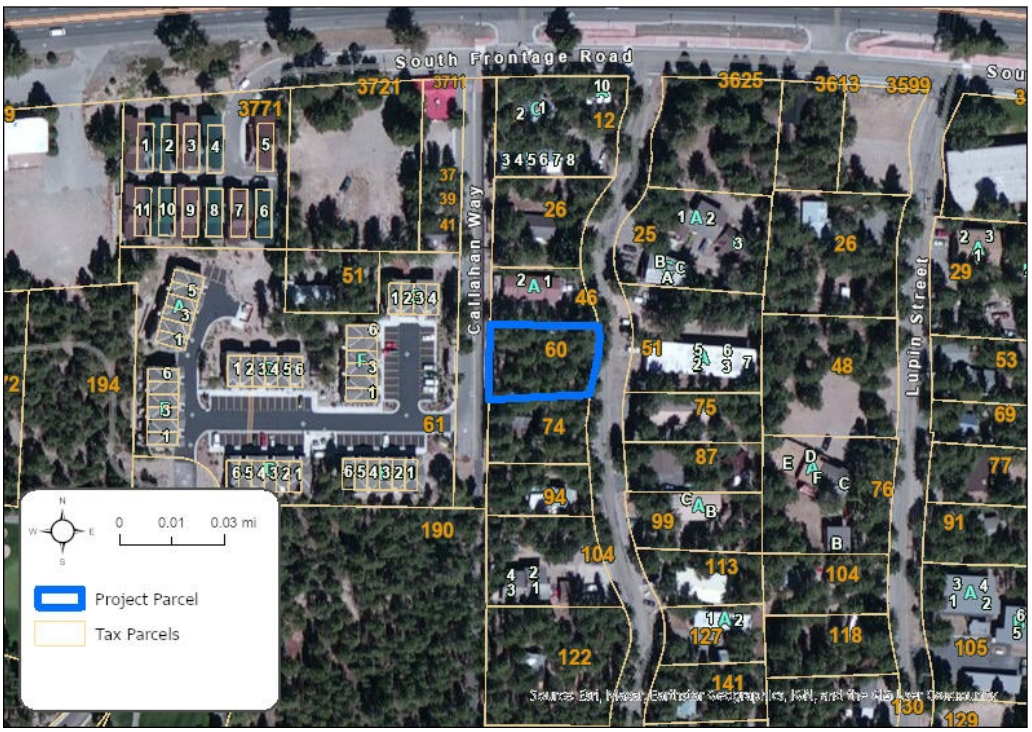


Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	RMF-1	Multi-family: 2-unit apartment building	None
South	RMF-1	Single-family residence	None
East	RMF-1	Multi-family: 7-unit apartment building	Located across Joaquin Road from the project site
West	R	San Joaquin Villas Condominiums	Located across Callahan Way from the project site

*RSF = Residential Single Family; R = Resort

Site Zoning

The project site is zoned RMF-1 (Residential Multi-Family 1), which "*is intended as an area for the development of mixed residential uses (single-family dwellings, apartments, and other multiple-family developments). Transient Occupancy or Rental and Hotel and Motel uses are not permitted in this zone* (MC Chapter 17.20)."

The proposed project is classified as a Multi-Family Residential use, which is a permitted use in the RMF-1 zone.

Development within the RMF-1 zoning district is subject to the Residential Zone Development Standards found in MC §17.20.030, with additional standards applying to Multi-Family Residential Projects found in MC §17.52.210. The proposed project complies with all relevant development standards, with the exception of those subject to the requested concessions, which are described in greater detail in the Analysis of Key Issues.

General Plan

The General Plan land use designation for the site is High Density Residential 1 (HDR-1) and "*allows residential multi-unit townhouses, condominiums and apartments at a density of six to twelve dwelling units per acre... The HDR-1 designation is intended to preserve existing housing and allow for additional high-quality housing opportunities. Development standards to ensure compatibility with adjacent properties, building separation, adequate on-site recreation space, and well-designed livable development"* (General Plan, Pg. L-4).

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required findings for a density bonus pursuant to Municipal Code (MC) Chapters 17.68 and 17.138?

A Use Permit is required for this project because the application is requesting a density bonus pursuant to the Town Density Bonus Program. Staff has determined that the required findings can be made for approval of a Use Permit pursuant to MC §17.68.050 (Use Permit Findings) and MC §17.138.060 (Findings and Conditions of Approval) of the Town Density Bonus Program. Specifically, staff finds that by approving the requested use permit to allow the density bonus, the multi-family residential units that will be deed restricted as a result of the density bonus will help accomplish the intent of the Town Density Bonus Program and will increase the supply of housing available to the workforce.

In addition to the standard use permit findings required by MC §17.68.050, a use permit for a project receiving a Town density bonus requires an additional three findings be made. These findings are required to 1.) ensure that

a sufficient number of eligibility points are generated by the project to qualify for the requested density bonus, 2.) ensure that the incentive or concession that was chosen in order to make the project feasible is the minimum departure from the zoning code standards necessary to make the project feasible, and 3.) to ensure that the proposed project is compatible with the surrounding neighborhood. Staff was able to make affirmative findings for each of these items in the project Resolution, included as **Attachment A**.

The proposed site layout and project design ensures that the multi-family uses and residential density proposed for the site will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community, nor injurious to properties or improvements in the vicinity because the additional two residential units can be accommodated on the site without eliminating or reducing essential amenities such as enclosed parking, guest parking, and private outdoor living space.

KEY ISSUED #2: Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

Design Review is required per MC §17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development.

Below is staff's analysis of the project's consistency with the Design Review criteria. Staff finds that the proposed site layout and building design has met the overall intent of the Design Review criteria.

Design Review Criteria:

To obtain design review approval, projects must satisfy these criteria to the extent they apply:

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 proposed buildings and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding neighborhood. In the context of the surrounding multi-family residential uses, the proposed design of the project provides appropriate scale and incorporates attractive architectural details.

The building forms and facades provide variation and visual interest through the incorporation of different materials and colors, a variety of window shapes and sizes, and the addition of a pedestrian entrance on the east side of the project adjacent to Joaquin Road.

The project utilizes different materials, textures, and colors, which consist of a natural "hearthstone" grooved panel on the top story and a smooth dark "plunge pool" colored panel on the lower stories. The materials incorporate accents of natural grooved "hearthstone". The project utilizes a change in materials and colors to distinguish stories.

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

Not applicable, as the street network in this area is already established and no additional streetscape improvements are required for the proposed project.

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.

The proposed parking meets the required amount for the project. Each unit consists of a private enclosed garage space with two tandem parking spaces. The project also consists of four unenclosed guest spaces, which is greater than the two guest parking spaces that are required. The rationale for the additional exterior parking is to provide one unenclosed space per unit. The garage door's design and color are coordinated with the design of the project and the garage doors are oriented to the south, which minimizes visibility from Joaquin Road, and provides desirable solar orientation for snow melt within the driveway area. The proposed parking configuration ensures that the project will accommodate its share of parking needs on-site, which will help avoid conflicts between vehicles and tenants with enclosed, assigned parking spaces.

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.**

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

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.**

The proposed project preserves 11 trees with a diameter at breast height (DBH) of 12 inches or greater. After construction, the site will be left in a natural state with minimal landscaping taking place.

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 Municipal 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 applicable General Plan and Zoning Code development standards are outlined in **Table 2**.

Table 2: Zoning Consistency

General Information			
General Plan: High Density Residential-1 (HDR-1)		Specific Plan: N/A	
Zoning: Residential Multi-Family-1 (RMF-1)		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Vacant		Permit(s) Required for Use: TTM, UPA, DR, ADJ	
Development Standards			
Standard	**Required**	**Proposed**	**Complies?**
Residential Density	2 units (12 units/ acre on a 0.20 acre site)	4 units (20 units/acre on a 0.20 acre site)	Yes, density is allowed pursuant to the Town Density Bonus Ordinance

Setbacks			
Front yard (feet)	20 feet	22 feet	Yes
North side yard (feet)	10 feet	8 feet	Yes, with density bonus concession
South side yard (feet)	10 feet	22 feet	Yes
Rear yard (feet)	10 feet	10 feet	Yes
Lot Coverage	50%	66.3%	Yes, with density bonus concession
Building Height	35 feet	32 feet	Yes
Snow Storage	75% of 3337sf =2,503 sf	41% (1,379 sf)	Yes, with a recorded snow management plan per COA #78
Parking Spaces	8	8	Yes
Guest Parking Spaces	2	4	Yes

Town Density Bonus Program (MC Chapter 17.138)	**Complies?**
Town Density Bonus Program: 2 additional units requested. The multi-family project located on a 0.20-acre parcel in the RMF-1 zone proposes to build four (4) units, which exceeds the site's maximum allowable density of two (2) units, by two (2) units. To grant the density bonus of two (2) units, the project must deed restrict a minimum of two (2) of the units at the middle-income affordability level.	Yes, COA #s 25, 26, & 27 of the project Resolution (Attachment A) ensure all four units will be deed restricted to the middle-income affordability level in order to receive requested concessions
Multi-Family Residential Projects (MC §17.52.210)	**Complies?**
Building Facades Adjacent to Streets: 75% of the street facing façades is required to be occupied by habitable space with windows and have at least one pedestrian entry into the structure.	Yes, with density bonus concession (*one pedestrian entrance is provided on the street facing façade*)
Front Yard Paving: No more than 40% of the front yard setback area shall be paved.	Yes, with density bonus concession (*55% proposed*).
Laundry Facilities: Common facilities or provided in each unit.	Yes, a laundry room/closet is provided within each unit.
Maintenance and Control of Common Area: The common area will be controlled and maintained by the landlord/property owner.	Yes

Private Outdoor Open Space: Greater than 60 sf of private outdoor open space is required per unit.	Yes, 120 sf is provided for each unit.
Solid Waste and Recycling: Multi-family projects of 3 or more units shall provide a solid waste/recyclable materials storage area.	Each unit will have individual waste carts that will be stored in the private garages.
Storage: 100 cubic feet of lockable storage space	Yes. Provided in each unit's garage.

Other Applicable Standards and Requirements:

Snow storage

The RMF-1 zone requires snow storage areas be provided that are equal to 75% of the combined area of all parking, driveways, walkways, and street surfaces within the project. The total amount of paved parking and driveway area for the project is 3,337 sf, meaning a total of 2,503 sf of snow storage is required. The project proposes a total of 1,379 sf with equates to 41% of the required snow storage area. The Town Density Bonus Ordinance allows projects that receive a density bonus to be eligible for a reduction of the required snow storage areas if the property owner commits to haul on-site snow from the property to an approved off-site snow storage area in accordance with MC §17.36.110(B)(3)(a), provided that the interim snow storage areas do not interfere with any of the required parking areas. The proposed snow storage areas comply with this requirement and are located between the two buildings behind the guest parking spaces and to the east of the front building behind the guest parking spaces. Condition of Approval #78 is included to require a snow removal/storage management plan agreed to by the property owner and the Town and for it to be recorded against the property prior to issuance of a certificate of occupancy.

General Plan Consistency:

The project is consistent with the following General Plan Vision Statements as described in **Table 3**:

Table 3: General Plan Vision Statement Conformance

General Plan Vision Statement	Explanation of Project Conformance
"Adequate and appropriate housing that residents and workers can afford"	The applicant will exceed the requirements of the Town Density Bonus Program and deed restrict all four units of the multi-family project for "Middle-Income Households".
"*being a great place to live and work*"	The project will support local construction jobs and provide four housing units that will only be available to the local workforce.
"Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area."	The project is within the urban growth boundary and the density is consistent with that allowed by the General Plan and Municipal Code.
"*sense of a "village in the trees""*	The project limits tree removal to the maximum extent feasible.

The project is consistent with the following General Plan goals, policies, and actions as described in **Table 4**:

Table 4: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
C.2.L: Create visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.	The project incorporates design features and architectural detail that provides a high-quality appearance and incorporates thoughtful site planning and design while providing adequate parking for tenants and guests.
C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Building height and massing are similar to the heights and massing of the adjacent apartment buildings to the north and east and the condo buildings to the west. The dense tree canopy limits views of the surrounding mountains, so the proposed project will not eliminate an existing view shed.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates high quality building materials that achieve a design that is compatible with the surrounding neighborhood and mountain setting.
Goal L.2: Substantially increase housing supply available to the workforce.	The project includes a density bonus request that will result in four deed restricted units that will be made available to the local workforce.
L.2.D. Policy: For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation in which the project is located.	The proposed project utilizes the Town Density Bonus Program consistent with the adopted Ordinance.

Consistency with 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. In this case, staff finds that the Design Review criteria analysis above sufficiently addresses the Town Design Guidelines that are applicable to this project.

PEDC Design Committee Review

The PEDC Design Committee reviewed the project at the Design Committee meeting on March 29, 2023. The Committee reviewed the project design, including the site plan, building designs, and proposed materials, and

were supportive of moving the project forward to the full Commission for consideration of the Design Review permit with the request that minor modifications be made to the exterior of the buildings. The project plans have been updated with the final design.

KEY ISSUE #3. Can the findings be made for approval of an Adjustment to allow two parking spaces in the front setback area pursuant to MC Chapter 17.64?

Adjustments are intended to allow minor exceptions to certain development standards of the Zoning Code when such requests constitute a reasonable use of property but are not permissible under strict application of the Zoning Code. The following represents staff's analysis of the required findings pursuant to MC §17.76.040:

Setback Adjustment Findings:

A significant public benefit will result (e.g., protection of trees or other significant features, enhanced circulation, or improved landscaping or snow storage)

Providing two guest parking spaces in the front setback enhances the circulation on the project site while allowing each unit to have one guest parking space. Overall, circulation will be enhanced by providing more space for vehicles to turn around and move out of the traffic lane so other residents and vehicles can move more freely. Additionally, there is a required 10-foot irrevocable offer of dedication (IOD) to the Town along the front property line which further reduces the overall depth of the site and impacts where parking could be located.

KEY ISSUE #4. Is the proposed project consistent with the State Subdivision Map Act?

Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the project is a common interest development and units can be individually owned and sold. Prior to issuance of a certificate of occupancy for any of the units, a final map, CC&Rs, and a PUD plan will require approval by staff and must be recorded on the property Title. Staff has reviewed the tentative map and finds that it is in conformance with the Town's Subdivision Ordinance and the State Subdivision Map Act. Tentative Tract Map 23-001 is included in **Attachment B**.

KEY ISSUE #5: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15332, In-Fill Development Projects. The Project qualifies for this exemption because the following criteria are met:

a. The project is consistent with the General Plan Land Use designation because the property is located within the High-Density Residential 1 (HDR-1) land use designation which allows residential multi-unit townhouses, condominiums, and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre. The proposed project is a multi-family residential development located on a site with a base density of two (2) dwelling units. The project application includes a Use Permit request pursuant to Municipal Code Chapter 17.138, Town Density Bonus Program, to allow two (2) additional dwelling units of density, for a total of four units.

   The project is consistent with General Plan Land Use Policy L.2.D, which states, "For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation under which the project is located." The Town's Density Bonus Program is applicable to new multi-family residential projects that are located within a zoning district that allows multi-family residential units, and have a base density of two or more dwelling units, regardless of the type of dwelling unit proposed.

   The requested density bonus is also consistent with General Plan Housing Element Policy H.1.C., which states, "*Allow for density bonuses for projects that provide deed-restricted workforce housing in*

accordance with State density bonus law and/or the Town density bonus programs." Developers of eligible properties are encouraged to utilize the Town Density Bonus Program or the State Density Bonus program in order to accomplish the General Plan goals and policies aimed at increasing housing available to the local workforce.

The Town Density Bonus Ordinance was analyzed pursuant to CEQA, and an Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element Update Program Environmental Impact Report was prepared (SCH# 2015052072). The Addendum analyzed the overall increase in the number of units and population that could result from the proposed revisions to the Town's Density Bonus Program as compared to the buildout scenario used in the certified 2016 PEIR. The Addendum concluded that the modifications to the Town's General Plan and Zoning Code required to implement the Town Density Bonus Program Update would not result in any new significant environmental effects or a substantial increase in the severity of the previously identified significant effects in the 2016 PEIR. No new mitigation measures were required, and no new alternatives were identified that would substantially reduce the environmental effects beyond those previously described in the 2016 PEIR.

The project is consistent with the Residential Multi-Family 1 (RMF-1) zoning and development standards when considered with the allowed concessions to specific development standards pursuant to Municipal Code Chapter 17.138, Town Density Bonus Ordinance.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project site is within the Town's Urban Growth Boundary (UGB); the site is approximately 0.20 acres; and the site is substantially surrounded by urban uses including adjacent multi-family residential apartments, multi-family condominiums, and a single-family residence.

c. The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing multi-family residential developments and the site does not feature a sensitive natural resource such as a wetland or watercourse.

d. Approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality because the Project conforms, or is required to conform, to the Municipal Code requirements for noise, air quality, and parking; the Project conforms, or is required to conform, to Public Works standards for site grading, stormwater retention, and drainage; and the Project will be required to obtain all necessary permits for construction. Additionally, the project is consistent with the applicable Town Density Bonus Program, which was analyzed pursuant to CEQA. An Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element Update Program Environmental Impact Report was prepared (SCH# 2015052072) and concluded that the modifications to the Town's General Plan and Zoning Code required to implement the Town Density Bonus Ordinance would not result in any new significant environmental effects or a substantial increase in the severity of the previously identified significant effects in the 2016 PEIR. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.

e. The site can be adequately served by all required utilities and public services because all necessary utilities and services are currently provided or can be extended to the site. The Project plans were routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD), and all comments received have been provided to the applicant and will be incorporated into the Project as required by the permit approval process for those agencies. Additionally, at the time of building permit issuance, development impact fees (DIF) will be paid.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all of the criteria to qualify for the

In-Fill Development Projects categorical exemption pursuant to CEQA Guidelines Section 15332, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Agency/Public Comments

Staff routed the application to the following local agencies for review: Mammoth Lakes Fire Protection District (MLFPD), Mammoth Community Water District (MCWD), and Mammoth Disposal. Comments received from MLFPD and MCWD were provided to the applicant for informational purposes.

In addition, notice of the public hearing including a project description was sent to property owners within 300 feet of the subject property. A total of 60 property owners were notified. No public comments were received at the time this report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 23-001, Use Permit Application 23-001, Design Review 23-001, and Adjustment 23-001 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

Attachment B: Project Plans

Attachment C: Eligibility Points Schedule

Attachment D: Town Density Bonus Ordinance

ATTACHMENT A

Planning and Economic Development Commission Resolution No. 2023-05

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 2023-05

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE TRACT MAP 23-001, USE PERMIT 23-001, DESIGN REVIEW 23-001, AND ADJUSTMENT 23-001 TO PERMIT A DENSITY BONUS OF TWO UNITS PURSUANT TO MC §17.138.040 (TOWN DENSITY BONUS ORDINANCE) FOR A MULTI-FAMILY RESIDENTIAL PROJECT CONSISTING OF FOUR UNITS LOCATED AT 60 JOAQUIN ROAD (APN: 033-121-035-000)

WHEREAS, a request for consideration of a Tentative Tract Map, Use Permit, Design Review, and an Adjustment were filed by the applicant, MMI Consulting, LLC, to allow an affordable, deed-restricted multi-family residential planned unit development (PUD) project consisting of four dwelling units, in accordance with Chapter 17.20 (Residential Zoning Districts), Chapter 17.68 (Use Permits), Chapter 17.88 (Design Review) Chapter 17.76 (Adjustments), and Chapter 17.138 (Town Density Bonus) of the Town of Mammoth Lakes Municipal Code, and the State Subdivision Map Act for property located within the Residential Multi-Family 1 (RMF-1) zoning district at 60 Joaquin Road; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on June 14, 2023, 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 exhibits;
2. The General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing; and
5. Project plans consisting of:
    a. Tentative Tract Map 23-001 Sheets 1 – 4, dated January 24, 2023;

b. Project Plan Sheets A 0.0 – A4.1 dated May 11, 2023

c. A Color and Material Board, received by the Town of Mammoth Lakes on January 26, 2023.

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.**

The subject application is categorically exempt pursuant to Section 15332, In-fill Development Projects, of the CEQA Guidelines because the following criteria are met, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project is consistent with the General Plan Land Use designation because the property is located within the High-Density Residential 1 (HDR-1) land use designation which allows residential multi-unit townhouses, condominiums, and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre. The proposed project is a multi-family residential development located on a site with a base density of two (2) dwelling units. The project application includes a Use Permit request pursuant to Municipal Code Chapter 17.138, Town Density Bonus Program, to allow two (2) additional dwelling units of density, for a total of four-units.

The project is consistent with General Plan Land Use Policy L.2.D, which states, "For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation under which the project is located." The Town's Density Bonus Program is applicable to new multi-family residential projects that are located within a zoning district that allows multi-family residential units, and have a base density of two or more dwelling units, regardless of the type of dwelling unit proposed.

The requested density bonus is also consistent with General Plan Housing Element Policy H.1.C., which states, "*Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law and/or the Town density bonus programs."* Developers of eligible properties are encouraged to utilize the Town Density Bonus Program or the State Density Bonus program in order to accomplish the General Plan goals and policies aimed at increasing housing available to the local workforce.

The Town Density Bonus Ordinance was analyzed pursuant to CEQA, and an Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element Update Program Environmental Impact Report was prepared (SCH# 2015052072). The Addendum analyzed the overall increase in the number of units and population that could result from the proposed revisions to the Town's Density Bonus Program as compared to the buildout scenario used in the certified 2016 PEIR. The Addendum concluded that the modifications to the Town's General Plan and Zoning Code required to implement the Town Density Bonus Program Update would not result in any new significant environmental effects or a substantial increase in the severity of

the previously identified significant effects in the 2016 PEIR. No new mitigation measures were required, and no new alternatives were identified that would substantially reduce the environmental effects beyond those previously described in the 2016 PEIR.

The project is consistent with the Residential Multi-Family 1 (RMF-1) zoning and development standards when considered with the allowed concessions to specific development standards pursuant to Municipal Code Chapter 17.138, Town Density Bonus Ordinance.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project site is within the Town's Urban Growth Boundary (UGB); the site is approximately 0.20 acres; and the site is substantially surrounded by urban uses including adjacent multi-family residential apartments, multi-family condominiums, and a single-family residence.

c. The project site has no value as habitat for endangered, rare, or threatened species.

The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing multi-family residential developments and the site does not feature a sensitive natural resource such as a wetland or watercourse.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality because the Project conforms, or is required to conform, to the Municipal Code requirements for noise, air quality, and parking; the Project conforms, or is required to conform, to Public Works standards for site grading, stormwater retention, and drainage; and the Project will be required to obtain all necessary permits for construction. Additionally, the project is consistent with the applicable Town Density Bonus Program, which was analyzed pursuant to CEQA. An Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element Update Program Environmental Impact Report was prepared (SCH# 2015052072) and concluded that the modifications to the Town's General Plan and Zoning Code required to implement the Town Density Bonus Ordinance would not result in any new significant environmental effects or a substantial increase in the severity of the previously identified significant effects in the 2016 PEIR. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.

e. The site can be adequately served by all required utilities and public services.

The site can be adequately served by all required utilities and public services because all necessary utilities and services are currently provided or can be extended to the site. The Project plans were routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD), and all comments received have been provided to the applicant and will be incorporated into the Project as required by the permit approval process for those agencies. Additionally, at the time of building permit issuance, development impact fees (DIF) will be paid.

f. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply because:

(1) in-fill development projects are classified as Class 32 by the California Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, and 11;

(2) the cumulative impact from successive projects over time will not be significant because the proposed use is consistent with the allowed and previously anticipated uses for the zone and the density of the project is allowed pursuant to the Town Density Bonus Program;

(3) the proposed activity will not have a significant effect on the environment because the site is a small infill site surrounded by developed urban uses and the development is consistent with all development and design standards of the Zoning Code, with the exception of the allowed concessions permitted in conjunction with the Town density bonus;

(4) the site is not adjacent to a scenic highway;

(5) the site is not located on a hazardous waste site pursuant to the list of Hazardous Waste Substances maintained by the Town; and

(6) there are no known historical resources on the site and therefore there is no possibility of causing a substantial adverse change in the significance of an established historical resource as a result of the project.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR USE PERMIT (Municipal Code Section 17.88.060 and 17.138.060)

1. The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with any applicable specific plan or master plan;

The proposed use is a multi-family residential project that includes a density bonus request to allow two additional units above the base density of two dwelling units for a total of four units. The proposed use requires a Use Permit pursuant to the Town Density Bonus Program.

The proposed use is consistent with the General Plan Land Use designation because the property is located within the High-Density Residential 1 (HDR-1) land use designation which allows residential multi-unit townhouses, condominiums, and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre. With adherence to the Town Density Bonus Program requirements, the use is consistent with the applicable Municipal Code sections.

The project is consistent with General Plan Land Use Policy L.2.D, which states, "For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation in which the project is located."

The Town's Density Bonus Program is applicable to new multi-family residential projects that are located within a zoning district that allows multi-family residential units, and have a base density of two or more dwelling units, regardless of the type of dwelling unit proposed. The requested density bonus is also consistent with General Plan Housing Element Policy H.1.C., which states, "*Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law and/or the Town density bonus programs."* Developers of eligible properties are encouraged to utilize the Town Density Bonus Program or the State

Density Bonus program in order to accomplish the General Plan goals and policies aimed at increasing housing available to the local workforce.

There is no specific plan or master plan applicable to the project.

2. **The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity; and**

   The site layout and project design ensures that the multi-family uses and residential density proposed for the site will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity because the additional two residential units can be accommodated on the site without eliminating or reducing essential amenities such as enclosed parking, guest parking, and private outdoor living space.

3. **The proposed project will generate a sufficient number of Eligibility Points required for the bonus amount requested;**

   The project is required to generate 100 points based upon the Town Density Bonus Program calculation. The applicant is proposing to deed restrict all four units to the "Middle-Income" affordability level category, which exceeds the required 100 points pursuant to the Eligibility Points Schedule for the Town Density Bonus Program. Therefore, the project will generate a sufficient number of eligibility points required to grant the requested density bonus of two units.

4. **The proposed project is compatible with the surrounding neighborhood with regards to building scale, form, materials, and street orientation;**

   The proposed buildings and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding multi-family residential neighborhood. The surrounding neighborhood consists of a mixture of multi-family and single-family housing types at varying densities.

   The proposed parking layout for the project meets the required amount of parking and ensures that the property will be able to accommodate its share of parking needs within the surrounding community.

   The building forms and facades provide variation and visual interest through the incorporation of different materials and colors, a variety of window shapes and sizes, and the addition of a pedestrian entrance on the east side of the project adjacent to Joaquin Road.

5. **The incentive or concession is required in order to make the project feasible, and the incentive or concession requested is the minimum departure from the requirements of this Zoning Code necessary to make the housing project feasible.**

   The application requests four incentives/concessions as allowed by the Town's Density Bonus Ordinance. The project is automatically eligible for one of the allowed concessions specified in the Ordinance, and three additional concessions are requested in exchange for all four units being deed restricted, which would not be required based on the Eligibility Point Schedule. The requested concessions include an increase in the allowable lot coverage from 50% to 66%; a 20% reduction in the north side yard setback from 10 feet to 8 feet; and a reduction of two of the multi-family residential development standards, which include the standard that limits paving of the front setback area to 40% and the standard that requires 75% of the façade of each building adjacent to a public street be occupied by habitable space with windows. The requested

concessions have been analyzed and it has been determined that they are the minimum departure from the Zoning Code to make the project feasible because:

(a) the proposed increase in lot coverage is necessary to accommodate the two building footprints, the access driveway, and the exterior guest parking spaces;

(b) the reduction of the north side yard setback is necessary to accommodate a building footprint with a depth to allow for two tandem parking spaces and an access driveway that is of sufficient width to allow for an adequate turning radius to access the garages;

(c) the increase in the front yard paving is necessary to allow for each unit to have an unenclosed parking space; and

(d) the requirement for the street facing façade to be 75% habitable space could not be achieved because the internal staircases were placed on the internal shared wall of the duplex building, rather than on the exterior walls, to allow for the kitchen to have a window and natural sunlight, whereas if the staircases were on the exterior wall, the 75% requirement would have been met, but at a detriment to the floor plan layout.

B. 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 is consistent with the applicable standards and requirements of the Zoning Code because the project complies with all applicable regulations of the Residential Multi-Family 1 (RMF-1) zone, including, but not limited to density (*Town density bonus granted*), lot coverage (*concession granted*), setbacks (*concession granted*), building height, snow storage, parking, solid waste/recycling, and specific land use regulations identified in Municipal Code §17.52.210 for multi-family residential projects (*concessions granted*).

The project includes four concessions from the applicable development standards because the project will result in a greater number of deed restricted units than is required by the Town Density Bonus Ordinance. The allowed concessions are:

- An increase in the allowable lot coverage from 50% to 66.3% - Allowed concession per 17.138.050(A)
- A 20% reduction of the north side yard setback - Additional concession per 17.138.050(B)
- A reduction of the multi-family residential standard that allows a maximum of 40% of the total area of the front yard setback to be paved. - Additional concession per 17.138.050(B)
- A reduction of the multi-family residential standard that requires projects to be designed so that at least 75% of the façade of beach building adjacent to a public street is occupied by habitable space with windows. - Additional concession per 17.138.050(B)

With approval of the requested concessions the project complies with the applicable Municipal Code standards.

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

The proposed project is consistent with the 2007 General Plan land use designation for the site, which is designated as High Density Residential 1 (HDR-1) and, "*allows residential multi-unit townhouses, condominiums and apartments at a density of six to a maximum of twelve dwelling units per acre. This designation applies to the Sierra Valley District, the Shady Rest Tract, and portions of the Old Mammoth District…*" (General Plan, Pg. L-4). The requested density bonus is consistent with General Plan Land Use Policy L.2.D., which directs staff to encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State density bonus program, to allow multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. The General Plan Housing Element Policy H.1.C. also directs staff to allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law and/or the Town density bonus programs.

In March, 2020, Town Council adopted the updated Town Density Bonus Program so that developers of eligible properties are encouraged to utilize the Town Density Bonus Program or the State Density Bonus program in order to accomplish the General Plan goals and policies aimed at increasing housing available to the local workforce. The proposed project will result in four deed-restricted units available to the local workforce.

There is no specific plan or master plan applicable to the project.

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

The project is consistent with the Design Guidelines in that the building design provides variation and visual interest through the incorporation of different materials and colors, a variety of window shapes and sizes, and the addition of a pedestrian entrance on the east side of the project adjacent to Joaquin Road.

The project utilizes different materials, textures, and colors, which consist of a natural "hearthstone" grooved panel on top story and a smooth dark "plunge pool" colored panel on the bottom stories that incorporates accents of natural grooved "hearthstone". The project utilizes a change in materials and color to distinguish stories.

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 proposed buildings and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding neighborhood. In the context of the surrounding multi-family residential uses, the proposed design of the project provides appropriate scale and incorporates attractive architectural details.

The building forms and facades provide variation and visual interest through the incorporation of different materials and colors, a variety of window shapes and

sizes, and the addition of a pedestrian entrance on the east side of the project adjacent to Joaquin Road.

The project utilizes different materials, textures, and colors, which consist of a natural "hearthstone" grooved panel on top story and a smooth dark "plunge pool" colored panel on the bottom stories that incorporates accents of natural grooved "hearthstone". The project utilizes a change in materials and color to distinguish stories.

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

Not applicable, as the street network in this area is already established and no additional streetscape improvements are required for the proposed project.

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.

The proposed parking meets the required amount for the project. Each unit consists of a private enclosed garage space with two tandem parking spaces. The project also consists of four guest spaces, which is greater than the two spaces that are required. The garage door design and color is coordinated with the design of the project and the garage doors are oriented to the south, which minimizes visibility of the garage doors from Joaquin Road, and provides desirable solar orientation for snow melt within the driveway area. The proposed parking configuration ensures that the project will accommodate its share of parking needs on-site, which will help avoid conflicts between vehicles and tenants with enclosed, assigned parking spaces.

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.

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

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.

The proposed project preserves 11 trees with a diameter at breast height (DBH) of 12 inches or greater. After construction the site will be left in a natural state with minimal landscaping taking place.

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

The proposed project is consistent with the associated use permit because the project is a new multi-family residential development and includes a density bonus request pursuant to the Town Density Bonus Ordinance. The design review permit is processed concurrently with the use permit and therefore, will be consistent.

C. FINDINGS FOR ADJUSTMENT (Municipal Code Section 17.76.040)

Vehicle Parking in a Required Setback Area Adjustment:

1. A significant public benefit will result (e.g., protection of trees or other significant features, enhanced circulation, or improved landscaping or snow storage;

The Adjustment application requests the allowance of two guest parking spaces located in the required front yard setback area in a position that is not in front of a garage. This request is an allowed Adjustment pursuant to Municipal Code §17.76.020.

Locating the two guest parking spaces in the front setback enhances the circulation on the project site while providing one unenclosed guest parking space for each unit. Overall, circulation will be enhanced by providing more space for vehicles to turn around and move out of the traffic lane so other residents and vehicles can move more freely. Additionally, there is a required 10 foot irrevocable offer of dedication (IOD) to the Town along the front property line which further reduces the overall depth of the site and impacts where parking could be located.

III. **SUBDIVISION MAP ACT FINDINGS.** (State Map Act §66474)

a. The proposed map is consistent with applicable general and specific plans.

The proposed map is consistent with the applicable General Plan because the project is located within the High-Density Residential 1 (HDR-1) land use designation which allows residential multi-unit townhouse, condominiums, and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre and the proposed project is a multi-family residential planned unit development with a base density of two dwelling units consistent with the HDR-1 land use designation.

The proposed project includes a density bonus request for two additional units above the property's base density of four dwelling units. The Town's Density Bonus Program (Municipal Code Chapter 17.138) was updated and adopted by Town Council in March 2020, to provide greater flexibility and to allow smaller multi-family residential projects to qualify for the program. The 60 Joaquin project is eligible to receive the additional units of density because it is a new multi-family residential project that is located within a zoning district that allows Multi-Family Residential uses and has a base density greater than or equal to two dwelling units. All of the units in the proposed project will be restricted to the middle-income level (i.e., 150% AMI or $109,600 for a family of 3), meaning that the project will provide a greater number of deed restricted units than otherwise required and will exceed the minimum number of base density units needed to be restricted to qualify for the desired density bonus.

The property is not located within a specific plan area.

b. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvements of the subdivision are consistent with the applicable General Plan because the project complies with the Municipal Code development standards applicable to new multi-family residential projects, and the requested adjustment adheres to the limitations for allowable adjustments to the development standards.

The Town's Density Bonus Program provides one automatic incentive or concession that may be chosen from several options listed in MC §17.138.050.A, and the applicant has chosen to utilize the concession that allows an increase in the allowable lot

coverage, to permit an increase from the allowed 50% to a total lot coverage of 66.3%. Additionally, pursuant to MC §17.138.050(B), when an applicant provides a greater number of deed restricted units than otherwise required, they can receive two or more incentives or concessions from those listed in MC §17.138.050(A). The additional concessions requested by the applicant include reducing the north side yard setback by twenty percent; and a reduction of two of the multi-family residential development standards, which include the standard that limits paving of the front setback area to 40% and the standard that requires 75% of the façade of each building adjacent to a public street be occupied by habitable space with windows.

The property is not located within a specific plan area.

c. The site is physically suitable for the type of development.

The site is physically suitable for this type of development because the property is relatively flat and requires minimal grading. The property is zoned for multi-family residential uses and the surrounding land uses consist of multi-family residential properties that were developed at similar densities to that proposed for this project. The project complies with the applicable development standards of the Municipal Code and the requested adjustment to allow two parking spaces in a setback area are allowed by the Municipal Code.

d. The site is physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of development because the site is eligible for the requested density bonus of two additional dwelling units through the Town Density Bonus Program. The project design shows that four dwelling units can be accommodated on the site while adhering to the majority of the applicable development standards for multi-family residential projects. The two parking spaces located in the front setback area are approved through an adjustment and are allowed by the Municipal Code.

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision is not likely to cause substantial environment damage or substantially injure fish or wildlife because the property is not located within an environmentally sensitive area and was found to be categorically exempt from environmental review pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines.

f. The design of the subdivision and types of improvements is not likely to cause serious health problems.

The design of the subdivision is not likely to cause serious public health problems since no evidence has been submitted during the planning review process to indicate that the development would cause any serious public health problems. All necessary public services are currently provided or can be extended to the site to assure health and safety for those individuals occupying and using the site facilities. Grading and building permits will be obtained to ensure all applicable health and safety requirements are complied with.

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision will not conflict with easements for access through the property because there are no access easements located on the property.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that this project is categorically exempt pursuant to Section 15332, in-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approves Tentative Tract Map 23-001, Use Permit 23-001, Design Review 23-001, and Adjustment 23-001 subject to the following conditions:

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

PASSED AND ADOPTED this 14th day of June 2023, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

_____	_____
Sandra Moberly, Community and Economic Development Director	Michael Vanderhurst Chair of the Mammoth Lakes Planning and Economic Development Commission

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

APPLICANT:

I, Mark Rafeh, an authorized representative for MMI Consulting LLC, the applicant, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____
Mark Rafeh
(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

PROPERTY OWNER:

I, Daniel C. Holler, an authorize representative for 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
(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

EXHIBIT "A"
Resolution No. PEDC 2023-05
Case No. TTM 23-001, UPA 23-001, DR 23-001, and ADJ 23-001

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: Subdivision of the 0.20-acre parcel identified as Assessor Parcel No. 033-121-005-000, for a 4-unit multi-family planned unit development (PUD) consisting of two duplex residential structures, as shown on Sheets 1- 4 of Tentative Tract Map 23-001, dated January 24, 2023 and Project Plan Sheets A 0.0 – A 4.1 dated May 11, 2023
2. The approved site and building plans including Sheets 1- 4 of Tentative Tract Map 23-001, dated January 24, 2023 and Project Plan Sheets A 0.0 – 4.1 dated May 11, 2023; 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 of any tenant improvements or new structures.
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 this 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 this 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. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
14. 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.
15. Prior to issuance of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
16. 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.
17. 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.
18. If a propane tank is to be installed, rather than use the propane franchise line, the tank shall be painted tan pursuant to Municipal Code Section 17.36.080.B.
19. 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.

    If the project qualifies for an exemption from the landscape documentation requirements pursuant to Municipal Code Section 17.40.020.D, the Water Efficient Landscape Ordinance Exemption form shall be completed by the property owner and the completed form shall be submitted to the Town prior to issuance of a certificate of occupancy.
20. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
21. 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.

22. 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.
23. A certificate of occupancy is required for all future tenant improvements within the subject structure. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
24. Zoning entitlement 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.

SPECIAL PLANNING CONDITIONS

25. Before a certificate of occupancy is issued for the 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 Municipal Code Section 17.138.090 has been recorded on title for the property, and that the four units are deed restricted at the agreed upon "Middle-Income" affordability level for a minimum term of 55 years. The Town shall be named as a party in the Workforce Housing Agreement and all subsequent deed restrictions.
26. Before a certificate of occupancy is issued for a project, the applicant shall provide evidence to the Town that transient rentals are prohibited for all units within the development. Evidence shall consist of a deed and/or use restriction satisfactory to the Town prohibiting transient rentals that has been recorded against all units within the development.
27. The total number of deed restricted units required for the density bonus shall not be reduced or otherwise eliminated without the approval of the review authority. To grant such approval, the review authority must find that there is a corresponding reduction in density.
28. The individual unit trash carts shall be located on the premises prior to the issuance of the Certificate of Occupancy.
29. Pursuant 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 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.
30. The Building Division will require that a string line be run between the property monuments on the east (front property line), west (west side property line), and north (north side property line) at the time of foundation inspection to verify the actual field distance from the structure to the property line.
31. 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.

32. 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.

33. 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.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

34. A final map, consistent with the tentative map and the conditions herein, shall be recorded with the County Recorder of Mono County prior to the expiration of the approved tentative map. The final map shall conform to the Subdivision Map Act and the Subdivision Ordinance for the Town of Mammoth Lakes. The tentative map shall expire 24 months after the approval date. Failure to record the final map prior to the expiration will nullify all approvals, except as such time limitation may be extended by law or by the Planning and Economic Development Commission in accordance with the Subdivision Map Act.

35. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an appropriate district or property owners' association.

36. All new utility lines within, adjacent to, or serving the site shall be placed underground.

37. The site grading design and all building construction shall conform to State and federal disabled access regulations.

38. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).

39. Landscaping and irrigation systems within the public right of way, adjacent to the project area and within the project shall be maintained by property owner, with the exception of benefit assessment district areas.

40. Nothing in the approval of this tentative tract map 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.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO APPROVAL BY STAFF OF THE FINAL MAP

41. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.

42. All easements and dedications shall be in a form and content acceptable to the Public Works Director.

43. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.

44. Copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary title report together with a copy of the current grant deed and a current title report, a copy of each record map for the subject property shown within the tentative map boundary, and a copy of each and every adjacent map, deed or other document as necessary that establish,

or were used for the survey of, and for the retracement of the subdivision boundary shall be submitted with the initial submittal of the final map.

45. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10.

46. A form of security listed in Government Code Section 66499(a) shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map. The estimated amount of the surety shall be prepared by the licensed land surveyor preparing the final map and shall be approved by the Town Surveyor. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs.

47. All easements or dedications as shown on the tentative map shall be granted on the final map or recorded by separate document prior to or concurrent with recordation of the final map in a form and in content acceptable to the Town. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).

48. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by Town staff. The originals of the executed documents shall be delivered to the Public Works Director together with the final map prior to approval of the final map.

49. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the PUD units.

50. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.

51. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the final map by staff.

52. For planned development projects the following statement shall appear on the signature sheet of the final map: "THIS SUBDIVISION IS A PLANNED DEVELOPMENT AS DEFINED IN SECTION 4175 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 8 ROOMS WITHIN 4 RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT."

53. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.

54. As required by the Town's Subdivision Ordinance Section 17.20.160 and the most recent Town Council Resolution adopting a Schedule of Fees, the applicant shall pay a fee for each unit, parcel or lot, including lettered lots and parcels and common area lots or parcels, created to the Community and Economic Development Department for long range planning reimbursement prior to approval by staff of the final map.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

55. 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.

56. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
57. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
58. A grading permit for the project may only be issued prior to issuance of building permit if both the following have 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 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.
59. 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.
60. 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.
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. 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 sandbags. 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.

63. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 23-001, UPA 23-001, DR 23-001, and ADJ 23-001, shall be made a part of these plans and the grading permit 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."
64. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
65. All easements shall be shown on the grading and building permit plans.
66. 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 to inspect clearing limit fencing. The applicant shall obtain a Timber Harvest Permit or exemption prior to any tree removal.
67. The grading plan shall include tree protection measures to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, finish grading shall not disturb existing understory vegetation or 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.
68. For all fences, retaining and screening walls greater than 48" in height above grade, the applicant shall submit plans to and obtain a building permit from the building division.
69. 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.

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

70. Recordation of the final map.
71. All required landscaping and irrigation improvements shall be constructed prior to issuance of a temporary, conditional or final certificate of occupancy for the project. 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. Deferral of the construction of any landscaping and irrigation improvements shall be at the sole discretion of the director of the Community and Economic Development Department.
72. 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.

73. The final Planned Unit Development (PUD) plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, and CC&Rs. The PUD plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Issuance of a certificate of occupancy and recordation of the PUD plans shall not occur prior to Town approval of the PUD plans. The PUD plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.

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. Snow rails shall be installed along the east and west roof edges of both duplexes.

78. Prior to issuance of a building permit, applicant shall submit a snow removal/storage management plan in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. 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. This plan shall be included in the CC&Rs prior to final map approval by Town staff.

79. The Property owner shall execute a hold harmless agreement with the Town, releasing the Town from any liability for damage occurring as a result of snow removal operations or any other standard construction or maintenance of the right-of-way. At the time of application for building permit, applicant shall provide a copy of the most recent grant deed for the property to assist the Town in preparing the document. The agreement will need to be executed prior to obtaining certificate of occupancy.

80. Prior to building permit issuance or final map recordation, the applicant shall execute an Irrevocable Offer of Dedication (IOD) for the easterly 10 feet of the subject property adjacent to Joaquin Road. The IOD shall be for street, pedestrian infrastructure, and snow storage purposes.

ATTACHMENT B

Project Plans

Full size plans can be found on the project website:

https://www.townofmammothlakes.ca.gov/1194

MAMMOTH LAKES AFFORDABLE HOUSING

60 JOAQUIN ROAD MAMMOTH LAKES CA

HARDIE OR ALLURA VERTICAL SIDING

FIBERGLASS WINDOWS & DOORS

CONCRETE FOUNDATION

HARDIE OR ALLURA FINE SAND PANELS

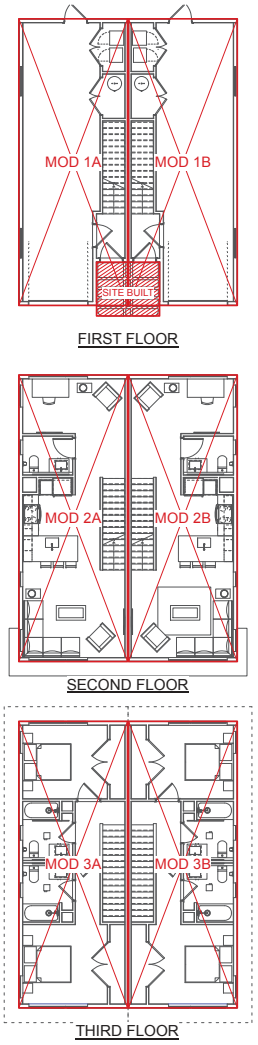
PAINTED FIBER CEMENT TRIM

FIBER CEMENT SOFFITS

ALL EXTERIOR FINISHES WUI-COMPLIANT



1 CONCEPT RENDERING / MATERIALS



2 MODULAR LAYOUT 1/8" = 1'-0"

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND, CA 94611
TOBY LONG, AIA - +1 (510) 905-9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

COVER

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS, DRAWINGS, SPECIFICATIONS AND MODELS. NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tobylongdesign

scale
AS NOTED

sheet
A 0.0

© TOBYLONGDESIGN 2023

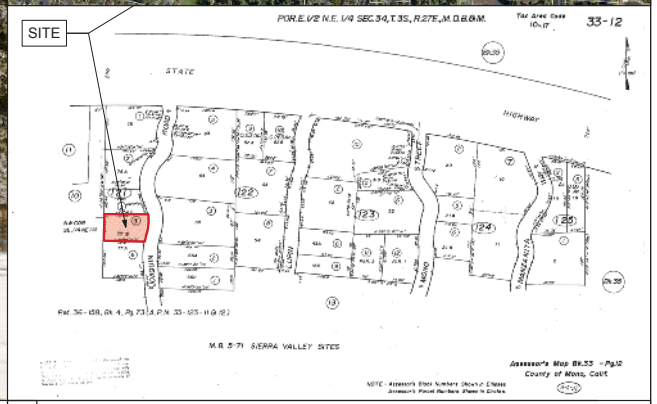
MAMMOTH LAKES AFFORDABLE HOUSING

60 JOAQUIN ROAD MAMMOTH LAKES CA



1 CONCEPTUAL RENDERING





3 VICINITY MAP / PARCEL MAP

ARCHITECTURAL

X	A-0.0	COVER	
X	A-0.1	PROJECT INFO	
X	A-0.5	AXONOMETRICS	
X	A-0.6	MODULAR DIAGRAMS	
X	1 of 1	SURVEY	
X	A-1.2	SITE DEVELOPMENT PLAN	
X	A-2.0	FOUNDATION PLAN	
X	A-2.1	LEVEL 1 PLAN	
X	A-2.2	LEVEL 2 PLAN	
X	A-2.3	LEVEL 3 PLAN	
X	A-2.4	ROOF PLAN	
X	A-3.0	SECTIONS	
X	A-4.0	EXTERIOR ELEVATIONS	
X	A-4.1	EXTERIOR ELEVATIONS	
X	A-6.0	CONSTRUCTION DETAILS	
X	A-6.1	CONSTRUCTION DETAILS	
X	A-6.2	CONSTRUCTION DETAILS	
X	A-6.3	CONSTRUCTION DETAILS	

4 TABLE OF CONTENTS

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

APN#: 033-121-005-000
ZONING: RMF-1
OCCUPANCY: R-3 / U
CONSTRUCTION TYPE: V-B
SITE DIMENSIONS: SEE SURVEY
SITE AREA: 8,671 SF
PARKING: (2x) INT SPACES PER UNIT
+ (4x) EXT SPACES

HEIGHT RESTRICTION: 35'-0"
FRONT SETBACK: 20'-0"
SIDE SETBACKS: 10'-0" reduced to 8'-0"
REAR SETBACK: 10'-0"

5 SITE & BUILDING INFORMATION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF
(2x) FIRE SPRINKLERED 3-STORY DUPLEXES W/ ATTACHED TANDEM GARAGES

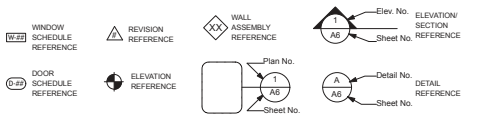
6 PROJECT DESCRIPTION

These plans shall comply with the following current adopted editions of the California Residential & Building Code Series:

2019 CA BUILDING CODE	2019 CA MECHANCAL CODE	2019 RESIDENTIAL CODE
2022 CA ENERGY CODE	2019 CA PLUMBING CODE	
2019 CA GREEN CODE	2019 CA ELECTRICAL CODE	

PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY

7 CODE REFERENCE



8 SYMBOLS

OWNER	SITE ARCHITECT	MODULAR ARCHITECT	SURVEY/CIVIL	SITE STRUCTURAL
PROMARK INVESTMENTS 223 E. THOUSAND OAKS BLVD. SUITE 412 THOUSAND OAKS, CA 91360 CONTACT: POORVA GARG T: 323.629.3569 E: poorva.garg1995@gmail.com	CLEVER HOMES by TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 CONTACT: TOBY LONG, AIA T: 415.905.9030 x1 C: 510.333.3447 E: toby@chxtld.com	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co	TRIAD HOLMES P.O. BOX 1570 549 OLD MAMMOTH ROAD, SUITE 202 MAMMOTH LAKES, CA 93546 CONTACT: TOM PLATZ T: 760.934.7588 E: tplat. @thainc.com	INNOVATIVE STRUCTURAL ENGINEERING, INC. 29970 TECHNOLOGY DRIVE, #212 MURRIETA, CA 92563 CONTACT: SHANE LOTHROP, PE T: 951.600.0032 E: shane@iseengineers.com
GEOTECHNICAL	MECH ELEC PLUMB	MODULAR STRUCTURE		
SIERRA GEOTECHNICAL SERVICES, INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 - PHN: CONTACT: JOSEPH A. ADLER T: 760.937.4608 E: info@sgsi.us	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co		

9 CONTACT INFO

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND, CA 94611
TOBY LONG, AIA - +1.415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

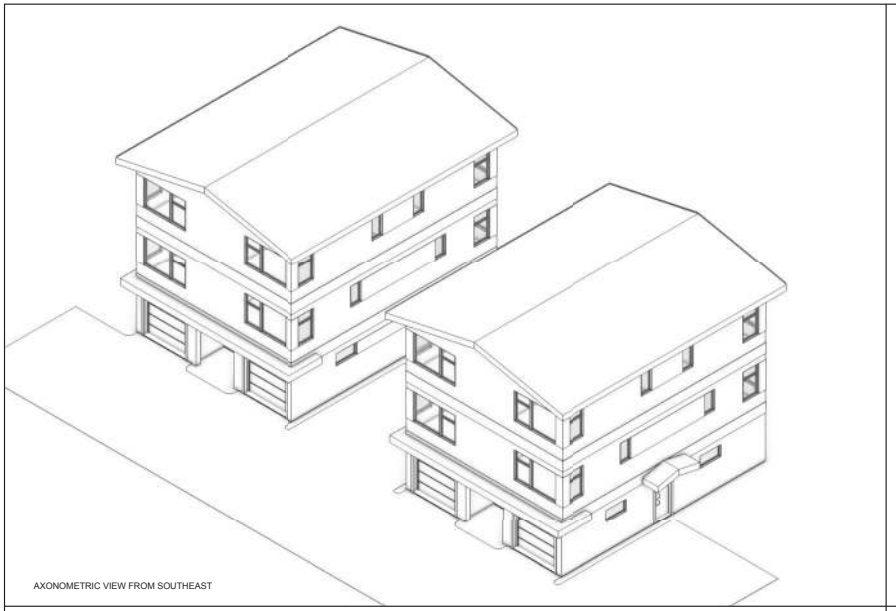
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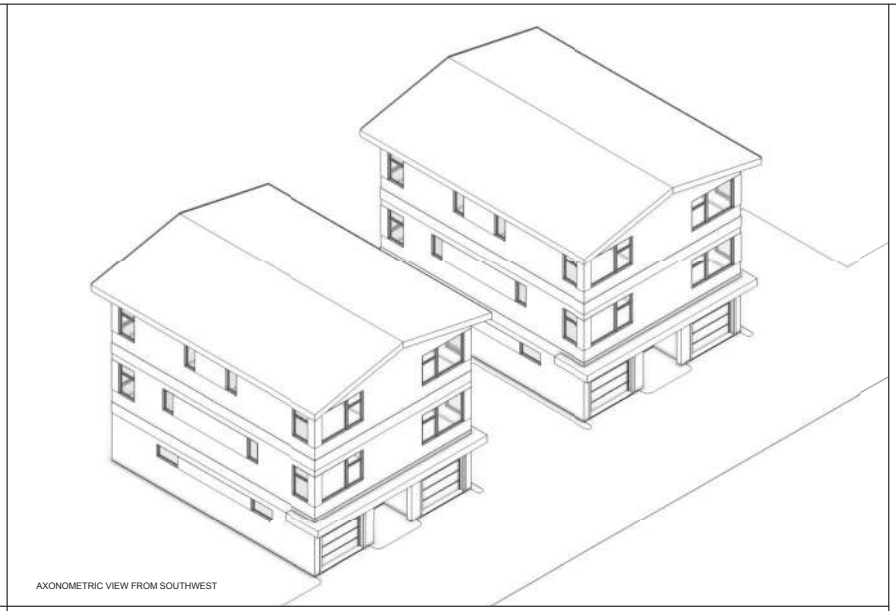
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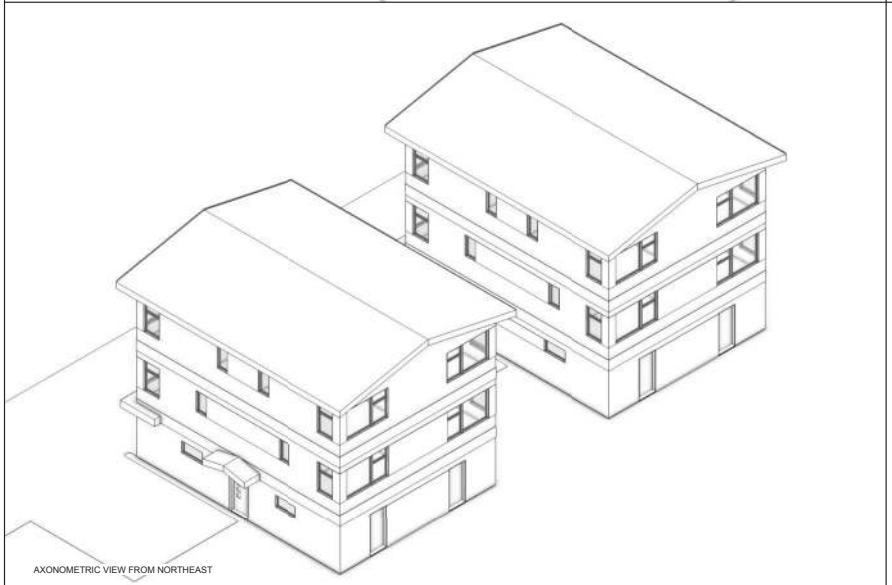
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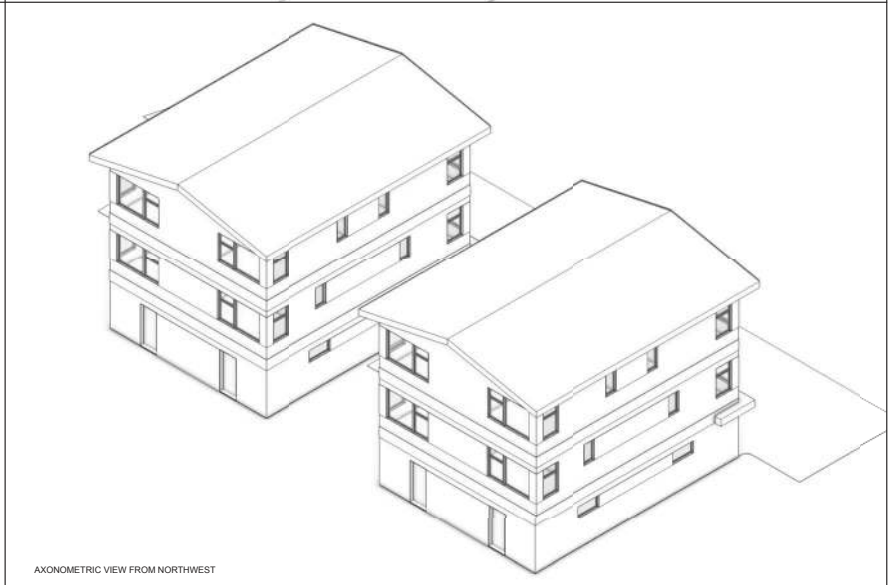
AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM NORTHWEST

1 AXONOMETRICS

ISSUE	DATE
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MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES

285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

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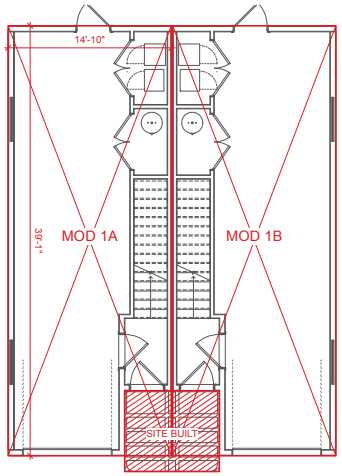
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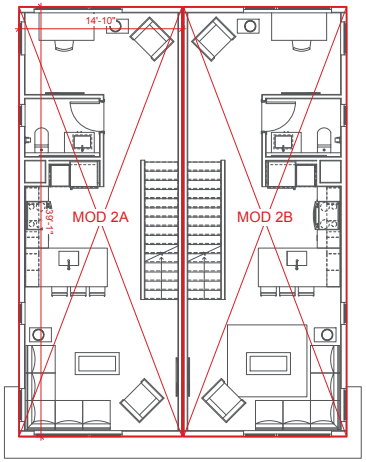
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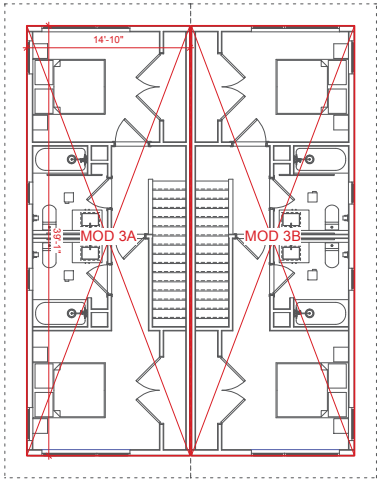
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FIRST FLOOR



SECOND FLOOR

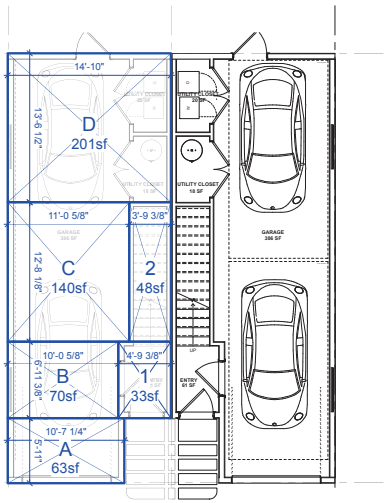


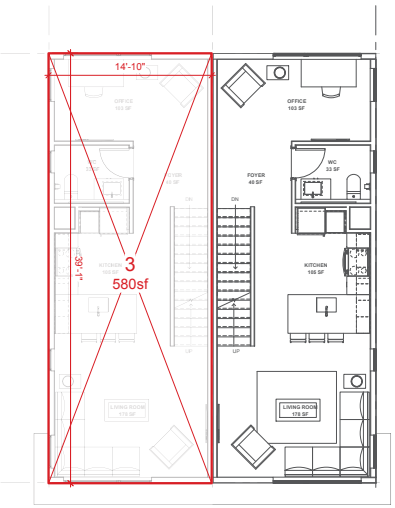
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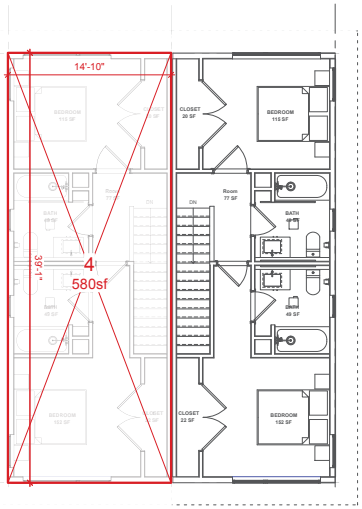
0 4 8 12 16 FT

1 MODULAR PLAN DIAGRAMS

3/16"=1'-0"







FLOOR AREA CALCS

UNCONDITIONED SPACES

1	33
2	48
A	63
B	70
C	140
D	201
LEVEL . :	*555sf*

CONDITIONED SPACES

3	580
4	580
LEVELS 2&3:	*1,160sf*

FLOOR AREA TOTAL: 1,715sf

0 4 8 12 16 FT

2 MODULAR SECTION DIAGRAM

3/16"=1'-0"

ISSUE / DATE

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
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TOBY LONG, AIA - 415.906.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

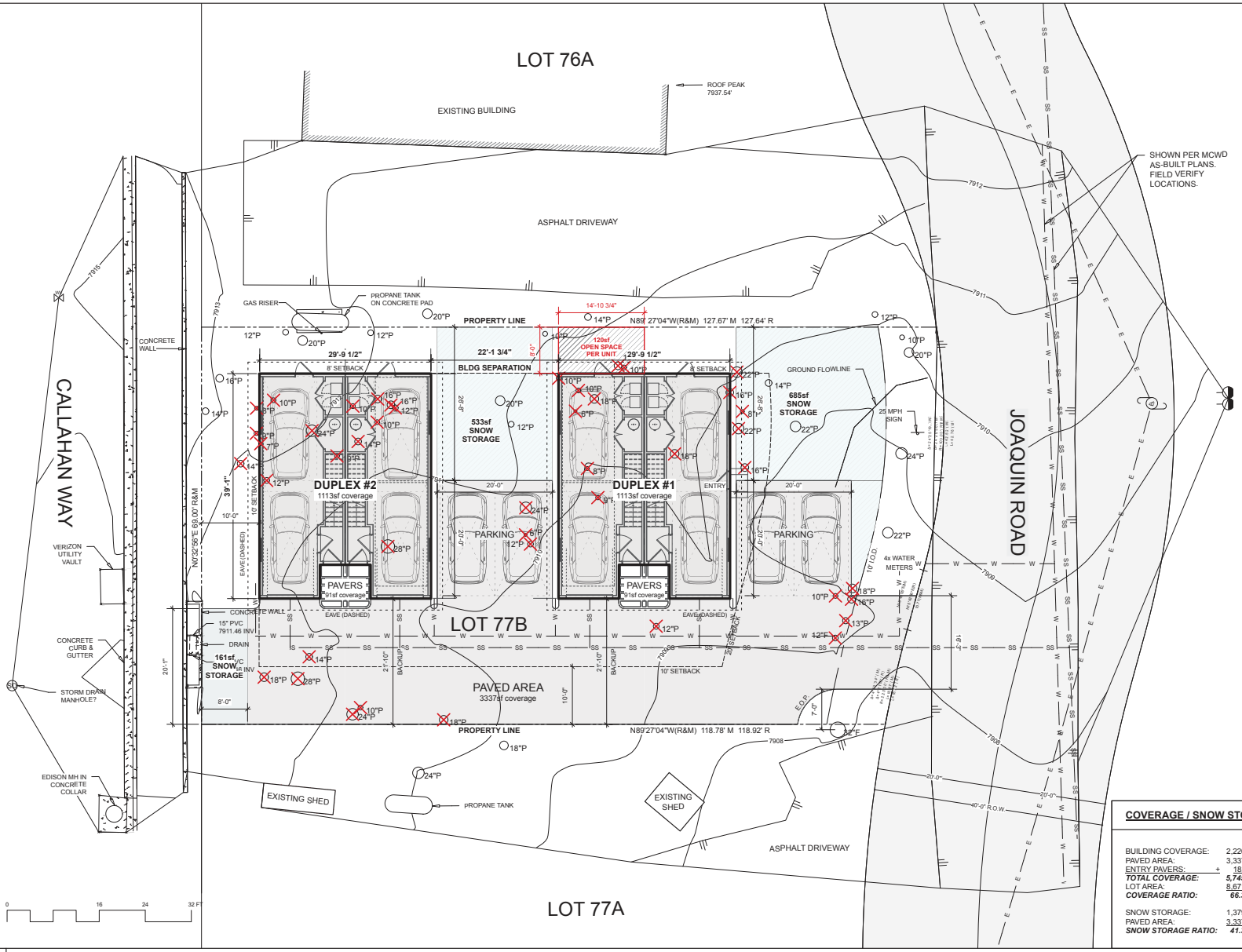
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scale
3/16"=1'-0"

sheet
A 0.6

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1 SITE PLAN

COVERAGE / SNOW STORAGE

BUILDING COVERAGE:	2,226sf
PAVED AREA:	3,337sf
ENTRY PAVERS: +	182sf
TOTAL COVERAGE:	***5,745sf***
LOT AREA:	8,671sf
COVERAGE RATIO:	***66.3%***
SNOW STORAGE:	1,379sf
PAVED AREA:	3,337sf
SNOW STORAGE RATIO:	***41.3%***

LICENSED ARCHITECT
C-28855
REN. 10.31.25
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
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100% PERMIT SET	051123

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285 Washington Street
Somerville, MA 02143
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Kevin Cuervo
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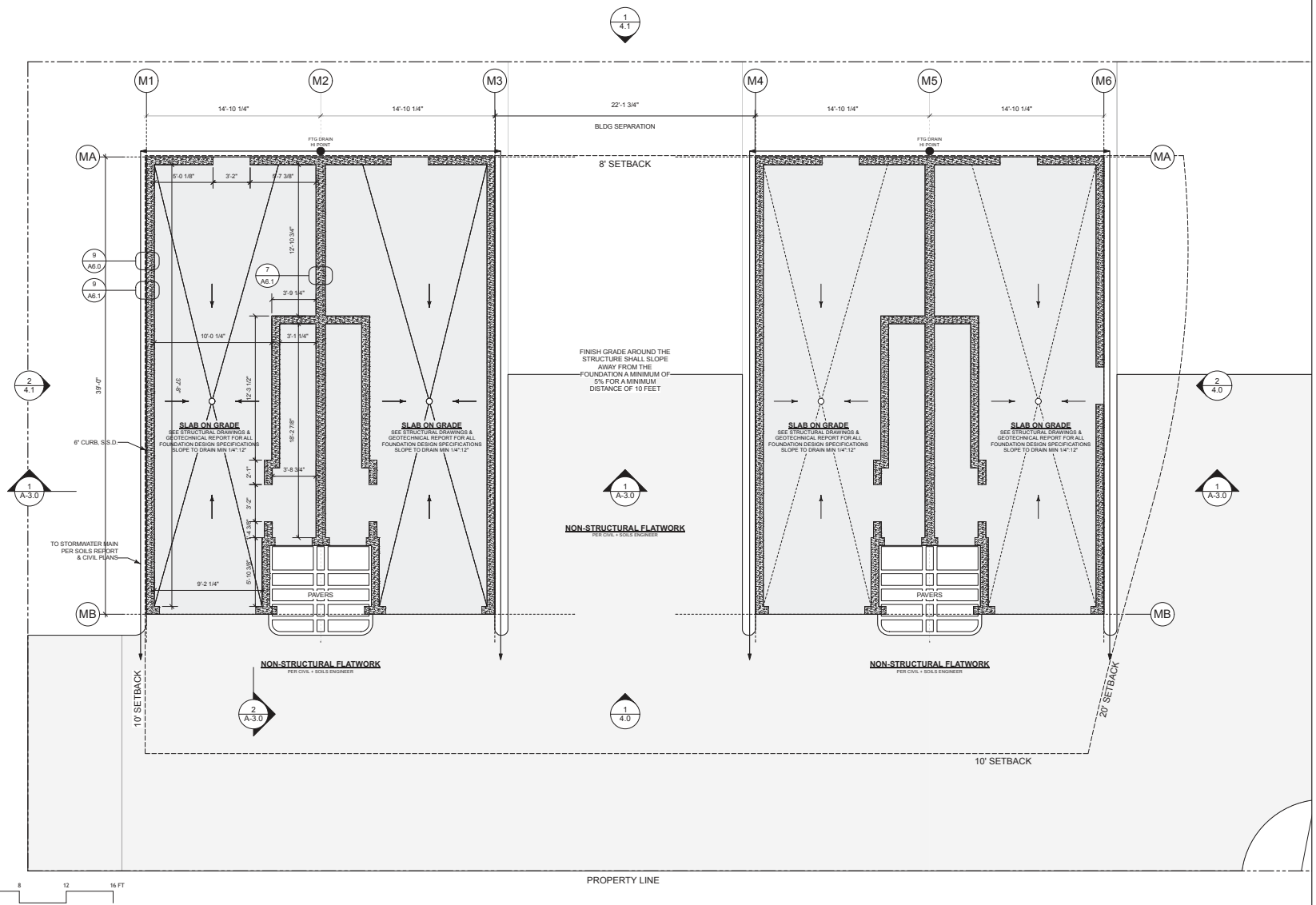
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scale
1/8" = 1'-0"

sheet
A 1.2

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1 FOUNDATION PLAN

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

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285 Washington Street
Somerville, MA 02143
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Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

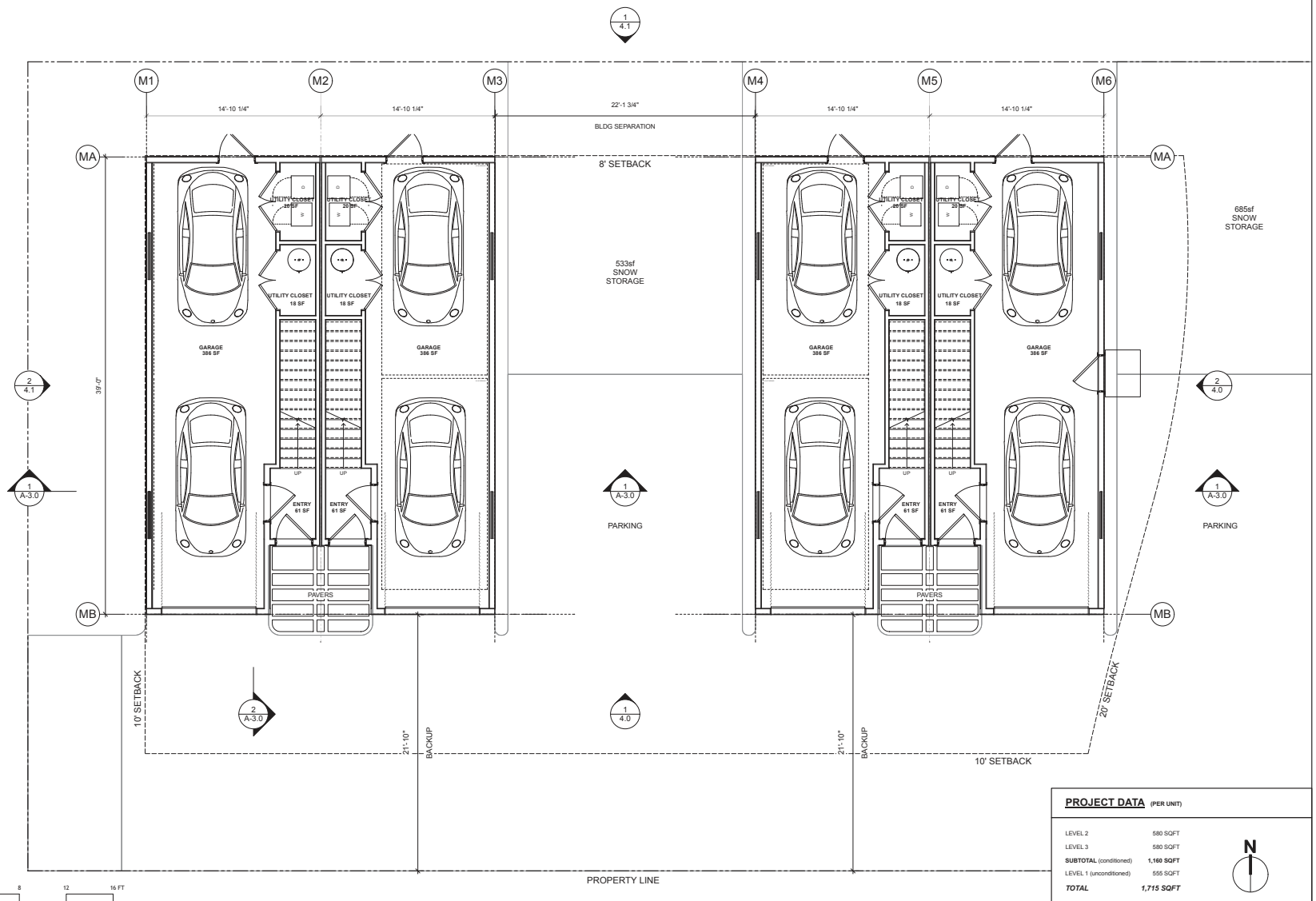
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scale
1/4"=1'-0"

sheet
A 2.0

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PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

1 LEVEL 1 PLAN

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

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MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

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scale
1/4"=1'-0"

sheet
A 2.1

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PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

1 LEVEL 2 PLAN

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

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MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

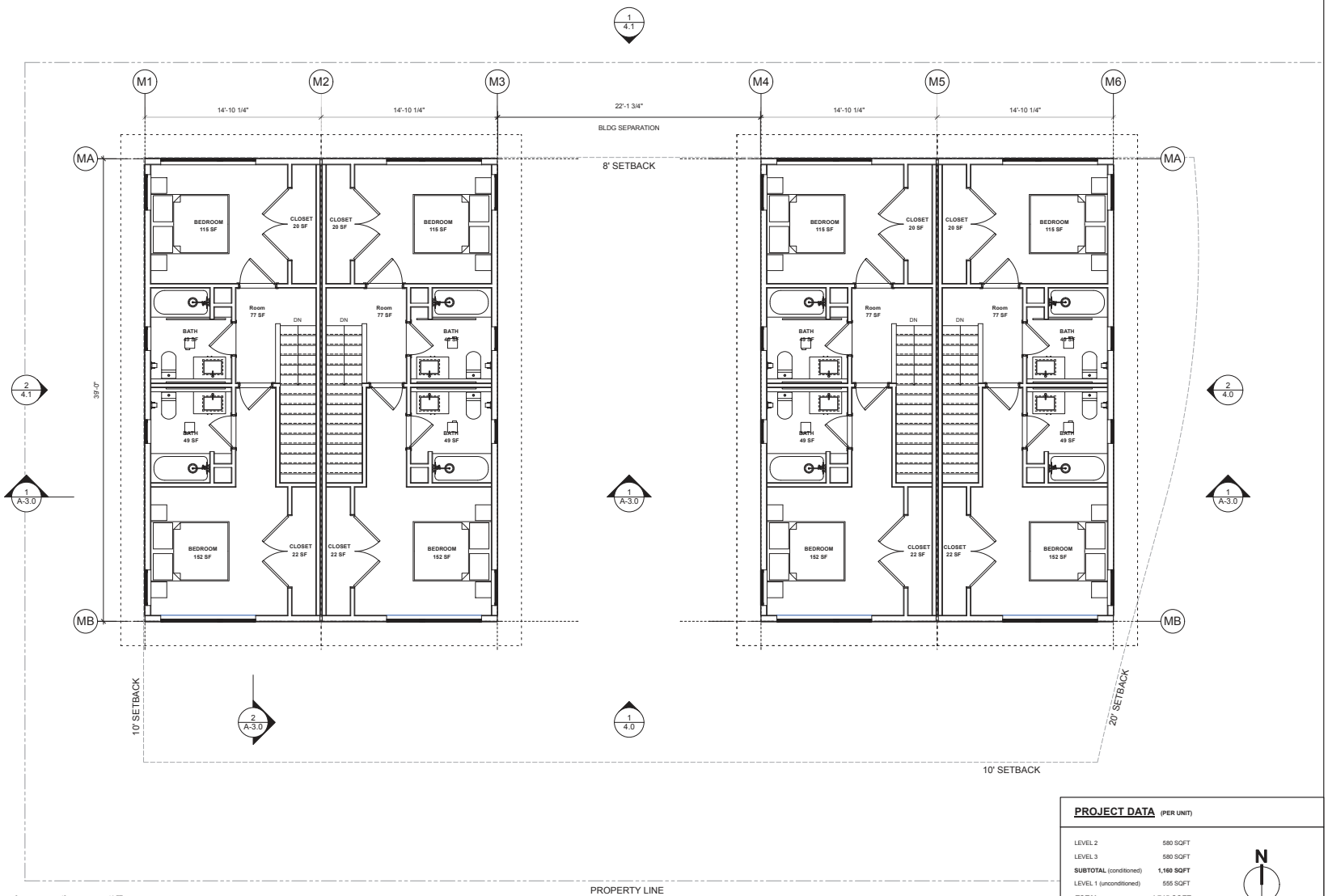
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scale
1/4"=1'-0"

sheet
A 2.2

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1 LEVEL 3 PLAN

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
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100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

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MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
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MAMMOTH LAKES, CA 93546

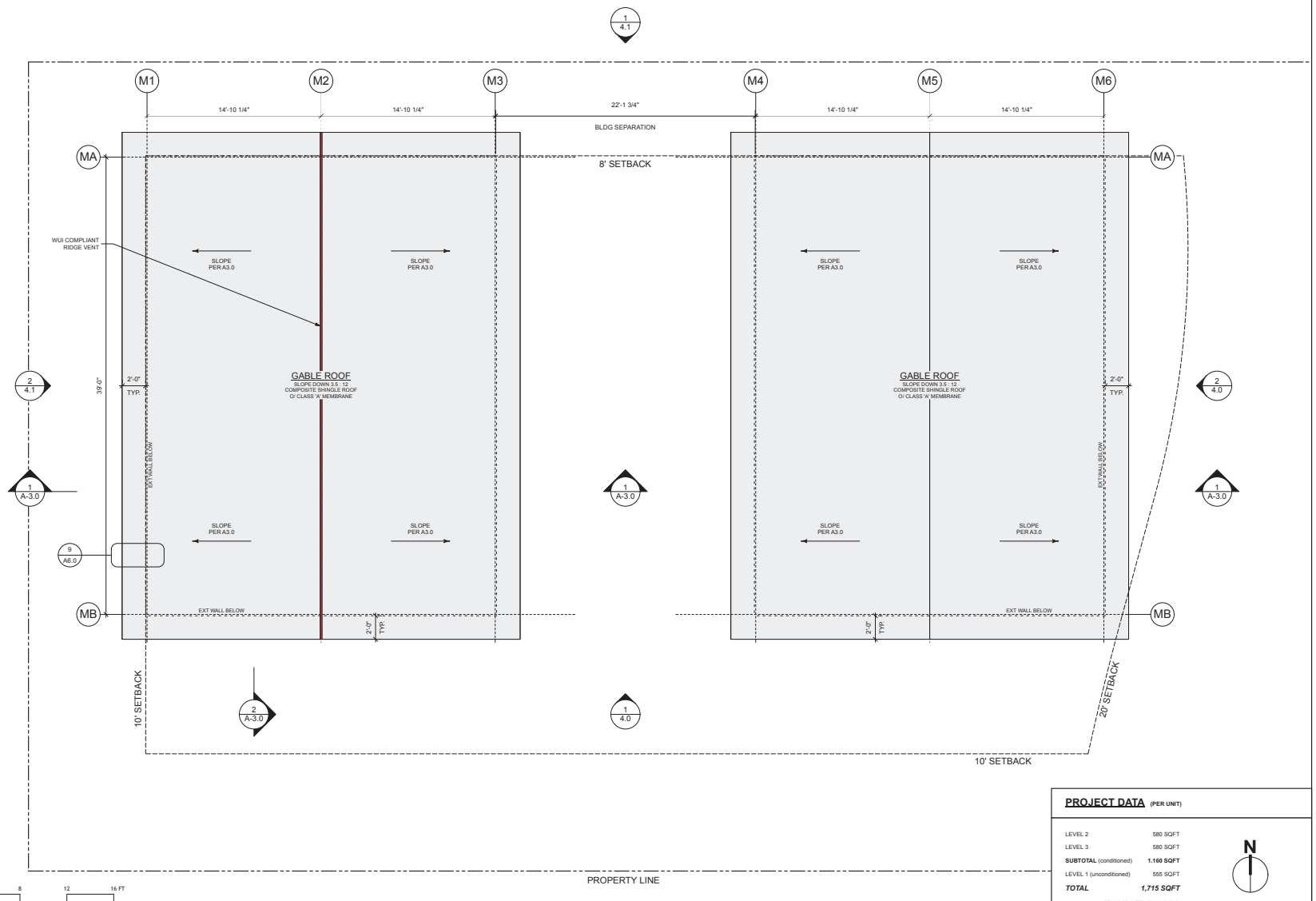
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scale
1/4"=1'-0"

sheet
A 2.3

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PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

1 ROOF PLAN

LICENSED ARCHITECT
C-28855
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
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TOBY LONG, AIA - 415.965.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

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285 Washington Street
Somerville, MA 02143
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Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
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MAMMOTH LAKES, CA 93546

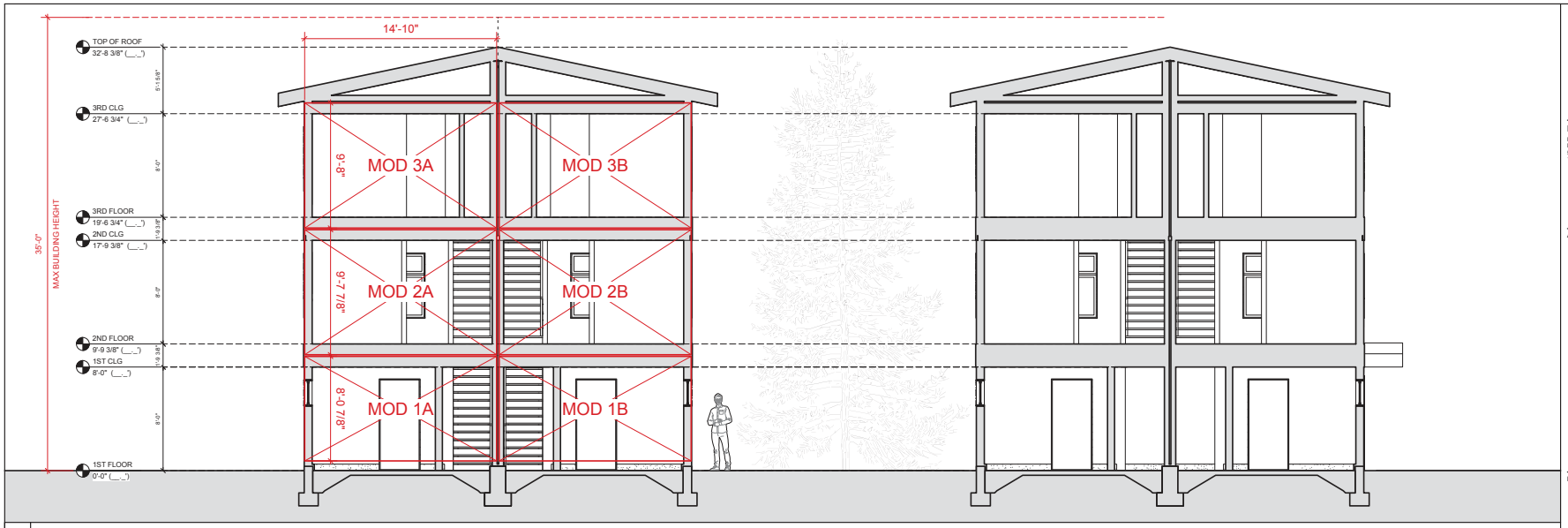
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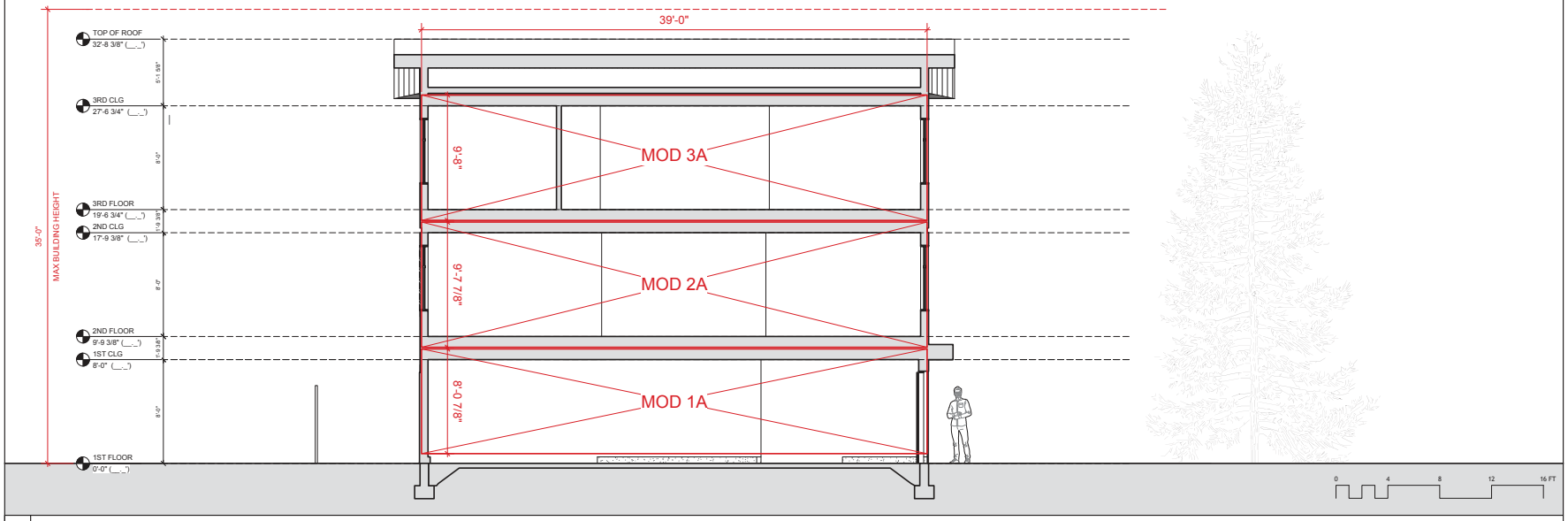
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sheet
A 2.4

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1 BUILDING CROSS SECTION



2 BUILDING CROSS SECTION

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prefab evolved
6114 LASALLE AVENUE #552 OAKLAND, CA 94611
TOBY LONG, AIA - +1 510.905.9030 - TOBY@CHXTLD.COM

ISSUE **DATE**

RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES

285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

SECTIONS

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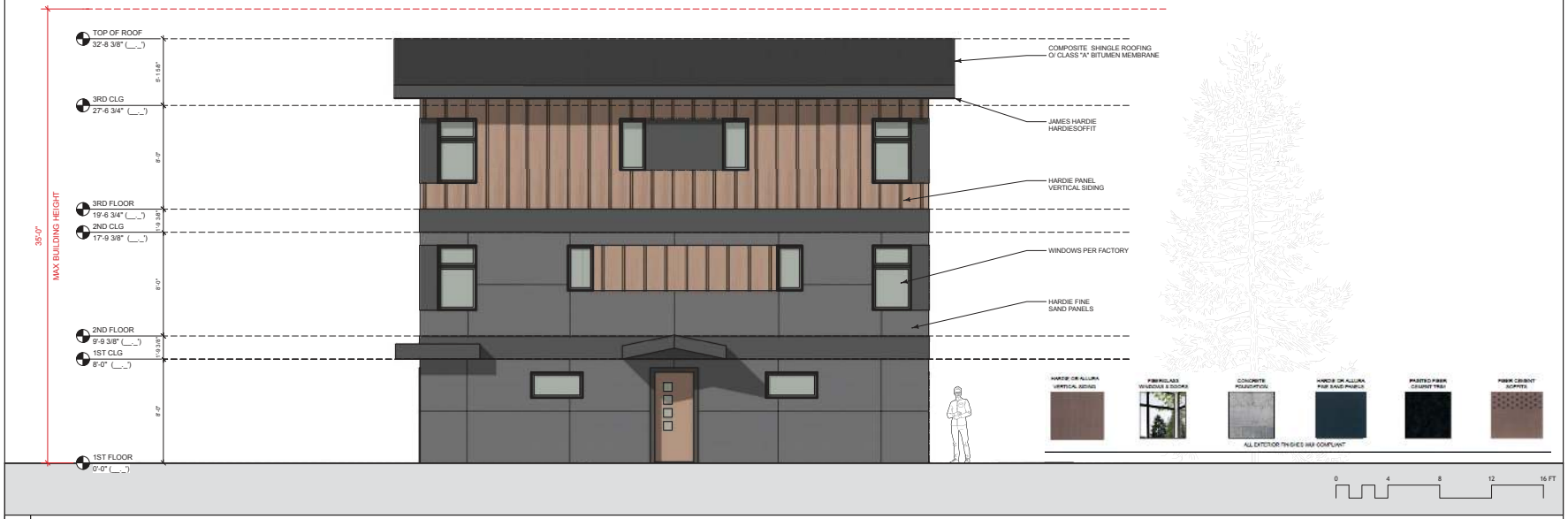
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sheet
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1 ELEVATION (FRONT)



2 SIDE ELEVATION

LICENSED ARCHITECT
C-28855
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #652 OAKLAND, CA 94611
TOBY LONG, AIA - +1 510.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

ELEVATIONS

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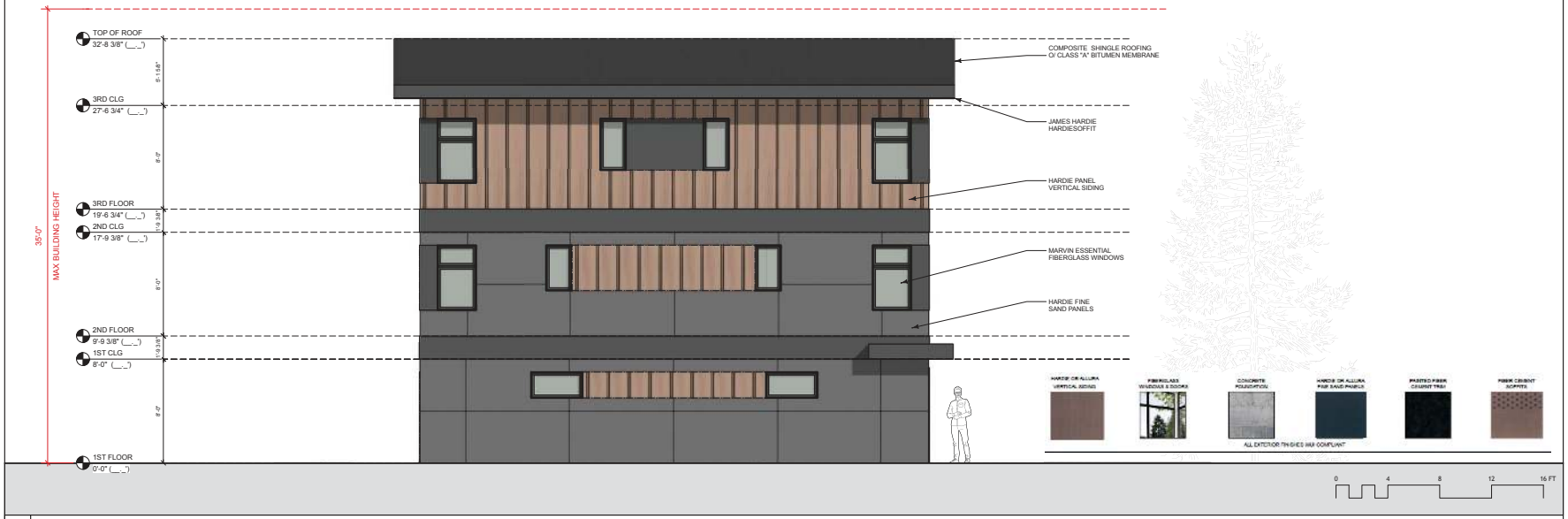
scale
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sheet
A 4.0

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1 ELEVATION (REAR)



2 SIDE ELEVATION

ISSUE **DATE**

RFP SUBMITTAL	031822
DESIGN REVIEW	031823
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #652 OAKLAND, CA 94611
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MODULAR FABRICATOR

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APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

ELEVATIONS

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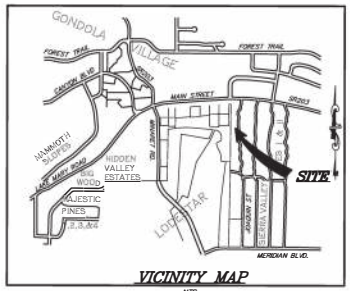
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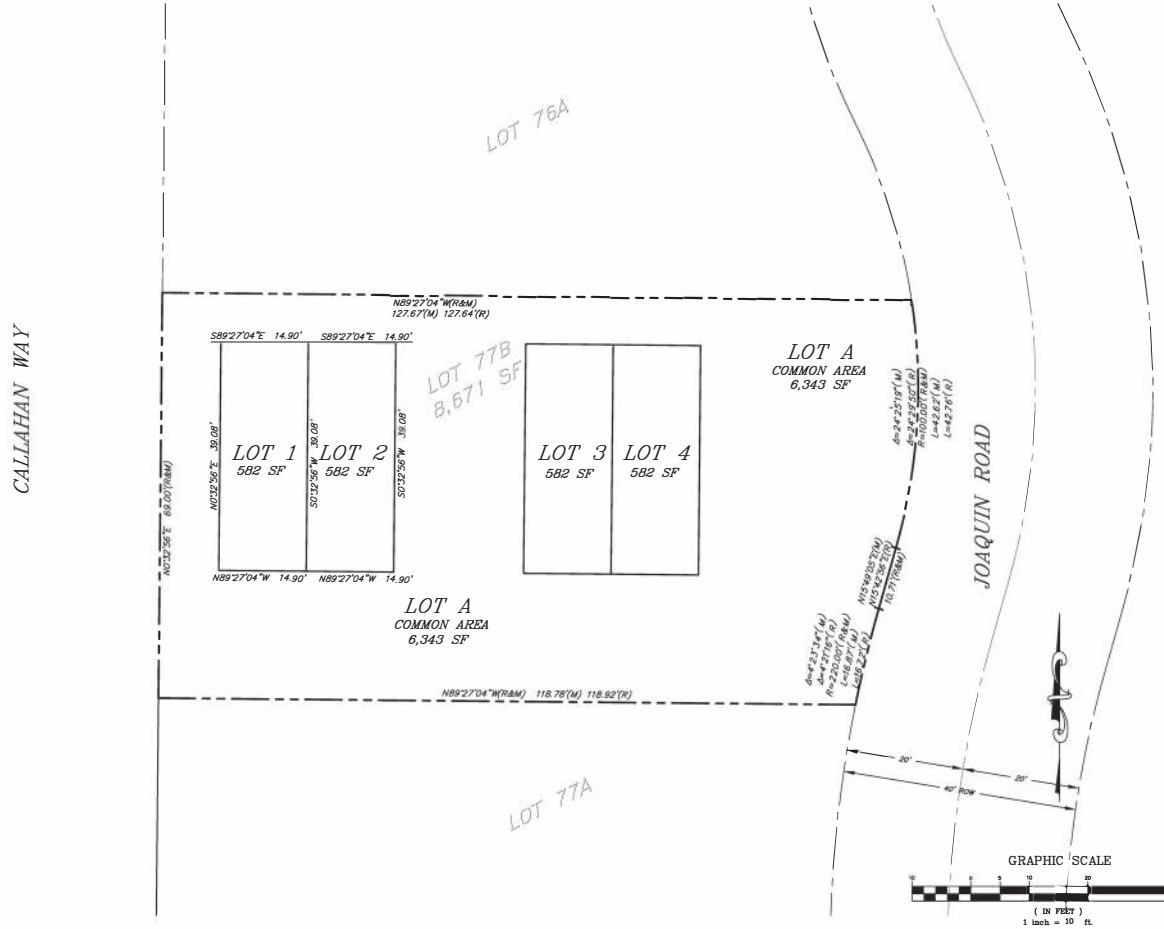
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TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT

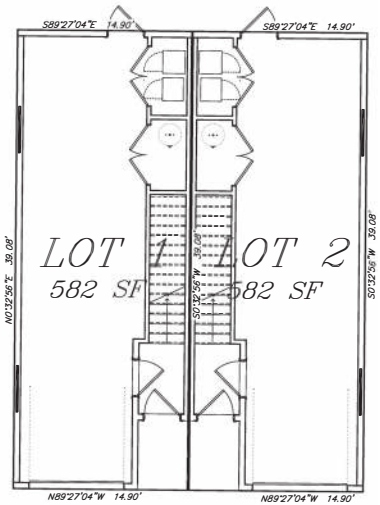
A PLANNED UNIT DEVELOPMENT IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA BEING A SUBDIVISION OF LOT 77B, SIERRA VALLEY SITES SUBDIVISION AS RECORDED IN BOOK 5, PAGE 109 OF TRACT MAPS IN THE OFFICE OF THE COUNTY RECORDER,



VICINITY MAP
NTS



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



TYPICAL LOT DIMENSIONS
SCALE: 1"=5'

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A PLATH
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

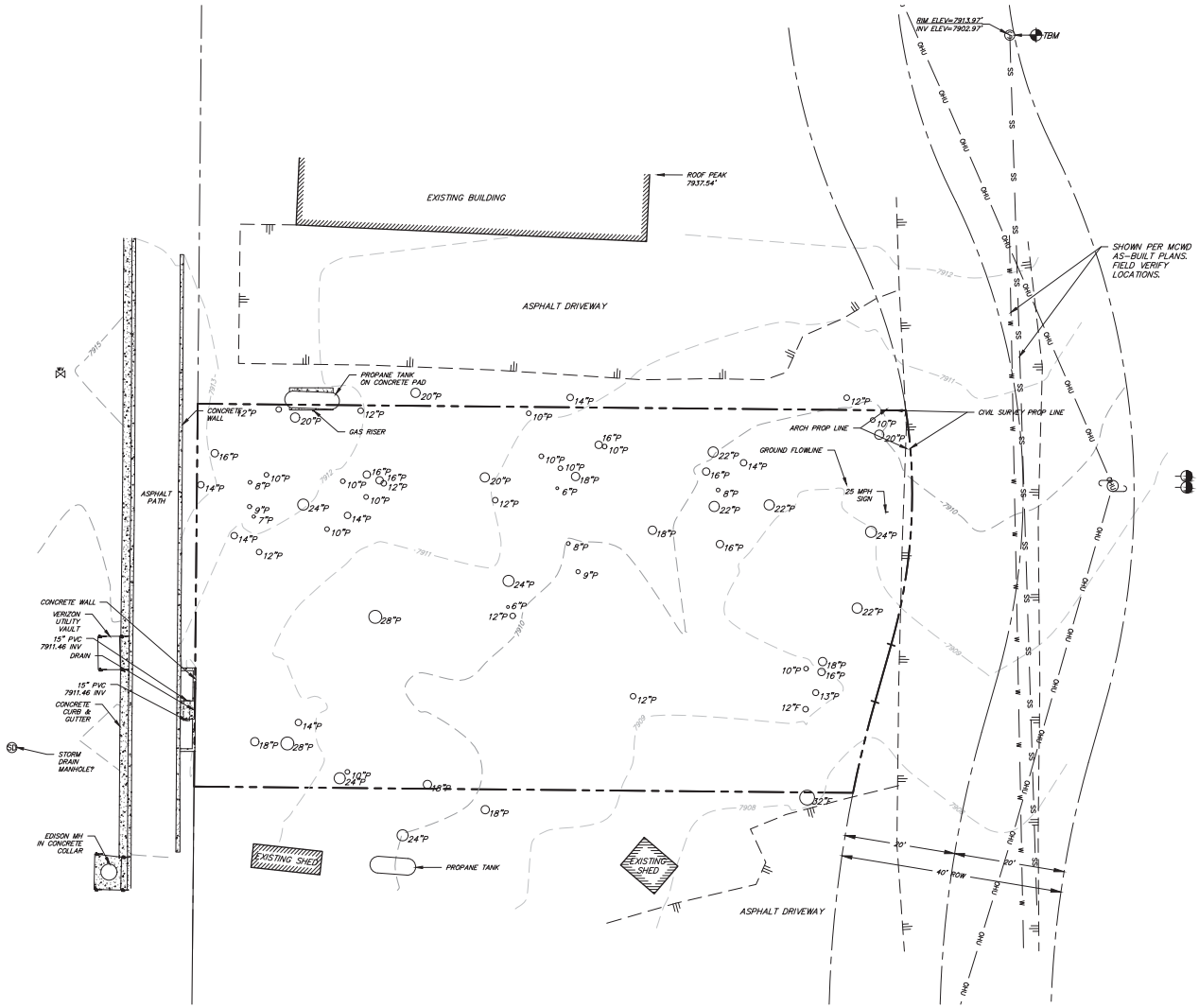
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REVISIONS: BY:

PREPARED FOR:

60 JOAQUIN ROAD
TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023
SCALE 1" = 10'
DRAWN GP/TP
JOB NO. 01.4394.1
DWG 1
SHEET OF



LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- OHU — OVERHEAD UTILITY LINE
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- FLOWLINE
- 12"P — TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 7910 — EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- POWER POLE
- GUY POLE
- TBM — TEMPORARY BENCHMARK PER TOWN DATUM: SEWER MANHOLE LID IN JOAQUIN RD ELEVATION: 7913.97'

LOT 77B

8,671 sq.ft.
±.20 ACRES

BOUNDARY INFORMATION

(R) = RECORD INFORMATION PER MB 5/109

(M) = MEASURED INFORMATION PER FIELD SURVEY NOVEMBER 2021

SCALE: 1"=10'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN NOVEMBER 2021 , AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW K. HOLMES P.L.S. 4428

tha
triad/holmes associates
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

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60 JOAQUIN ROAD

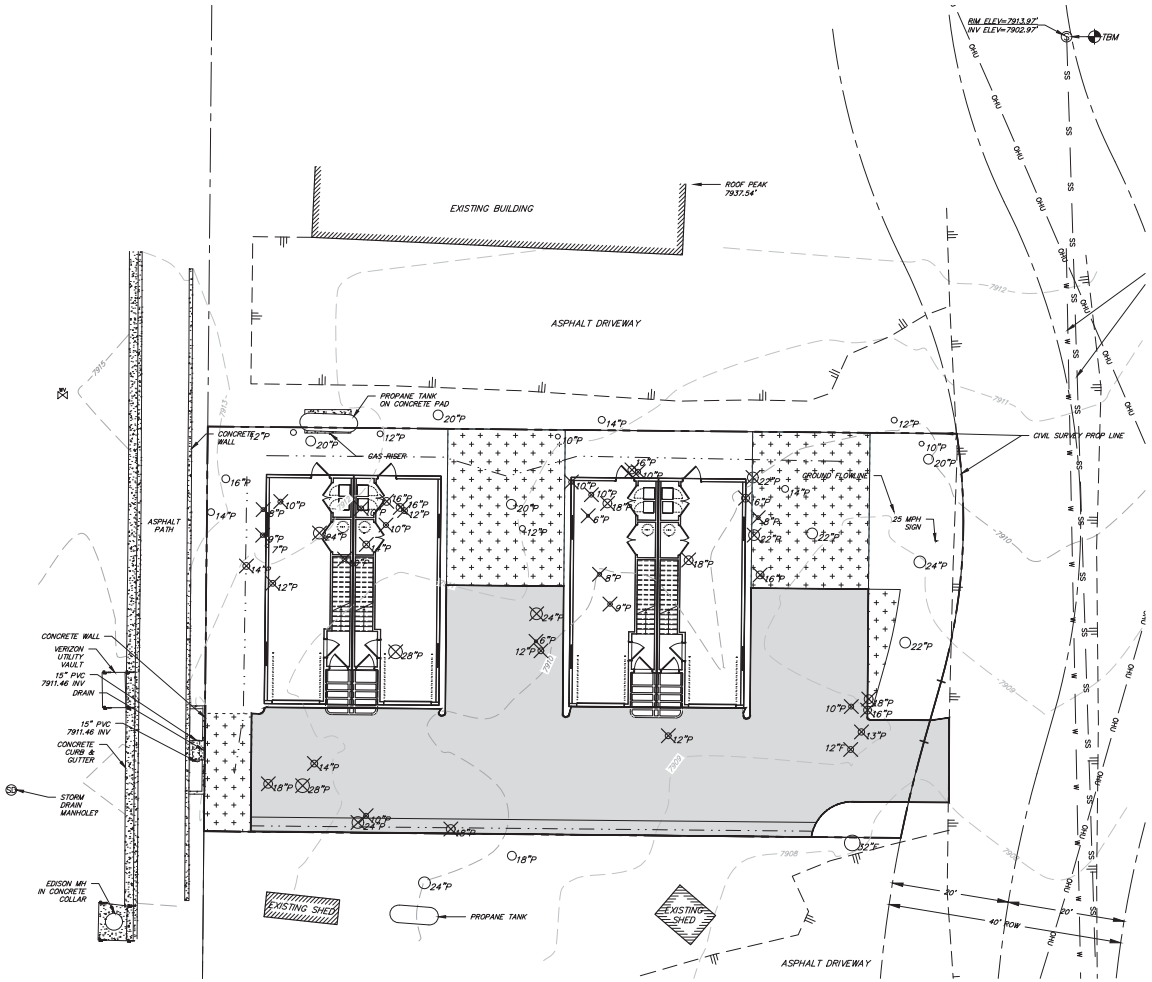
TOPOGRAPHIC AND BOUNDARY SURVEY

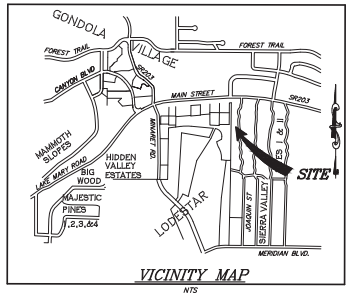
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023
SCALE 1" = 10'
DRAWN GP/TP
JOB NO. 01.4394.1
DWG 2
SHEET OF

Z:\01 Mammoth\4394.1 60 Joaquin TSH MPS FM Rollin\cad\tsh\01.4394.1 TSH R1.dwg Feb 13,2023 - 11:39am, rsmer

TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT





VICINITY MAP
NTS

LEGEND

- 24F — EXISTING TREE DIAMETER/TYPE TO BE REMOVED
- 24F — EXISTING TREE DIAMETER/TYPE TO REMAIN
- 7905 — EXISTING GROUND CONTOUR
- PROPOSED SNOW STORAGE
- PROPOSED AC PAVEMENT
- PROPOSED CURB & GUTTER

tha
triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATH
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

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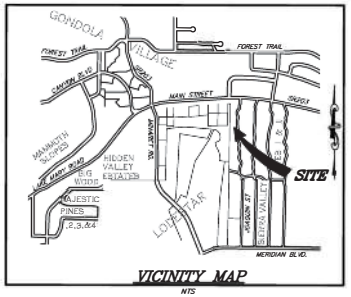
60 JOAQUIN ROAD
TREE REMOVAL
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	01/24/2023
SCALE	1" = 10'
DRAWN	GP/TP
JOB NO.	01.4394.1
DWG	3
SHEET	OF

Z:\01 Mammoth\4394.1 60 Joaquin TTM IMPS FM Rafeh\acad\tm\[01.4394.1 TTM R1.dwg, Mar 21,2021 - 8:50am, sasmara

Z:\01 Mammoth\4394.1 60 Joaquin TTM IMPS FM Rafeh\acad\tm\[01.4394.1 TTM R1.dwg, 1/21/2023 9:50:01 AM, DWG To PDF.pc3

TENTATIVE TRACT MAP 23-001
TOWN OF MAMMOTH LAKES
AFFORDABLE HOUSING PROJECT



VICINITY MAP
NTS

DESIGN NOTES

ASSESSOR'S PARCEL NO.:	033-121-05
EXISTING DRAINAGE:	SHEET FLOW SOUTHEASTERLY
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	OPTIMUM TELECOMMUNICATIONS
GAS:	TO BE DETERMINED
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL

OWNER/SUBDIVIDER

TOWN OF MAMMOTH LAKES
CONTACT: POORVA GARG 323-629-3569
EMAIL: poorva.garg1995@gmail.com

PREPARED BY

TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546

SITE COVERAGE

EXISTING COVERAGE:

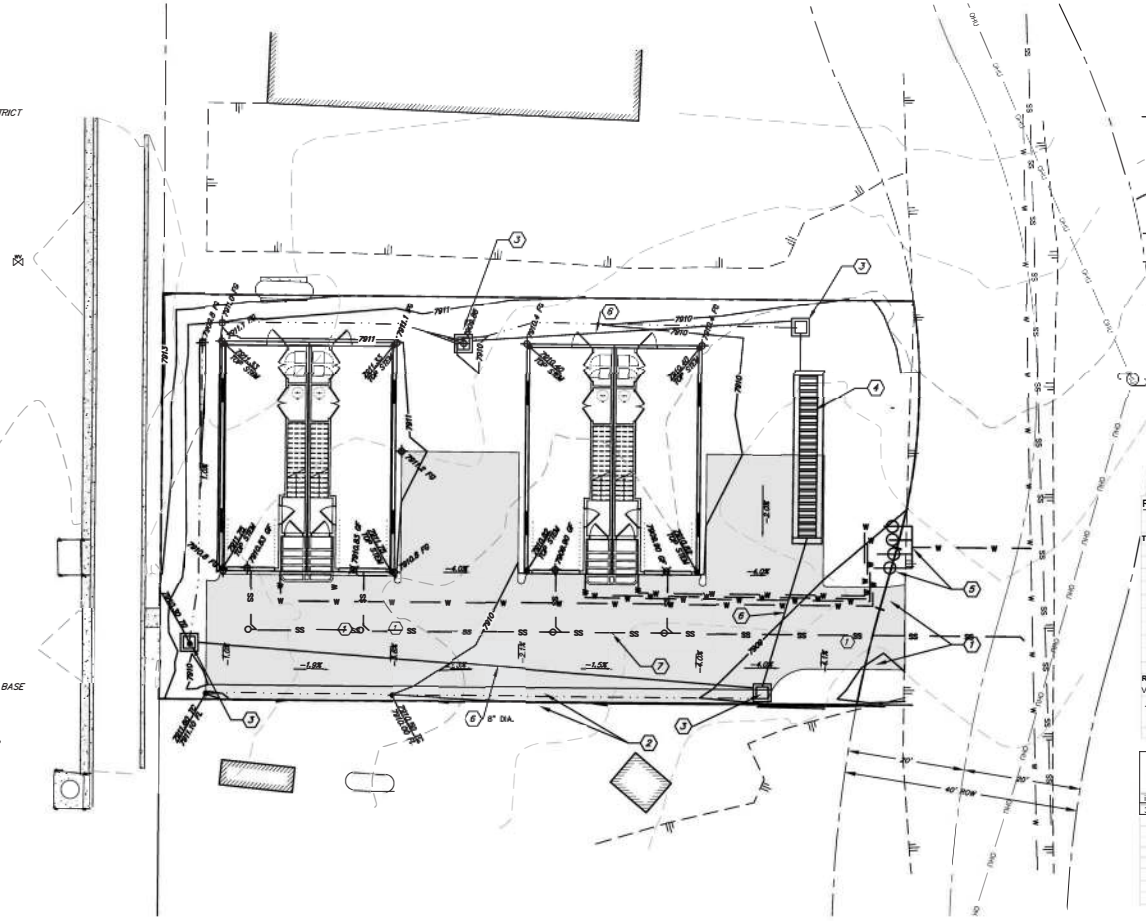
NO STRUCTURES CURRENTLY ON THIS PROPERTY

PROPOSED COVERAGE

LOT 77B AREA	8,671 SF
PAVEMENT	3,519 SF (PER ARCH'S)
BLDGS	2,226 SF (PER ARCH'S)
SITE COVERAGE	5,745/8,671 = 66% (PER ARCH'S)
SNOW STORAGE	1,379 SF (PER ARCH'S)

CONSTRUCTION NOTES

1. PROPOSED PAVED DRIVEWAY/PARKING AREA 3" HMA ON 4" CL 2 AGG BASE
2. PROPOSED 6" CONCRETE CURB
3. PROPOSED PRECAST CONCRETE DROP INLET
4. PROPOSED STORMWATER RETENTION BASINS 4-SC3475 STORMCHAMBER UNITS SHOWN
5. PROPOSED DOMESTIC WATER SERVICES
6. PROPOSED 10" STORM DRAIN PIPE @ 1% MIN
7. PROPOSED SANITARY SEWER LATERAL



LEGEND

- PROPOSED FLOW LINE
- 7905 EXISTING GROUND CONTOUR
- 7905 PROPOSED FINISHED GRADE CONTOUR
- W PROPOSED DOMESTIC WATER LATERAL
- SS PROPOSED SANITARY SEWER LATERAL

RETENTION BASIN SIZING

Required Retention Volume

Rainfall Quantity	1 in.	=	0.083 ft

Tributary Area and Average Runoff Coefficient

	Site Area		C
Roof	2,226 sf	26%	0.95
AC	3,519 sf	41%	0.90
Concrete Walkway	0,000 sf	0%	0.95
Stone	0,000 sf	0%	0.90
Deck	0,000 sf	0%	0.50
Landscape	2,926 sf	34%	0.30
Total Area	8,671 sf	100%	**0.61**

Retention Volume

Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

	Volume Required
Site	440 cf

STORM CHAMBER HEIGHT		CHAMBER VOLUME	STONE VOID VOLUME	TOTAL RETENTION STORAGE	PERC VOLUME	RETENTION STORAGE W/ PERC
in	ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft
34	2.83	14.05	3.30	17.35	0.00	17.35

SC-3475 CHAMBER CF/FT	14.05
LENGTH OF CHAMBER (FT):	7.4
INPUT PERCOLATION RATE (ft/hr):	0.20
INPUT REQ'D. STORAGE VOLUME (cf):	440
NUMBER CHAMBERS REQ'D	4
VOLUME PROVIDED	514

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41629 CIVIL STATE OF CALIFORNIA
DATE:

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REVISIONS:	BY:

PREPARED FOR:

60 JOAQUIN ROAD
GRADING & UTILITY PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 01/24/2023
SCALE 1" = 10'
DRAWN GP/TP
JOB NO. 01.4.394.1
DWG 4
SHEET OF

ATTACHMENT C

Eligibility Points Schedule for Density Bonus

TOWN DENSITY BONUS CALCULATOR

Project Location: 60 Joaquin Road

Directions for Use:
1. Enter gross lot area, calculated in acres
2. Enter requested number of units, not to exceed twice the base density

Example Project		
Gross Lot Area (*in acres*)	0.2	acres
Base Site Density (*12 units/acre*)	2.4	12 units/acre
Rounds Up Since its > 0.66	2	
Requested No. of Units	4	20 units/acre
Maximum Site Density (*Double Base Site Density*)	4	20 units/acre
Bonus Requested (*Requested No. of Units less Base Site Density*)	2	
Bonus Increment (*Maximum Site Density less Base Site Density*)	2	Points Rounded up to Nearest Factor of 5
Eligibility Points Required (*Bonus Requested / Bonus Increment x 100*)	100	100

Eligibility Points are then earned by deed restricting from one of the Affordability Levels the specified number of Base Site Density Units shown in the Rounded Up / Down column below:

Affordability Level Category	Restrict	# of Units	Rounded Up / Down
Low-Income	55.0%	1.10	**1**
Moderate-Income	65.0%	1.30	**1**
Middle-Income	75.0%	1.50	**2**
Occupancy-Restricted	85.0%	1.70	**2**

Calculations Resulting in a Fraction that is ≥ 0.50% Rounds Up to the Next Higher Whole Number;
Calculations Resulting in a Fraction that is < 0.50% Rounds Down to the Next Lower Whole Number

Maximum density bonus available pursuant to the State Density Bonus Program:

Density Bonus w/ Low-Income State Density Bonus:	Base Site Density:	N/A Since the Base Density is Less than 5 Units
	Restrict:	
	Bonus Granted:	
	Total Units:	
Density Bonus w/ Moderate-Income State Density Bonus:	Base Site Density:	N/A Since the Base Density is Less than 5 Units
	Restrict:	
	Bonus Granted:	
	Total Units:	

Points Awarded		AFFORDABILITY LEVEL CATEGORY			
		Low-Income (41% - 80%)	Moderate-Income (81% - 120%)	Middle-Income (121% - 150%)	Occupancy Restricted
ELIGIBILITY POINTS	5	7.5%	17.5%	27.5%	37.5%
	10	10.0%	20.0%	30.0%	40.0%
	15	12.5%	22.5%	32.5%	42.5%
	20	15.0%	25.0%	35.0%	45.0%
	25	17.5%	27.5%	37.5%	47.5%
	30	20.0%	30.0%	40.0%	50.0%
	35	22.5%	32.5%	42.5%	52.5%
	40	25.0%	35.0%	45.0%	55.0%
	45	27.5%	37.5%	47.5%	57.5%
	50	30.0%	40.0%	50.0%	60.0%
	55	32.5%	42.5%	52.5%	62.5%
	60	35.0%	45.0%	55.0%	65.0%
	65	37.5%	47.5%	57.5%	67.5%
	70	40.0%	50.0%	60.0%	70.0%
	75	42.5%	52.5%	62.5%	72.5%
	80	45.0%	55.0%	65.0%	75.0%
	85	47.5%	57.5%	67.5%	77.5%
	90	50.0%	60.0%	70.0%	80.0%
	95	52.5%	62.5%	72.5%	82.5%
	100	55.0%	65.0%	75.0%	85.0%

The percentages in the table above were initially established using the Low-Income Percentage required for 40 Eligibility Point and then adjusted proportionately from there at 2.5% increments for each change in the number of Eligibility Points and at 10% increments for each change in Affordability Level Category. The 40 Eligibility Points location and the 25 percent multiplier were used because this represented the location where the State Density Bonus Program would require less deed restricted units than the Town program, thereby making the State Density Bonus Program more attractive and not creating a system that is directly competing with the State program.

Low-Income Household: Restrict to 80% AMI or below, Principal Place of Residence, and Employed in Mono or Inyo County
Moderate-Income Household: Restrict to 120% AMI or below, Principal Place of Residence, and Employed in Mono or Inyo County
Middle-Income Household: Restrict to 150% AMI or below, Principal Place of Residence, and Employed in Mono or Inyo County
Occupancy-Restricted Household: Requires Principal Place of Residence and Employed in Mono or Inyo County

ATTACHMENT D

Town Density
Bonus Ordinance
MC 17.138.040

17.138.040 - Town Density Bonus.

The amount of a residential density bonus a project is eligible for shall be determined in accordance with this Section. The foundation of the Town Density Bonus Program is that projects will earn points through the provision of deed restricted workforce housing units and the amount of points required for the desired density bonus is based on the size of the density bonus requested. The larger the density bonus request (up to a maximum of twice the allowed density), the more workforce housing that a project must provide to receive the bonus.

A. **Determination of Bonuses.** Projects identified as eligible project types in Section 17.138.020.A shall be eligible for a residential density bonus, up to a maximum of twice the allowed density, in accordance with the following procedures.

1. ***Eligibility points required.*** The number of Eligibility Points required, up to a maximum of 100, for the desired density bonus is calculated according to the following formula. If the Eligibility Points calculation results in a number that is not a factor of five, the number of points required shall be rounded up to the next multiple of five.

(*Bonus Requested)/(Bonus Increment) x 100 = Points Required*

(*rounded up to the next multiple of five if the calculation results in a number that is not a factor of five*)

For example, a project with a base site density of four units that wants to build a six-unit project would be required to generate fifty points to obtain the two-unit density bonus.

((6 - 4))/((8 - 4)) x 100 = 50 Points

Variables used in the Eligibility Points calculation:

a. *Bonus requested:* The amount of residential density requested for the project above the maximum base site density (i.e., the maximum base site density subtracted from the total number of units requested).

b. *Bonus increment:* The difference between the maximum density with the bonus allowed and the maximum base site density (i.e., the maximum base site density subtracted from the maximum site density with the bonus).

2. ***Application of the eligibility points.*** All of the Eligibility Point requirements shall be fulfilled by deed restricting to workforce housing a percentage of the base density units that is proportional to the density bonus requested. The required percentages that correspond to the Eligibility Points for each affordability level shall be established in the "Eligibility Points Schedule for the Town Density Bonus" adopted by Council resolution in the Town Density Bonus Program policy.

Project proponents have the option to select which affordability level the units are restricted to; however, the percentage of units required to be deed restricted shall increase as the affordability level decreases.

For example, to generate the fifty points required for the desired density bonus from the above example, the project would be required to deed restrict the percentage of base density units specified in one of the Affordability Level columns to the right of the "50" Eligibility Points Awarded row in the "Eligibility Points Schedule for the Town Density Bonus" adopted by Council resolution in the Town Density Bonus Program policy.

B. **Income Level Categories.** The affordability level categories used in the "Eligibility Points Schedule for the

Town Density Bonus" shall be established by Council resolution and be periodically reviewed and updated. The affordability level categories can range from "Low Income Households" (i.e., households earning eighty percent or below of the AMI) to "Occupant Restricted Households" (i.e., required to be their principal place of residence and be employed in either Mono or Inyo County, or be retired). Additional affordability levels that are in between "Low Income Households" and "Occupant Restricted Households" may be established by the Council. The eligibility requirements for each affordability level shall be established by Council resolution in the Town Density Bonus Program policy, as it may be amended from time to time.

(Ord. No. 20-02 , § 4(Exh. A, e.), 3-18-2020)

17.138.050 - Incentives and Concessions.

A. **Allowed Incentives and Concessions.** Multi-family residential projects that receive a density bonus pursuant to this Chapter shall be eligible to receive one of the following incentives or concessions:
   1. An increase in the allowable lot coverage;
   2. Up to a twenty percent reduction in setbacks;
   3. Up to a twenty-five percent reduction of the required number of guest-parking spaces;
   4. Up to a ten percent increase in the maximum permitted structure height;
   5. A reduction or elimination of one of the multi-family residential development and operational standards specified in Section 17.52.210 (Multi-Family Residential Projects); or
   6. Approval of mixed-use zoning not otherwise allowed by this Zoning Code in conjunction with the housing development if non-residential land uses will reduce the cost of the housing development, and the non-residential land uses are compatible with the housing project and the existing or planned development in the area where the project will be located.

B. **Additional Incentives or Concessions.** The review authority may grant two or more incentives or concessions under this Subsection if the applicant demonstrates that the project will either:
   1. Provide a greater number of deed restricted units than otherwise required;
   2. Provide a greater or longer term deed restriction than otherwise required; or
   3. Meet other applicable Housing Element goals or policies.

C. **Alternative Incentives or Concessions.** An applicant eligible for an incentive or concession under this Subsection may submit a request for an incentive or concession different than those specified above if the incentive or concession will result in identifiable, financially sufficient, and actual cost reductions, subject to review and approval by the review authority.

D. **Snow Storage.** Multi-family residential projects that receive a density bonus pursuant to this Chapter shall be eligible for a reduction of the required snow storage areas if the property owner commits to haul on-site snow from the property to an approved off-site snow storage area in accordance with Section 17.36.110.B.3.a, as it may be amended from time to time, provided that the interim snow storage areas do not interfere with any of the required parking areas. The allowance for snow hauling shall not be considered to be an incentive or concession for the purposes of this Subsection. The commitment to haul on-site snow shall be in the form of a recorded document mutually agreed to between the property owner and the Town.

(Ord. No. 20-02 , § 4(Exh. A, e.), 3-18-2020)

17.138.060 - Findings and Conditions of Approval.

A. **Required Findings.** In addition to the use permit findings required by Section 17.68.050, a use permit for a project receiving a Town density bonus pursuant to this Chapter shall be approved only if all of the following additional findings can be made:

1. The proposed project will generate a sufficient number of Eligibility Points required for the bonus amount requested.
2. The proposed project is compatible with the surrounding neighborhood with regards to building scale, form, materials, and street orientation.
3. The incentive or concession is required in order to make the project feasible and the incentive or concession requested is the minimum departure from the requirements of this Zoning Code necessary to make the housing project feasible.

B. **Required Conditions of Approval.** In addition to any other required conditions of approval, all of the following conditions shall apply to all use permits that are granted for a project receiving a Town density bonus pursuant to this Chapter:

1. 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 that is 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.
2. Before a certificate of occupancy is issued for a project, the applicant shall provide evidence to the Town that transient rentals are prohibited for all units within the development. Evidence shall consist of a deed and/or use restriction satisfactory to the Town prohibiting transient rentals that has been recorded against all units within the development.
3. The total number of deed restricted units required for the density bonus shall not be reduced or otherwise eliminated without the approval of the review authority. To grant such approval, the review authority must find that there is a corresponding reduction in density.

(Ord. No. 20-02 , § 4(Exh. A, e.), 3-18-2020)

17.138.070 - Ownership Unit Occupancy and Long-Term Restrictions.

Each workforce housing ownership unit that qualified the project for a density bonus and other incentives and/or concessions pursuant to this Chapter shall comply with all of the requirements of this Section.

A. **Ownership Unit Occupancy Requirements.**

1. ***Eligibility requirements.*** Except as provided in Section 17.138.070.A.1.c, a workforce housing ownership unit shall be sold, and to the extent required by Subsection C, resold, only to a household certified by the Town, or its designee, as meeting the eligibility requirements designated by the terms

of the project approval, and which also comply with all of the following requirements:

a. The purchaser shall be a Qualified Household, as that term is defined in the Town Density Bonus Program policy.

b. The purchaser shall be a Qualified Resident, as that term is defined in the Town Density Bonus Program policy and shall occupy the unit as his or her principal place of residence and may not rent the unit in its entirety to another party, except as provided in Section 17.138.080.A.1.c.

c. In the event that the purchaser no longer resides in the unit as their principal place of residence or the unit is owned as an investment property for rental purposes, the workforce housing ownership unit shall then be considered to be a workforce housing rental unit and be subject to the requirements specified in Section 17.138.080. Transition from an ownership unit to a rental unit shall require prior approval from the Town, or its designee.

2. ***Buyer certification and selection.*** Workforce housing units shall be sold, and to the extent required by Subsection C, resold, only to households certified by the Town, or its designee, as satisfying the eligibility requirements specified in Section 17.138.070.A.1, above, and in compliance with all of the following requirements:

a. Initial buyers eligible to purchase workforce housing units shall be selected by the Developer, as that term is defined in the Town Density Bonus Program policy, in compliance with a marketing plan approved, in advance, by the Town, or its designee. Developer shall use commercially reasonable efforts to market the units to Qualified Residents. Prior to initial marketing of the units, Developer shall provide the Town copies of its marketing and outreach plan which the Town shall approve or disapprove within thirty days of receipt. Subsequent buyers shall be verified by the Town, or its designee, that they are in compliance with the approved marketing plan and the Town Density Bonus Program policy.

b. The marketing plan shall identify and detail the process to be used for the marketing and sale of the workforce housing units to Qualified Households.

3. ***Preferences.*** Preferences in the sale of workforce housing units shall be given first to persons currently employed in either Mono or Inyo County that meet the Qualified Resident criteria specified in the Town Density Bonus Program policy, and then to current Mono or Inyo County residents, to the extent allowed by law.

B. **Ownership Units—Sales Price Restrictions.** Workforce housing ownership units that are restricted to a specific affordability level in the terms of the project approval shall be offered at sales prices that are considered affordable to the specified affordability level, as those affordability levels are defined in the Town Density Bonus Program policy. The Town, or its designee, shall establish the maximum sales prices for each of these income categories based upon the income limits that the California Department of Housing and Community Development (HCD) issues annually for Mono County.

C. **Workforce Housing Agreement Required.**

1. The Town shall record a Workforce Housing Agreement consistent with the terms in Section 17.138.090 with the Qualified Resident concurrently with the recording of each grant deed transferring title to a workforce housing unit subject to this Section to a Qualified Household. The

Workforce Housing Agreement shall provide the Town, for the term specified in Subparagraph D.5, below, with a first right to purchase the unit upon resale.

2. The Workforce Housing Agreement shall permit the Town to assign its rights to purchase the units under that Agreement to a Qualified Household to purchase the unit.
3. In all cases where the Town exercises its rights to purchase the units, the units shall be conveyed to, or purchased by, a Qualified Household in compliance with the designation of the unit in the project approvals and as determined by the Town in compliance with the Town Density Bonus Program policy.
4. The Workforce Housing Agreement for each unit shall reserve the unit for purchase by the Town or its assignee and for resale only to Qualified Households, as defined by this Section and the project approvals, for a minimum of fifty-five years, or for a longer period if required by the project approvals. A new term shall commence on the recording date of each new Workforce Housing Agreement recorded concurrently with a grant deed transferring title of the designated unit to a Qualified Household.

D. **Administrative Fees.** The Town, or its designee, may collect an administrative fee, as the Town may establish from time to time, at close of escrow of the sale and resale of each workforce housing ownership unit, to recover the costs of its obligations under this Section.

(Ord. No. 20-02 , § 4(Exh. A, e.), 3-18-2020)

17.138.080 - Rental Unit Occupancy and Long-Term Restrictions.

Each workforce housing rental unit that qualified the project for a density bonus and other incentives and/or concessions pursuant to this Chapter shall comply with all of the requirements of this Section.

A. **Rental Unit—Occupancy Requirements.**

1. ***Eligibility requirements.*** A workforce housing rental unit shall be rented only to a household certified by the Town, or its designee, as meeting the eligibility requirements designated by the terms of the project approval, and which also comply with all of the following requirements:
   a. The unit shall be rented by a Qualified Household, as that term is defined in the Town Density Bonus Program policy.
   b. At least one occupant of the unit shall be a Qualified Resident, as that term is defined in the Town Density Bonus Program policy, and shall occupy the unit as his or her principal place of residence.
   c. If the workforce housing rental unit is restricted to a specific affordability level in the terms of the project approvals, the annual household income, adjusted for household size, shall be required to be equal to or less than the income limits established in the Town Density Bonus Program policy for the applicable affordability level.
2. ***Tenant certification and selection.*** Workforce housing rental units shall be rented only to households certified by the Town, or its designee, as satisfying the eligibility requirements specified in Section 17.138.080.A.1, above. Developer, as that term is defined in the Town Density Bonus Program policy, shall use commercially reasonable efforts to market the units to Qualified Residents. Prior to initial marketing of the units, Developer shall provide the Town copies of it marketing and outreach

plan which the Town shall approve or disapprove within thirty days of receipt. The marketing plan shall identify and detail the process to be used for the marketing of the workforce housing rental units to Qualified Residents.

3. ***Preferences.*** Preference in the rental of workforce housing units shall be given first to persons currently employed in either Mono or Inyo County that meet the Qualified Resident criteria specified in the Town Density Bonus Program policy, and then to current Mono or Inyo County residents, to the extent allowed by law.

B. **Workforce Housing Rental Unit Restrictions.** Each workforce housing rental unit that is restricted to a specific affordability level in the terms of the project approval shall be offered at a rent level that is considered affordable to the specified affordability level as defined in the Town Density Bonus Program policy. The maximum rental rates shall be established annually by the Town, or its designee, based upon the income limits that the California Department of Housing and Community Development (HCD) issues annually for Mono County. A utility allowance will be deducted from the maximum affordable rent so that the monthly housing costs (rent plus tenant-paid utilities) do not exceed thirty percent of the area median income for the specified affordability level, as established by HCD, adjusted for assumed household size.

C. **Term of Rental Restrictions.** Each required workforce housing unit shall be reserved for Qualified Households for a minimum of fifty-five years, or for a longer period if required by the project approvals. The rental restriction term shall commence on the date of issuance of the certificate of occupancy for the workforce housing unit.

D. **Rental Unit Monitoring.** The Town, or its designee, shall monitor the rental of workforce housing units for compliance with the Workforce Housing Agreement and the provisions of this Chapter. On an annual basis, the Town, or its designee, may collect a monitoring fee, as the Town may establish from time to time, from the owner for the monitoring of each rental unit subject to the Workforce Housing Agreement, to recover the costs of its obligations under this Section.

(Ord. No. 20-02 , § 4(Exh. A, e.), 3-18-2020)

17.138.090 - Workforce Housing Agreement.

A. **Agreement Required.** The obligations assumed by an applicant or property owner in exchange for the density bonus in compliance with this Chapter shall be secured by a recorded Workforce Housing Agreement executed by the property owner and the Town, and recorded before the recordation of a final map or issuance of the first building permit for the designated dwelling units, whichever occurs first. The agreement shall be in a form approved by the Department and Town Attorney and shall be consistent with any construction or mortgage financing assistance program, mortgage insurance program, rental subsidy program, or other similar grant program requirements or terms. The agreement shall be binding on all future owners, developers, and/or successors-in-interest for the specified term.

B. **Agreement Contents.** A Workforce Housing Agreement shall contain provisions that implement all requirements of this Chapter, as applicable to the specific project. The agreement shall also include the following provisions, and/or any additional requirements required by the review authority.

1. ***Occupancy standards.*** The agreement shall include provisions that specify:

a. If restricted to a specific affordability level, the income eligibility criteria for defining housing unit

affordability;

b. If restricted to a specific affordability level, the actual affordable sales prices or rents for affordable units, as determined by the Town, or its designee, in accordance with this Chapter. The agreement shall also provide that the Town may from time to time revise the sales prices and rent limits in response to changes in income limits, monthly housing costs, and the real estate market. Monthly housing costs for workforce housing ownership units shall include mortgage payments, property taxes, homeowners insurance and, as applicable, homeowner's association dues and primary mortgage insurance. Monthly housing costs for workforce housing rental units shall include the rent plus any tenant-paid utilities;

c. Criteria for the certification and selection of buyers or renters, as applicable.

2. ***Sale, resale, and rental restrictions.*** The agreement shall include provisions that specify:

   a. A guarantee of sale or rent to Qualified Households, as that term is defined by the Town Density Bonus Program policy, and continued availability of all units designated as workforce housing units for a minimum of fifty-five years, or for a longer term if required by the project approvals.

   b. For units that will be workforce housing ownership units, a provision restricting the sale of the workforce housing ownership unit to Qualified Households, as that term is defined by the Town Density Bonus Program policy.

   c. For units that will be purchased as investment properties for rental purposes, a provision restricting the rental of the unit to Qualified Households, as that term is defined by the Town Density Bonus Program policy; and

   d. A provision that the sale of a dwelling designated as a Workforce Housing Unit shall include an assignable Workforce Housing Agreement granting the Town, or its designee, the first right of refusal to purchase the unit at the time of subsequent sale as specified in the Town Density Bonus Program policy.

3. ***Fees.*** The agreement shall include a provision that the Town, or its designee, receive all applicable fees as may be established by Resolution of the Council from time to time, including, but not limited to, monitoring fees for rental units and administrative fees at sale and resale of ownership units subject to this Chapter.

4. ***Enforcement and recovery of costs.*** The agreement shall include a provision that provides for enforcement of the agreement by the Town and that entitles the Town to recover reasonable attorney's fees (including Town Attorney fees), investigation and litigation expenses, and any related staff costs associated with enforcing the Agreement.

(Ord. No. 20-02 , § 4(Exh. A, e.), 3-18-2020)

Planning and Economic Development Commission
Agenda Action Sheet

Title: General Plan conformance determination for the Town acquisition of vacant land located at 377 Manzanita Road for the purpose of constructing workforce housing. This project is not subject to CEQA pursuant to CEQA Guidelines §15061(b)(3) (General Rule) of Title 14 of the California Code of Regulations.

Commission Meeting Date: 6/14/2023

Prepared by: Nolan Bobroff, Senior Planner / Housing Coordinator

Recommended Motion: Adopt the attached Planning and Economic Development Commission Resolution finding the acquisition by the Town of the vacant land located at 377 Manzanita Road to be in conformance with the General Plan.

Summary: The Town is considering the acquisition of a 0.23-acre vacant site for the purpose of providing workforce housing for the community. Pursuant to Government Code §65402, the Planning and Economic Development Commission is required to report on whether the acquisition is "in conformity with the Town's General Plan."

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: June 14, 2023

AGENDA TITLE: General Plan conformance determination for the Town acquisition of vacant land located at 377 Manzanita Road for the purpose of constructing workforce housing

REQUESTING DEPARTMENT:
Community & Economic Development Department
Report Prepared by: Nolan Bobroff, Senior Planner / Housing Coordinator
Report Approved by: Sandra Moberly, Director

OBJECTIVE:
1. Receive Staff presentation
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action to:
    a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution) finding the acquisition by the Town of the vacant land located at 377 Manzanita Road to be in conformance with the General Plan; or
    b. Deny the Resolution finding the acquisition by the Town of the vacant land to not be in conformance with the General Plan.

SUMMARY:

Proposal:	The Town is considering the acquisition of a 0.23-acre site for the purpose of providing workforce housing for the community and pursuant to Government Code §65402, the Planning and Economic Development Commission is required to report on whether the acquisition is in "conformity with" the Town's General Plan.
Project Name:	Town acquisition of 377 Manzanita Road
Location:	377 Manzanita Road (APN: 033-150-039-000)
Size of Property:	0.23 acres (9,941 sf)
Zoning:	Residential Multi-family 1 (RMF-1)
General Plan:	High Density Residential 1 (HDR-1)
Environmental Review:	Exempt pursuant to CEQA Guidelines 15061(b)(3), General Rule

KEY ISSUES:
1. Is the acquisition by the Town of the 0.23-acre vacant site in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

I. Introduction and Background

Over the past couple of years, the Town has been actively implementing the Housing Now! initiative, which is a multi-faceted program focused on expanding the availability of affordable workforce housing throughout the community. The Housing Now! initiative aims to leverage federal and state grant program funds (*generally limited to households earning no more than 80% of the Area Medium Income*) and local funds (*generally not limited to a specific Area Medium Income level*) to achieve affordable housing through a variety of programs including the conversion of existing market-rate units to affordable units, the Parcel, partnerships on new development and adaptive re-use projects, and acquisition of land for future affordable developments. The Town Council has been allocating funding to the Housing Now! programs during the quarterly budget updates, annual budget process, and upon the receipt of various grants. The idea is to accumulate funds in each program so the Town has funds readily available and can quickly respond when appropriate units or housing opportunities become available.

The proposed acquisition of the vacant site at 377 Manzanita Road aligns with the purpose of the Housing Now! initiative since it will provide an opportunity site for future workforce housing development. Funding for the acquisition will come from the 'Creative Housing' bucket of funds under the Housing Now! initiative.

Project Proposal:
The Town is considering the acquisition of a 0.23-acre site for the purpose of providing workforce housing for the community and pursuant to Government Code §65402, the PEDC is required to report on whether the acquisition is in "conformity with" the Town's General Plan.

Figure 1: Location Map



Site Zoning
The subject site is within the Residential Multi-Family 1 (RMF-1) zoning district, which "*is intended as an area for the development of mixed residential uses (single-family dwellings, apartments, and other multiple-family development*). *Transient Occupancy uses are not permitted in this zone"* (Municipal Code §17.20.010).

General Plan
The General Plan land use designation for the site is High Density Residential 1 (HDR-1), which "*allows residential multi-unit townhouses, condominiums and apartments...The HDR-1 designation is intended to preserve existing housing and allow for additional high-quality housing opportunities"* (General Plan, Pg. L-4).

II. Analysis of Key Issues

KEY ISSUE #1: Is the acquisition by the Town of the 0.23-acre vacant site in conformance with the General Plan in terms of location, purpose, and extent pursuant to Government Code §65402?

Government Code §65402 requires the Town's planning agency to review and report on whether the location, purpose, and extent of the subject property acquisition is "in conformance with" the Town's General Plan. In this context, General Plan conformity is limited to a review of whether the proposed use of the subject site is consistent with the General Plan land use designation and is otherwise consistent with the General Plan's goals and policies.

The subject site has a General Plan land use designation of High Density Residential 1 (HDR-1). The HDR-1 land use designation is intended to "*preserve existing housing and allow for additional high quality housing opportunities"* and allows residential multi-unit townhomes, condominiums, and apartments. Therefore, the General Plan anticipates that higher density multi-family residential development may be located in this area. As a result, staff finds that the potential use of the property for a higher density multi-family residential use is an appropriate use in the HDR-1 zone and would be in conformance with the General Plan and allowed subject to a future discretionary approval.

Regarding the zoning, the subject site is zoned Residential Multi-Family 1 (RMF-1), which is consistent with the site's HDR-1 General Plan land use designation. Therefore, the zoning designation and General Plan designation are internally consistent.

Regarding conformance with General Plan goals and policies, staff has found the proposal in compliance with the following General Plan goals and policies:

General Plan Goal, Policy, or Action	Explanation of Conformance
Goal L.2. Substantially increase housing supply available to the workforce.	The acquisition of the vacant site will allow for the Town to (1) pursue development of the site pursuant to the Town's Density Bonus Program to allow for double-density and (2) to ensure that the constructed unit are deed restricted to an affordable level and available to the local workforce. These actions will result in an increase in the housing supply available to the workforce.
Goal H.2. Promote construction of an adequate supply of housing to meet the needs of all sectors of the community.	The acquisition of the vacant site is the initial step towards development of an affordable housing project on the site. At the moment, the Town does not have a project designed for the site; however, by

Policy H.2.A. Utilize a range of strategies to facilitate a diverse range of housing types…to meet the needs of all local residents, particularly the local workforce.	acquiring the site, it provides the Town time to determine how best to proceed and removes the risk that the site could be developed as market-rate housing.

Therefore, the Town's acquisition of the property is in conformity with the General Plan.

Environmental Analysis

The acquisition of the subject site has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the acquisition of the vacant land is not subject to CEQA pursuant to CEQA Guidelines §15061(b)(3) (General Rule) of Title 14 of the California Code of Regulations. CEQA Guidelines §15061(b)(3) states that when it can be seen with certainty that there is no possibility that an action will have a significant effect on the environment, that activity is not subject to CEQA. The evaluation of General Plan consistency for the acquisition of the subject site will not have any effect on the environment due to the fact that no physical changes are proposed or authorized with this purchase. The only change is in ownership of the site. Therefore, it can be seen with certainty that there is no possibility of significant environmental effects, and this action is not subject to CEQA.

It should be noted that any future development of the site will be subject to a separate discretionary action and CEQA compliance review.

III. Staff Findings and Recommendations

Staff finds that the acquisition by the Town of the vacant land located at 377 Manzanita Road for the purpose of construction workforce housing is in conformance with the General Plan and recommends that the Planning and Economic Development Commission adopt the attached resolution.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

RESOLUTION NO. PEDC 2023-06

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO GOVERNMENT CODE SECTION 65402 REGARDING THE TOWN'S ACQUISITION OF PROPERTY LOCATED AT 377 MANZANITA ROAD (APN: 033-150-039-000)

WHEREAS, the Town of Mammoth Lakes is considering the acquisition of the 0.23-acre vacant site located at 377 Manzanita Road ("Property"); and

WHEREAS, California Government Code Section 65402 provides that the Town's Planning and Economic Development Commission must report upon the conformity of the acquisition with the Town's General Plan; and

WHEREAS, on June 14, 2023, the Planning and Economic Development Commission conducted a meeting, duly noticed pursuant to the California Ralph M. Brown Act, and considered the acquisition of the Property by the Town; 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 General Plan and Municipal Code;
3. Oral evidence submitted at the hearing; and
4. Written evidence submitted at the hearing.

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.

1. **CEQA.**

   Pursuant to CEQA Guidelines §15061(b)(3), the acquisition of the Property is not subject to the California environmental Quality Act (CEQA) since it can be seen with certainty that there is no possibility that the action will have a significant effect on the environment due to the fact that no physical changes are proposed or authorized with this purchase. The only change is in ownership of the site.

2. **GOVERNMENT CODE FINDINGS.**

   The Town's acquisition of the Property is in conformance with the General Plan in terms of location, purpose, and extent since the General Plan land use designation and the zoning for the Property is consistent with each other and the future potential use of the property for a higher density multi-family residential use is an appropriate use in the HDR-1 zone and would be in conformance with the General Plan and allowed subject to a future discretionary approval. Furthermore, the acquisition is in conformance with the General Plan since it will: (1) allow for an increase in the housing supply available to the workforce (*General Plan Goal L.2*) since the Town intends to develop the site with a deed-restricted multi-family residential project; and (2) will promote the construction of an adequate supply of housing to meet the needs of all sectors of the community (*General Plan Goal H.2*) since the acquisition of the site is the initial step towards developing a workforce housing project.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS. The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that the Town's acquisition of the Property is in conformance with the General Plan in terms of location, purpose, and extent, pursuant to Government Code §65402.

PASSED AND ADOPTED this 14th day of June 2023, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

_____	_____
Sandra Moberly, Community and Economic Development Director	Michael Vanderhurst, Chair of the Mammoth Lakes Planning and Economic Development Commission

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

Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

April 12, 2023, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

Members Absent: Commissioner Greg Eckert

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1. CALL TO ORDER

The Chair called the meeting to order at 9:01 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Commissioner Kennedy led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. PRESENTATION

4.1 Update on the Community Economic Resilience Fund (CERF)

Stacy Corless, Sierra Business Council (SBC) Government Affairs Coordinator, Erika Harvey, Project Director, and Magnolia Barra, Eastside Project Navigator, gave a presentation regarding the Community Economic Resilience Fund. There was discussion among members of the Commission, staff, and SBC staff.

4.2 2022 Annual Planning Report

Community and Economic Development Director Sandra Moberly, Associate Planner Michael Peterka, and Senior Planner - Housing Coordinator Nolan Bobroff gave an overview of the 2022 Annual Planning Report. There was discussion among members of the Commission and staff.

5. BUSINESS MATTERS

5.1 Consideration of a request to amend Resolution PC-2009-08 for TTM 09-002 (Snowcreek VIII) to modify Condition of Approval #13 regarding the annexation of the project area into the Mammoth Lakes Mosquito Abatement District and to update referenced lot numbers throughout the conditions of approval.

Commissioner Chang announced a conflict of interest due to his ownership of a residence within 500 feet of the project and left the meeting at 9:31 a.m.

Senior Planner - Housing Coordinator Nolan Bobroff gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Chuck Lande, Snowcreek, offered to answer questions.

Moved by Commissioner Jessica Kennedy
Seconded by Vice Chair Jennifer Burrows

Adopt the Planning and Economic Development Commission Resolution making the Municipal Code findings and approving the minor amendments to Resolution PC-2009-08 for Tentative Tract Map 09-002 - Snowcreek VIII, as recommended by staff.

For (3): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, and Commissioner Jessica Kennedy

Absent (2): Commissioner Paul Chang, and Commissioner Greg Eckert

Carried (3 to 0)

5.2 Consider approval of Final Tract Map 09-002 for the 26-lot subdivision of “Snowcreek 8”, located at 1, 4, 5, and 7 Fairway Drive

and 942 and 1110 Old Mammoth Rd (APNs: 040-070-010, -011, -012, -013; 040-070-023; 040-140-004 and -005.)

Public Works Director Haislip Hayes outlined the information in the staff report. There was discussion among members of the Commission and staff.

Chuck Lande, Snowcreek, offered to answer questions.

PUBLIC COMMENT:

Patrick Ellingsworth, President of Snowcreek V Homeowners Association and Fairway Homes II, said that the Association supported the adoption of the final map, and outlined some concerns regarding access and snow removal.

Mr. Lande responded to Mr. Ellingsworth concerns.

Moved by Commissioner Jessica Kennedy
Seconded by Vice Chair Jennifer Burrows

Find Final Tract Map 09-002 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 09-002: 1. After payment of outstanding fees. 2. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

For (3): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, and Commissioner Jessica Kennedy

Absent (2): Commissioner Paul Chang, and Commissioner Greg Eckert

Carried (3 to 0)

Commissioner Chang returned to the meeting at 9:57 a.m.

6. CONSENT AGENDA

Moved by Vice Chair Jennifer Burrows
Seconded by Commissioner Jessica Kennedy

Approve the Consent Agenda.

For (4): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, and Commissioner Jessica Kennedy

Absent (1): Commissioner Greg Eckert

Carried (4 to 0)

6.1 Approve the minutes of the regular meeting of February 14, 2023.

7. COMMISSIONER REPORTS

Commissioner Chang attended the Design Committee meeting.

Vice Chair Burrows attended the Design Committee meeting.

Chair Vanderhurst announced that Canyon Lodge and Eagle Lodge would be closing this weekend, and that Canyon Lodge would be open on weekends for access. He announced that the Pond Skim was on Sunday.

8. DIRECTORS REPORT

Public Works Director Haislip Hayes gave an update regarding the Town's emergency response and recovery.

Community and Economic Development Director Sandra Moberly reported that there were no mosquito abatement efforts in Mono County. She attended the Planning Commissioners Academy. She said that the Town had started the receivership process for the Mammoth Creek Inn. There was discussion among members of the Commission and staff.

9. ADJOURNMENT

The Commission adjourned the meeting at 10:50 a.m.

_____

Jamie Gray, Town Clerk

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consider approval of Final Tract Map 22-001 for the 16-lot subdivision of "The Parcel", located at 1699 Tavern Road and 33 Center Street.

Commission Meeting Date: 5/10/2023

Prepared by: Amy Callanan, PE, Engineering Manager

Recommended Motion: PEDC action to:

a. Option 1: Find Final Tract Map 22-001 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 22-001:

1. After payment of outstanding fees.

2. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

b. Option 2: Find that Final Tract Map 22-001 is not in accordance with the conditionally approved Tentative Tract Map and deny the Final Tract Map.

Attachments:

PEDC Staff Report

Attachment 1: Final Tract Map 22-001

Attachment 2: Approved Tentative Tract Map 22-001

Attachment 3: Tentative Tract Map 22-001 Staff Report

Attachment 4: PEDC Resolution 2022-15 (TTM 22-001)

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 12, 2023

AGENDA TITLE: Consider approval of Final Tract Map 22-001 for the 16-lot subdivision of "The Parcel", located at 1699 Tavern Road and 33 Center Street.

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

REQUESTING DEPARTMENT:
Community & Economic Development
Sandra Moberly, Director

Public Works Engineering Division
Amy Callanan, PE, Engineering Manager

OBJECTIVE:

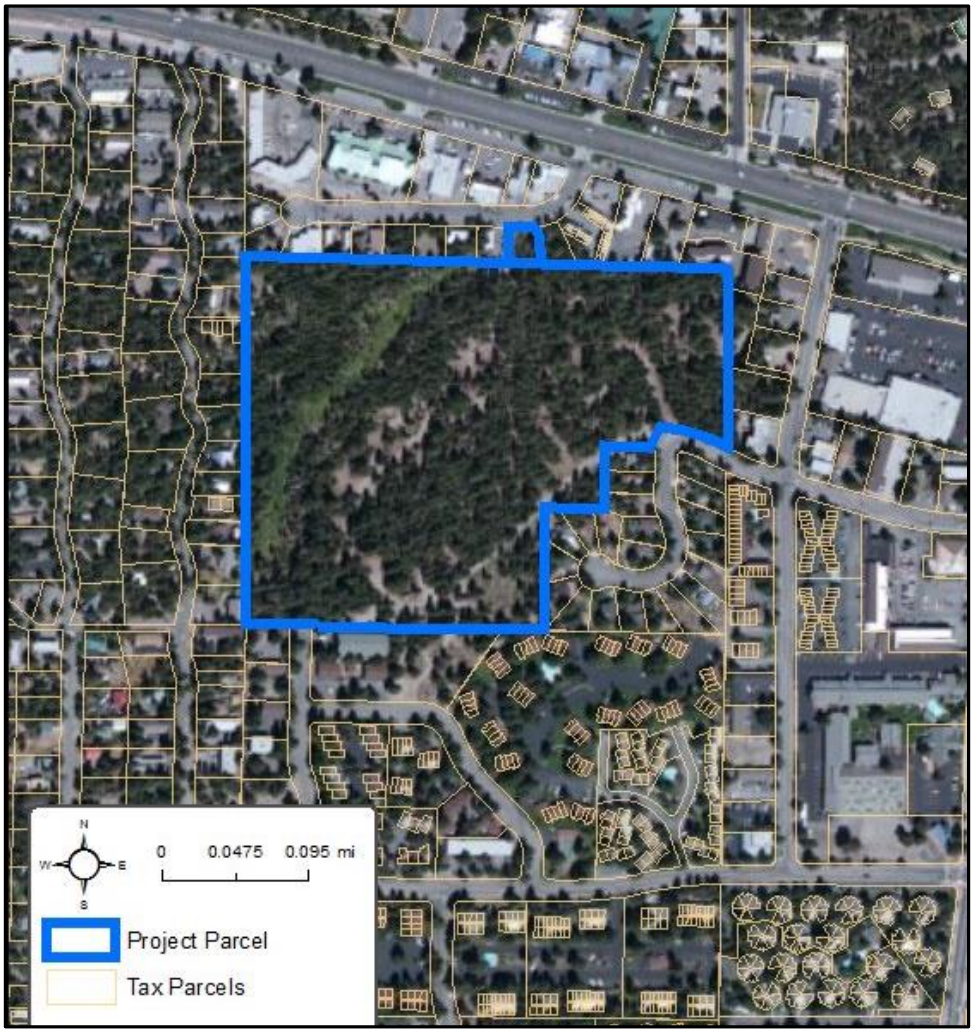
1. PEDC action to:
    a. Option 1: Find Final Tract Map 22-001 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 22-001:
        1. After payment of outstanding fees.
        2. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.
    b. Option 2: Find that Final Tract Map 22-001 is not in accordance with the conditionally approved Tentative Tract Map and deny the Final Tract Map.

SUMMARY:

Proposal: The Requested Action will allow for the recordation of the subject Final Map. A final map must be based upon a field survey and it must substantially conform to the approved Tentative Map, the applicable conditions as set forth in the tentative map resolution, and the conditions of all discretionary approvals associated with the project.

Location:	1699 Tavern Road and 33 Center Street
Size of Property:	Approximately 18.809 acres
Zoning:	Parcel Master Plan/ RMF-1
General Plan:	1699 Tavern Road: HDR-1; 33 Center Street: C-1

Location Map:



KEY ISSUES:

1. Is the Final Tract Map in accordance with the conditionally approved Tentative Tract Map?
2. Have all applicable conditions of approval of the Tentative Tract Map been satisfied?

I. INTRODUCTION AND BACKGROUND

Project Description:

The development proposal for the Parcel Affordable Housing Project subdivides the site into 13 affordable housing lots, three (3) lots for open space and parks, and creates public street dedications to complete the westerly extension of Tavern Road, the creation of Inyo Street connecting Center Street and Tavern Rd and the northerly extension of Chaparral Road. The subdivision of the project will allow for a phased development approach to building out the full site according to the Parcel Master Plan. Development of the Parcel will be dictated by the unique parameters of the public and private financing available for affordable housing. The lots have been subdivided as such to meet the Parcel Master Plan requirements while also allowing for flexibility to be developed when funding is secured for individual projects on each lot.

The 13 affordable housing lots (Lots 1-13) range in size between 12,950 square feet and 142,052 square feet for a cumulative total of 718,135 square feet. Three (3) open space and parks lots (Lots A, B and C) range in size between 24,287 square feet and 44,907 square feet for a cumulative of 100,205 square feet. Portions of Lots A and B are designated as jurisdictional wetlands while Lot C is designated as public park per the Master Plan. Public street dedications amount to approximately 175,000 square feet which includes necessary primary streets for vehicular and pedestrian circulation.

Tentative Tract Map 22-001 was approved by the Planning and Economic Development Commission on May 11, 2022. The Town has reviewed the Final Tract Map and has found it to be substantially in conformance with the Tentative Tract Map, and that all of the applicable Tentative Tract Map conditions of approval have either been met or are expected to have been met prior to this PEDC meeting.

Environmental Analysis:

Pursuant to CEQA Guidelines Section 15268, the approval of final subdivision maps is statutorily exempt from the requirements of CEQA since they are considered to be a ministerial project and no further action under CEQA is required.

Staff Findings and Recommendation:

1. Find Final Tract Map 22-001 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map;
2. Find that all applicable conditions of approval of the Tentative Tract Map have been satisfied;
3. Authorize recordation of Final Tract Map 22-001:
    a. After payment of outstanding fees.
    b. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

Attachments:

Attachment 1: Final Tract Map 22-001

Attachment 2: Approved Tentative Tract Map 22-001

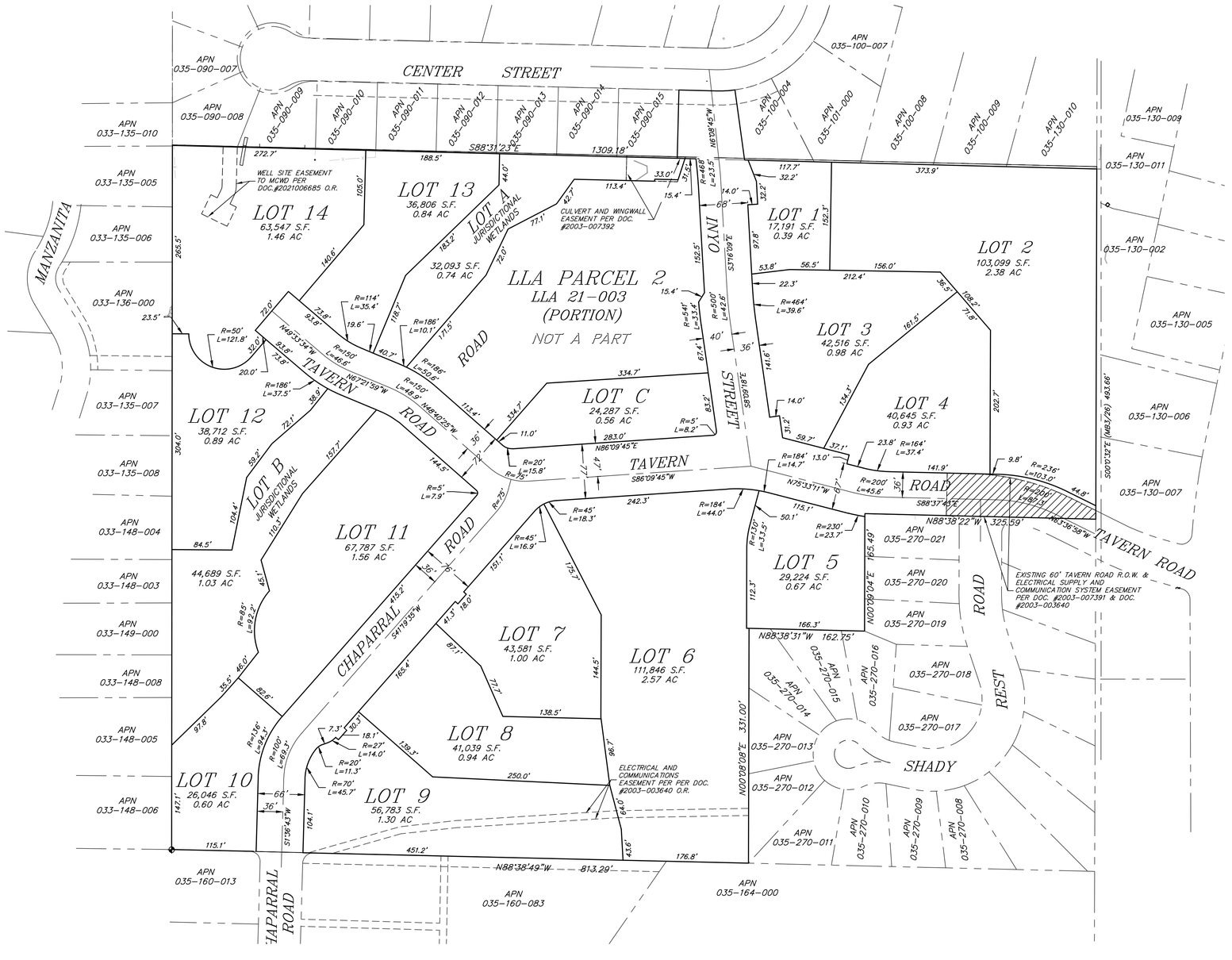
Attachment 3: Tentative Tract Map 22-001 Staff Report available online here: https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?DocumentId=23405

Attachment 4: PEDC Resolution 2022-15 (TTM 22-001)

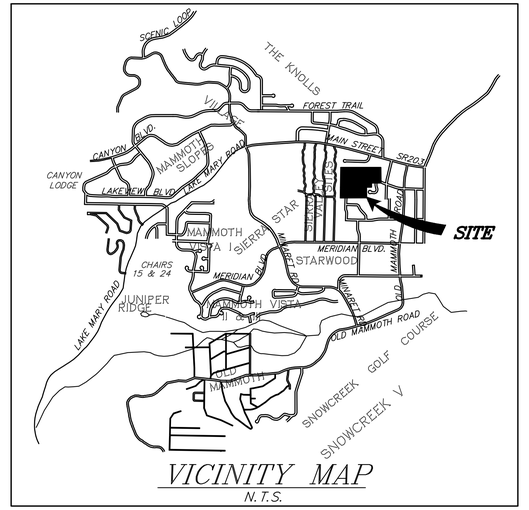
TENTATIVE TRACT NO. 22-001

THE PARCEL SUBDIVISION

IN THE TOWN OF MAMMOTH LAKES
COUNTY OF MONO, STATE OF CALIFORNIA



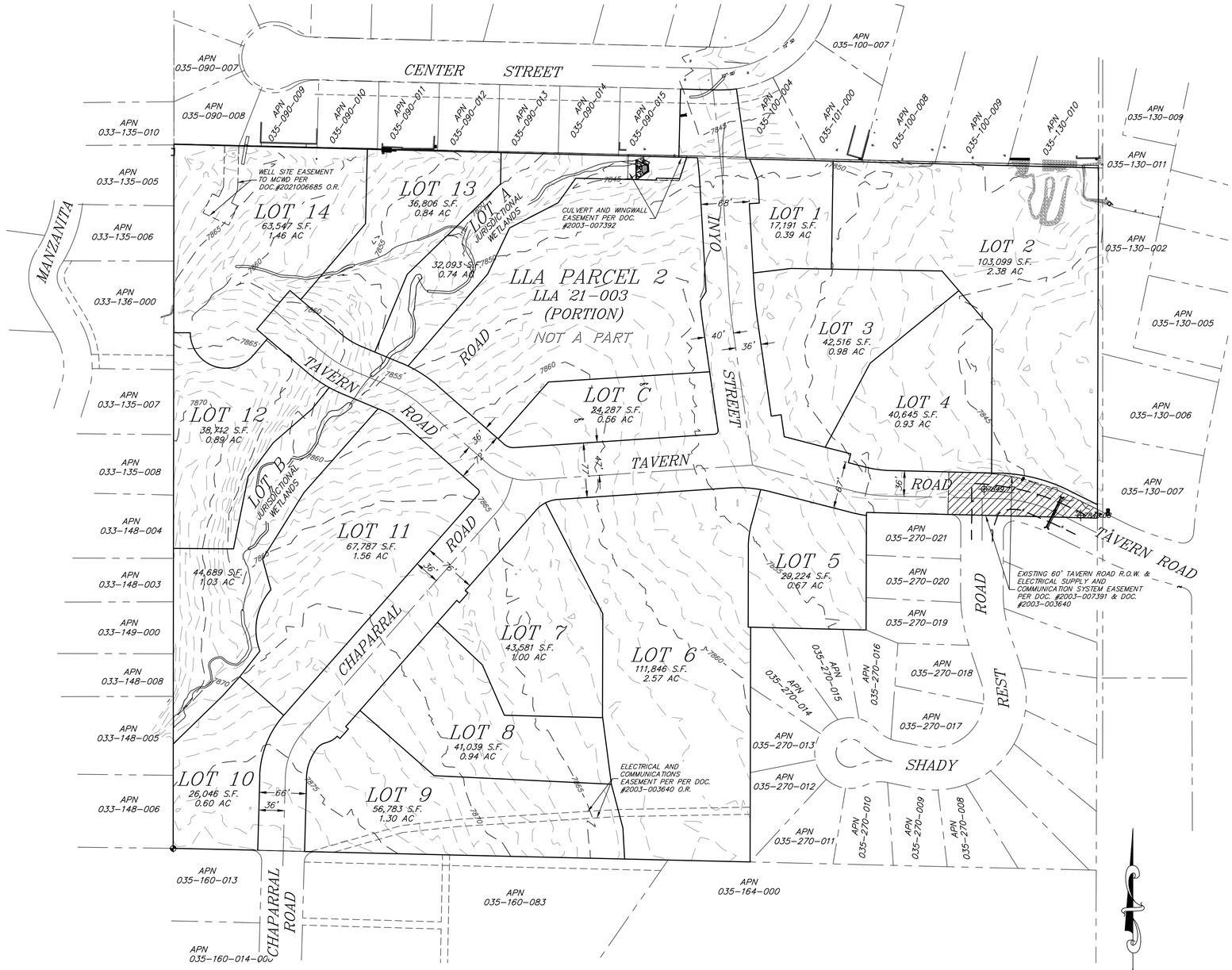
TRACT MAP LAYOUT


SCENIC LOOP
THE KNOLLS
FOREST TRAIL
MAIN STREET
SR203
CANYON BLVD.
MAMMOTH SLOPES
CANYON LODGE
LAKEVIEW BLVD.
LAKE MARY ROAD
SILVER KING
SILVER KING
SILVER KING

TENTATIVE TRACT NO. 22-001

THE PARCEL SUBDIVISION

IN THE TOWN OF MAMMOTH LAKES
COUNTY OF MONO, STATE OF CALIFORNIA



SITE TOPOGRAPHY

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

DATE:

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REVISIONS:	BY:

PREPARED FOR:

PACIFIC WEST COMMUNITIES, INC

THE PARCEL SUBDIVISION

TENTATIVE TRACT MAP 22-001

TOWN OF MAMMOTH LAKES, MONO COUNTY CALIFORNIA

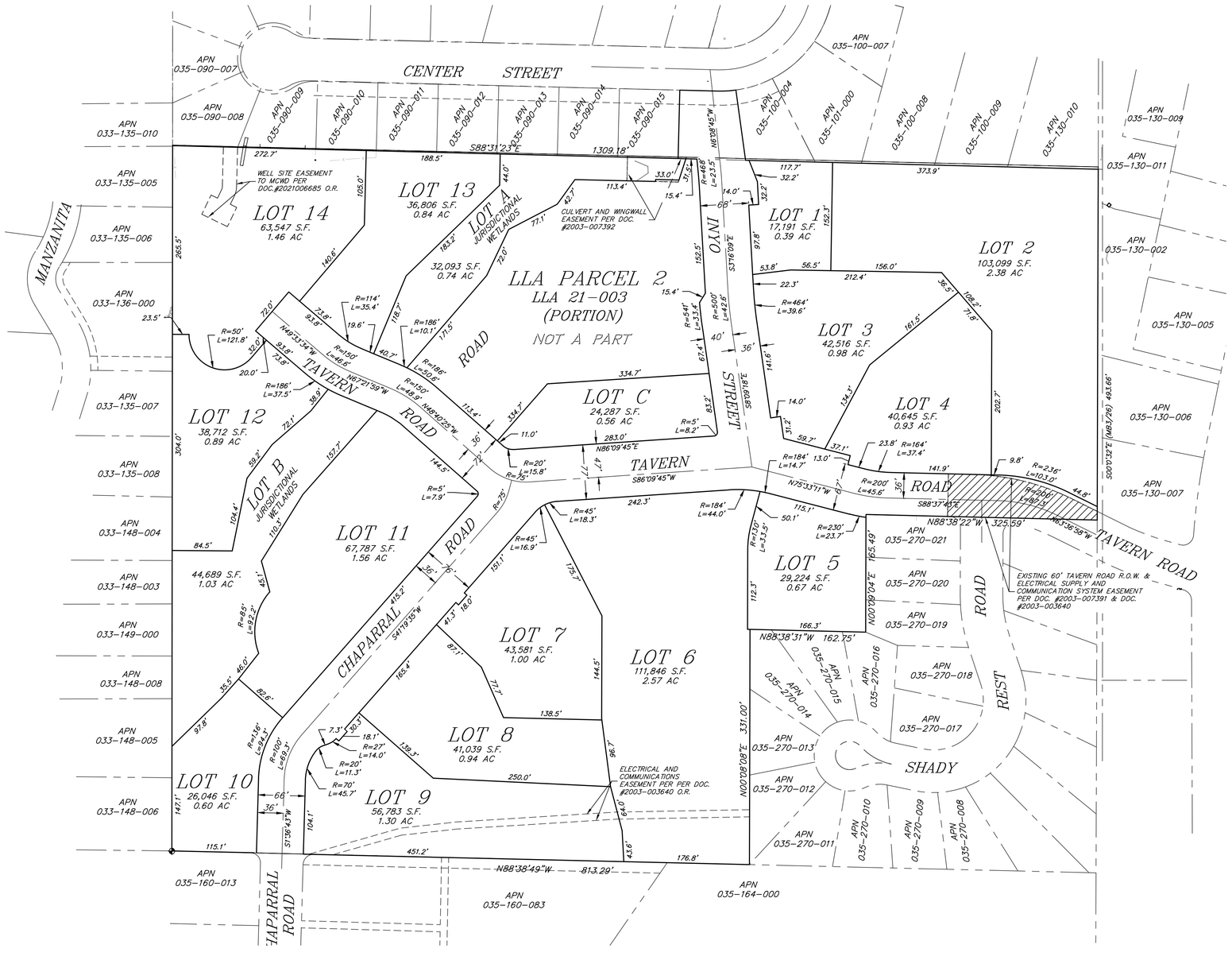
DATE 4/21/22
SCALE AS SHOWN
DRAWN JSP
JOB NO. 699.10
DWG TTM2
SHEET 2 OF

Z:\01 Mammoth\669-10 Parcel\cad\669.10 TTM development revised 1.dwg Sep 22,2022 - 3:56pm, jplei

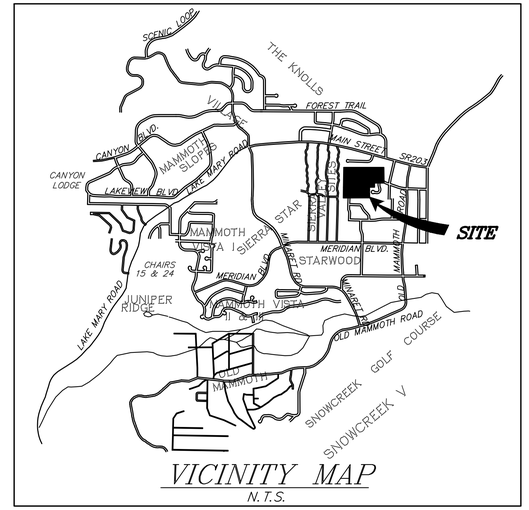
TENTATIVE TRACT NO. 22-001

THE PARCEL SUBDIVISION

IN THE TOWN OF MAMMOTH LAKES
COUNTY OF MONO, STATE OF CALIFORNIA



TRACT MAP LAYOUT



VICINITY MAP
N.T.S.

DESIGN NOTES

ASSESSOR'S PARCEL NO.:	035-290-001-00
EXISTING DRAINAGE:	SHEET FLOW DIRECTED TO DRAINAGE FACILITIES TO UNDERGROUND DRAINAGE SYSTEM
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	FRONTIER
GAS:	AMERIGAS
CABLE:	SUDDENLINK
FIBER:	INYO NETWORKS
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
EROSION CONTROL:	PER SWPPP

SITE AREAS

EXISTING LOT AREA	=	998,363 SF	22.69 ± AC
LOTS 1-14, A,B&C	=	813,929 SF	18.69 ± AC
STREET DEDICATIONS	=	174,746 SF	4.01 ± AC

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL NO. 1 OF LOT LINE ADJUSTMENT NO. 21-003 AS RECORDED INDOCUMENT NO. 2021004162 OF OFFICIAL RECORDS IN TNE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, CALIFORNIA

OWNER

TOWN OF MAMMOTH LAKES
437 OLD MAMMOTH ROAD, SUITE 230
P.O. BOX 1609
MAMMOTH LAKES, CA 93546
(760) 965-3600
EMAIL:

SUBDIVIDER

PACIFIC WEST COMMUNITIES, INC.
430 E. STATE ST., SUITE 100
EAGLE, ID 83616
ATTN: DON SLATTERY
208 908-4873

PREPARED BY

TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760) 934-7588

INDEX TO SHEETS

TTM1 COVER SHEET, LOT LAYOUT, SITE INFORMATION
TTM2 EXISTING SITE TOPOGRAPHY

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

DATE:

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REVISIONS:	BY:

PREPARED FOR:

PACIFIC WEST COMMUNITIES, INC

THE PARCEL SUBDIVISION

TENTATIVE TRACT MAP 22-001

TOWN OF MAMMOTH LAKES, MONO COUNTY CALIFORNIA

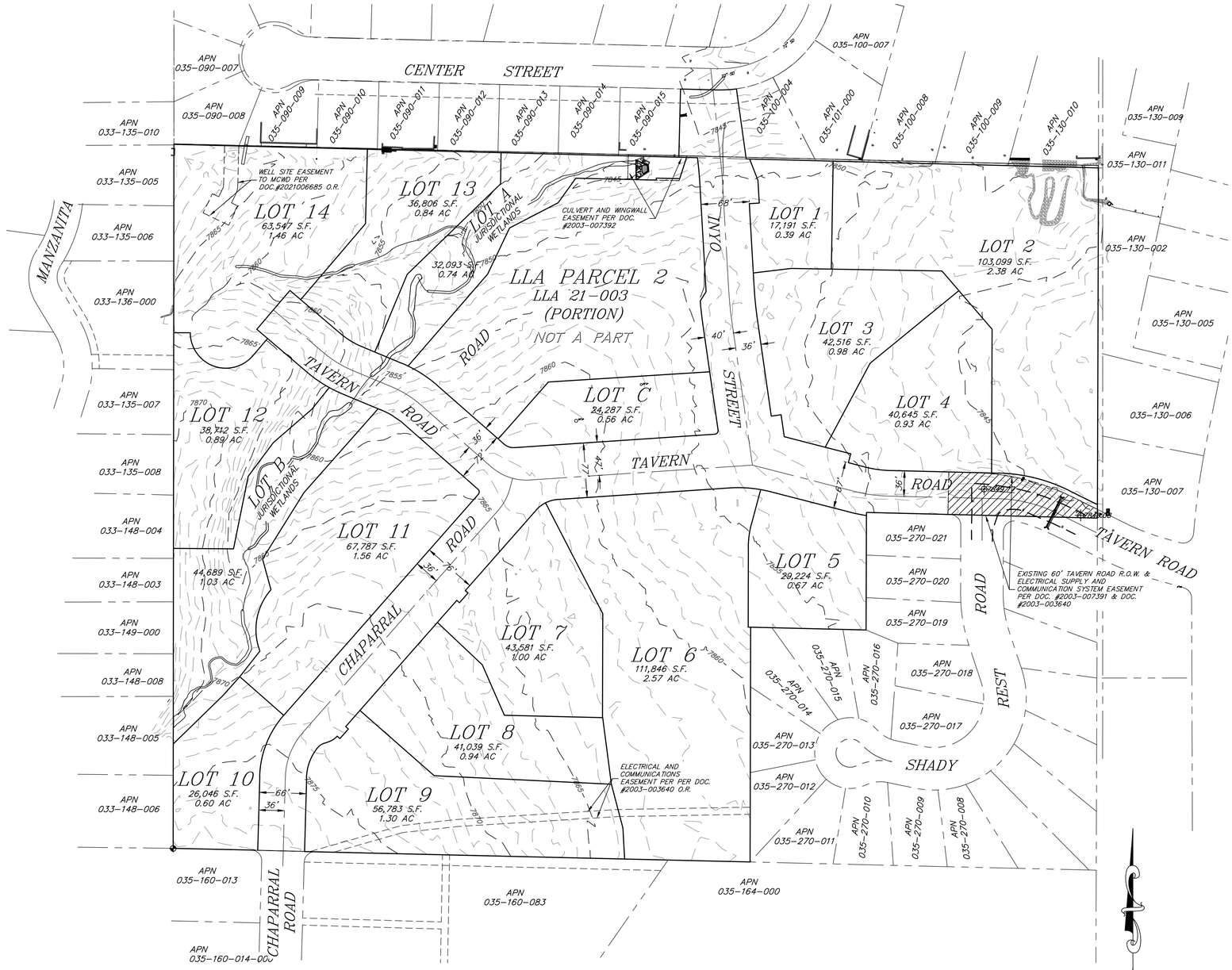
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JOB NO.	699.10
DWG	TTM1
SHEET	1 OF

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TENTATIVE TRACT NO. 22-001

THE PARCEL SUBDIVISION

IN THE TOWN OF MAMMOTH LAKES
COUNTY OF MONO, STATE OF CALIFORNIA



SITE TOPOGRAPHY

triad/holmes assoc.
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PREPARED & SUBMITTED BY:

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THE PARCEL SUBDIVISION

TENTATIVE TRACT MAP 22-001

TOWN OF MAMMOTH LAKES, MONO COUNTY CALIFORNIA

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https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?DocumentId=23405

Doc # 2022002461

Page 1 of 11

Date: 6/14/2022 02:43P

Filed by: MAMMOTH LAKES; TOWN OF
Filed & Recorded in Official Records
of MONO COUNTY
SCHEEREEN DEDMAN
CLERK-RECORDER
Fee: $0.00

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 2022-15

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE TRACT MAP 22-001 TO ALLOW FOR THE CREATION OF 14 LOTS FOR FUTURE AFFORDABLE HOUSING USES, 3 LOTS FOR OPEN SPACE AND PARKS AND PUBLIC STREET DEDICATIONS AT 1699 TAVERN ROAD AND 33 CENTER STREET

(APNs: 035-290-002-000 and 035-290-001-000)

WHEREAS, a request for consideration of a Tentative Tract Map (TTM 22-001) was filed by the property owner/applicant, Pacific West Communities, Inc./Town of Mammoth Lakes, to allow for the creation of 14 lots for future affordable housing uses, 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 Rd, and the northerly extension of Chaparral Road., in accordance with the Parcel Master Plan and the State Subdivision Map Act, for property located at 1699 Tavern Road and 33 Center Street; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on May 11, 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 State Subdivision Map Act, Parcel Master Plan, General Plan, Municipal Code, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing; and
5. Project plans consisting of: Tentative Tract Map 22-001 Sheets TTM1-TTM2, dated May 4, 2022 and dated received by the Town of Mammoth Lakes on May 4, 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.**

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.

II. **MUNICIPAL CODE FINDINGS.**

A. FINDINGS FOR SUBDIVISION MAP ACT (State Map Act Section 66474)

1. **The proposed map is consistent with applicable general and specific plans.**

   The proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Subdivision Map Act because the Parcel Master Plan allows for affordable housing uses, open space and park uses and accessory uses incidental to permitted uses, the subdivision would be consistent with the maximum density established in the Parcel Master Plan, and the buildable areas on the lots allow for preservation of existing trees through setbacks and building design. The extension of two roadways and creation of one additional roadway will serve this subdivision. The property is not located within a specific plan area.

2. **The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

   The design of the subdivision is consistent with applicable general and specific plans because the residential subdivision complies with the Parcel Master Plan and Municipal Code development standards, which implement the goals and policies of the General Plan.

3. **The site is physically suitable for the type of development.**

   The site is physically suitable for the type of development because the site is within the Parcel Master Plan, which allows for affordable housing, open space and public parks and accessory uses and structures incidental to permitted uses. Future development of affordable housing is required to meet the standards contained in the Parcel Master Plan.

4. **The site is physically suitable for the proposed density of development.**

   The site is physically suitable for this type of development because the site is 22.69 acres in size and residential uses are an allowable land use in the Parcel Master Plan zone. The proposed project density is consistent with the permitted density of 24 dwelling units per acre, with a total not to exceed 580 dwelling units proposed.

5. **The design of the subdivision or the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

   The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their

habitat because 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. The Infill Environmental Checklist considers biological resources, vegetation removal, and hydrology and water quality.

6. **The design of the subdivision and types of improvements is not likely to cause serious health problems.**

   The design of the subdivision is not likely to cause serious public health problems since 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. The Infill Environmental Checklist considers health and safety related, and no evidence has been submitted during the planning review process to indicate that the development would cause any serious public health problems. All necessary public services are currently provided, or can be extended to, the site to assure health and safety for those individuals occupying and using the site facilities. Building permits shall be obtained for the construction of structures to ensure all building code and fire code requirements are complied with.

7. **The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

   The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because all easements are shown on the tentative map and future development of the lots would comply with those easements. Furthermore, the property has access to Tavern Road, Chaparral Road and Inyo Street with approved street alignments and widths. All utilities, and their easements, are currently proposed on the property and the proposed subdivision will not impact upon adjacent property easements.

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 Tentative Tract Map 22-001 subject to the following conditions:

   (SEE EXHIBIT "A"); and

3. Directs staff to file a Notice of Determination.

PASSED AND ADOPTED this 11th day of May 2022, by the following vote, to wit:

AYES: Michael Vanderhurst, Jennifer Burrows, Paul Chang, Jessica Kennedy

NAYS:

ABSENT:

ABSTAIN:

RECUSED: Greg Eckert

ATTEST:

Sandra Moberly

Sandra Moberly,
Community and Economic Development Director

MVanderhurst

Michael Vanderhurst
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.

OWNER/APPLICANT:

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

Daniel C. Holler

Date: 6-8-22

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 June 8, 2022 before me, Angela Marie Plaisted
personally appeared Daniel C. Holler
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

ANGELA MARIE PLAISTED
Notary Public - California
Mono County
Commission # 2398182
My Comm. Expires Mar 23, 2026

EXHIBIT "A"

Resolution No. PEDC 2022-15

Case No. TTM 22-001

CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: the creation of 14 lots for future affordable housing uses, 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 located at 1699 Tavern Road and 33 Center Street.
2. The Tentative Tract Map 22-001 Sheets TTM1-TTM2, dated May 4, 2022 and dated received by the Town of Mammoth Lakes on May 4, 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 approval 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 of any tenant improvements or new structures.
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

EXHIBIT "A"
Resolution No. PEDC 2022-15
Case No. TTM 22-001
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

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2. The Tentative Tract Map 22-001 Sheets TTM1-TTM2, dated May 4, 2022 and dated received by the Town of Mammoth Lakes on May 4, 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 approval 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.
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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.
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8. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
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. If the aggregate landscaped area exceeds 500 sq. ft., a landscape documentation package shall be required prior to final sign-off of the Building Permit from the Planning Division. 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.
17. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
18. If necessary, 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.

19. 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.
20. Zoning entitlement 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.
21. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
22. 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. 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.
23. The affordable housing requirements for this project shall be mitigated through compliance with the housing ordinance in effect at the time of building permit submittal.
24. Pursuant to Government Code Section 66474.9 the subdivider or agent of the subdivider 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, which action is brought within the time period provided for in Government Code Section 66499.37. The Town shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense.

SPECIAL PLANNING CONDITIONS

25. All future development shall comply with standards of the Parcel Master Plan. This shall be reviewed by the Community and Economic Development Department prior to the issuance of a building permit.
26. Noise generated by the project shall meet the requirements of the Town's Noise Ordinance.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

27. A final map, consistent with the tentative map and the conditions herein, shall be recorded with the County Recorder of Mono County prior to the expiration of the approved tentative map. The final map shall conform to the Subdivision Map Act and the Subdivision Ordinance for the Town of Mammoth Lakes. The tentative map shall expire 24 months after the approval date. Failure to record the final

map prior to the expiration will nullify all approvals, except as such time limitation may be extended by law or by the Planning and Economic Development Commission in accordance with the Subdivision Map Act.

28. Nothing in the approval of this tentative tract map 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.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO APPROVAL BY STAFF OF THE FINAL MAP:

29. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
30. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
31. All easements and dedications shall be in a form and content acceptable to the Public Works Director.
32. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.
33. Copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary title report together with a copy of the current grant deed and a current title report, a copy of each record map for the subject property shown within the tentative map boundary, and a copy of each and every adjacent map, deed or other document as necessary that establish, or were used for the survey of, and for the retracement of the subdivision boundary shall be submitted with the initial submittal of the final map. The updated preliminary title report shall reflect the quitclaim deeds that were recorded addressing the boundary overlap between the northern property boundary and the Mammoth Center Subdivision.
34. Monumentation of the subdivision shall be the responsibility of the future developer, and shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10.
35. All easements as shown on the tentative map shall be granted on the final map or recorded by separate document prior to or concurrent with recordation of the final map in a form and in content acceptable to the Town. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).
36. Easements shown on the tentative map to the benefit of an agency other than the Town or to other parties shall be shown on the final map as "Easements Reserved". The owner's statement on the final map shall reserve said easements unto themselves, their heirs and assigns.
37. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by Town staff. The originals of the executed documents shall be

delivered to the Public Works Director together with the final map prior to approval of the final map.

38. Future CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
39. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
40. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the final map by staff.
41. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.
42. As required by the Town's Subdivision Ordinance Section 17.20.160 and the most recent Town Council Resolution adopting a Schedule of Fees, the applicant shall pay a fee for each unit, parcel or lot, including lettered lots and parcels and common area lots or parcels created, to the Community and Economic Development Department for long range planning reimbursement prior to approval by staff of the final map.
43. If the subdivider elects to file multiple final maps, then prior to submittal of the first final map for the project, the applicant shall submit a development schedule of phasing and improvements for review and approval by the engineering and planning divisions of the Town. The Town may impose additional conditions relative to phasing and the filing of multiple maps in accordance with Section 66456.1 of the Subdivision Map Act. Phasing may only be permitted if discontinuous rights-of-way and substandard lots are not created by the phasing.
44. Easements and rights of way of record held by the Town that are abandoned, relinquished or vacated shall not be shown on the final map, and a statement shall be placed on the cover sheet of the final map indicating the deposition of the interest being abandoned in accordance with Section 66499.20.2 of the Subdivision Map Act.

PRIOR TO APPROVAL BY TOWN STAFF OF ANY SUBSEQUENT SUBDIVISION, LOT LINE ADJUSTMENT, OR LOT MERGER, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

45. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded. Evidence shall consist of the recording information of the final map.

Signature: Sandra Moberly
Sandra Moberly (May 12, 2022 15:18 PDT)

Email: smoberly@townofmammothlakes.ca.gov

Signature: Mvanderhurst
Mvanderhurst (May 14, 2022 15:32 PDT)

Email: mvanderhurst@visitmammoth.com