Planning and Economic Development Commission Agenda

Wednesday, February 12, 2025, 9:00 a.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand,
Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

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: You may 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, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

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

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 **Consideration of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road**

to modify the permitted uses for the Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report. **A public hearing for this application was held on December 11, 2024, and concluded in a 2-1 vote, which was determined to be a "no action vote." A new public hearing on the item is required to reach a decision on the application.**

4.2 **Consideration of the First Amendment to the Snowcreek Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California**

Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration. **This item is being continued to the March 12, 2025 meeting.**

5. BUSINESS MATTERS

5.1 Consideration of Time Extension Request 24-003 for a three-year time extension of the Terra Blanca project entitlement (TTM 22-003 & DR 22-002) located at 3789 Main Street.

6. CONSENT AGENDA

6.1 Approve the minutes of the regular meeting of December 11, 2024.

6.2 Consider approval of Final Tract Map 22-002 for the “Limelight Hotel” development project.

6.3 Approve Final Tract Map 21-003 for the new 4-story, 101-room “Residence Inn boutique hotel by Marriott” development project located at 94 and 150 Berner 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 - Dawn Vereuck and Cynthia Fleming

Mobility Committee - To be appointed

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 March 12, 2025.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road to modify the permitted uses for the Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report.

Commission Meeting Date: 2/12/2025

Prepared by: Kimberly Cooke, Senior Planner

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and recommending to the Town Council approval of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 as recommended by staff.

Summary: The proposed project consists of a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) to: (1) add condominium hotel uses to the permitted land use table subject to use permit and subdivision map approval, and (2) remove language prohibiting condominium hotel uses in the Amended Phase One CSP project. The application includes a use permit for the proposed condominium hotel use and a tentative tract map for the subdivision of the 20 units within the five (5) four-plex structures ("Villas") into condominium hotel units that may be sold individually. No additional development on the site is currently proposed.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 12, 2025

AGENDA TITLE: Consideration of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road to modify the permitted uses for the Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report. **A public hearing for this application was held on December 11, 2024, and concluded in a 2-1 vote, which was determined to be a "no action vote." A new public hearing on the item is required to reach a decision on the application.**

Applicant/ Property Owner: Matthew Mering / WH SN Mammoth, L.L.C.

REQUESTING DEPARTMENT:
Community & Economic Development
Nolan Bobroff, CED Director
Kim Cooke, Senior Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
    a. Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and recommending to the Town Council approval of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution

SUMMARY

Proposal: The proposed project consists of a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) to: (1) add condominium hotel uses to the permitted land use table subject to use permit and subdivision map approval, and (2) remove language prohibiting condominium hotel uses in the Amended Phase One CSP project. The application includes a use permit for the proposed condominium hotel use and a tentative tract map for the subdivision of the 20 units within the five (5) four-plex structures ("Villas") into condominium hotel

	units that may be sold individually. No additional development on the site is currently proposed.
Project Name:	Outbound Hotel “Villas” Project
Location:	164 Old Mammoth Road
Size of Property:	6.1 acres
Zoning:	Clearwater Specific Plan
General Plan:	Clearwater Specific Plan
Environmental Review:	Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section §15162, no subsequent environmental review is required because there is no substantial evidence that the proposed Outbound Hotel “Villas” Project would result in any new significant effects or a substantial increase in the severity of previously identified significant effects. The Outbound Hotel “Villas” project is consistent with the scope of development analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR (SCH# 2006062154) which concluded that no new or increased significant environmental impacts would result from the project.

KEY ISSUES

1. Can the findings be made for approval of a District Zoning Amendment (Specific Plan Amendment) pursuant to Municipal Code (MC) Section 17.112.060?
2. Can the findings be made for approval of a Use Permit pursuant to Municipal Code (MC) Section 17.68.050.?
3. Can the findings be made for approval of a Tentative Tract Map pursuant to the State Subdivision Map Act?
4. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The Clearwater Specific Plan (CSP) was adopted by the Town of Mammoth Lakes in January 2009, for the development of a new, pedestrian oriented, mixed-use, resort destination development located in the North Old Mammoth Road District of the Town. Adoption of the CSP included approval of Final Clearwater Specific Plan Environmental Impact Report (CSP EIR) (SCH# 2006062154).

In March 2010, in compliance with the CSP, the PEDC approved a vesting tentative tract map, use permit, and design review for a mixed-use project called "Old Mammoth Place." The Old Mammoth Place entitlements included up to 340 residential units with up to 488 lodging rooms, eight on-site workforce housing units, multiple outdoor public events plazas, approximately 20,000 square feet of commercial/retail space, approximately 17,000 square feet of restaurant space, 9,500 square feet of conference space, a 4,500 square-foot spa and wellness center, an ice rink, a pool, and an underground parking garage covering the entire site. As a part of the Old Mammoth Place project, the Town approved DZA 09-002 in April 2010, to clarify how building height is to be measured when a building sits atop a parking garage and DZA 10-002 in June 2010, to provide clarification on how fees would be charged for the entitled project.

Over the period of approximately six years following the Old Mammoth Place project approval, there proved to be no financing available to construct the project and no market for the sale of condominium hotel rooms. In August 2016, as an effort to improve the economic viability and marketability of the project, the owner obtained approval of amendments to the CSP (DZA 15-002) and the Old Mammoth Place entitlements, which included a 10-foot increase in building height, an increase in net residential square footage, and the elimination of an on-site workforce housing requirement. At that time, a CEQA addendum to the CSP EIR (Old Mammoth Place CUP

Addendum [SCH# 2006062154]) was prepared. The Addendum concluded that the proposed modifications were consistent with what was analyzed as part of the CSP Final EIR. This Addendum was approved in 2016.

In September 2021, a new application was submitted to amend the CSP to establish interim development standards to serve as zoning for Phase One of the CSP. The interim development standards accommodated a less intensive expansion and upgrade of the existing hotel, restaurant, and public spaces than envisioned by the CSP/ Old Mammoth Place entitlements, while still allowing for future development consistent with the CSP's long-term vision and goals. The Town Council approved DZA 21-001 in December 2021.

The Planning and Economic Development Commission approved a Major Design Review (DR 21-005) application in February 2022, for a project consisting of interior and exterior improvements to the existing 149-unit hotel and Rafters restaurant, the construction of 30 new resort cabin units, including five (5) four-plex "Villa" structures, an expanded event/meeting space, and added amenities for both guests and the community. The project also included 7 on-site affordable housing units located within an existing spa building, a Parking Management Plan to allow for a 15% reduction in required parking (186 parking spaces proposed) and the incorporation of a valet program, and a range of regularly scheduled events managed by the Events Management Plan. Construction of the approved project began in April 2022 and is nearing completion with several final requirements and conditions of approval that must be satisfied before a final certificate of occupancy can be issued.

Project Proposal

The proposed subsequent amendment to the Amended Phase One CSP consists of a District Zoning Amendment (DZA) request to modify the permitted uses for the Amended Phase One CSP by adding 'condominium hotel uses subject to a use permit and subdivision map approval.' The proposed amendment includes a definition for condominium hotel uses, adds development and operating standards applicable to condominium hotel uses, and removes language that previously excluded condominium hotel uses from the Amended Phase One CSP development project. Additional minor text revisions are included to provide greater clarity to the reader.

The purpose of the proposed amendment to the Amended Phase One CSP is to allow the current property owner to subdivide the 20 units within the five (5) existing fourplex structures ("Villas" units) into 20 condominium hotel units that may be sold individually. A Use Permit application and a Tentative Tract Map application are included with this entitlement package as required pursuant to the proposed subsequent amendment to the Amended Phase One CSP. The applicant's intent is also to preserve the regulatory framework established by the CSP which would allow a future redevelopment project consistent with the CSP's long-term vision and goals. No additional development on the site is currently proposed. **Figure 1** (below) depicts the proposed lot configuration provided by the applicant for the creation of a separate "condominium owners' association" lot (Lot 1) for the proposed condominium hotel component of the site, plus a remainder "resort owner" lot, with required easements noted for shared access, parking, snow storage, trash enclosure, utilities, and other shared facilities. The final easement language and configuration will be completed through a Reciprocal Easement Agreement (REA) which is subject to review and approval by Town staff prior to Final Map Approval.

Existing Site and Surrounding Land Uses

The 6.1-acre site is in the Old Mammoth Road neighborhood district as identified in the General Plan and is bounded by Old Mammoth Road to the east, Laurel Mountain Road to the west, and Sierra Nevada Road to the south. Multi-family residential and multi-tenant commercial uses abut the north property line. Existing buildings and uses on the property include the Outbound Hotel campus, which is comprised of 179 hotel accommodation rooms, 7 affordable housing units, and the Bar Sierra restaurant. See **Figure 2** (below) for a recent aerial view of the existing site and surrounding properties.

Figure 1: Proposed Subdivision Configuration

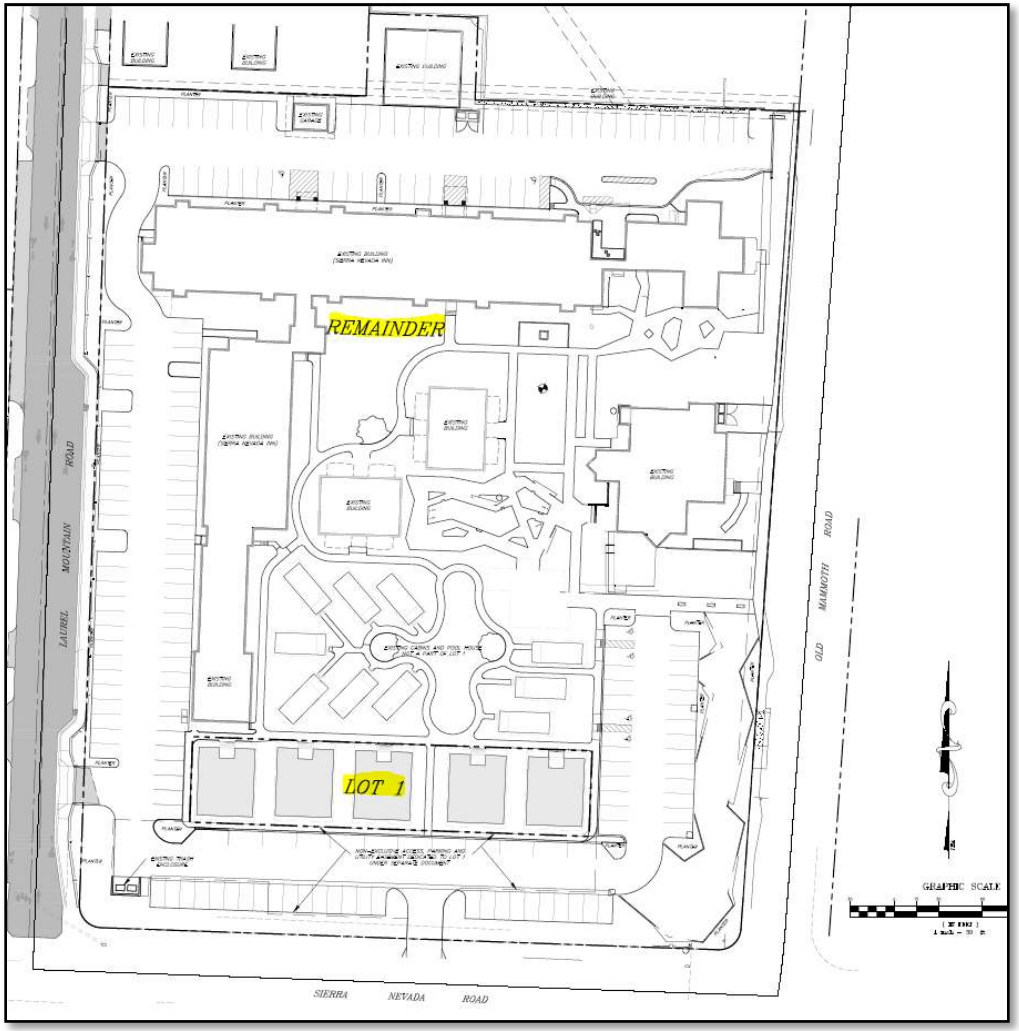


Figure 2: Aerial View with Surrounding Land Use Context



The property is zoned Clearwater Specific Plan (CSP), and the surrounding land uses include both commercial and residential uses. **Table 1** describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning

Location	Zoning*	Land Use	Special Considerations
North	D; OMR	Outpost/Mammoth Mall (commercial); Krystal Villa East (residential condos)	The Use Permit process is intended to evaluate the proposed location, design, configuration, and potential impacts of the proposed use, to evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site.
South	RMF-2	Sierra Park Villas (residential condos)	
East	OMR	Sierra Manor (residential condos)	
West	OMR	Commercial, apartments, L'Abri (residential condos)	

*D = Downtown; OMR = Old Mammoth Road; RMF-2 = Residential Multi-Family 2

Site Zoning

As discussed above, the property is zoned Clearwater Specific Plan (CSP) and is subject to the Amended Phase One Clearwater Specific Plan, as adopted in December 2021. There are three land use designations under The Clearwater Specific Plan which are depicted in **Figure 3** below. The proposed Outbound "Villas" subdivision for condominium hotel purposes is located within Land Use Area 2, which is designated for condominium hotel, and described as, "A building or combination of buildings that function as a hotel with privately held condominium hotel units or traditional hotel units. "

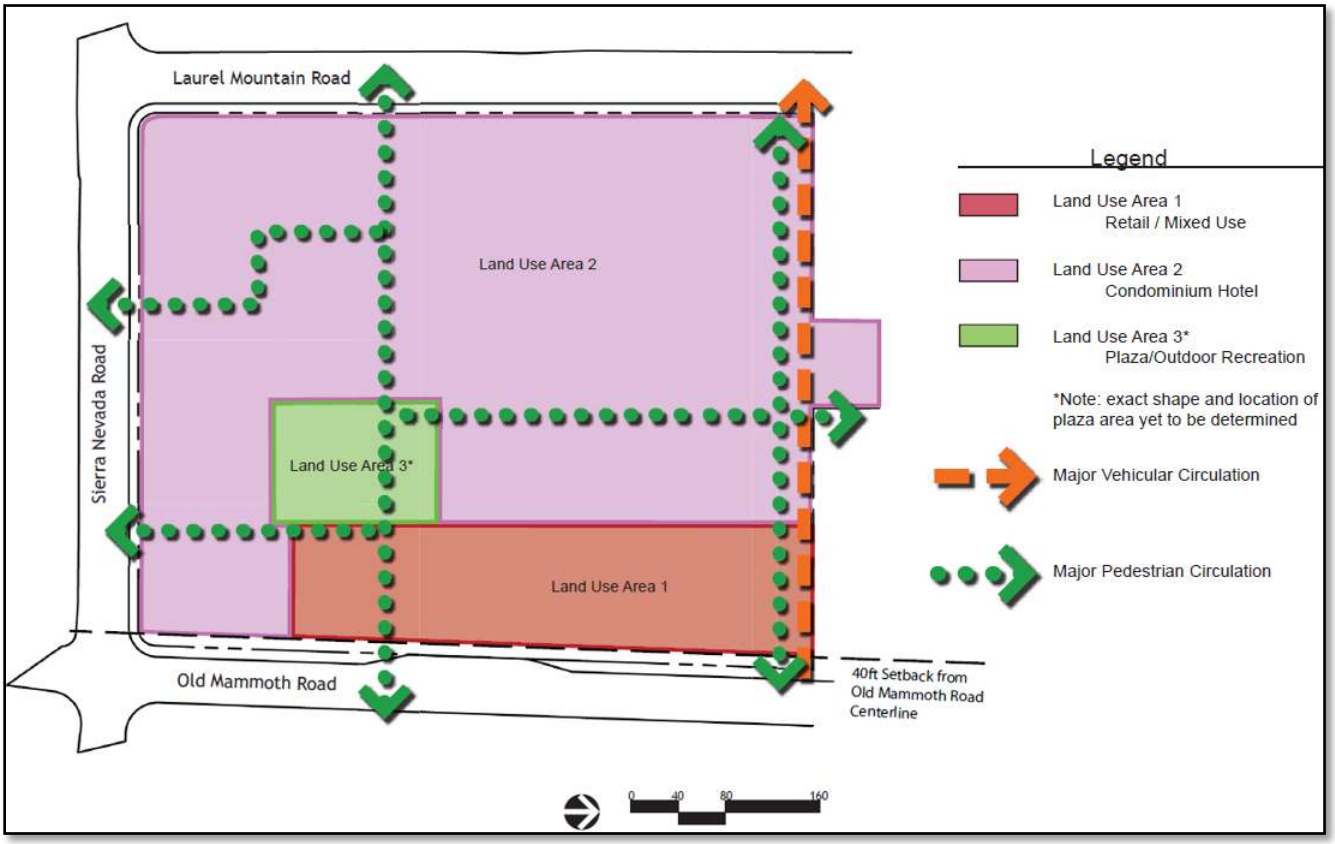


Figure 3: CSP Conceptual Land Use Diagram

Consistency with the Clearwater Specific Plan
The proposed subsequent amendment to the Amended Phase One Clearwater Specific Plan upholds the overall intent and goals of the original CSP and the Amended Phase One CSP. Condominium hotel uses are permitted within the CSP and, therefore, the conversion of the "Villas" to condominium hotel units will comply with the permitted uses in the CSP, as well as with the conceptual land use diagram of the CSP.

General Plan Consistency
The site is located within the Clearwater Specific Plan (CSP) land use designation of the 2007 General Plan. The intent of the CSP designation is to provide "for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue. The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to the Clearwater Specific Plan, significant community benefits are required to be provided. Workforce housing and commercial uses are exempt from density calculations." Please see **Key Issue #1** below for staff analysis of the project's consistency with the General Plan.

SB 18 Tribal Consultation
Senate Bill 18 (SB 18) law requires local governments to initiate consultation with California Native American Tribes when a project creates or amends general or specific plans and/or undertakes development projects that trigger the California Environmental Quality Act (CEQA). Since this application includes an amendment to a Specific Plan, the SB 18 tribal consultation process was followed. Letters inviting tribal consultation and project review were sent to tribes included on the Native American Contact List provided by the Native American Heritage Commission on August 30, 2024. The required 90-day period for Native American Tribes to request consultation ended on November 29, 2024. Staff did not receive any requests for consultation during the 90-day period, thereby concluding the SB 18 tribal consultation process.

Public Notice
A Public Hearing Notice was mailed to 503 property owners within 300 feet of the subject property on January 27, 2025, and was published in The Sheet newspaper on February 1, 2025, and February 8, 2025, to inform surrounding property owners and the community of the scheduled public hearing.

A public hearing for this application was previously held on December 11, 2024, and concluded with a 2-1 vote of the PEDC in favor of approval. However, it was determined that the 2-1 vote was not sufficient to move the application forward to the Town Council for consideration, so a new public hearing is required in order to reach a decision on the application.

If the PEDC recommends approval of this application to the Town Council, a future Public Notice will be mailed to the same 503 property owners and will be published in The Sheet newspaper prior to the public hearing before the Town Council.

No new public comments were received at the time this staff report was published.

II. ANALYSIS OF KEY ISSUES

1. **Key Issue #1: Can the findings be made for adoption of a Specific Plan Amendment pursuant to Municipal Code (MC) Chapter 17.112.060?**
   Pursuant to Section 17.112.070(C)(1), "an adopted specific plan may be amended through the same procedure specified by this chapter for the adoption of a specific plan." Therefore, the proposed subsequent amendment to the Amended Phase One CSP must meet the required findings for adoption of a Specific Plan as set forth in MC Section 17.112.060. Staff have determined that the required findings can be made for approval of a Specific

Plan pursuant to MC Chapter 17.112.060. Specifically, staff finds that by allowing the proposed district zoning amendment to modify the permitted uses for the Amended Phase One CSP, which would add condominium hotel uses subject to a use permit and subdivision map approval; the Amended Phase One project will remain consistent with the overarching goals included in the Amended Phase One CSP, as well as the original CSP document.

In addition, staff finds that there are no substantial changes to the project from what was analyzed in the 2021 Addendum to the Clearwater Specific Plan EIR that will require revisions to the Addendum, and therefore, the proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA). Staff's analysis of the Specific Plan approval criteria is included below.

Section 17.112.060, Findings and Decision - The Council may adopt a specific plan, with or without conditions, only after all of the following findings are made:

A. That the specific plan is consistent with the General Plan and other adopted goals and policies of the Town;

The proposed subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) is consistent with the General Plan and other adopted goals and policies of the Town because the amendment will result in a project that continues to meet the intent, goals, and objectives of the 2007 General Plan, and the CSP. The amendment proposes to modify the permitted uses for the Amended Phase One CSP by adding condominium hotel uses subject to a use permit and subdivision map approval. The proposed amendment includes a definition for condominium hotel uses, adds development and operating standards applicable to condominium hotel uses, and removes language that excludes condominium hotel uses from the Amended Phase One CSP development project.

The purpose of the proposed amendment to the Amended Phase One CSP is to allow the current property owner to subdivide the 20 existing units within five fourplex structures ("Villas" units) into 20 condominium hotel units that may be sold individually. The proposed amendment is consistent with allowable land uses identified in Section 5.2.1, Land Use Designations, of the CSP, which states, "Land Use Area 2: Residential: A building or combination of buildings that function as a hotel with privately held condominium hotel units or traditional hotel units."

The proposed amendment does not increase the allowable density or intensity of development subject to the Amended Phase One CSP, and importantly, the amendment also maintains the existing allowances of the CSP for future redevelopment, thereby ensuring that any goals not met by the current development can be met when the site redevelops in the future.

Finally, the proposed subsequent amendment to the Amended Phase One CSP maintains consistency with the intent of the General Plan's Clearwater Specific Plan land use designation, which is to provide "for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue…" The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to the Clearwater Specific Plan, significant community benefits are required to be provided. Workforce housing and commercial uses are exempt from density calculations."

B. That the specific plan is consistent with any applicable airport land use plan as required by Government Code Section 65302.3; and

Not applicable, as there are no applicable airport land use plans that have an impact on the CSP.

C. **That the specific plan is in compliance with the provisions of the California Environmental Quality Act (CEQA).**

Pursuant to CEQA Guidelines Section §15162, no subsequent environmental review is required because there is no substantial evidence that the proposed District Zoning Amendment, Tentative Tract Map, and Use Permit application for the Outbound Hotel "Villas" Project would result in any new significant effects or a substantial increase in the severity of previously identified significant effects. The Outbound Hotel "Villas" project is consistent with the scope of development contemplated for the Amended Phase One Clearwater Specific Plan development project analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR. Therefore, with the incorporation of applicable mitigation measures from the 2021 EIR Addendum, the Specific Plan Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

2. **Key Issue #2: Can the findings be made for approval of a Use Permit pursuant to Municipal Code (MC) Section 17.68.050?**

The proposed subsequent amendment to the Amended Phase One CSP requires use permit approval and subdivision map approval for condominium hotel uses. Staff have determined that the required findings can be met for approval of a Use Permit pursuant to MC Section 17.68.050 (Use Permit Findings). Staff's complete analysis of the required findings can be found in the project Resolution, included as **Attachment 1**.

The proposed subdivision configuration in the context of the existing site layout and project design provides the necessary site amenities that would be required of other condominium hotel developments including site access, designated parking, required dumpster, and snow storage. Additionally, the proposed condominium hotel use will be occupied and operated as a transient rental (lodging) use 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.

3. **Key Issue #3: Can the findings be made for approval of a Tentative Tract Map pursuant to the State Subdivision Map Act?**

Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the proposed project is a common interest subdivision for condominium hotel units that can be individually owned and sold. Prior to Final Map approval, the applicant team shall obtain Town staff approval of the Reciprocal Easement Agreement and associated exhibits, CC&Rs applicable to the condominium hotel units, and a condominium plan. 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 24-004 is included in **Attachment 2**.

4. **Key Issue #4: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?**

Staff determined that the Outbound Hotel "Villas" Project is consistent with the scope of development contemplated for the Amended Phase One CSP project as analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR, which concluded that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The applicable mitigation measures from the 2021 Addendum remain applicable and are included as conditions of approval for the project. The 2021 CEQA Addendum is included as **Attachment 3**.

Agency/Public Comments

The project was routed to Mammoth Community Water District, Mammoth Lakes Fire District, and internal Town departments for review. The Conditions of Approval included with the PEDC Resolution **(Attachment 1)** require compliance with all applicable local agency requirements.

In addition, notice of the public hearing, including a project description, was mailed to 503 property owners within 300 feet of the subject property and a Public Notice was published in The Sheet newspaper on February 1st and February 8th.

One public comment letter was received on December 10, 2024. This letter is included as **Attachment 5**. Staff contacted the commentor and offered to meet to discuss issues raised in the comment letter. Staff met with the commentor on Tuesday, December 17th and discussed the various concerns regarding the application and staff provided clarification on certain items including parking, setbacks, and the fact that a Development Agreement (DA) does not exist for the property.

No additional public comments were received at the time this staff report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed Outbound "Villas" 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 recommending to the Town Council approval of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003, with conditions as recommended by staff or with modifications.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution
- Exhibit A: Conditions of Approval
- Exhibit B: DZA 24-001: Subsequent Amendment to the Amended Phase One Clearwater Specific Plan

Attachment 2: Tentative Tract Map Plan Sheets 1 and 2
Attachment 3: 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report
Attachment 4: Application Narrative
Attachment 5: Public Comment Letter dated 12-10-24

ATTACHMENT 1

PEDC Resolution No. 2025-02

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 2025-02

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION RECOMMENDING TO THE TOWN COUNCIL APPROVAL OF DISTRICT ZONING AMENDMENT 24-001, TENTATIVE TRACT MAP 24-003, AND USE PERMIT 24-004, FOR A SUBSEQUENT AMENDMENT TO THE AMENDED PHASE ONE CLEARWATER SPECIFIC PLAN DOCUMENT TO ALLOW THE SUBDIVISION OF THE TWENTY UNITS WITHIN THE FIVE FOURPLEX STUCTURES ("VILLAS" UNITS) INTO TWENTY CONDOMINIUM HOTEL UNITS LOCATED AT 164 OLD MAMMOTH ROAD

(APN: 035-230-012-000)

WHEREAS, a request for consideration of a District Zoning Amendment, Tentative Tract Map, and Use Permit was filed by Matthew Mering on behalf of the property owner, WH SN Mammoth, L.L.C., for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) to add condominium hotel uses to the permitted land use table subject to use permit and subdivision map approval and remove language prohibiting condominium hotel uses in the Amended Phase One project. The application also includes a Tentative Tract Map for the subdivision of the twenty units within the five (5) four-plex structures ("Villas" units) into twenty condominium hotel units that may be sold individually. The applications were submitted in accordance with Chapter 17.112 (Specific Plans), of the Town of Mammoth Lakes Municipal Code, and Section 10.0 of the Clearwater Specific Plan, for property located within the Clearwater Specific Plan Zoning District at 164 Old Mammoth Road; and

WHEREAS, the noticed public hearing was opened on November 13, 2024, at which time the public hearing was continued to the regularly scheduled December 11, 2024, PEDC meeting; and

WHEREAS, the Planning and Economic Development Commission conducted the continued public hearing on December 11, 2024, at which time all those desiring to be heard were heard and the hearing concluded with a 2-1 vote of the Commission. It was determined that the vote was a "no action vote" and a new public hearing on the item would be required to reach a decision on the application; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on February 12, 2025, 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 2007 General Plan, the Clearwater Specific Plan, the Amended Phase One Clearwater Specific Plan, and the Municipal Code;
3. Oral and written evidence submitted at the hearing;
4. District Zoning Amendment (DZA) 24-001, Tentative Tract Map (TTM) 24-003, and Use Permit (UPA) 24-004 applications received by the Town of Mammoth Lakes on July 15, 2024;
5. The Amended Phase One Clearwater Specific Plan document with proposed revisions shown as ~~strikeout~~ (removed) or underlined (added) text, dated December 11, 2024, and attached hereto as Exhibit B; and
6. The 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2006062154).

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.

CEQA Guidelines Section 15162

The Planning and Economic Development Commission considered the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2006062154) together with the Clearwater Specific Plan EIR, pursuant to the CEQA Guidelines Section 15162, and finds that on the basis of the whole record, there is no substantial evidence that the proposed Outbound Hotel "Villas" project will result in any new significant effects or a substantial increase in the severity of previously identified significant effects.

a. The Planning and Economic Development Commission finds that there are no substantial changes to the project from what was analyzed in the Addendum to the Clearwater Specific Plan EIR that will require revisions to the Addendum, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur.

b. There are no substantial changes with respect to the circumstances under which the project is being undertaken that will require major revisions to the adopted 2021 Addendum to the Clearwater Specific Plan EIR because the Outbound Hotel "Villas" project involves the subdivision of the twenty units within the five existing four-plex structures for condominium hotel purposes, in a location that the Clearwater Specific Plan identifies for siting condominium hotel uses.

Therefore, the 2021 Addendum is adequate because it demonstrates that the environmental analysis and impacts identified in the Clearwater Specific Plan EIR remain substantively unchanged by the proposed district zoning amendment, tentative tract map, and use permit, and supports the finding that the project does not result in any new environmental effects and does not exceed the level of impacts identified in the EIR.

c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified and at the time that the 2021 EIR Addendum was adopted, to show that:

(1) The project will have one or more significant effects not previously discussed in the EIR since, as described in the 2021 Addendum to the Clearwater Specific Plan EIR, no changes have occurred with respect to the intensity of the development that was previously analyzed, and all potential environmental effects were found to be adequately analyzed in the 2021 Addendum to the Clearwater Specific Plan EIR;

(2) Significant effects previously examined will be substantially more severe than shown in the previous EIR. The Amended Phase One to the Clearwater Specific Plan would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project is being undertaken) since the certification of the Final EIR and the 2016 Addendum has occurred.

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified Final EIR and the 2016 Addendum to the Clearwater Specific Plan EIR.

(4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified Final EIR and the 2016 Addendum to the Clearwater Specific Plan EIR.

Therefore, none of the criteria in CEQA Guidelines §15162 calling for preparation of subsequent environmental review has occurred. The Outbound Hotel "Villas" Project is consistent with the scope of development contemplated for the Amended Phase One CSP project as analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR, which supports

the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The applicable mitigation measures from the 2021 Addendum remain applicable and are included as conditions of approval for the project.

d. The Planning and Economic Development Commission finds that the proposed Outbound Hotel "Villas" Project will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area because the Project site is located approximately seven miles from the Mammoth Yosemite Airport.

e. A program for reporting on or monitoring the required mitigation measures has been adopted.

f. All applicable mitigation measures shall be conditions of Project approval.

2. FINDINGS FOR SPECIFIC PLAN AMENDMENT
(Municipal Code §17.112.060)

a. The specific plan is consistent with all applicable sections of the General Plan and Title 17 and is consistent with other adopted goals and policies of the Town.

The proposed subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) is consistent with the General Plan and other adopted goals and policies of the Town because the amendment will result in a project that continues to meet the intent, goals, and objectives of the 2007 General Plan, and the Clearwater Specific Plan. The amendment proposes to modify the permitted uses for the Amended Phase One CSP by adding condominium hotel uses subject to a use permit and subdivision map approval. The proposed amendment includes a definition for condominium hotel uses, adds development and operating standards applicable to condominium hotel uses, and removes language that excludes condominium hotel uses from the Amended Phase One CSP development project.

The purpose of the proposed amendment to the Amended Phase One CSP is to allow the current property owner to subdivide five existing fourplex structures referred to as the "Villas" into 20 condominium hotel units. The proposed amendment is consistent with the allowable land uses identified in Section 5.2.1, Land Use Designations, of the CSP, which states, "Land Use Area 2: Residential: A building or combination of buildings that function as a hotel with privately held condominium hotel units or traditional hotel units."

The proposed amendment does not increase the allowable density or intensity of development subject to the Amended Phase One CSP, and importantly, the amendment also maintains the existing allowances of the CSP for future redevelopment, thereby ensuring that any goals not met by the current development can be met when the site redevelops in the future.

Finally, the proposed subsequent amendment to the Amended Phase One CSP maintains consistency with the intent of the General Plan's Clearwater Specific Plan land use designation, which is to provide "for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue. The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to the Clearwater Specific Plan, significant community benefits are required to be provided. Workforce housing and commercial uses are exempt from density calculations."

b. That the specific plan is consistent with any applicable airport land use plan as required by Government Code Section 65302.3; and

Not applicable, as there are no applicable airport land use plans that have an impact on the Clearwater Specific Plan.

c. That the specific plan is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines Section §15162, no subsequent environmental review is required because there is no substantial evidence that the proposed District Zoning Amendment, Tentative Tract Map, and Use Permit application for the Outbound Hotel "Villas" project would result in any new significant effects or a substantial increase in the severity of previously identified significant effects. The Outbound Hotel "Villas" project is consistent with the scope of development contemplated for the Amended Phase One Clearwater Specific Plan development project analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR. Therefore, with the incorporation of applicable mitigation measures from the 2021 EIR Addendum, the Specific Plan Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

3. FINDINGS FOR USE PERMIT (Municipal Code Section 17.68.050)

a. The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with any applicable Specific Plan;

The 2007 *Town of Mammoth Lakes General Plan* land use map designates the entire project site Clearwater Specific Plan (CSP). The CSP land use designation allows hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and plaza areas for gathering/events. The Outbound Hotel "Villas" Project proposes to subdivide five existing fourplex ("Villas") structures into twenty condominium hotel units. The location of the Villa structures is situated in Land Use Area 2 of the CSP, which allows condominium hotel uses subject to use permit and subdivision map approval. Therefore, the proposed conversion of twenty hotel units into twenty

condominium hotel units is consistent with the CSP General Plan land use designation.

The CSP sets forth the land use development standards for this site rather than Title 17 (Zoning Code). The proposed subdivision of the five (5) existing fourplex structures into twenty (20) condominium hotel units is consistent with the CSP land use designation which allows hotel, condominium hotel, retail, restaurant uses as well as amenities to enhance the visitor experience and support long-term visitation.

b. 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 proposed use and the conditions under which it would be operated will not be detrimental to the public health or safety nor materially injurious to properties or improvements in the vicinity because the Clearwater Specific Plan EIR (SC# 2006062154) and the 2021 Addendum analyzed potential impacts of the proposed use related to aesthetics, air quality, noise, hazards and hazardous materials, traffic, and other issues. The analyses prepared for each potential impact category concluded that the proposed project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, following conformance with the existing regulatory framework and mitigation measures.

c. The Commission shall make such other findings as deemed necessary to support approval or denial of the proposed use.

The Outbound Hotel "Villas" Project includes a Tentative Tract Map for the proposed subdivision of the existing twenty hotel units for condominium hotel purposes. The subsequent amendment to the Amended Phase One CSP includes the addition of a definition for condominium hotel uses as well as operating standards that are consistent with the Municipal Code and the CSP operating standards. These clarifications to the Amended Phase One CSP will ensure that the condominium hotel units continue to be operated and used as transient rentals, thereby providing an alternative lodging option that promotes a mix of uses in a pedestrian-scaled environment at a scale and form appropriate to the neighborhood context and adjacent residential uses and forms.

4. 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 applicable 2007 General Plan, and with the subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) because the proposed subdivision of the five existing fourplex structures into twenty condominium hotel units that may be sold individually is a permitted use within Land Use area 2 of the Clear Water Specific Plan and is consistent with intended uses described in the General Plan Land Use

designation for the CSP. The General Plan land use description for the CSP states that the designation is intended to create a visitor-oriented entertainment, retail, and lodging district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail and services.

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

No additional development on the site is currently proposed. However, the existing design and improvements of the subdivision are consistent with the applicable General Plan and Clear Water Specific Plan because the CSP establishes minimum parcel size for the creation of new parcels within the CSP and allows for alternative parcel sizes to be established for condominium uses in accordance with the proposed development, and subject to the approval of a subdivision map and use permit.

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

The site is physically suitable for the type of development proposed because construction of the Amended Phase One CSP project is almost complete, and the five "Villa" structures already exist and are currently operated as traditional hotel units. The existing surface parking area located on the south side of the "Villas" can accommodate the twenty-one (21) parking spaces required to be dedicated for use by the twenty (20) proposed condominium hotel units.

The project site consists of approximately 6.1 acres and the proposed subdivision boundaries are situated so as to comply with the development standards of the CSP and the Municipal Code including minimum lot size, street access, snow storage, parking, utilities, and trash enclosure access. Additionally, since the subject "Villa" structures already exist and the site is an in-fill development, all utilities and access roadways have been improved and/or extended to service the Project area.

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

The site is physically suitable for the proposed density of development because construction of the Amended Phase One CSP project is almost complete, and the proposed subdivision is only applicable to the five existing fourplex structures which are proposed to be converted from traditional hotel units to condominium hotel units.

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 environmental damage or substantially injure fish or wildlife because the project is not located within an environmentally sensitive area and because the CEQA Addendum that was prepared for the Amended Phase One CSP project supports the

conclusion that the proposed project would not cause substantial environmental damage or substantially injure fish or wildlife.

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 because a CEQA Addendum was prepared for the scope of the Amended Phase One CSP development project, and identified applicable mitigation measures from the certified Clearwater Specific Plan Environmental Impact Report EIR (SCH# 2006062154) which have been included as conditions of approval to ensure health-related impacts are reduced to a less than significant level. No evidence has been submitted during the planning review process to indicate that the Project would cause any serious public health problems. All necessary public services are currently provided, or can be extended to, the site for those individuals occupying and using the proposed condominium hotel facilities.

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 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 tract map and/or are required through the conditions of approval for the project. The proposed parcel configuration for the condominium hotel use can be accessed from Sierra Nevada Road and Laurel Mountain Road, which provides adequate street alignment and width to serve the project.

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

1. Recommends to the Town Council adoption of the required CEQA and Municipal Code findings; and
2. Recommends to the Town Council approval of District Zoning Amendment (DZA) 24-001, Tentative Tract Map (TTM) 24-003, and Use Permit (UPA) 24-004.

PASSED AND ADOPTED this 12th day of February 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Nolan Bobroff, 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.

EXHIBIT "A"
Resolution No. PEDC 2024-13
Case No. DZA 24-001, UPA 24-004, TTM 24-003

CONDITIONS OF APPROVAL

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following:
   a. The subsequent amendment to the Amended Phase One CSP to modify the permitted uses for the Amended Phase One CSP by adding condominium hotel uses subject to a use permit and subdivision approval. The proposed amendment includes a definition for condominium hotel uses, adds development and operating standards applicable to condominium hotel uses, and removes language that excludes condominium hotel uses within the Amended Phase One CSP development.
   b. Approval to subdivide the existing 20 units within the five (5) existing fourplex structures referred to as the "Villas" units into 20 condominium hotel units that may be sold individually.
2. The approved tentative tract map includes: Tentative Tract Map Plan Sheets 1-2, dated received by the Town on October 21, 2024. Drafts of the Reciprocal Easement Agreement (REA) and Exhibit A (Parking and Snow Storage), Exhibit C (Private Roadways and Paths of Travel) and Exhibit E (Shared Utilities Plan) were dated received by the Town on November 27, 2024. Prior to final map approval and recordation, the final REA and associated exhibits shall be reviewed and approved to the satisfaction of the Engineering Manager and Public Works Director.
3. This permit and all rights hereunder shall automatically terminate unless the Final Map is approved within two years after the issuance of this permit, 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 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.
9. 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.
10. Prior to the issuance of a certificate of occupancy, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
11. 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.
12. 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.
13. Pursuant to Government Code Section 66474.9 the subdivider shall defend, with counsel selected by the Town, 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.
14. 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.

15. 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.
16. 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.
17. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.
18. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)

SPECIAL PLANNING CONDITIONS

19. The Mitigation Monitoring and Reporting Program (MMRP) established by the Clearwater Specific Plan Final EIR and 2016 Addendum (SCH No. 2006062154) shall be adhered to in the implementation and operation of the proposed use and is incorporated herein by reference.
20. Any future changes to the CC&Rs for the Outbound "Villas" condominium hotel units which relates to a Town condition of approval for the Subdivision Map, may not be amended without the prior written consent of the Town Community and Economic Development Director and Public Works Director. Inclusion of this condition in the final CC&Rs shall be verified by the Town prior to recordation of the final map and CC&Rs.
21. The required trash enclosure shall be maintained in good condition and dumpsters shall be stored within the trash enclosure. Adequate space for recyclable materials shall be provided within the enclosure. All trash enclosures, and receptacles shall be animal resistant.
22. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.
23. A key box shall be provided with an individual master key that provides access

to each unit.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

24. 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 submit to the Town a complete application for approval and recording of the final map prior to the tentative map 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.
25. Nothing in the approval of this project shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State, or federal standard, policy, regulation or law, unless specifically provided for herein.

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

26. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
27. 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.
28. Final map application submittal to the Town shall include a copy of the current grant deed, a preliminary title report dated within the past 30 days, copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary 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.
29. All easements and 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. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s). 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.
30. Easements, dedications and other documents that are required to be recorded by

separate document prior to or concurrent with the recordation of the final map shall be in a form and with content acceptable to the Town's Engineering Manager and Public Works Director, and shall be submitted to the Town for review and approval. Upon Town approval, the original fully executed, notarized documents shall be submitted to the Town prior to approval of the final map.

31. The CC&Rs and Reciprocal Easement Agreement (REA) shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
32. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
33. Applicant shall submit a request for unit, building and street addressing to the Public Works Department. Approval of the addressing shall be completed prior to approval of the final map by staff.
34. Applicant shall provide evidence to the Town that all property taxes have been pre-paid to the 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 prior to approval of the final map by staff.
35. Applicant shall submit to the Town a subdivision guarantee, issued within 30 days prior to approval of the final map by staff.
36. Applicant shall install monumentation of the subdivision in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10. Upon approval of the Town Surveyor and Public Works Department, 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.
37. The final condominium plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, CC&Rs and REA. The condominium plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Recordation of the condominium plans shall not occur prior to Town approval of the condominium plans.
38. Within 30 days after approval of and prior to recording of the final map by the Planning and Economic Development Commission, the applicant shall submit to the Town an electronic file of the final map with coordinate system and format as may be approved by the Public Works Director.

SPECIAL ENGINEERING CONDITIONS

39. The Reciprocal Easement Agreement (REA) is required to grant condominium owners rights to public street access, 21 parking spaces, snow removal and storage, utilities, and trash enclosure, and shall be written to the satisfaction of, and approved by, the Town's Engineering Manager and Public Works Director prior to final map

approval by staff. The REA shall include a provision that any future changes to the REA shall be approved by the Town, and that the parties to the REA may not oppose changes required by the Town.

40. The Property's 30-room contribution to the Town's Transit and Transportation Fee Community Facility District (Transit CFD 2013-03) shall be split such that each of the 20 condominium units is responsible for 1 share, and the resort is responsible for the remaining 10 shares.
41. The Property's contribution to the Town's Old Mammoth Road Benefit Assessment District (OMR BAD 2002-01) shall be split on a per-room basis such that each of the 20 condominium units is responsible for 1 room's share and the resort is responsible for the remaining 159 rooms' shares.
42. The Property's contribution to the Town's Maintenance Community Facility District (Maint CFD 2023-1) shall be split on a per-room basis such that each of the 20 condominium units is responsible for 1 room's share and the resort is responsible for the remaining 159 rooms' shares.

SPECIAL DISTRICT CONDITIONS - MCWD

43. The domestic water supply for the 20 condominium hotel units shall be privately sub-metered, per Senate Bill 7, (SB7), to the satisfaction of the Mammoth Community Water District (MCWD). Installation of the submeters shall be in accordance with manufacturers' specifications, comply with the California Plumbing Code, and is subject to testing by MCWD and approvals. A separate Connection Permit from MCWD is required. The submeters shall be capable of being accessed and read by the homeowners, tenants of the dwelling unit, and read by the newly developed Old Mammoth Road Residences Owners' Association without entering the dwelling unit. It is the property owner's responsibility to operate and maintain these submeters and reporting requirements. Meters shall be re-inspected and recalibrated within the time limits specified in law and/or regulations.

EXHIBIT "B"
Resolution No. PEDC 2025-02
Case No. DZA 24-001, UPA 24-004, TTM 24-003

DZA 24~~1~~-001: Subsequent Amendment to the Amended Phase One of the Clearwater Specific Plan

December 11 ~~October 20~~, 2024~~1~~

I. Background.

In January 2009, the Town Council adopted the Clearwater Specific Plan ("CSP") (District Zoning Amendment [DZA] 06-003). In March 2010, in compliance with CSP, the Planning and Economic Development Commission approved a vesting tentative tract map, conditional use permit, and design review for a mixed-use project called "Old Mammoth Place." The Old Mammoth Place entitlements include up to 340 residential units with up to 488 lodging rooms, eight on-site workforce housing units, multiple outdoor public events plazas, approximately 20,000 square feet of commercial/retail space, approximately 17,000 square feet of restaurant space, 9,500 square feet of conference space, a 4,500 square-foot spa and wellness center, an ice rink, a pool, and an underground parking garage covering the entire site. As a part of the Old Mammoth Place project, the Town approved DZA 09-002 in April 2010 to clarify how building height is to be measured when a building sits atop a parking garage and DZA 10-002 in June 2010 to provide clarification on how fees would be charged for the entitled project.

Throughout the first six years after the approval of Old Mammoth Place, there proved to be no financing available to construct the project and no market for the sale of condominium hotel rooms. In August 2016, in order to improve the economic viability and marketability of the project, the owner obtained approval of amendments to the CSP (DZA 15-002) and the Old Mammoth Place entitlements, which included a 10-foot increase in building height, an increase in net residential square footage, and the elimination of an on-site workforce housing requirement.

Nonetheless, 12 years after ~~since~~ the adoption of the CSP, there ~~is~~ was still no indication that a project on the scale of Old Mammoth Place ~~can~~ could be financed and developed in the near term. Meanwhile, the current hotel and amenities fall short of meeting the vision and goals of the General Plan and the CSP, and ~~do~~ did not meet the needs and standards of Mammoth's target visitors and families. The site includes the original hotel and restaurant buildings, large paved parking areas, a concrete miniature golf course, and limited vegetation.

Therefore, in December 2021, the Town Council approved DZA 21-001, which revised the Clearwater Specific Plan (CSP) to establish development standards for an Amended Phase One Project. The approved development standards applicable to the amended phase 1 accommodate a less intensive expansion and upgrade of the hotel, restaurant, and public spaces than originally envisioned by the CSP/Old Mammoth Place entitlements, while still

allowing for the future development of the Old Mammoth Place project consistent with the CSP's long-term vision and goals.

The current District Zoning Amendment application (DZA 24-001) requests a subsequent amendment to the Amended Phase One CSP to allow a new condominium hotel component of the Phase One CSP project. The application includes a proposed subdivision of twenty (20) hotel units located within five fourplex "Villa" structures for condominium hotel purposes. The proposed subdivision of the Villas for condominium hotel purposes would not have a material impact on hotel operations because use of the Villas will be restricted to transient occupancy. Transient occupancy restrictions mean and include: (i) owner stays shall be limited to 30-days maximum per stay, without limitation on the number of stays per year; and (ii) each condominium hotel unit shall be made available for rental by the general public when the unit is not owner occupied; provided such restrictions are severable in the event of a judicial determination that a restriction is unenforceable, void or unconstitutional. In addition to the transient occupancy restrictions set forth in Town Zoning, the condominium hotel units (Villas) shall be maintained for transient occupancy use and language shall be included in the governing CC&Rs of the Villas to ensure that the Villas' primary use remains lodging.

II. The Goal of this Subsequent Amendment to the Amended Phase One CSP (DZA 241-001).

The goal of this subsequent Amendment is to ~~establish ***interim*** development standards~~ expand the allowable land uses in the Amended Phase One CSP to include condominium hotel uses that are subject to use permit and subdivision map approval, establish development standards for those condominium hotel uses, and reaffirm project requirements for the site that will: (1) accommodate the ~~interim~~ reduced Phase One development of a ~~less tall and less dense~~ smaller scale expansion and upgrade of the hotel, restaurant, and public spaces than is envisioned by the CSP and Old Mammoth Place Project (the "Amended Phase One of the CSP"); (2) enhance and expand upon the available assortment of lodging, food and beverage, and event/meeting space options on the site; (3) provide a new and vibrant outdoor venue and park for community activities and events; (4) animate and activate the Old Mammoth Road streetscape; and (5) allow for and accommodate the future development of the Old Mammoth Place project consistent with the CSP's long-term vision and goals, if and when market conditions allow.

III. Amended Phase One of the CSP Project Description.

The goal of the Amended Phase One of the CSP is to transform the site into a fully upgraded, full-service family-oriented lodging establishment ~~hotel~~ and public events venue that will serve to increase lodging ~~hotel~~ occupancies and revitalize the Old Mammoth Road streetscape. The ~~proposed~~ redevelopment of the site ~~would be~~ is the first major renovation of a hospitality project in Mammoth in decades, and would make significant strides toward achieving the Town's vision and goals for the Old Mammoth Road corridor~~,~~ as set forth in the General Plan and the CSP. To that end, the owner ~~will seek~~ has obtained the Town's approval to:

- Upgrade and enhance all of the hotel's entryways, lobby areas, public spaces, and accommodations;

- Upgrade and increase the capacity of the event and meeting space at the Rafters Restaurant and Lounge and in the current lobby;
- Upgrade the pool and add hot tubs;
- Create multiple landscaped social and amenity areas to include a gazebo, a volleyball court, lawn games, fire pits, and hammocks;
- Add ~~30~~ 10 family-friendly resort cabins and 20 units within five (5) fourplex structures ("Villas") to the site's ~~and~~ hotel inventory;
- Provide on-site workforce housing for a minimum of five hotel employees;
- Demolish the Jimmy's Taverna and Red Lantern building;
- Demolish the miniature golf course;
- Expand the Rafters deck;
- Create a landscaped food and beverage garden and food truck venue south along Old Mammoth Road from the Rafters deck to a new public park;
- Create a new public park and events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events; and
- Provide new public restaurants to support the public's use of the new food and beverage garden and public park.
- Pursuant to DZA 24-001, condominium hotel uses may be permitted subject to use permit and subdivision map approval.

IV. The Town's Vision and Goals for the Site.

The Town's vision and goals for the site are encompassed in the following quotes from the CSP:

> "These guidelines and standards provide a framework for development of a cohesive, mixed-use, pedestrian-oriented … hotel opportunity that will significantly contribute to the revitalization of the Old Mammoth Road corridor."
>
> "The hotel will provide a contemporary and enjoyable place to stay for Mammoth visitors, central to the multitude of recreational opportunities available in and around the Town of Mammoth Lakes."
>
> "The overall goal of the Specific Plan is to create an attractive, hotel opportunity that shall serve to revitalize the economy of the core of the North Old Mammoth Road District area."

"A project shall provide additional transient occupancy options to the Town of Mammoth Lakes" and shall "contribute to the overall revitalization of the Old Mammoth Road corridor."

"To support the needs of the Town of Mammoth Lakes as a premier destination resort community … a project shall provide additional 'hot beds' and additional transient occupancy options to the Town."

The ~~proposed~~ subsequent amendment to the Amended Phase One of the CSP will ~~include~~ permit ~~30 the addition of~~ 10 single-story resort cabins that will provide additional hot beds and amenities, ~~without any condominium component.~~ as well as 20 Villa units located within five four-plex structures along the southern portion of the site which may be subdivided for condominium hotel purposes subject to use permit approval and stipulation that the units are restricted to transient occupancy use.

The resort cabins and Villa units are designed for families, ~~will~~ add to the lodging options offered within the community, and have the capacity to increase TOT generation though higher occupancies and average daily rates. The expansion of indoor and outdoor event and meeting space, the creation of a food and beverage garden, and the development of a public park and events pavilion ~~will~~ provide benefits to the community and animate the Old Mammoth Road streetscape.

V. Development Standards.

The following development standards ~~will~~ apply to the Amended Phase One of the CSP:

DEVELOPMENT STANDARD	Proposed
Total Project Site Size:	6.09 acres
Number of existing hotel rooms:	149 rooms
Number of ~~additional~~ new resort cabins ~~rooms~~:	~~3~~10 rooms
Number of new Villa units (these units may be subdivided for condominium hotel purposes subject to use permit and subdivision map approval):	20 units
Maximum Building Height – Cabins and Villas:	35 feet
Restaurant square feet:	10,000 square feet
Event space square feet:	2,000 square feet
Minimum Building Separation	5 feet
Setbacks - Old Mammoth Road Frontage	5 feet
Setbacks – Sierra Nevada	10 feet
Setbacks – Laurel Mountain	3 feet

Maximum Lot Coverage	70%
Total parking spaces:	Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040
Minimum Snow Storage	53,300 square feet
Minimum Open Space/ Landscaped Area	73,000 square feet

VI. Proposed Modifications to CSP Standards.

The following table describes the requested modifications to the 2016 CSP requirements to accommodate the ~~proposed~~ Amended Phase One of the CSP. These standards shall only apply to the Amended Phase One project, and any future redevelopment of the site following completion of the Amended Phase One project shall be subject the standards found in the 2016 Amendment to the Clearwater Specific Plan.

Section	Title	Proposed Changes to the Clearwater Specific Plan
1.0	Introduction	None.
2.0	Existing Setting and Conditions	None.
3.0	Project Description of the Specific Plan	• The Project Description for the Amended Phase One of the CSP is included under Section III above. The project description for the Old Mammoth Place project as detailed in the 2016 CSP Amendment shall not apply to the Amended Phase One project.
3.1	Conceptual Plan	• The Conceptual Plan for the Amended Phase One of the CSP is for illustrative purposes only and does not constitute a formal approval of any site or building design. Final site and architectural plans must be approved through the Design Review process.
3.2	Design Objectives	• The Amended Phase One of the CSP shall not require: ○ the construction of any commercial retail space along Old Mammoth Road; ○ improvement of the transit stop or construction of a bus shelter on Old Mammoth Road; ○ regular shuttle service to MMSA, the airport, the golf courses, and Vons (shuttle service shall be on-demand); or

		○ on-site changing rooms and lockers for employees of the resort who choose to walk or bike to work.
3.3	Sustainability Guidelines	• Improvements constructed for the Amended Phase One of the CSP shall not require LEED certification.
3.4	Operations	• Although the Amended Phase One of the CSP shall contain event space and meeting space, it need not include conference space. • For the purposes of this Amended Phase One CSP document, the term "condominium hotel" shall be defined as any building or portion thereof containing guest rooms used, designed, or intended to be used, let or rented for periods of no more than thirty days at a time either by transient occupants or the individual owner(s) of a unit or units within the project; and that is also an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interior space in the building on the real property. • The Amended Phase One of the CSP ~~shall not include any "condominium hotel" units, any units that "will be sold fully furnished with standardized furniture, fixtures and equipment at the time of initial sale," any "homeowner association," or any "space for a rental management operation."~~ may include condominium hotel uses subject to use permit and subdivision map approval. • A maximum of twenty (20) "condominium hotel" units may be approved under the Amended Phase One CSP. • All condominium hotel units shall include the following services and amenities: ○ a. Central front desk, lobby, and telephone connections to all hotel rooms with staff available 24-hours a day; ○ b. Check-in spaces for arriving vehicles; ○ c. Amenities supportive of lodging uses (e.g., concierge/guest services on site; conference/meeting space, with food and

		beverage support, flexible room configuration, industry-standard audiovisual, telecom, and conferencing infrastructure; food and beverage operations in the form of restaurant or room service; ski and luggage storage; and recreation facilities such as spas, swimming pools, or fitness room facility open to all hotel users); ○ d. Standardized furniture, fixtures, and equipment in all rooms; ○ e. Centralized management and standards for guest reservations, daily housekeeping service, and maintenance services, for all units; ○ f. Space for a rental management operation; ○ g. Management by a qualified entity with at least five years' experience in the hotel management business, including a "flag" hotel or company with equivalent experience; and ○ h. Inclusion of hotel amenities in common areas through condominium covenants, conditions, and restrictions (CC&Rs).
3.5.1	Traffic Mitigation	• No offsite traffic improvements shall be required.
3.5.2	Site Access	• The Amended Phase One of the CSP may be accessed from Sierra Nevada Road even though it will not include underground parking.
3.5.3	Transit Improvements	• No transit improvements shall be required.
3.5.4	Street Improvements	• The Amended Phase One of the CSP shall include curb, gutter, and sidewalk improvements along Laurel Mountain Road. • The east-west vehicular connector: ○ need not have a 40-foot right-of-way offered for dedication to the Town for use as a public road; ○ need not be named; ○ need not be improved with curb and gutter; and ○ need not contain sidewalks or heat tracing. • The north-south pedestrian connector in the Amended Phase One of the CSP will provide access from Sierra Nevada Road to the hotel pool complex,

		but will not connect to the northern property boundary.
3.5.5	Storm Drainage	• The project will meet Town drainage standards and requirements.
3.5.6	Sewer and Water	• The project will meet all applicable Mammoth Community Water District standards and requirements as determined through the construction permit process.
3.5.7	Dry Utilities	• Undergrounding of on-site overhead utilities serving the site shall not be required.
3.5.8	Phasing	• The Amended Phase One of the CSP shall be constructed in one phase, as determined by the owner after consultation with the Town.
3.5.9	Public Facilities	• The food and beverage garden along Old Mammoth Road need not be hardscaped.
3.6	Community Benefits	• The community benefits required by the CSP will not be provided as part of Amended Phase One but may be required upon future redevelopment of the site.
4.1	Consistency with the 2007 General Plan	None.
4.2	Consistency with the NOMR District Study	None.
4.3	Consistency with the Municipal Code	None.
5.1	Land Use Objectives, Policies, and Standards	• No underground parking is required. • No residential units (other than workforce housing) are required. • The north-south pedestrian connector need not connect to the northern property boundary.
5.2	Development Standards	• See the Development Standards Table for Details.
5.2.1	Land Use Designations	• The location and description of the uses shall not apply to the Amended Phase One of the CSP.
5.2.2	Permitted Uses	• Condominium hotel uses may be permitted subject to use permit and subdivision map approval. • ~~Permitted uses for h~~ Hotel operations may include the construction or placement of ~~3~~10 resort cabins

		and 20 units within 5 four-plex ("Villas") structures that are affixed to foundations.
5.2.3	Density	None.
5.2.4	Site Coverage	None.
5.2.5	Building Separation	None.
5.2.6	Building Height	• The maximum building height for resort cabins and Villa structures shall be 35 feet.
5.2.7	Setbacks	• Setbacks for buildings and vehicles are set forth in the Development Standards table above.
5.2.8	Parking	• Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040. Underground parking shall not be required.
5.2.9	Snow Storage and Removal	None.
5.2.10	Signage	None.
5.2.11	Lighting	None.
5.2.12	Public Art	• No specific requirements for public art
5.2.13	Additional Standards and Requirements	None.
6.0	Design Guidelines	• Final design of the cabins, Villas, and site amenities will be determined through the Design Review process.
7.0	Housing	• The Amended Phase One of the CSP shall provide on-site workforce housing for a minimum of five hotel employees and shall otherwise comply with the Town's Housing Ordinance. No parking shall be required for on-site workforce housing units.
8.1	Recreation	None.
8.2	Conservation and Open Space	None.
8.3	Noise	None.
8.4	Safety	None.
9.1	Maintenance	• The hotel owner/operator shall maintain the hotel property and improvements.

9.2	Construction and Drainage	• No off-site drainage systems shall be required.
9.3	Site Utilities	• The project will meet all applicable utility requirements as determined during the construction permit process.
10.0	Administrative Procedures	• Use Permit and Design Review approval shall be required prior to construction of the Amended Phase One project.

ATTACHMENT 2

Tentative Tract Map Plan Sheets

Full size 24"x36" plans available at the Town offices for review

OUTBOUND MAMMOTH
TENTATIVE TRACT MAP
WN SN MAMMOTH, LLC.

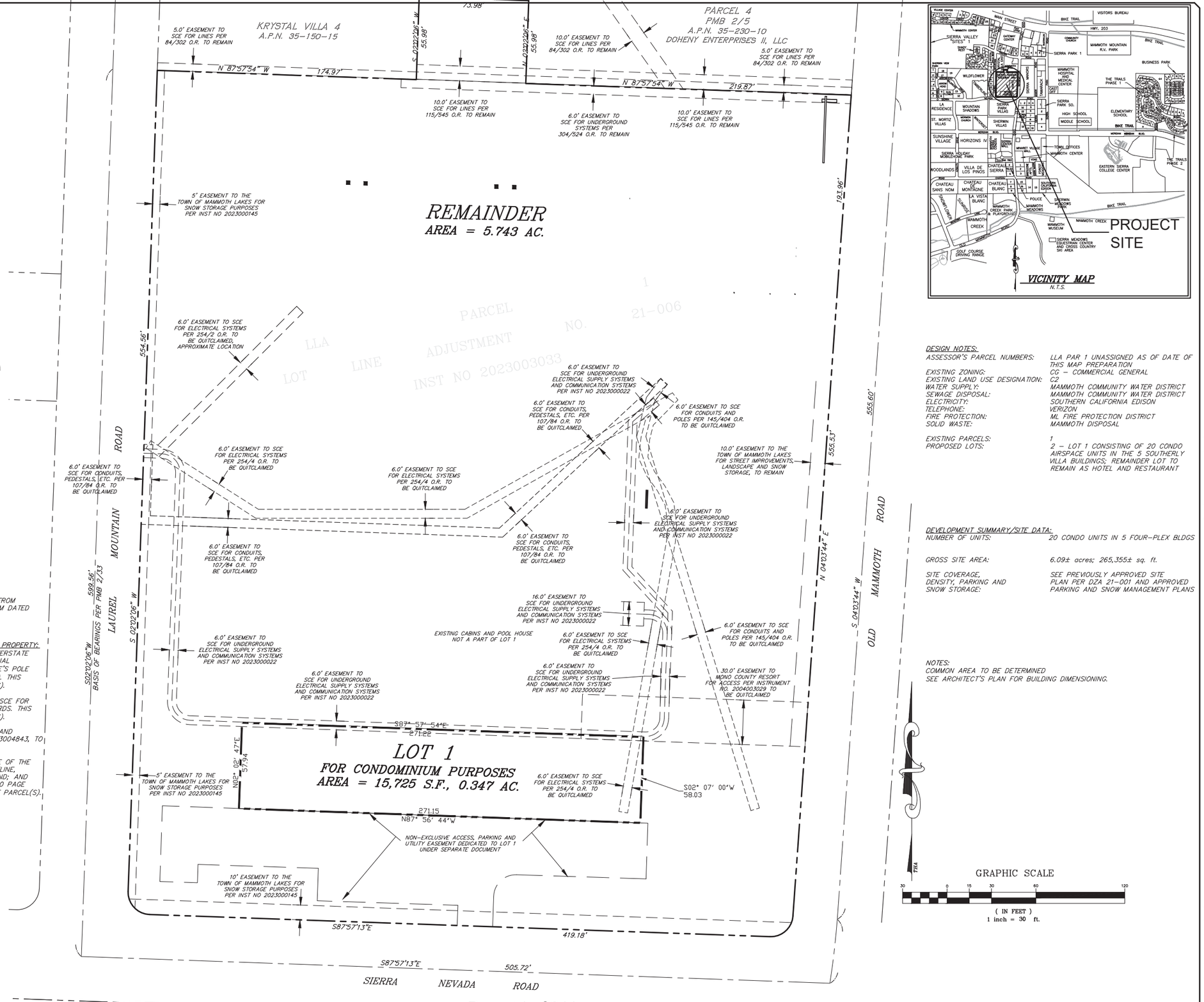
INDEX TO SHEETS

SHEET 1 TENTATIVE TRACT MAP
SHEET 2 VILLAS UNIT SITE LAYOUT

RECORD OWNER(S):
WH SN MAMMOTH, LLC
437 OLD MAMMOTH RD
MAMMOTH LAKES, CA 93546

PREPARED BY:
TRIAD/ HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760)934-7588 PHONE
(760)934-5619 FAX

LEGAL DESCRIPTION(S):
LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NO. 21-006 RECORDED IN INST. NO. 2023003033 OF DOCUMENTS IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, ALSO BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1, PARCEL 2, AND PARCEL 3 AS SHOWN ON THE MAP ENTITLED "PARCEL MAP 36-47" AND RECORDED IN BOOK 2, PAGE 5 AND 5A OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY.



DESIGN NOTES:

ASSESSOR'S PARCEL NUMBERS:	LLA PAR 1 UNASSIGNED AS OF DATE OF THIS MAP PREPARATION
EXISTING ZONING:	CG – COMMERCIAL GENERAL
EXISTING LAND USE DESIGNATION:	C2
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
FIRE PROTECTION:	ML FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
EXISTING PARCELS:	1
PROPOSED LOTS:	2 – LOT 1 CONSISTING OF 20 CONDO AIRSPACE UNITS IN THE 5 SOUTHERLY VILLA BUILDINGS; REMAINDER LOT TO REMAIN AS HOTEL AND RESTAURANT

DEVELOPMENT SUMMARY/SITE DATA:

NUMBER OF UNITS:	20 CONDO UNITS IN 5 FOUR-PLEX BLDGS
GROSS SITE AREA:	6.09± acres; 265,355± sq. ft.
SITE COVERAGE, DENSITY, PARKING AND SNOW STORAGE:	SEE PREVIOUSLY APPROVED SITE PLAN PER DZA 21-001 AND APPROVED PARKING AND SNOW MANAGEMENT PLANS

NOTES:
COMMON AREA TO BE DETERMINED
SEE ARCHITECT'S PLAN FOR BUILDING DIMENSIONING.

EASEMENT NOTES:
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE CO., COMMITMENT NO. IMT-00016108-M DATED DECEMBER 15, 2023..

THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY:
NOT LOCATABLE: 10' WIDE EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY PER BOOK 79, PAGE 391 OF OFFICIAL RECORDS. EASEMENT IS 5 FEET EITHER SIDE OF GRANTEE'S POLE LINE FACILITIES "AS THEY NOW EXIST" (MARCH 10, 1966). THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

NOT LOCATABLE: EASEMENTS, 20' AND 4' IN WIDTH, TO SCE FOR POLE LINES, PER BOOK 79 PAGE 417 OF OFFICIAL RECORDS. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BLANKET EASEMENT ON APN 35-230-05 FOR PARKING AND ACCESS TO APN 35-230-06, PER INSTRUMENT NO. 2003004843, TO BE QUITCLAIMED.

NOT LOCATABLE: 10' WIDE EASEMENT, 5' ON EITHER SIDE OF THE CENTER LINE OF SHADY REST WATER TRANSMISSION PIPELINE, LOCATED IN PLACE, OVER, UNDER AND ACROSS SAID LAND; AND ANY VESTED AND ACCRUED WATER RIGHTS, PER BOOK 80 PAGE 219. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE CENTER LINE OF LAUREL MOUNTAIN ROAD S02°02'06"W PER PMB 2/33.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

PREPARED & SUBMITTED BY:
LICENSED LAND SURVEYOR
ANDREW K. HOLMES
No. 4428
STATE OF CALIFORNIA
DATE:

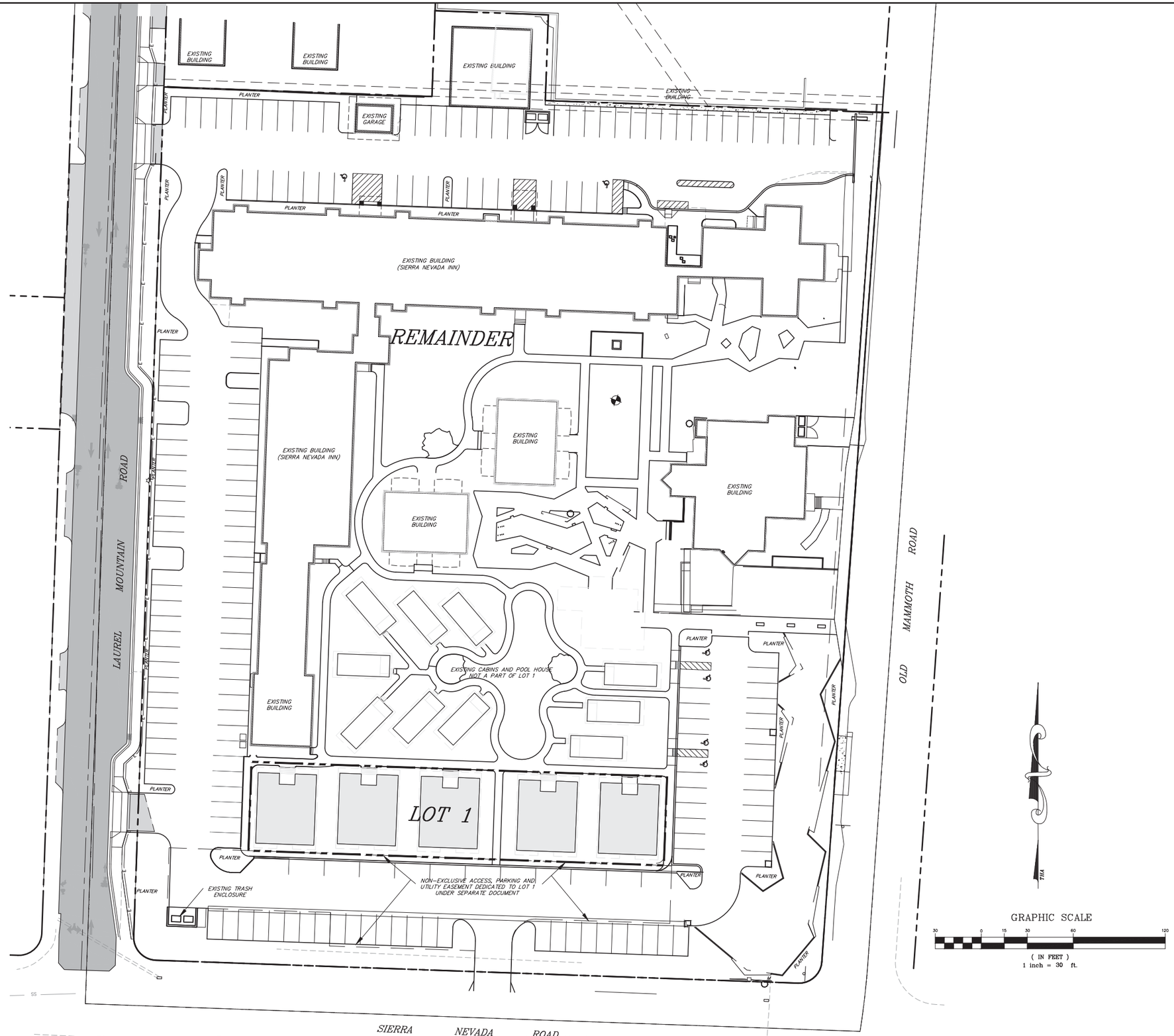
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REVISIONS:	BY:

OUTBOUND MAMMOTH
TENTATIVE TRACT MAP NO.
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	12/27/2023
SCALE	
DRAWN	TP/GP
JOB NO.	2740.3
DWG	1
SHEET	1 OF 2

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

PREPARED & SUBMITTED BY:

LICENSED LAND SURVEYOR
ANDREW K. HOLMES
No. 4428
STATE OF CALIFORNIA

DATE:

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REVISIONS:	BY:

OUTBOUND MAMMOTH

TENTATIVE TRACT MAP NO.

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	12/27/2023
SCALE	
DRAWN	TP/GP
JOB NO.	2740.3
DWG	2
SHEET	2 OF 2

ATTACHMENT 3

2021Addendum to the Clearwater Specific Plan EIR

OCTOBER 2021

Sierra Nevada Resort Amendment

ADDENDUM TO THE CLEARWATER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

SUBMITTED BY
MICHAEL BAKER INTERNATIONAL

Michael Baker
INTERNATIONAL

This document is designed for double-sided printing to conserve natural resources.

ADDENDUM TO THE CLEARWATER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

Sierra Nevada Resort Amendment

October 2021

Lead Agency:

Town of Mammoth Lakes
437 Old Mammoth Road, Suite 230
Mammoth Lakes, California 93546
Contact: Mr. Chandler Van Schaack, AICP
Senior Planner
Phone: (760) 965-3637
Email: cvanchaack@townofmammothlakes.ca.gov

This document is designed for double-sided printing to conserve natural resources.

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A – VMT Assessment

1.0 INTRODUCTION

The proposed project is located within an area covered by *The Clearwater Specific Plan* (Specific Plan). The Specific Plan was adopted by the Town of Mammoth Lakes (Town) on January 21, 2009, for the development of a new, pedestrian oriented, mixed-use, resort destination development (herein referenced as the "Specific Plan Development Scenario") located in the North Old Mammoth Road District of the Town. The Town, as the Lead Agency under the California Environmental Quality Act (CEQA), determined that an Environmental Impact Report (EIR) was required for the Specific Plan prior to adoption.

Following approval of the Specific Plan and Specific Plan EIR, a Conditional Use Permit (CUP) was approved by the Town for the project site on March 10, 2010 (2009 Old Mammoth Place CUP). As part of this process, the Town's Community and Economic Development Department prepared a CEQA Conformance Analysis to confirm if the proposed CUP was consistent with what was analyzed as part of the Specific Plan Final EIR. The 2009 Old Mammoth Place CUP included Use Permit Application (UPA) 09-003 and Vesting Tentative Tract Map (VTTM) 09-003.

In 2016, the Applicant requested approval of modifications to the 2009 Old Mammoth Place CUP (the 2016 Old Mammoth Place CUP Amendment). At that time, a CEQA addendum to the Clearwater Specific Plan (2016 Addendum) was prepared to confirm if the proposed modifications were consistent with what was analyzed as part of the Specific Plan Final EIR. The Old Mammoth Place CUP Addendum was approved in 2016.

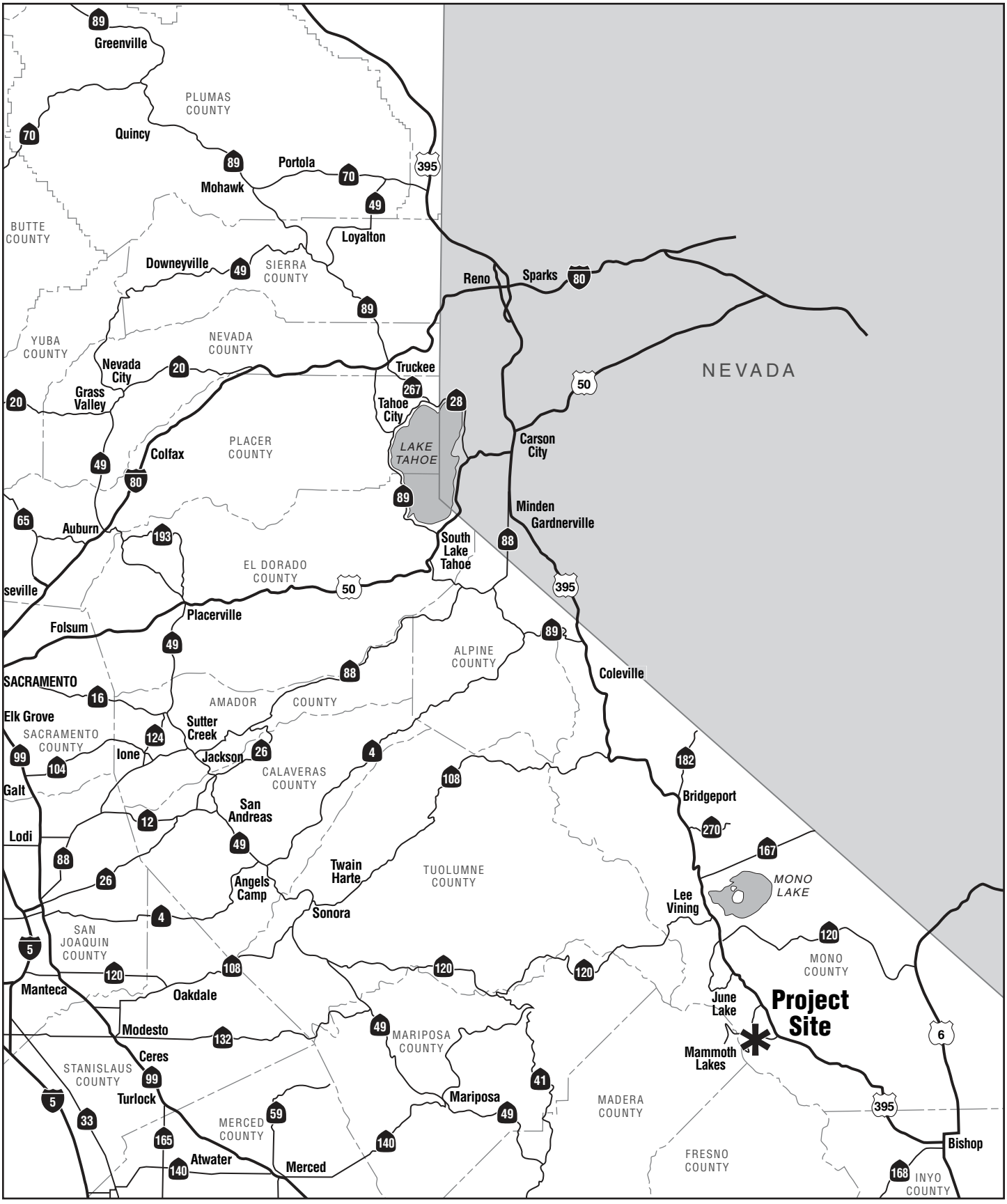
Since that time, development of the project site, as anticipated in the Specific Plan and the 2016 Old Mammoth Place CUP Amendment, has not occurred. At this time, the Applicant is requesting appropriate entitlements to allow for an interim development ("Amended Phase One") to be constructed at the project site, while preserving the existing Specific Plan allowances for the potential future development per the approved 2016 Old Mammoth Place CUP Amendment. These changes for implementation of an Amended Phase One (referenced as the proposed Sierra Nevada Resort Amendment, or project) are the subject of this 2021 Addendum to The Clearwater Specific Plan EIR.

1.1 PROJECT LOCATION AND EXISTING CONDITIONS

The Town of Mammoth Lakes is located in the eastern portion of the Sierra Nevada Range, within southwestern Mono County, California; refer to Exhibit 1-1, *Regional Vicinity*. Regional access to the town is provided via U.S. Highway 395, which is approximately three miles east. Mammoth Lakes is served primarily by State Route 203, which acts as a connector to U.S. 395.

The approximate 6.1-acre site is located to the west of Old Mammoth Road and is surrounded on the remaining three sides by Sierra Nevada Road to the south, Laurel Mountain Road to the west, and the Mammoth Mall and Krystal Villa East condominiums to the north; refer to Exhibit 1-2, *Site Vicinity*. The Specific Plan area consists of three parcels (Accessor Parcel Numbers [APN] 35-230-05, 35-230-06, and 35-230-07).

The site is currently developed with commercial uses, which include the Sierra Nevada Resort and Spa and Frosty's Miniature Golf (both located at 202 Old Mammoth Road), Rafters Restaurant and Lounge (164 Old Mammoth Road), and a second restaurant building occupied by Red Lantern downstairs and Jimmy's Taverna upstairs (248 Old Mammoth Road).



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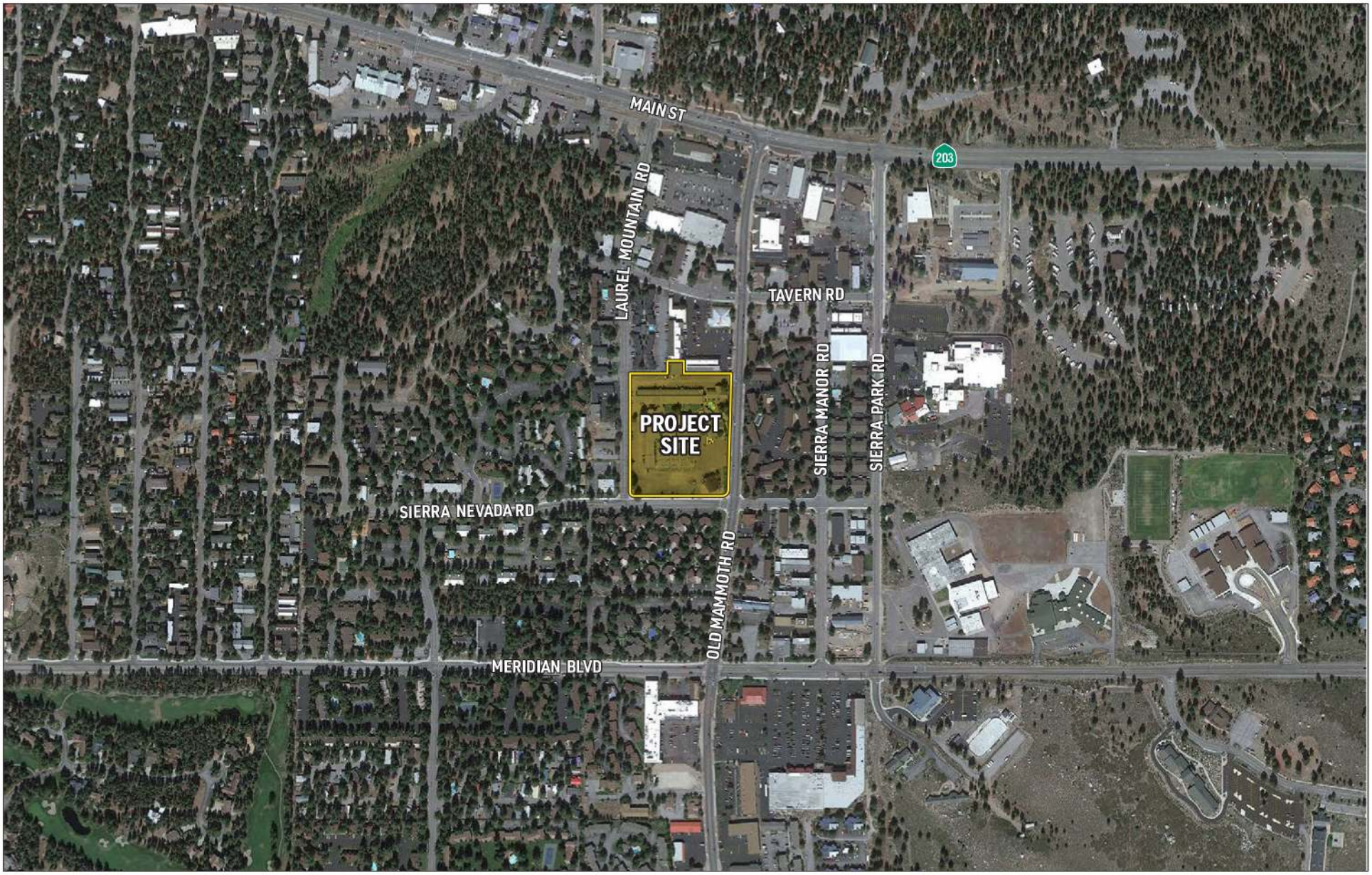
Michael Baker INTERNATIONAL

09/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

Regional Vicinity

Exhibit 1-1



Source: Google Earth Pro, September 2021

NOT TO SCALE

Michael Baker INTERNATIONAL

09/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

Site Vicinity

Exhibit 1-2

The Sierra Nevada Resort and Spa is an L-shaped building situated at the north and west sides of the project site. Two detached buildings owned and used by the hotel are located north of Frosty's Miniature Golf, which occupies the center portion of the site. Rafters Restaurant and Lounge is located at the central east side of the site. The two-story wooden restaurant building occupied by Red Lantern (currently closed) and Jimmy's Taverna (currently operating) is located at the southeastern corner of the site. Existing vegetation includes approximately 33 trees and ornamental landscaping around the perimeters of the site and buildings. The remainder of the site consists of a surface parking lot serving the hotel and restaurants.

To the east of the project site, across Old Mammoth Road, is the Sierra Manor condominium project (zoning designation of Old Mammoth Road [OMR]). To the south, across Sierra Nevada Road, is the Sierra Park Villas condominiums (zoning designation of Residential Multi-Family [RMF-2]). Across Laurel Mountain Road to the west is the Laurel Mountain Professional Center, L'Abri residential condos, an unnamed apartment building, and the Sierra Park Apartments (zoning designation of OMR). To the north of the site, are the Krystal Villa East condominiums (zoning designation of OMR) and the Mammoth Mall (zoning designation of Downtown [D]), which houses business offices and retail establishments.

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTS

Clearwater Specific Plan and EIR

The Clearwater Specific Plan was adopted by the Town on January 21, 2009, for the development of a new, pedestrian oriented, mixed-use resort destination development located in the North Old Mammoth Road District of the town. The Town, as the Lead Agency under the CEQA, determined that an EIR was required for the Specific Plan prior to adoption. The EIR was prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.); CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the Town. The purpose of the EIR was to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects of the Specific Plan.

The Draft Environmental Impact Report (Draft EIR) for the Specific Plan was distributed to responsible and trustee agencies, interested groups, and organizations. The Draft EIR (SCH# 2006062154) was made available for public review and comment for a period of 45 days. The public review period for the Draft EIR established by the CEQA Guidelines commenced on December 15, 2006 and ended January 29, 2007. A public scoping meeting for the Draft EIR was held on January 24, 2007, at the Town Council Chambers, in order to gather information on concerns and issues that the general public may have regarding the Specific Plan and Draft EIR.

The Draft EIR focused primarily on changes in the environment that would result from the Specific Plan. The Draft EIR identified potential impacts that would result from the construction and operation of the Specific Plan and provided measures to mitigate potential significant impacts. Those impacts that cannot be mitigated to less than significant levels were also identified.

After publication of the Draft EIR, the project Applicant submitted minor modifications to the project, which were reflected in the Final EIR for the Specific Plan (Specific Plan Final EIR). The project modifications proposed considered a 308-unit (480 room) condominium hotel with 18,000 square feet of retail and restaurant commercial uses and 11,900 square feet of recreation uses and ranged

in height from 35-65 feet. The condominium hotel also included 32 dwelling units for workforce housing and 8,000 square feet for conference space; refer to Exhibit 1-3, *Approved 2008 EIR CUP*.

Specific Plan Final EIR Section 2.0, *Revisions to Information Presented in the Draft EIR*, documented these project changes prior to certification of the Specific Plan Final EIR. Per this analysis, these revisions did not change the conclusions presented in the December 2006 Draft EIR. The revised Specific Plan Final EIR development scenario was determined to not create any new significant impacts or create the need for additional mitigation. On January 7, 2009, the Town Council adopted the *Final Clearwater Specific Plan* and certified the Specific Plan Final EIR.

2009 Old Mammoth Place CUP and CEQA Conformance Review

Following approval of the *Final Clearwater Specific Plan* and Specific Plan Final EIR, a CUP was approved by the Town on March 10, 2010 (2009 Old Mammoth Place CUP). The 2009 Old Mammoth Place CUP included a 332-unit (488 room) condominium hotel with 36,964 square feet of retail and restaurant commercial uses and 75,425 square feet of recreation uses. The condominium hotel also included 8 dwelling units for workforce housing and 9,582 square feet for conference space; refer to Exhibit 1-4, *Approved 2009 Old Mammoth Place CUP*, which illustrates the proposed development scenario under the 2009 Old Mammoth Place CUP. Prior to approval of the 2009 Old Mammoth Place CUP, the Town underwent a CEQA Conformance Review in February 2010, in order to verify if the proposed CUP was consistent with the analysis presented in the Specific Plan Final EIR, or if additional CEQA Clearance Documentation was necessary.

The 2009 Old Mammoth Place CUP proposed only minor differences compared to the project described in the Specific Plan Final EIR. Further, the proposed amendment to the Specific Plan included minor administrative changes to clarify definitions presented in the Specific Plan. As such, the CEQA Conformance Review determined that the 2009 Old Mammoth Place CUP would result in similar impacts to land use and relevant planning, aesthetics/light and glare, traffic and circulation, air quality, noise, utilities service systems, as well as long-term implications. Mitigation measures recommended within the CEQA Conformance Review are the same as those presented in the Final EIR. Based on the findings presented in the CEQA Conformance Review, it was concluded that the 2009 Old Mammoth Place CUP project would not result in substantial changes compared to the development scenario analyzed in the Specific Plan Final EIR.

2016 Old Mammoth Place CUP Amendment and Addendum to the Clearwater Specific Plan

In 2016, the Applicant requested approval of modifications to the approved CUP (2016 Old Mammoth Place CUP Amendment), which required discretionary action by the Town; Exhibit 1-5, *Approved 2016 Old Mammoth Place CUP Amendment*. Discretionary action included approval of a CEQA addendum to the Specific Plan Final EIR to confirm if the proposed modifications were consistent with what was analyzed as part of the EIR. Proposed changes included amendments to the Specific Plan to increase the allowed building heights and removal of on-site workforce housing. The 2016 Old Mammoth Place CUP Amendment and CEQA Addendum were approved in 2016.



Source: The Landau Partnership; June 20, 2008.

NOT TO SCALE

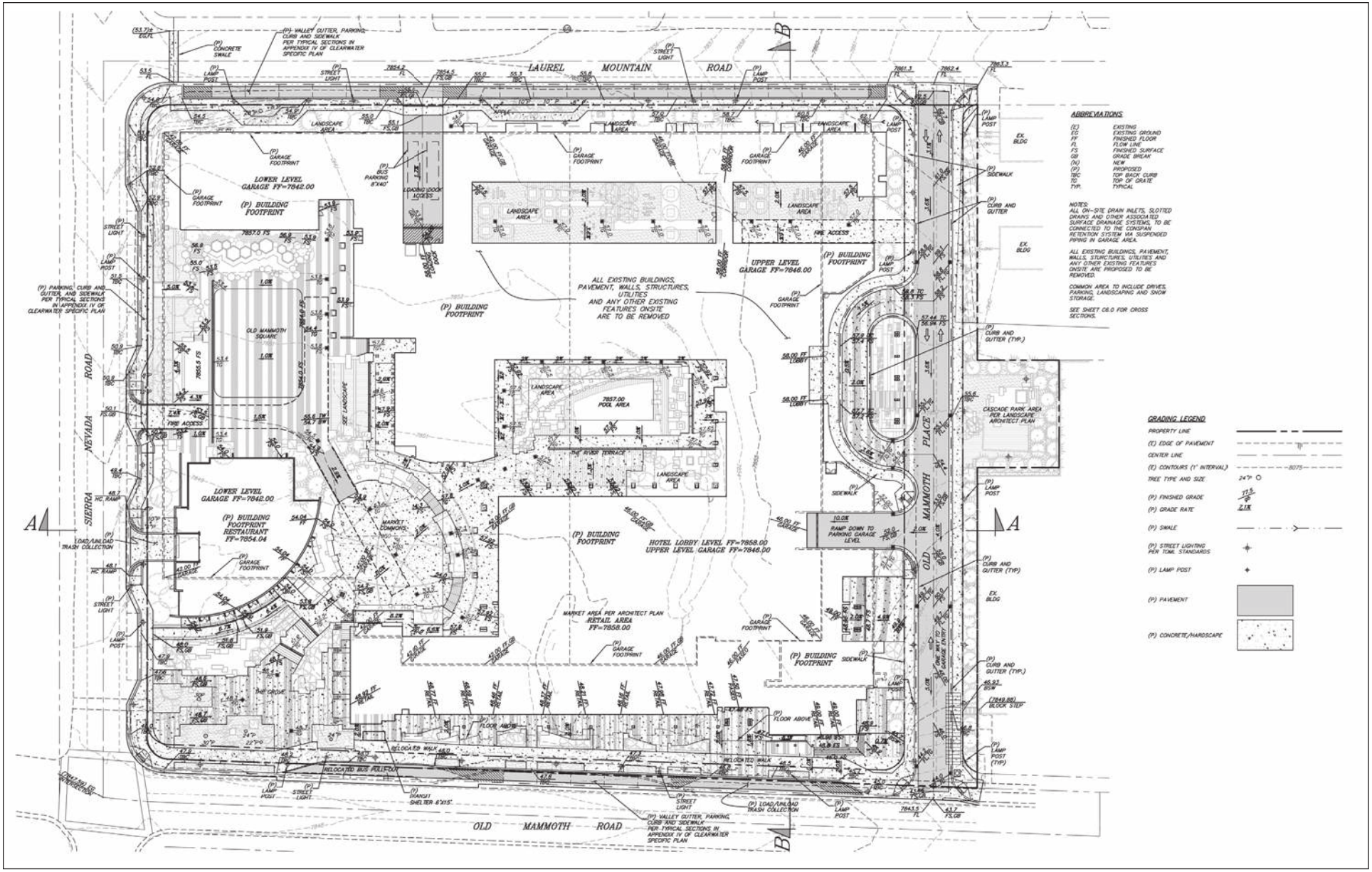
Michael Baker INTERNATIONAL

09/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

Approved 2008 EIR CUP

Exhibit 1-3



Source: Triad/Holmes Associates, February 2, 2010.

NOT TO SCALE

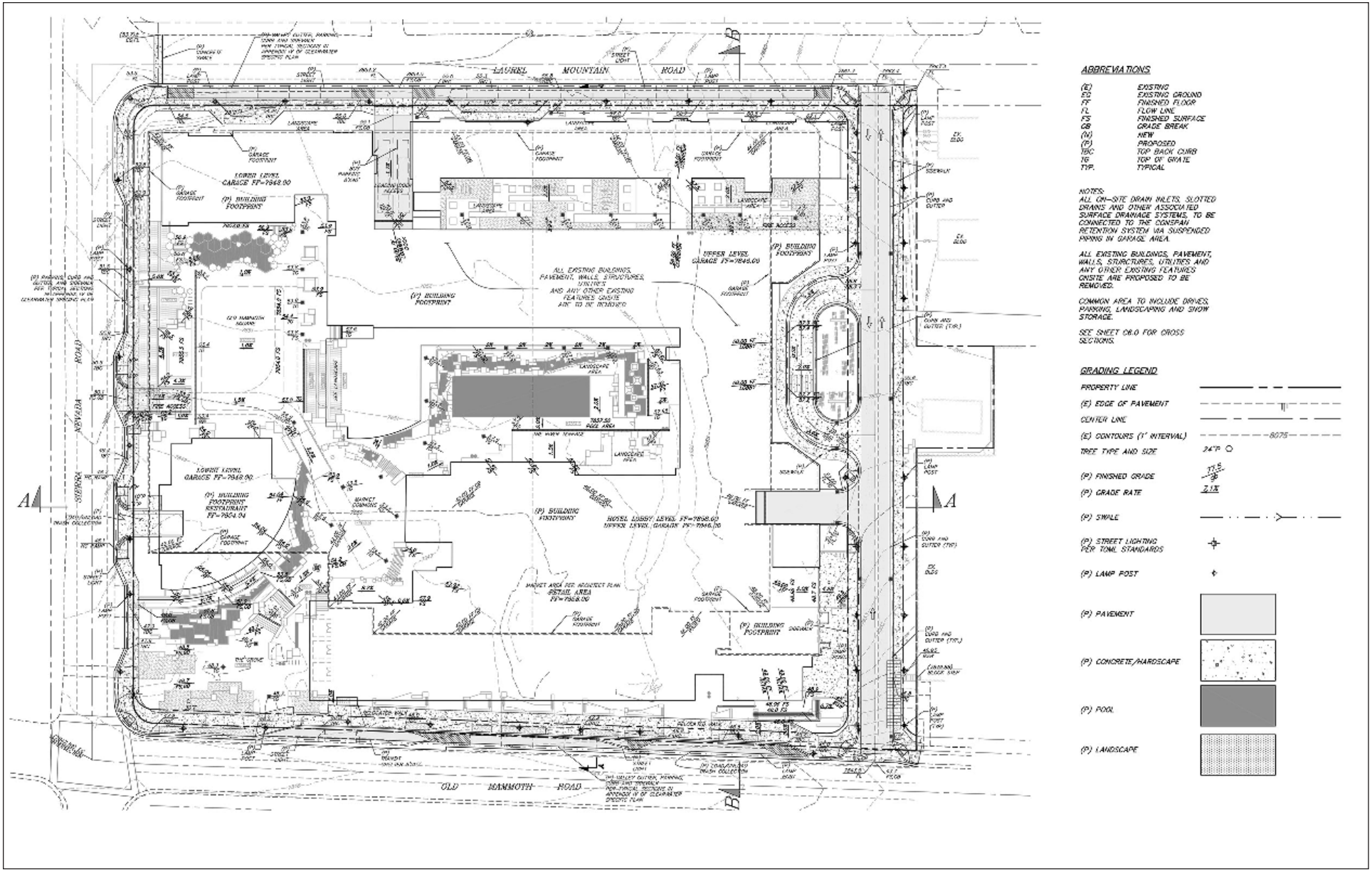
Michael Baker INTERNATIONAL

10/2021 JN186150

SIERRA NEVADA RESORT AMENDMENT
2021 ADDENDUM TO THE CLEARWATER SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

Approved 2009 Old Mammoth Place CUP

Exhibit 1-4



Source: Triad/Holmes Associates, February 2, 2010.

Since that time, development of the project site, as anticipated in the Specific Plan and the 2016 Old Mammoth Place CUP Amendment, has not occurred. At this time, the Applicant is requesting appropriate entitlements to allow for an interim development to be constructed at the project site, while preserving the existing Specific Plan allowances for the potential future development per the approved 2016 Old Mammoth Place CUP Amendment (the proposed Sierra Nevada Resort Amendment, or project). The Town has determined that an addendum to the Specific Plan Final EIR is required to allow for development of the Sierra Nevada Resort Amendment.

For the purpose of the analysis presented in this 2021 Addendum to the Clearwater Specific Plan, the proposed project modifications are compared to the 2016 Old Mammoth Place CUP Amendment development scenario.

2.0 DESCRIPTION OF PROJECT MODIFICATIONS

2.1 ADDENDUM'S PURPOSE AND NEED

When an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental environmental review documentation shall be required unless one or more of the following events occurs:

1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

    A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

When none of the above events has occurred, yet minor technical changes or additions to the previously adopted EIR or negative declaration are necessary, an addendum may be prepared (State CEQA Guidelines Section 15164[b]).

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review has occurred. This Addendum supports the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not result in any new or substantially increased significant environmental impacts, new mitigation measures, or new alternatives that would substantially reduce significant impacts. As a result, an addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the addendum must be considered in conjunction with the adopted Specific Plan Final EIR and 2016 Addendum by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

2.2 LOCATION OF PROJECT MODIFICATIONS

The proposed project modifications would apply to the same 6.1-acre project site identified and described in the Specific Plan Final EIR and 2016 Addendum. The project site is comprised of three parcels located at 164, 202, and 248 Old Mammoth Road, at the northwest corner of Old Mammoth Road and Sierra Nevada Road, in Mammoth Lakes, California.

2.3 COMPONENTS OF PROJECT MODIFICATIONS

The Applicant proposes to amend the Specific Plan in order to allow for the interim development (Amended Phase One) of 30 hotel cabins in the southern portion of the project site. Other improvements would include upgrades to the interior and exterior areas of the existing Sierra Nevada Resort and Spa and Rafters Restaurant and Lounge.

The new interim development scenario would include the following components:

- Demolition of the existing restaurant building at the southeast corner of the site and the construction of up to 30 new hotel lodging cabins, to be rented out by the existing hotel. The cabins would be “tiny home-style” cabins, up to 35 feet in height, situated in the central and southern portions of the project site. Specifically, single cabins would be up to 25 feet in height, and duplex, triplex, and four-plex cabins would be up to 35 feet in height.

- Interior and exterior hotel amenity improvements would be constructed. Interior improvements would be made to the existing on-site Sierra Nevada Resort and Spa and Rafters Restaurant and Lounge. Exterior improvements would include a public open space/event area at the southeast corner of the site, relocation of the existing pool to the central portion of the project site, upgrades to amenity areas (including expanded outdoor seating and lawn game areas). Outdoor amenities may include casual gathering spaces

with fixed and/or flexible seating, a terraced lawn, hammocks, firepits, gazebo, volleyball court, cornhole, bocce ball, private pool, and spa amenities, etc. Exterior improvements would also include the creation of a public food garden corridor (dining area) along Old Mammoth Road, which could accommodate one or more food trucks on-site.

- The proposed modifications would eliminate the southernmost driveway along Old Mammoth Road; and relocate the existing driveway along Sierra Nevada Road from its current location to the center of the site. Additionally, it is acknowledged that proposed sidewalk improvements along Laurel Mountain Road allowed per the existing Specific Plan would be required to be constructed as part of this Amended Phase One.

Proposed landscaping would include the preservation of existing trees wherever possible, as well as the planting of new canopy, evergreen, and flowering trees throughout the site. Understory planting would include a mix of native grasses, perennials, and shrubs that would complement the native ecology of the region.

- Create a new public park and, potentially, an events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events; and

- The project would also restripe the existing 225-space surface parking lot to accommodate 182 parking spaces total.

- Appropriate utility connections would be installed, connecting the new cabins to water, sewer, electrical, gas, and telecommunications.

It is acknowledged that this analysis assumes that the Amended Phase One development and associated utilities would be demolished prior to developing the full development scenario outlined as part of the 2016 Old Mammoth Place CUP Amendment.

3.0 ENVIRONMENTAL ASSESSMENT

As discussed in Section 1.2, *Previous Environmental Documents*, for the purposes of this analysis, the proposed project modifications are compared to the certified Final EIR development scenario and/or the certified 2016 Old Mammoth Place CUP Amendment development scenario. Potential environmental impacts resulting from the proposed project, as compared to the development scenario presented in the certified Final EIR and Addendum for the Specific Plan, are presented below for each environmental topic area considered in the certified Final EIR. Implementation of the proposed project would not require any new mitigation measures compared to those recommended in the Final EIR and/or Addendum. Mitigation measures recommended within this analysis are the same as those presented in the Final EIR and only include those applicable to the proposed project modifications.

3.1 LAND USE

The Final EIR determined that potential impacts to land use and relevant planning would be significant and unavoidable due to conflict with policies in the *1987 Town of Mammoth Lakes General Plan* related to the obstruction of existing views and exceedance of maximum site coverage. The 2016 Addendum concluded that the requested modifications to the project would not result in substantial changes compared to the development scenario analyzed in the Final EIR.

The project site is designated Clearwater Specific Plan (CSP) under the *Town of Mammoth Lakes General Plan* (General Plan) and zoned Clearwater Specific Plan under the Town's Zoning Map. The revised project proposes an interim development of 30 hotel cabins in the southern portion of the project site and several other site improvements and amenities (Amended Phase One). This analysis assumes that all development associated with Amended Phase One would be demolished prior to developing the full development scenario outlined in the 2016 Old Mammoth Place CUP Amendment. As such, the revised project would require a Specific Plan Amendment to allow the proposed Amended Phase One.

The proposed Specific Plan Amendment includes development standards specific to the Amended Phase One development scenario. As such, Amended Phase One would be required to comply with the proposed standards, including land use type (i.e., hotel cabins), building height, restaurant and event space square footage, minimum setbacks, minimum building separation distance, parking space requirements, minimum snow storage area, and minimum open space/landscaping. Although Amended Phase One would allow for an interim development not previously analyzed in the Final EIR or 2016 Addendum, the revised project would be consistent with the Town's vision and goals for the project site as detailed in the Specific Plan. Specifically, the Amended Phase One would contribute towards creating a pedestrian-oriented mixed-use corridor along Old Mammoth Road, providing a blend of hotel, restaurant/event space, and a venue for a variety of community activities and events (i.e., the proposed public park, food and beverage garden, and food truck venue). The 30 additional hotel cabins would provide places to stay for Town visitors and the site improvements and amenities would revitalize the site's existing character and enhance the Town's overall character as a destination resort community. The Specific Plan would also be amended in various sections to allow the Amended Phase One development scenario. Thus, upon adoption by the Town, the project would be consistent with the Specific Plan, as amended.

Overall, the revised project would not result in any additional land use impacts that were not previously considered and addressed in the Final EIR and 2016 Addendum.

Mitigation Program

No mitigation measures were found to be feasible in the Final EIR or 2016 Addendum for this topic area, and no new measures are feasible.

3.2 AESTHETICS/LIGHT AND GLARE

The certified Final EIR determined that despite the implementation of recommended mitigation measures, the previously analyzed project would result in significant and unavoidable construction impacts as the surrounding residential areas would be exposed to the visually related impacts of construction activities. Additionally, long-term visual/aesthetic impacts due to increased building heights, removed mature vegetation, increased hardscape features, and view obstruction would remain significant and unavoidable following implementation of recommended mitigation measures. Further, the 2016 Addendum concluded that the 2016 Old Mammoth Place CUP Amendment would be similar to those identified in the Final EIR. Similar to the Final EIR, shade/shadow impacts would remain significant and unavoidable. Construction of the project would involve demolition, site preparation, construction, and phasing similar to what was identified in the Final EIR. Thus, short-term construction impacts would not be increased, compared to that analyzed in the Final EIR. The Final EIR Mitigation Measures AES-1 through AES-15 would still be applicable to the 2016 Old Mammoth Place CUP Amendment.

Development of the Amended Phase One would include demolition of the existing restaurant located at the southeast corner of the site and the construction of 30 hotel cabins. The cabins would be "tiny home-style" cabins, up to 35 feet in height, situated in the central and southern portions of the project site. Specifically, single cabins would be up to 25 feet in height, and duplex, triplex, and four-plex cabins would be up to 35 feet in height. Interior and exterior improvements to hotel amenities are also proposed for the existing Sierra Nevada Resort and Spa and Rafters Restaurant and Lounge. Additionally, construction of an outdoor food garden (dining area) along Old Mammoth Road is proposed, which could accommodate one or more food trucks on-site. The Amended Phase One would create a new public park and, potentially, an events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events as well.

The Amended Phase One would appear similar in character to the existing on-site hotel and surrounding community. Proposed cabins would range from 25 to 35 feet in height, similar to existing structures in the area. The 2016 CUP Amendment considered on-site building heights ranging from 35 to 65 feet in height. As such, the Amended Phase One development (up to 35 feet in height) would not result in increased resultant view blockage to the surrounding mountains and hillsides, compared to that analyzed in the certified Final EIR and 2016 Addendum. Resultant shadow patterns would be similar in character to the existing surrounding community. Construction of the project would involve demolition, site preparation, and construction similar to the extent of what was identified in the certified Final EIR and 2016 Addendum. The Amended Phase One development would also include interior and exterior lighting for security, parking, signage, landscaping, street lighting, and interior lighting of the proposed structures, although to a lesser extent than the full development considered as part of the Specific Plan. Implementation of the Final EIR certified Mitigation Measures AES-13 and AES-14 (as amended in the 2016 Addendum) would still be required in order to reduce light and glare impacts. As such, the intensity of operational lighting impacts would be reduced compared to that analyzed in the certified Final EIR and 2016 Addendum.

Overall, the proposed project would result in fewer aesthetic/light and glare impacts, compared to that considered in the certified Final EIR and 2016 Addendum. Notwithstanding, the Amended Phase One would still be required to comply with the certified Mitigation Measures AES-1 through AES-14. With implementation of certified mitigation, the Amended Phase One would not result in any new or potentially adverse aesthetics/light and glare impacts not previously considered and addressed.

Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce significant and unavoidable impacts associated with the previously approved project to the extent feasible. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

AES-1 Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Final Development Plans and Grading Plans. *Old Mammoth Place Addendum, 2016.*

AES-2 A grading plan shall be submitted concurrently with the development plans and shall be approved through the design review process by the Planning & Economic Development Commission. All grading and earthwork activities must be conducted in accordance with an approved construction grading plan and grading permit issued by the Mammoth Lakes Public Works Department. All grading plans must meet Lahontan Regional Water Quality Control Board standards for interim and permanent erosion control measures. *Old Mammoth Place Addendum, 2016.*

AES-3 The applicant shall prepare and submit a construction hauling plan to be reviewed and approved by the Community & Economic Development Department prior to issuance of grading permit. The plan shall ensure that construction haul routes do not affect sensitive uses in the project vicinity.

AES-4 All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the Community & Economic Development Department for review concurrent with grading permit application. *Old Mammoth Place Addendum, 2016.*

AES-5 The overall color scheme shall be determined by the Town's Design Guidelines and Town of Mammoth Lakes Advisory Design Panel, subject to approval by the ~~Town of Mammoth Lakes~~ Planning & Economic Development Commission. The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or man-made. Accent colors shall integrate with the overall color scheme and form of the building. *Old Mammoth Place Addendum, 2016.*

AES-6 All signs shall be in accordance with the general provisions, prohibitions, exemptions, and special purposes delineated in Chapter ~~17.40~~17.48 of the Town's Municipal Code, the Clearwater Specific Plan, and the Clearwater Landscape Design Guidelines as established and adopted hereafter by the ~~Town~~ Planning & Economic Development Commission. *Old Mammoth Place Addendum, 2016.*

AES-7 Landscape design shall be consistent with ~~TOML~~ Municipal Code Chapter ~~17.20.040~~17.40, California Model Water Efficiency Landscape Ordinance (CA MWELO), property development standards, and the Clearwater Specific Plan Landscape Design Guidelines. The landscape shall enhance the character of the on-site development and shall be compatible with, and complementary to, the natural environment in Mammoth Lakes and the surrounding region. *Old Mammoth Place Addendum, 2016.*

AES-8 Flat roofs shall be designed to carry snow accumulations of a minimum of 161 pounds per square feet, and have a minimum slope of 3/12 for adequate drainage. A roof pitch of less than 3/12 is subject to the approval of the Building Official. Roofs shall be designed to not shed ice and snow onto adjacent properties, walkways, plaza, driveways, and decks. *Old Mammoth Place Addendum, 2016 [modified for clarification].*

AES-9 Roof appurtenances shall be integral parts of the architecture of the structure. Non-functional roof ornamentation shall be avoided. Mechanical, electrical and roof access equipment, vents, and antennas shall be integrated into the roof design to avoid visual

impact on other properties. Skylights, solar collectors and clerestories shall be designed as masses at angles relating to the primary roof, and building architecture, not applied forms. Exposed chimney flues shall not be permitted. *Old Mammoth Place Addendum, 2016.*

AES-10 All appurtenances (i.e., meters and electrical equipment, etc.) shall be integrated into the project design to avoid visual impact from pedestrians and other properties. These appurtenances shall be screened or placed in areas that are not highly visible, where possible. *Old Mammoth Place Addendum, 2016.*

AES-11 Fencing and outdoor enclosures shall be compatible in material, color, and design to adjacent structures, and the neighborhood and regional character. Fences and enclosures shall be designed to withstand heavy snowfall conditions and snow removal operations. Fences, walls, and enclosures shall be no higher than necessary to perform the intended function. Landscape features, fences, and walls in dedicated snow slope areas shall be designed to accommodate snow storage and removal activities. *Old Mammoth Place Addendum, 2016.*

AES-12 All outdoor furnishings shall complement adjacent building character and scale, and shall be appropriate to the project theme, allow for snow removal operations, and accessibility requirements. ~~The tree~~Tree grates shall be used in areas of high pedestrian activity and traffic. They shall be constructed of cast iron, metal, or concrete. *Old Mammoth Place Addendum, 2016.*

AES-13 The applicant shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (~~Chapter~~ Section 17.34.~~060~~030, Exterior Lighting~~Outdoor Lighting Plans~~, of the Municipal Code) to the Community & Economic Development Director that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. *Old Mammoth Place Addendum, 2016.*

AES-14 Landscape lighting should be designed as an integral part of the project. Lighting levels shall respond to the type, intensity, and location of use. Safety and security for pedestrians and vehicular movements must be anticipated. Lighting fixture locations shall not interfere or impair snow storage or snow removal operations. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas. *Old Mammoth Place Addendum, 2016.*

3.3 TRAFFIC AND CIRCULATION

The certified Final EIR determined that after implementation of recommended mitigation measures, the previously analyzed project would result in less than significant impacts with the implementation of the recommended mitigation measures. Further, the 2016 Addendum found that the Old Mammoth Place CUP Amendment would not result in any new, different, or potentially adverse traffic and circulation impacts not previously considered and addressed.

The Amended Phase One would result in the construction of 30 new hotel cabins and the removal of one on-site restaurant building (Jimmy's Taverna and Red Lantern in the southeast corner). This change in land uses would result in a net decrease in daily trips (approximately 487 fewer daily trips) compared to existing condition. As such, the Amended Phase One would result in fewer traffic impacts, compared to that analyzed for full buildout of the Specific Plan; refer to Appendix A, *VMT Assessment*.

Transportation Policy Consistency Analysis

The certified Final EIR acknowledged that the Town intends to make improvements of its existing pedestrian facility systems by increasing the connectivity and safety of existing bikeway, trail, and sidewalk networks per the Sidewalk Master Plan. Additionally, the Town of Mammoth Lakes Trail System Master Plan (MLTSMP) provides non-motorized facilities as alternate forms of transportation, including pedestrians, bicyclist, and cross country skiers. The Amended Phase One would initiate construction of a pedestrian walkway along Laurel Mountain Road, which was considered as part of the full buildout of the Specific Plan, in order to increase the pedestrian connectivity to the project site and surrounding area. The new pedestrian walkway would result in a near-term improvement, which would align with Town's goals pursuant to the Sidewalk Master Plan and MLTSMP. As such, the addition of the new pedestrian walkway would not create any new impacts, not considered as part of the certified Final EIR, regarding pedestrian access.

Implementation of the proposed Amended Phase One would not result in any changes/modifications to the existing bicycle or transit system. Less than significant impacts would result in this regard.

Design Safety Hazard Analysis

The Amended Phase One would alter the existing project site access, compared to that considered in the certified Final EIR. Project modifications would eliminate one of the two existing vehicular access driveways along Old Mammoth Road (the southernmost driveway) and move the vehicular access driveway along Sierra Nevada Road (from its current easterly location) to the center of the site. This change in access driveways would not create a design hazard for vehicles or pedestrians and would alleviate ingress/egress to the reconfigured hotel facility. Less than significant impacts would result in this regard.

Vehicle Miles Traveled (VMT) Screening Analysis

The certified Final EIR established 106,600 VMT as the threshold for projects within the Town. The 2016 Addendum determined that long-term operational impacts regarding VMT would result in approximately 6,270 daily trips and would be consistent with anticipated growth in the area. As such, the previously analyzed project would not exceed the Town's VMT limits.

The certified Final EIR and 2016 Addendum did not specifically address VMT (pursuant to Senate Bill [SB] 743), as it was not required in the CEQA Guidelines at the time of certification. As such, a VMT Assessment for the Amended Phase One was prepared to analyze potentially significant transportation impacts based on VMT. The purpose of the VMT Assessment is to determine if the Amended Phase One meets the Town's recently adopted *SB743 Implementation Guidelines* (Implementation Guidelines) screening thresholds for land use projects.

The VMT Assessment (provided as Appendix A, *VMT Assessment*) found that the Amended Phase One would meet two of the Town's Screening Criteria for land use projects (Map-Based Screening and Redevelopment Projects). According to these Screening Criteria, the development projects would have less than significant VMT impacts if: 1) a project is located within an area of development allowed by the screening map and would result in an average VMT below the allowed county average maximum value; or 2) would reduce daily VMT compared to existing conditions.

The proposed Amended Phase One is anticipated to result in a net decrease of 8,979 vehicle miles travelled (VMT) per day, based on the project's total VMT of 2,797 and the existing restaurant's total VMT of 11,776 (proposed to be removed). The proposed Amended Phase One would also be located within an area of development allowed by the Town's screening map. As the project site is situated in an area of allowed development and would have net decrease in VMT (which would be below the allowed county average maximum value), the project meets the Town's Map-Based Screening criteria. Additionally, the proposed Amended Phase One would reduce daily VMT compared to existing conditions, meeting the Town's Redevelopment Projects criteria as well.

As such, the Amended Phase One would be exempt from further VMT assessment and would result in a less than significant impact with regard to VMT. The Amended Phase One would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Less than significant impacts would result in this regard.

Conclusion

The Amended Phase One would result in substantially less development intensity than that considered for full buildout of the Specific Plan. This interim development would result in fewer daily trips, compared to the existing condition and buildout of the Specific Plan. As such, the certified Mitigation Measures would not apply to the Amended Phase One and impacts pertaining to transportation would be less than significant. The Amended Phase One would not result in any new or potentially adverse traffic and circulation impacts not previously considered and addressed.

Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to avoid potential adverse impacts associated with the previously approved project to maintain less than significant levels. However, the certified Mitigation Measures would not apply to the Amended Phase One.

3.4 AIR QUALITY

Air Quality

The certified Final EIR determined upon implementation of recommended mitigation measures, development of the Specific Plan would not result in significant air quality impacts during project construction and operation in regard to project consistency with the *Town of Mammoth Lakes Air Quality Management Plan* (AQMP) or result in significant cumulative air quality impacts along with implementation of other development in the project area. Further, the 2016 Addendum concluded that the air quality impacts resulting from the 2016 Old Mammoth Place CUP Amendment would be similar to those identified for the Specific Plan in the certified Final EIR.

For the proposed Amended Phase One, long-term operational impacts would be consistent with the anticipated growth within the project area, given this use is consistent with the existing land use conditions. The Amended Phase One is anticipated to generate approximately 152 daily trips, which is substantially lower than the number of trips forecast for buildout of the Specific Plan. Further, the proposed Amended Phase One is anticipated to result in a net decrease of 8,979 VMT per day, based on the project's total VMT of 2,797 and the existing restaurant's total VMT of 11,776 (proposed to be removed). Consequently, operational air quality impacts related to

vehicle mileage would be substantially less than what was anticipated for buildout of the Specific Plan. In conclusion, the Amended Phase One would result in substantially fewer operational air quality emissions than those considered for full buildout of the Specific Plan.

During project construction, the Amended Phase One would involve demolition of an existing restaurant at the southeast corner of the site, site preparation, and construction of 30 new cabins. The Amended Phase One would involve operating the new lodging cabins, available for rental through the existing on-site hotel facility. It is acknowledged that both project construction and operation would be significantly smaller in magnitude than what was assumed for full buildout of the Specific Plan. As a result, temporary construction-related air quality impacts resulting from the Amended Phase One would be substantially lower than those identified in the certified Final EIR and 2016 Addendum. Further, the certified Mitigation Measures AQ-1 through AQ-5 would still apply to the Amended Phase One. With implementation of certified mitigation, the Amended Phase One would not result in any new or potentially adverse air quality impacts not previously considered and addressed.

Greenhouse Gas Emissions

The Final EIR for the Specific Plan was certified in 2009, and the 2016 Old Mammoth Place CUP Amendment and associated Addendum were approved in 2016. The 2016 Addendum was prepared to confirm if the proposed modifications were consistent with what was analyzed as part of the certified Final EIR. Section 3.4, *Air Quality*, of the 2016 Addendum concluded that the certified Final EIR already contained mitigation measures to address sources of greenhouse gas (GHG) emissions; certified Mitigation Measures AQ-1 through AQ-5. In addition, the 2016 Old Mammoth Place CUP Amendment was conditioned to achieve a Leadership in Energy and Environmental Design (LEED) Silver or equivalent certification as well as incorporate numerous water and energy efficiency programs during project construction and operation. As such, the 2016 Addendum concluded that GHG emissions resulting from the 2016 Old Mammoth Place CUP Amendment would be reduced with the mitigation measures from the certified Final EIR and the LEED Silver (or equivalent) certification requirements, and there is no evidence that further mitigation is necessary to further demonstrate compliance with the State mandated GHG reduction targets.

During project construction, the proposed Amended Phase One would involve demolition of an existing restaurant at the southeast corner of the site, site preparation, and construction of 30 new cabins. These new lodging cabins would be available for rental through the existing on-site hotel facility. It is acknowledged that both project construction and operation would be significantly smaller in magnitude than that considered for full buildout of the Specific Plan.

Based on the magnitude of the proposed Amended Phase One (as compared to full buildout of the Specific Plan) and implementation of the certified mitigation measures that address sources of GHG emissions, GHG emissions associated with development of the Amended Phase One would be minimized and no further mitigation would be necessary to further demonstrate compliance with State mandated GHG reduction targets. With implementation of certified mitigation, the Amended Phase One would not result in any new or potentially adverse GHG emissions impacts not previously considered and addressed.

Mitigation Program

The Final EIR Mitigation Monitoring and Reporting Program includes measures to reduce potential impacts associated with the previously approved project to less than significant levels.

Subsequently, the 2016 Addendum provided minor, editorial modifications to application measures for the 2016 Old Mammoth Place CUP Amendment. The following measures from the certified Final EIR and/or the 2016 Addendum would be applicable to the proposed Amended Phase One. Any modifications to the original measures are shown in strikethrough for deleted text and underlined for new, inserted text.

Applicable Mitigation Measures

AQ-1 Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with ~~GBUPACD~~ Great Basin Unified Air Pollution Control District (GBUAPCD) Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the ~~GBUPACD~~ GBUAPCD Rules and Regulations. In addition, ~~GBUPACD~~ GBUAPCD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
- On-site vehicles' speed shall be limited to 15 miles per hour (mph);
- All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
- If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

Old Mammoth Place Addendum, 2016.

AQ-2 Under GBUAPCD Rule 200-A and 200B, the project applicant shall apply for a Permit to Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution. *Old Mammoth Place Addendum, 2016.*

AQ-3 Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the project applicant shall complete the necessary permitting approvals prior to commencement of construction activities. *Old Mammoth Place Addendum, 2016.*

AQ-4 Prior to demolition activities, the applicant shall demonstrate to the GBUAPCD that the project is consistent with the Toxic Substance Control Act (TSCA), (15 U.S.C. Section 2601 et. seq.) Title 2 - Asbestos Hazard Emergency Response for handling asbestos. *Old Mammoth Place Addendum, 2016.*

AQ-5 Prior to approval of building plans, the applicant shall provide confirmation, to the satisfaction of the ~~Town of Mammoth Lakes~~ Town's Community and Economic Development Department, that wood fired stoves or appliances would not be used on-site. *Old Mammoth Place Addendum, 2016.*

3.5 NOISE

The certified Final EIR determined that after implementation of recommended mitigation measures, development of the Specific Plan would result in significant and unavoidable construction noise and cumulative construction noise impacts. The certified Final EIR concluded that implementation of Mitigation Measures N-1 through N-3 would significantly reduce noise impacts during project construction and operation. Despite implementation of the abovementioned mitigation measures, construction-related noise impacts and cumulative construction noise impacts were determined to remain significant and unavoidable due to the proximity of sensitive receptors to the project site. As such, a Statement of Overriding Considerations was adopted by the Town Council when the Final EIR was certified. Subsequently, the 2016 Addendum was prepared to confirm if the proposed modifications of the 2016 Old Mammoth Place CUP Amendment were consistent with what was analyzed as part of the certified Final EIR. Section 3.5, *Noise*, of the 2016 Addendum acknowledged that despite implementation of the Mitigation Measures N-1 through N-3, construction-related noise impacts and cumulative construction noise impacts resulting from the 2016 Old Mammoth Place CUP Amendment were determined to remain significant and unavoidable due to the proximity of sensitive receptors to the project site. As such, the 2016 Addendum concluded that construction-related noise impacts and cumulative construction noise impacts from the 2016 Old Mammoth Place CUP Amendment would remain significant and unavoidable.

The Amended Phase One would involve demolition of an existing restaurant at the southeast corner of the site, site preparation, and construction of 30 new cabins. It is acknowledged that both project construction and operation would be significantly less in magnitude than full development of the Specific Plan. Similar to the Specific Plan and the 2016 Old Mammoth Place CUP Amendment (which proposed outdoor recreation uses at the pedestrian plaza/outdoor recreation areas), the proposed Amended Phase One would include outdoor recreational uses (although to a lesser extent), including activities at the proposed public open space/event area at the southeast corner of the site, relocated pool, outdoor food garden (dining area) along Old Mammoth Road, and other amenity areas (including expanded outdoor seating and lawn game areas). Outdoor activities potentially generating excessive noise (i.e., music and performances) would be subject to a Use Permit, which would regulate the hours of performances and amplification of equipment.

Implementation of the certified Mitigation Measures N-1 through N-3 would significantly reduce noise impacts during construction and operation of the Amended Phase One. With implementation of certified mitigation, the proposed Amended Phase One would not result in any new, different, or potentially adverse construction-related noise impacts and cumulative construction noise impacts not previously considered and addressed.

Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce significant and unavoidable impacts associated with the previously approved project to the extent feasible. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

N-1 Prior to Grading Permit issuance, the project shall demonstrate, to the satisfaction of the ~~Town of Mammoth Lakes~~ Town's Community & Economic Development Department that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the Town or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Old Mammoth Place Addendum, 2016.

N-2 The proposed project shall be required to adhere to ~~Chapter 8.80.090~~Section 8.16.090 (Prohibited Acts) of the *Municipal Code,* which prohibits loading activities between the hours of 10:00 p.m. and 7:00 a.m. *Old Mammoth Place Addendum, 2016.*

N-3 Mechanical equipment shall be placed as far as practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design. *Old Mammoth Place Addendum, 2016.*

3.6 UTILITIES AND SERVICE SYSTEMS

The certified Final EIR determined that development of the Specific Plan would create increased demand on utilities and service systems serving the project area; however, impacts would be less than significant. Further, the 2016 Addendum found that the Old Mammoth Place CUP Amendment would involve similar development and demand for public services and utilities to that identified in the certified Final EIR.

The proposed Amended Phase One would result in a substantially reduced development, compared to that considered for full development of the Specific Plan. The proposed project would construct 30 hotel cabins. Project modifications would increase demand for public services and utilities compared to existing conditions, but would be less than those considered for the previously analyzed project. The proposed Amended Phase One would increase utility demands as follows:

- Electrical amperage to the property would increase an additional 2055 amps per day.
- Propane delivery to the site would increase by 440 gallons per day.
- Water to the site would increase by 220 gallons per day
- Sewerage from the site would increase 320 gallons per day

The Amended Phase One proposes the installation of new on-site utility connections to serve the new cabins, including water, sewer, electrical, gas, and telecommunications. Electrical, gas (propane), water, and sewer utilities would all see an increase regarding on-site demand. Based on the certified Final EIR, there are no deficiencies in the water delivery system serving the project site. Additionally, the certified Final EIR concluded that there are sufficient existing facilities for water supply and wastewater treatment. Dry utilities would be available to serve the project site upon approval of all necessary permits from the Town and other agencies. As a result, the proposed Amended Phase One's demand for public services and utilities is anticipated to be substantially less than that identified in the certified Final EIR and 2016 Addendum. The proposed Amended Phase One would not result in any new, different or potentially adverse public services and utilities impacts not previously considered and addressed in the certified Final EIR and 2016 Addendum. Furthermore, the proposed project's utilities and service systems would only be temporary, as they would be demolished, and reconstructed appropriately to service construction of full buildout of the Specific Plan.

Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce potential impacts associated with the previously approved project to less than significant levels. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

USS-1 The Applicant shall provide lateral sewer lines to the ~~centerlines~~sewer main of the nearest adjacent roadways. The lateral sewer lines shall be constructed in accordance with Town and ~~MCWD~~ Mammoth Community Water District (MCWD) standards and

specifications, to the satisfaction of the Town of Mammoth Lakes. *Old Mammoth Place Addendum, 2016 [modified for clarification].*

3.7 ENERGY

The Final EIR for the Specific Plan was certified in 2009, and the 2016 Addendum for the 2016 Old Mammoth Place CUP Amendment was approved in 2016. Although not addressed in a standalone section in the EIR, energy considerations were analyzed in Section 6.1, *Irreversible Environmental Changes That Would Be Involved In The Proposed Action Should It Be Implemented*.

The implementation of project design features and mitigation measures related to energy efficiency have also typically been incorporated into a project's air quality and greenhouse gas analyses. As such, the certified Final EIR contained mitigation measures to address energy consumption, despite energy consumption reduction has not been specifically stated as reasoning for implementing these mitigation measures. These mitigation measures include mitigation of traffic and air quality impacts of the proposed development under the Specific Plan.

Both construction and operation of Amended Phase One would be substantially less in magnitude compared to full buildout of the Specific Plan. Based on the magnitude of the Amended Phase One and implementation of the certified mitigation measures that address energy consumption, the Amended Phase One would not result in any new or potentially adverse energy impacts not previously considered and addressed.

Mitigation Program

The Final EIR Mitigation Program, as amended by the 2016 Addendum, includes measures to reduce potential impacts associated with the previously approved project to less than significant levels. The following measures from the certified Final EIR and 2016 Addendum would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

Refer to Mitigation Measures AQ-1 through AQ-5 above.

3.8 WILDFIRE

The certified Final EIR determined that the Town and surrounding area have been rated as having a very high fire potential. Further, the certified Final EIR determined the previously analyzed project would be subject to review by the Mammoth Lakes Fire Protection District (MLFPD) to ensure fire regulations are met. MLFPD review would include ensuring adequate clearance of flammable vegetation around individual structures to prevent the spread of fire between wildlands and structures. As such, compliance with applicable provisions and fire codes pertaining to fire control would result in less than significant impacts.

According to the California Department of Forestry and Fire Protection *Mono County Fire Hazard Severity Zones in LRA Map*, the project site is not located within a State Responsibility Area (SRA)

nor is classified as a very high fire hazard severity zone.[1] However, it is acknowledged that the site is situated within a Low fire hazard severity zone. The proposed Amended Phase One would not result in an adverse effect which could impede emergency evacuation routes serving the Town. Further, project modifications would be subject to review by MLFPD to ensure the project complies with fire requirements and emergency vehicle access. The Amended Phase One would also be subject to payment fees that are currently imposed by the Town and used to fund the required fire suppression equipment. Wildfire impacts resulting from the Amended Phase One would be less than those identified in the certified Final EIR and 2016 Addendum. Compliance with fire requirements, emergency vehicle access, and payment of required fees would reduce potential impacts associated with the Amended Phase One to less than significant levels. As such, impacts regarding wildfire would be less than significant.

Mitigation Program

The certified Final EIR and 2016 Addendum determined that potential wildfire impacts associated with the previously approved project were less than significant. As such, no certified mitigation measures apply for wildfire impacts and impacts in this regard would be less than significant.

4.0 DETERMINATION/ADDENDUM CONCLUSION

As detailed in the analysis presented above, this Addendum supports the conclusion that the proposed addition of the Amended Phase One to the Specific Plan would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the Final EIR and the 2016 Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified Final EIR and the 2016 Addendum.

5.0 ADDENDUM PREPARATION SOURCES/REFERENCES

California Environmental Quality Act, 1970, as amended, Public Resources Code Sections 21000-21189.

California Department of Forestry and Fire Protection, *Mono County Fire Hazard Severity Zones in LRA Map*, https://osfm.fire.ca.gov/media/6724/fhszl06_1_map26.pdf, September 21, 2007, accessed on October 15, 2021.

Google Earth Maps, http://maps.google.com, accessed October 2021.

Michael Baker International, *Old Mammoth Place, Addendum to the Clearwater Specific Plan, Environmental Impact Report*, June 1, 2016.

RBF Consulting, *Final Clearwater Specific Plan Environmental Impact Report*, SCH No. 2006062154, adopted July 2008.

1 California Department of Forestry and Fire Protection, *Mono County Fire Hazard Severity Zones in LRA Map*, https://osfm.fire.ca.gov/media/6724/fhszl06_1_map26.pdf, September 21, 2007, accessed on October 15, 2021.

RBF Consulting, *Old Mammoth Place, California Environmental Quality Act Conformance Review*, February 2010.

Town of Mammoth Lakes, *Town of Mammoth Lakes Municipal Code.*

Town of Mammoth Lakes, *Town of Mammoth Lakes General Plan 2007*, dated May 2007.

Town of Mammoth Lakes, *General Plan Update Final Program Environmental Impact Report*, SCH No. 2003042155, dated May 2007.

Town of Mammoth Lakes, *The Clearwater Specific Plan*, revised April 21, 2010 (DZA 09-001 and DZA 10-002).

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APPENDIX A
VMT Assessment

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TECHNICAL MEMORANDUM

To: Amy Callanan, Town of Mammoth Lakes

From: Robert Davis, Michael Baker International
Dawn Wilson, Michael Baker International

CC: Kristen Bogue, Michael Baker International

Date: October 20, 2021

Subject: Sierra Nevada Resort Amendment VMT Assessment

Introduction

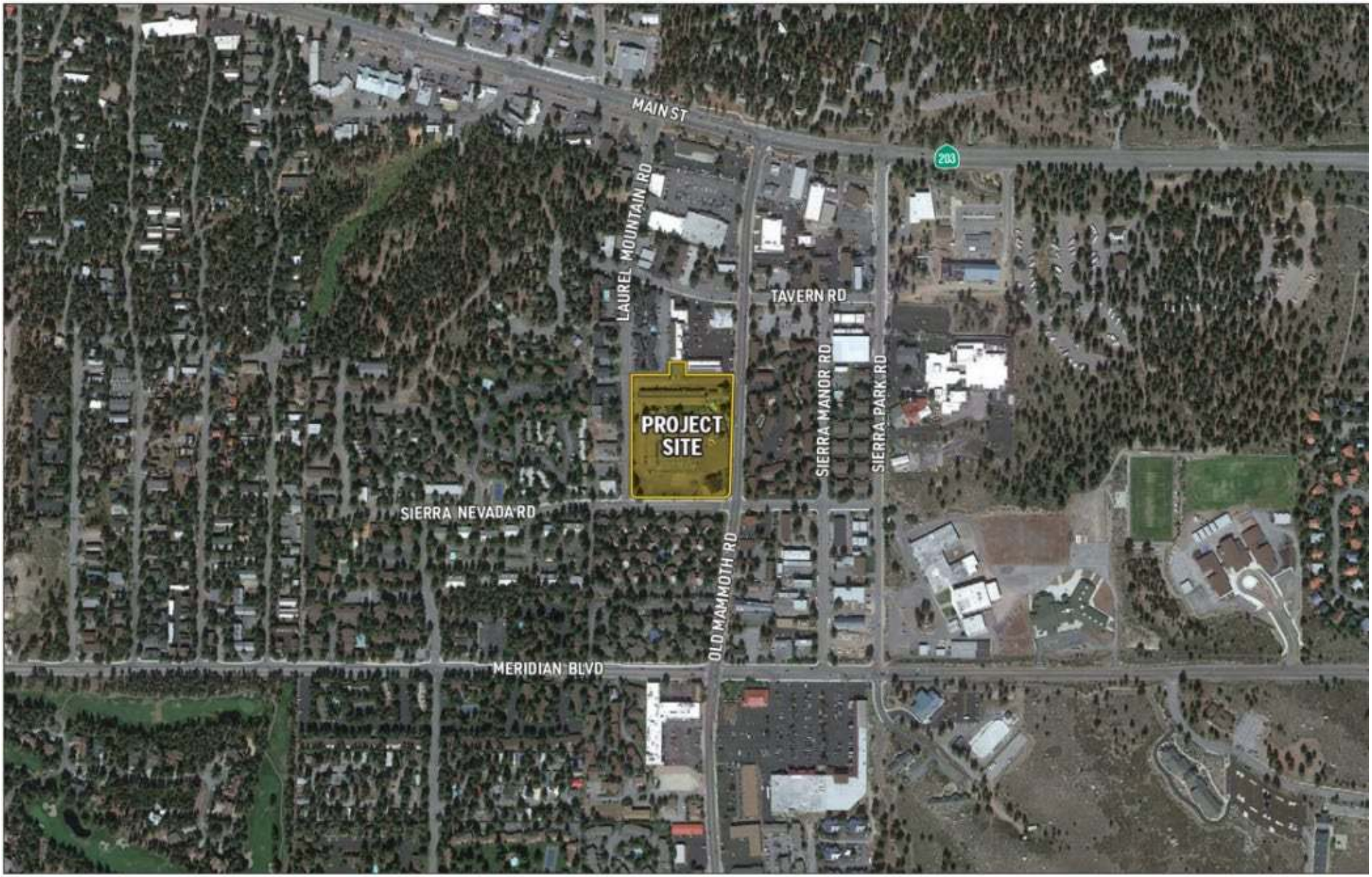
The purpose of this memorandum is to document the VMT assessment for the proposed Sierra Nevada Resort Amendment (Project) located in the Town of Mammoth Lakes, California. This memorandum has been prepared to support the Transportation component of the California Environmental Quality Act (CEQA) process. **Table 1** provides key project information. **Exhibit 1** shows the location of the project.

Table 1: Project Information

Item	Description
Project Title	Sierra Nevada Resort Amendment
Project Location	248 Old Mammoth Road - Situated on the northwest corner of the intersection of Old Mammoth Road and Sierra Nevada Road (Town of Mammoth Lakes, Mono County, CA)
Existing Use	Restaurant building occupied by Red Lantern downstairs and Jimmy's Taverna upstairs. Total existing restaurant floor area is approximately 5,700 square feet.
Proposed Use	30 Hotel Room Units (Cabins)
Area	6.1 acres

The existing restaurant building would be replaced by the proposed 30 hotel units.

Exhibit 1: Project Site Vicinity



Source: Google Earth Pro, September 2021

Analysis Guidelines

Per the direction of Town staff, the Town of Mammoth Lakes *SB743 Implementation Guidelines* November 24, 2020 was utilized as the primary resource in the development of this analysis. *Resolution 20-94* of the Town Council was adopted on December 2, 2020 and establishes the "Vehicle Miles Traveled Thresholds of Significance for Purposes of Analyzing Transportation Impacts under the California Environmental Quality Act."

Project Trip Generation Analysis

The number of Project site trips was estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (10th Edition). **Table 2** shows the ITE trip generation rates used for this analysis and **Table 3** shows the estimated trips generated by the Project and by the existing restaurant use that will be replaced (redeveloped) by the Project.

Table 2: Trip Generation Rates

Land Use	ITE Code	Daily Trip Rate	AM Peak Hour			PM Peak Hour		
			Rate	In	Out	Rate	In	Out
High-Turnover (Sit-Down) Restaurant	932	112.18 / KSF (1)	9.94	55%	45%	9.77	62%	38%
All Suites Hotel	311	4.46 / Room	0.34	53%	47%	0.36	48%	52%

Notes:
1) KSF = Thousand Square Feet

Table 3: Estimated Project Trips and Existing Restaurant Trips

Land Use	ITE Code	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
					Trips	In	Out	Trips	In	Out
Existing: High-Turnover (Sit-	932	5.7	KSF(1)	639	57	31	26	56	35	21
Proposed: All Suites Hotel	311	30	Rooms	134	10	5	5	11	5	6
Net Difference (Proposed – Existing) (2)				**-505**	**-47**	**-26**	**-21**	**-45**	**-30**	**-15**

Notes:
1) KSF = Thousand Square Feet
2) Values may vary slightly due to rounding.

Screening Criteria

Land use projects that meet the screening thresholds identified in **Table 4** are assumed to result in a less than significant transportation impact under CEQA and do not require a detailed quantitative VMT assessment. **The project meets two of the Screening Criteria for land use projects which would allow a determination of a less than significant impact on VMT, thus a detailed project-specific VMT assessment is not required.** Criteria for both the Map-Based Screening and the Redevelopment Project categories are met by the proposed Project.

Table 4: Screening Criteria for Land Use Projects Presumed to Cause a Less Than Significant Impact

Project Type	Town Recommended Screening Criteria	Project Evaluation	Result
Small Projects	Project generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Town of Mammoth Lakes. Unless: It is inconsistent with the General Plan as determined by the Town of Mammoth Lakes.	Project is anticipated to generate approximately 134 daily trips, which exceeds the Small Project trip generation threshold.	Does Not Meet Criteria
Local Serving Retail	No single store on-site exceeds 50,000 square feet; and Project is local-serving as determined by the Town of Mammoth Lakes. Unless: The nature of the service is regionally focused as determined by the Town of Mammoth Lakes.	Not applicable since Project is not retail development.	Does Not Meet Criteria
Affordable Housing	A high percentage of affordable housing is provided as determined by the Town of Mammoth Lakes. Unless: The percentage of affordable housing is determined by the Town of Mammoth Lakes to not be high in relation to the residential element of a project.	Not applicable since Project does not contain affordable housing development.	Does Not Meet Criteria
Local Essential Service	Building is less than 50,000 square feet: and Land Use is: • Day care center; or • Public K-12 School; or • Police or Fire facility; or • Medical/Dental office building; or • Government offices (in-person services such as post office, library, and utilities) Unless: The nature of the service is regionally focused as determined by the Town of Mammoth Lakes.	Not applicable since Project is not retail or essential services development.	Does Not Meet Criteria
Map-Based Screening	Area of development is under threshold as shown on screening map as allowed by the Town of Mammoth Lakes. Note that screening maps for residential and employment based VMT projects are provided in Appendix B of the Town of Mammoth Lakes SB 743 Implementation Guidelines. Unless: The project represents significant growth as to substantially change regional travel patterns as determined by the Town of Mammoth Lakes.	Project is located Hex ID 588 and this zone is designated as "green" in the Appendix B Screening Maps and having a non-residential average VMT that is 15% or more below the Mono County Average.	**Meets Criteria**
Redevelopment Projects	Project replaces an existing VMT-generating land use and does not result in a net overall increase in VMT Unless: The project replaces an existing VMT-generating land use and results in a net overall increase in VMT.	The existing restaurant use has a daily VMT of 11,776. The proposed hotel units would have a daily VMT of 2,466 which represents a net reduction in VMT.	**Meets Criteria**

Redevelopment Project VMT Assessment

The VMT Screening Tool results are shown in **Table 6** and screenshots of the screening tool results are attached to this memo. The Project is estimated to generate a daily total (Production-Attraction, PA) of 134 trips. The average trip length for the Project is 18.4 miles. The resulting Total VMT is 2,466 (134 trips x 18.4 miles per trip). A comparison of the average trip length for the Project (18.4 miles) to the Mono County average trip length (27.4) shows an average trip length that is 32.8% lower than the County's average trip length.

A comparison of the Project total VMT (2,466) to the existing restaurant use total VMT (11,776) shows that the Project is anticipated to result in a net decrease of 9,310 VMT per day. Therefore, **the project is determined to have less than significant impact.**

Table 5: VMT Summary

Category	Project Comparison		
	Mono County	Existing Restaurant	Project
Daily Trips	N.A.	640	134
Average Trip Length (miles)	27.4	18.4	18.4
Total VMT	N.A.	11,776	2,466

Mitigation Measures

Since the project is projected to result in a less than significant impact, mitigation measures are not required.

Conclusions

The Project VMT assessment for the Sierra Nevada Resort Amendment located in the Town of Mammoth Lakes shows that the Project meets two of the Town Screening Criteria and is therefore determined to have a less than significant impact. While a detailed VMT assessment is not required, an evaluation of the Project condition was conducted to demonstrate that redevelopment of the site results in a reduction in trips generated and a greater that 15% reduction in average trip length. As such, the Project results in a net reduction in VMT compared to the existing use. Based on this assessment, **the project is determined to have a less than significant impact and no mitigation is required.**

VMT Calculator Output

VMT CALCULATOR

Kimley»Horn Mammoth Lakes CALIFORNIA

Version 1.1 Build Date 11_05_20

PROJECT INFORMATION

Project Name	Sierra Nevada Resort Amendment
Address	248 Old Mammoth Road
HEX ID	588
Project Context/Setting	Suburban Center

LAND USE INFORMATION

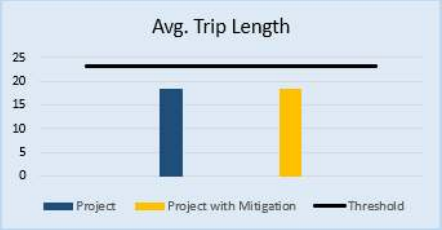
VMT Land Use Type	Non_Residential
ITE Trip Gen Land Use	311 | All Suites Hotel
Room(s)	30
Mixed-Use Adjustment	0%

PRESUMPTIONS OF LESS THAN SIGNIFICANT IMPACT

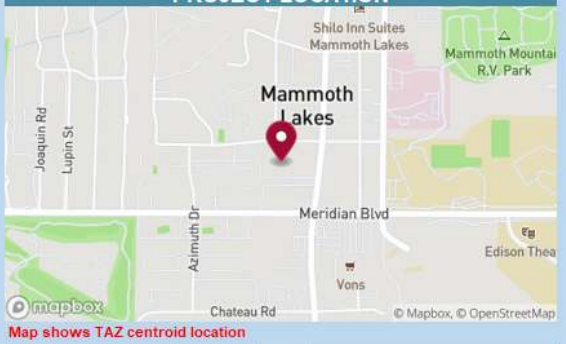
- ☐ Affordable Housing
- ☐ Within a 1/2 mile of Major Transit Stop
- ☐ Local Retail (<50,000 Sq Ft)
- ☐ Less than 110 Trips per Day

VMT OUTPUT

	PROJECT
Avg. Trip Length	18.4
Daily Trips	134
Average (Avg. Trip Length)	27.4
hreshold (15% below Average)	23.3
Significant Impact?	No



PROJECT LOCATION



Map shows TAZ centroid location

SEARCH LOCATION RESET

VMT CALCULATOR

Kimley»Horn Mammoth Lakes CALIFORNIA

Version 1.1 Build Date 11_05_20

PROJECT INFORMATION

Project Name	Sierra Nevada Resort Amendment
Address	248 Old Mammoth Road
HEX ID	588
Project Context/Setting	Suburban Center

LAND USE INFORMATION

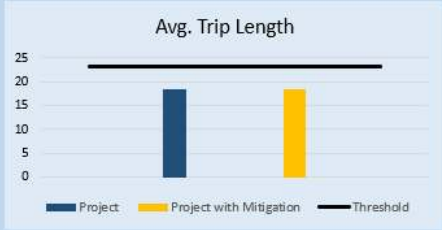
VMT Land Use Type	Non_Residential
ITE Trip Gen Land Use	932 | High-Turnover (Sit-Down) Restaurant
1,000 Sq Ft	5.7
Mixed-Use Adjustment	0%

PRESUMPTIONS OF LESS THAN SIGNIFICANT IMPACT

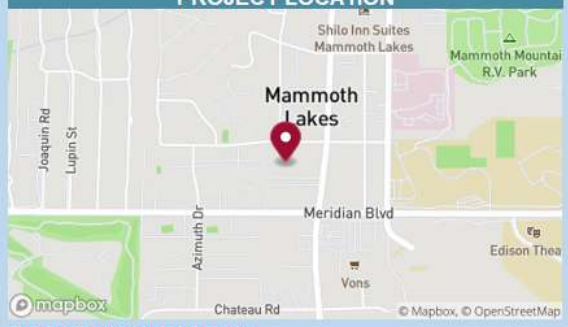
- ☐ Affordable Housing
- ☐ Within a 1/2 mile of Major Transit Stop
- ☐ Local Retail (<50,000 Sq Ft)
- ☐ Less than 110 Trips per Day

VMT OUTPUT

	PROJECT
Avg. Trip Length	18.4
Daily Trips	640
Average (Avg. Trip Length)	27.4
hreshold (15% below Average)	23.3
Significant Impact?	No



PROJECT LOCATION



Map shows TAZ centroid location

SEARCH LOCATION RESET

ATTACHMENT 4

Application Narrative

PROJECT NARRATIVE

Background

In 1967, the Sierra Nevada Lodge opened on Old Mammoth Road, where it operated largely unchanged for more than 40 years. In 2008, a new owner set out to develop a mixed-use resort on the site, consistent with the vision and goals of the General Plan. In 2009, the owner applied for, and the Town Council approved, the Clearwater Specific Plan ("CSP") to accommodate the owner's development plan for the proposed resort. The owner then applied for, and the Planning and Economic Development Commission approved, a conditional use permit ("CUP") for a mixed-use resort called "Old Mammoth Place." The approved project included 340 condo-hotel units, 488 lodging rooms, eight on-site workforce housing units, three outdoor public events plazas, 20,000 square feet of retail space, 17,000 square feet of restaurant space, 9,500 square feet of conference space, a 4,500 square-foot spa and wellness center, an ice rink, a pool and hot tubs, and an underground parking garage to accommodate 488 vehicles.

During the seven-year period following the approval of Old Mammoth Place, the owner failed to secure financing for the proposed project. Therefore, in August 2016, the owner sought to bolster the project's economic viability by securing amendments to the CSP and CUP. These amendments included increasing the building height to 80 feet, significantly expanding the residential square footage, increasing underground parking capacity to 610 spaces, and removing the on-site workforce housing requirement.

Despite these efforts, financing for Old Mammoth Place remained unattainable throughout the next five years. Therefore, the owner pivoted his focus to refreshing the existing hotel rooms and renovating the restaurants and public spaces at Sierra Nevada Lodge. Consequently, the vision and goals for the site, as outlined in the General Plan, remained unfulfilled, and Old Mammoth Road continued to struggle to meet the needs and expectations of visitors and locals alike.

Waterton's Redevelopment of the Site

In 2021, WH SN Mammoth LLC ("Waterton") purchased the site and set out to expand, renovate, and rebrand the Sierra Nevada Lodge in a manner that could be financed. Waterton then applied for and obtained an amendment to the CSP ("Phase One Addendum") to accommodate a less dense and lower-scale expansion and renovation of the site, while leaving open the possibility that Old Mammoth Place could still be developed if it ever became financially feasible. Waterton then obtained Design Review approval and a Conditional Use Permit for the renovations, and made substantial investments to expand and upgrade the hotel, restaurant, and public spaces, and to create a dynamic outdoor food and entertainment venue along the Old Mammoth Road. Specifically, Waterton:

- Updated and enhanced all of the hotel's entryways, lobby areas, public spaces, and accommodations;
- Added twenty family-friendly Villa units and ten cabin units to the hotel inventory;
- Created a new restaurant and bar called "Bar Sierra" with an expanded outdoor seating deck;
- Created a food and beverage garden and events venue along Old Mammoth Road, which is served by Bar Sierra and a food truck stationed at the corner of Old Mammoth Road and Sierra Nevada Road.
- Upgraded and increased the capacity of the event and meeting space at the site;
- Created a new wine bar in the hotel lobby;
- Installed a new and enlarged pool and hot tub;
- Created multiple landscaped social and amenity areas;
- Provided on-site workforce housing for a minimum of five hotel employees; and
- Constructed a new sidewalk along Laurel Mountain Road, for the full length of the site, which supports the Town's Safe Routes to Schools Initiative.

Waterton's redevelopment of the site was the first major expansion and renovation of a hospitality project in Mammoth in decades. It transformed the site into a contemporary, full-service family resort, and made significant strides toward achieving the General Plan's goals for the Old Mammoth Road ("OMR") District, including increased hotel occupancies and a revitalized streetscape.

The Villas

Waterton's redevelopment of the site included the construction of five four-plex buildings that contain 20 family-oriented lodging units called the "Villas." Throughout the entitlement and redevelopment process, Waterton intended to own and operate the entire site as a traditional hotel. However, the quality and configuration of the Villas soon led to a number of unsolicited requests from hotel guests for Waterton to convert the Villas into condominium-hotel units.

The sale of the units would present guests a unique opportunity to invest in the OMR District, thereby contributing to its enhancement and sustainability. The sale of units would also bolster the long-term stability and viability of the resort, creating a mutually beneficial arrangement for both new unit owners and the local community. Moreover, more than two-thirds of the site would still remain available for redevelopment if the property owner were to pursue a scaled-down version of Old Mammoth Place if it were to become financially feasible.

The proposed subdivision of the Villas for condominium hotel purposes would not have a material impact on hotel operations because use of the Villas will be restricted to transient occupancy. Transient occupancy restrictions mean and include: (i) owner and guest stays will be limited to 30-days maximum per stay, without limitation on number of stays per year; and (ii) each Villa will remain available for rental by the general public when the Residence is not owner or guest occupied; (iii) such restrictions are severable in the event of a determination that a

restriction is found unenforceable, void or unconstitutional and subject to Town procedures whereby an owner can seek a waiver of transient occupancy restrictions due to hardship, change of circumstances, or other material grounds. In addition to the transient occupancy restrictions set forth in Town zoning, the Town's restrictions on transient occupancy will be included the governing CCRs of the Villas to ensure that the Villas' primary use remains transient occupancy.

Waterton's Entitlement Applications

Waterton's goals are to establish "condominium hotel" units as a permitted use for the Villas, as currently permitted under the CSP, and to allow each of the Villas to be marketed for sale. To accomplish those goals, Waterton requests the Town to: (i) amend the Phase One Addendum to allow the Villas to be used and sold as condominiums; and (ii) approve a Tentative Tract Map to document the conversion of the Villas to condominiums.

Conformance to the General Plan

The Town's General Plan identifies three core principles applicable to the OMR District: (1) create walkable communities; (2) maintain mountain town character; and (3) provide economic viability. Waterton's redevelopment of the site conforms to each of these principles through the creation of a vibrant, walkable site that maintains the character of Mammoth Lakes while laying a solid foundation for sustained economic viability.

Compliance with the CSP

The Municipal Code states that the OMR District "is intended to encourage a mix and intensity of uses in a pedestrian-scaled environment at a scale and form that is appropriate to its neighborhood context and adjacent residential uses and forms." The CSP is consistent with the General Plan. Residential condominiums are permitted uses within the CSP and, therefore, the conversion of the Villas to condominiums will comply with the permitted uses in the CSP.

The CSP and Phase One Addendum provide development standards for the site, including allowable density and building height. The CSP allows density of up to 340 condominiums and 488 guestrooms. The Phase One Addendum allows building heights up to 35 feet. The 20 Villas do not exceed 35 in height and, therefore, the Villas comply with the allowable density and development standards in the CSP and Phase One Addendum.

Public Benefits

Waterton's redevelopment efforts have attracted both locals and visitors to the upgraded hotel facilities, leading to increased activity for local businesses and playing a key role in the revitalization of the OMR District. Moreover, the project has actively fostered community engagement and inclusivity by providing spaces for social gatherings, cultural events, and recreational activities. The site is emerging to be a downtown hub for both residents and visitors, promoting social interaction and economic vitality throughout the year. Prompted in part by

Waterton's investment in the project, neighboring properties are now pursuing enhancement and redevelopment, contributing to the overall appeal and sustainability of the OMR District, and aligning closely with the vision and goals outlined in the General Plan.

Compliance Agreement

Waterton acknowledges the Compliance Agreement dated January 9, 2024, and affirms its commitment to address and resolve all items outlined within that agreement by January 9, 2025. The Outbound Hotel property is currently operating with a Temporary Certificate of Occupancy (TCO) due to outstanding conditions of approval and Building Division requirements that must be fulfilled prior to the issuance of a permanent Certificate of Occupancy by the Town.

As required by Municipal Code Section 17.08.020 – Requirements for Development and New Land Uses, all previous Town approvals and agreements must be adhered to before any alterations to land use can occur. Consequently, Waterton shall address and resolve all action items identified in the Compliance Agreement, including the conditions of approval imposed by PEDC Resolution #2022-03.

ATTACHMENT 5

PUBLIC COMMENT LETTER 12-10-24

From:	Nolan Bobroff
To:	Kimberly Cooke
Subject:	Fw: district zoning amendment 24-001
Date:	Wednesday, December 11, 2024 8:43:41 AM

—

Nolan Bobroff
CED Director
Town of Mammoth Lakes
(760) 965-3631

From: Michael Vanderhurst <MVanderhurst@VisitMammoth.com>
Sent: Wednesday, December 11, 2024 8:02:58 AM
To: Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>
Subject: FW: district zoning amendment 24-001

[EXTERNAL EMAIL]

Just making sure you got this

Michael Vanderhurst
Vice President, Global Tourism
Mammoth Lakes Tourism
+1-760-709-6384 Cell/WhatsApp
2520 Main Street (POB 48) | Mammoth Lakes, CA 93546

www.VisitMammoth.com



Plan your vacation at VisitMammoth.com

From: tom <tom@kittredge.net>
Sent: Tuesday, December 10, 2024 9:08 PM
To: Michael Vanderhurst <MVanderhurst@VisitMammoth.com>; dvereuck@townofmammothlakes.ca.gov; cfleming@townofmammothlakes.ca.gov; eckertinmmth@verizon.net; lgrand@townofmammothlakes.ca.gov
Cc: kcooke@townofmammtohlakes.ca.gov
Subject: district zoning amendment 24-001

To all:

This concerns the request of Clearwater Specific Plan, Zoning Amendment (DZA) 24-001, Tentative Tract Map (TTM) 24-003 and Use Permit (UPA) 24-004 for the Outbound Hotel Villas Project. These are not Hotel Villas, these are market rate condo's that should not be carved out of the DA.

To start off with a summary of my thoughts that this is a typical money grab by a developer that is asking for forgiveness instead of preparing up front for permission in the development of these 20 units and the amendments, tract map and use permit described above.

I will highlight my concerns for your consideration and I am sorry that I can not attend this meeting in person. I will attempt to keep this as brief as possible.

To begin please look at the ariel map provided in your packet and you will see some of the issues such as set back on the north side of these units that would have never been approved if requested to build as such. This map also shows the difficulty in the egress through this property to access the other units that are rentals and commercial food service plus the special events that have already been scheduled on this property on the old mammoth rd. side. All of this would have had issues with planning had it been proposed in this manner.

Technical merits for discussion:

SB7 – have these units meet the Required Plumbing Code that a standalone condo project would have to comply with?

Are the proper Water Bill Metering and sub meters in place

Has this complied with a private unit development?

Snow Management Plan – has this been established and that land been taken away from the Outbound Hotel as snow storage. These properties next to each other can only share so much in this re configuration of land use. Has this been presented?

Set backs on the North side of this property to other rental units seem much closer that required and will this set a new precedent for other developers?

Has there been a White paper to the Dept of Real Estate, along with a new sub div. map?

How will this affect the Clearwater DA. We have seen issues with other DA agreements in town when there is no time limit and changes are brought to the planning commission. In this original DA a carved out build of 20 units was never on the table.

How will an HOA of a 20-unit complex share in egress, costs of repairs, snow removal and storage.

Were there not supposed to be covering on the H-VAC units that face south and at best are un sightly?

The Tavern Rd. access was planned by the town for access to the entire property, can this condo complex now gate the access to other parts of this property closing off the old

mammoth parking and access to the restaurant and food truck located on old mammoth? If the property line is drawn to exclude this parking, then it cannot be allowed for the balance of the property.

Finally, I am reminded that these units were going to be developed as temporary units while the new owner of the property and DA were going to figure out highest and best use.

Don't let the town be hood winked by this proposal, this is a DA that was to stay whole and not get divided into small pieces that will create a big problem while a developer leaves with pile of profit from asking for forgiveness instead of permission.

Please deny this request and at least address some of these issues along with the future rules of this existing DA with the Clearwater Specific Plan.

Thank you
Tom Cage
Concerned Citizen

I have no property ownership within 1000 feet, on old mammoth and no business interest with any businesses that are connected with this project or affected by this project.

From: Kimberly Cooke
To: Michael Vanderhurst; Dawn Vereuck; Lana Grand; Greg Eckert
Cc: Nolan Bobroff; Cynthia Fleming
Subject: Public Comment re. Outbound Hotel Villas Project
Date: Monday, February 10, 2025 8:48:06 AM

Good morning Commissioners,
I am forwarding you a written public comment regarding the Outbound Hotel public hearing item.
-Kim.

From: Garry Oye <garry.oye@gmail.com>
Sent: Sunday, February 9, 2025 10:45 AM
To: Kimberly Cooke <kcooke@townofmammothlakes.ca.gov>
Subject: Outbound Hotel Villas Project

> You don't often get email from garry.oye@gmail.com. Learn why this is important

[EXTERNAL EMAIL]

Proposal: subdivide 5 four-plexes into 20 condominium hotel units that may be sold individually.

Currently the operation, upkeep & maintenance rests with one owner. Much easier to ensure compliance. When you create 20 ownerships, it will become much more difficult to ensure compliance.

Old Mammoth Lakes Road is a gateway and the scenic integrity should be maintained.
Strict occupancy & use requirements must go along with this transfer of ownership. How will the 20 units be managed to maintain the current look & feel of the development.
One person buys a unit, then rents the unit, and the requirements drift away.

Also concerned about added traffic to Old Mammoth Rd. The addition of Grocery Outlet driveways has really made that end of Old Mammoth Rd. congested & dangerous. Access & parking should be ONLY on Laurel Mountain Road.

Garry Oye
Owner: Sierra Manors Condo, 165 Old Mammoth Rd.

Garry Oye
Bishop, California

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of the First Amendment to the Snowcreek Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration. This item is being continued to the March 12, 2025 meeting.

Commission Meeting Date: 2/12/2025

Prepared by: Nolan Bobroff, Community & Economic Development Director

Recommended Motion:

Summary: The 2010 Snowcreek Development Agreement (SDA) became effective in July 2010 and vests the entitlements granted in the Snowcreek Master Plan Update - 2007 (SMPU) for the Snowcreek VIII development and the entitlements granted under the previous 1981 Snowcreek Master Plan for the Snowcreek VII (Creekhouse) development. The term of the SDA is for 20 years covering the period of July 23, 2010 – July 23, 2030; however, starting in July 2020, the term of the SDA is reduced one day for each day that construction of the hotel and expanded golf course has not commenced. Construction of these elements has not commenced and therefore, the term is currently being reduced and will expire in July 2025, unless construction of the golf course and hotel has commenced or unless an amendment to the 2010 SDA is approved that extends the term.

Due to the impending expiration of the SDA in July 2025, the Developer is requesting an amendment to the SDA.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of Time Extension Request 24-003 for a three-year time extension of the Terra Blanca project entitlement (TTM 22-003 & DR 22-002) located at 3789 Main Street.

Commission Meeting Date: 2/12/2025

Prepared by: Gina Montecallo, Assistant Planner

Recommended Motion: Adopt the resolution making the required Municipal Code findings, and approving Time Extension Request 24-003 for a three-year extension of the Terra Blanca Development entitlement (TER 22-003 and DR 22-002) with conditions as recommended by staff or with modifications.

Summary: The Terra Blanca project entitlement (Tentative Tract Map (TTM 22-003) and Design Review (DR 22-002)) allows for the construction of a twelve-unit multi-family residential townhome development located at 3789 Main Street in the Mixed Lodging/Residential zoning district. The project was approved by the Planning and Economic Development Commission on November 8, 2022 via Resolution No. 2022-22. Since that time, the applicant has made effort towards exercising the entitlement by continuing to try and secure a suitable contractor, and reassessing the construction plans to find ways to make the project more financially viable; however, those challenges have prevented the project from moving forward.

Pursuant to the condition of approval, if construction is not commenced within two years of the project approval, the project entitlement will expire, unless a TER is granted in accordance with the Town's Municipal Code. Absent approval of a TER, the entitlement will have expired on November 8, 2024. The property owner ("applicant") submitted a TER on November 7, 2024, requesting a three-year time extension, which is three years less than the maximum length of time permitted by the Town's Code. Pursuant to MC §17.64.060.B(2), the expiration of the entitlement is suspended until a decision is made by the original review authority (i.e., PEDC). The requested three-year time extension will extend the project approval to November 8, 2027.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 12, 2025

AGENDA TITLE: Consider approval of Time Extension Request (TER) 24-003 for a three-year time extension of the Terra Blanca project entitlement (TTM 22-003, DR 22-002) located at 3789 Main Street.

Applicant/ Property Owner: Terra Blanca LLC

REQUESTING DEPARTMENT:
Community & Economic Development

Gina Montecallo, Assistant Planner

Nolan Bobroff, Community and Economic Development Director

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Administrative 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 Municipal Code findings, and approving Time Extension Request 24-003 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution

SUMMARY:

Proposal:	A three-year time extension is requested for the Terra Blanca project entitlement, which includes a Major Design Review (DR) 22-002 and Tentative Tract Map (TTM) 22-003, for a twelve-unit multi-family residential townhome development located in the Mixed Lodging/Residential zoning district at 3789 Main Street.
Project Name:	Terra Blanca
Location:	3789 Main Street (APN: 033-110-003-000)
Size of Property:	.96 acres
Zoning:	Mixed Lodging/Residential (MLR)
General Plan:	Commercial 1 (C-1)
Environmental Review:	The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Infill Development Projects, because the project is consistent with the General Plan, the proposed development occurs within town limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air

quality or water quality, and the site can be adequately served by all required utilities and public services.

KEY ISSUES:

1. Can the findings be made for approval of a Time Extension Request pursuant to Municipal Code (MC) Section 17.64.060?

I. INTRODUCTION AND BACKGROUND

The Terra Blanca project consists of a 12-unit multi-family residential townhome development featuring four 3-story tri-plex structures ranging in size from 10,571 square feet to 10,765 square feet with an overall building height of 40 feet. Each townhome unit includes 3 bedrooms and a private two-car garage.
The project entitlements were approved by the Planning and Economic Development Commission (PEDC) on November 8, 2022. Pursuant to Resolution No. 2022-22, if construction is not commenced within two years of the project approval, the project entitlement will expire, unless a Time Extension Request (TER) is granted in accordance with the Town of Mammoth Lakes Municipal Code (MC). Absent approval of the TER, the entitlement will have expired on November 8, 2024.

The property owner ("applicant") submitted a TER application on November 7, 2024, requesting a three-year time extension, which is three years less than the maximum length of time that can be granted by the Town's Municipal Code. [1] Pursuant to Municipal Code §17.64.060.B(2), the expiration of the entitlement is suspended until a decision is made by the original review authority (i.e., PEDC). The requested three-year time extension will extend the project approval to November 8, 2027.

As indicated in the application narrative, the project team has encountered unexpected delays that have affected the project timeline. These delays include the departure of the project architect and a key development partner which resulted in necessary adjustments to the project management and design approach. The application narrative also states that the project team has had difficulties securing a contractor to take on the project.

The Town's expectation in approving a project is that the applicant will diligently pursue exercising the entitlement. The applicant has made some effort towards exercising the entitlement through continuing efforts to secure a suitable contractor, and reassessing the construction plans to find ways to make the project more financially viable. Finally, despite these challenges, the property owner indicates that they are fully committed to completing the project in a manner that meets applicable Town regulations.

Additionally, upon approval of a Final Map, all other approvals in conjunction with the tentative map are automatically granted one additional year of life pursuant to Municipal Code Section 17.64.060(A)(3). This means that if the Time Extension is granted and a Final Map is subsequently approved, the Design Review (DR 22-002) approval will remain valid for one additional year and would not expire unitl November 8, 2028. An entitlement is deemed "exercised" when the permittee has obtained a building permit and has commenced construction.

[1] The review authority may grant a permit extension for a period or periods not exceeding a total of six years beyond the expiration date of the original approval, not to exceed a total of eight years of life.

II. ANALYSIS OF KEY ISSUES

1. Can the findings be made for approval of a Time Extension Request pursuant to Municipal Code (MC) Chapter 17.64.060 – *Time Limits and Extensions*?

    a. *The applicant has made a good faith effort to exercise the permit and comply with the conditions of approval in a timely manner. The burden of proof is on the applicant to establish, with substantial evidence, that circumstances beyond the control of the applicant have prevented exercising the permit;*

    The applicant submitted a letter (Attachment 2) along with the Time Extension application which describes circumstances that have led to delayed project execution. First, the applicant indicates that the project architect and a key development partner have left the project team, which required significant adjustments to the project management and design approach.

    The applicant further explains that their team is facing challenges in sourcing materials and is working to adjust the construction plans and material selection to increase the financial viability of the development. The applicant also states that finding a contractor willing to take on the development is increasingly difficult and suggests that additional time may be necessary to ensure the project can be completed to a high standard of quality and safety.

    b. *The permit is still in compliance with the general plan, this chapter, and any applicable specific plan;*

    TER 24-003 requests a three-year extension of the Terra Blanca project entitlement, which is consistent with the length of extension permitted by the Town's MC. The project approval (i.e., Resolution No. 2022-22) found the project to be consistent with the General Plan and Municipal Code, and no changes have occurred to the project since approval by the PEDC. The proposed project is required to comply with all federal and state laws, statutes, ordinances, regulations, directives, and orders applicable to the development of the project (Resolution No. 2022-22 Condition of Approval #6). Additionally, there are no new federal, state, or local laws that would necessitate the denial of the time extension or the imposition of additional conditions.

    c. *The original conditions of approval have been modified or new conditions have been imposed as deemed reasonable and necessary to ensure that the approval will remain in compliance with the findings required by this chapter for the applicable permit; and at the agreement is in conformity with and will promote public convenience, general welfare, and good land use and development practices;*

    The original conditions of approval for the project (Resolution No. 2022-22) are still appropriate and conditions have not changed since the original approval that would necessitate additional conditions of approval to be imposed on the project, or that would warrant the denial of the three-year extension request.

    d. *The original review authority shall make project specific findings to support the decision.*

    At the time of the original project approval, the application request was found to be consistent with the General Plan and the Municipal Code. Since the project was approved in November 2022, no changes to the governing documents or site-specific conditions have occurred that would impact the approved project.

Environmental Analysis

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15332, Infill Development Projects. The Project qualifies for this exemption because

the project is consistent with the general plan, 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 has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services. 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 the criteria pursuant to CEQA Guidelines Section 15303, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

There are no potential environmental impacts related to the time extension request itself.

Staff Findings and Recommendation:

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required Municipal Code findings, and approving Time Extension Request 24-003 for a three-year time extension of the Terra Blanca project entitlement (TTM 22-003, DR 22-002) with conditions as recommended by staff or with modifications.

Attachments

1. Resolution No. 25-01 – Terra Blanca Time Extension Request
2. Time Extension Request Letter, dated August 26, 2024
3. PEDC Resolution No. 22-22
4. Terra Blanca Project Plans

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 2025-01

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TIME EXTENSION REQUEST 24-003 GRANTING A THREE-YEAR TIME EXTENSION FOR THE TERRA BLANCA DEVELOPMENT ENTITLEMENT (TTM 22-003 & DR 22-002) FOR PROPERTY LOCATED AT 3789 MAIN STREET (APN: 033-110-003-000)

WHEREAS, a request for consideration of a three-year Time Extension Request for the Terra Blanca project entitlement was filed by Peter Diebitsch on behalf of Terra Blanca, LLC, a California limited liability company, the property owner, to allow a time extension in accordance with Chapter 17.64 (Permit Implementation, Time Limits, and Extensions) of the Town of Mammoth Lakes Municipal Code, for property located within the Mixed Lodging/Residential (MLR) zone at 3789 Main Street; and

WHEREAS, the Terra Blanca project entitlement includes Design Review (DR 22-002) and Tentative Tract Map (TTM 22-003), for the construction of a twelve-unit multi-family residential townhome development located in the Mixed Lodging/Residential zoning district as approved by the Planning and Economic Development Commission on November 8, 2022, via Resolution No. 2022-22; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the time extension request on February 12, 2025, 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 General Plan, Municipal Code, Design 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 all those approved with the original project approval; and

WHEREAS, pursuant to Government Code Section 66498.1, none of the conditions warranting denial or modification of the conditions of approval are present.

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.**

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15332, Infill Development Projects. The Project qualifies for this exemption because the project is consistent with the general plan, 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 has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services. 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 the criteria pursuant to CEQA Guidelines Section 15303, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate. As no changes to the approved project have occurred, this Time Extension Request is not subject to additional environmental review.

2. **MUNICIPAL CODE FINDINGS.**

FINDINGS FOR THE TIME EXTENSION APPROVAL
Municipal Code Section 17.64.060.B(4)

a. *The applicant has made a good faith effort to exercise the permit and comply with the conditions of approval in a timely manner. The burden of proof is on the applicant to establish, with substantial evidence, that circumstances beyond the control of the applicant have prevented exercising the permit;*

The applicant submitted a letter (Attachment 2) along with the Time Extension application which describes circumstances that have led to delayed project execution. First, the applicant indicates that the project architect and a key

development partner have left the project team, which required significant adjustments to the project management and design approach.

The applicant further explains that their team is facing challenges in sourcing materials and is working to adjust the construction plans and material selection to increase the financial viability of the development. The applicant also states that finding a contractor willing to take on the development is increasingly difficult and suggests that additional time may be necessary to ensure the project can be completed to a high standard of quality and safety.

b. *The permit is still in compliance with the General Plan, this Zoning Code, and any applicable specific plan;*

TER 24-003 requests a three-year extension of the Terra Blanca project entitlement, which is consistent with the length of extension permitted by the Town's MC. The project approval (i.e., Resolution No. 2022-22) found the project to be consistent with the General Plan and Municipal Code, and no changes have occurred to the project since approval by the PEDC. The proposed project is required to comply with all federal and state laws, statutes, ordinances, regulations, directives, and orders applicable to the development of the project (Resolution No. 2022-22 Condition of Approval #6). Additionally, there are no new federal, state, or local laws that would necessitate the denial of the time extension or the imposition of additional conditions.

c. *The original conditions of approval have been modified or new conditions have been imposed as deemed reasonable and necessary to ensure that the approval will remain in compliance with the findings required by this Zoning Code for the applicable permit; and*

The original conditions of approval for the project (Resolution No. 2022-22) are still appropriate and conditions have not changed since the original approval that would necessitate additional conditions of approval to be imposed on the project, or that would warrant the denial of the three-year extension request.

d. The original review authority shall make project specific findings to support the decision.

At the time of the original project approval, the application request was found to be consistent with the General Plan and the Municipal Code. Since the project was approved in November 2022, no changes to the governing documents or site-specific conditions have occurred that would impact the approved project.

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

1. Approves Time Extension Request 24-003 subject to the following conditions:
    a. The approved Terra Blanca project entitlement (TTM 22-003 & DR 22-002), approved via Resolution No. PEDC 2022-22, shall be adhered to and maintained for the duration of this three-year time extension approval.
    b. All conditions of approval for the Terra Blanca project entitlement (TTM 22-003 & DR 22-002), approved via PEDC Resolution No. 2022-22, shall be adhered to, or satisfied, prior to issuance of a Certificate of Occupancy.
    c. The Terra Blanca project entitlement (TTM 22-003 & DR 22-002) shall become null and void on November 8, 2027. Additional time extension requests may be granted since the maximum allowable term of eight (8) years will not have been exhausted.

PASSED AND ADOPTED this 12th day of February 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Nolan Bobroff, 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, Peter Diebitsch, of Terra Blanca, LLC, a California limited liability company, the property owner, do hereby attest that I have read, and agree to, the conditions stipulated within this Determination of Approval.

_____ Date: _____
Peter Diebitsch
(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, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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

Peter Diebitsch
Terra Blanca LLC
5751 Copley Dr Suite C San Diego, CA 92111
Peter@ceramicpro.com

8/26/2024

Gina Montecallo
Community & Economic Development Mammoth Lakes, CA
P.O. Box 1609, Mammoth Lakes, CA, 93546
gmontecallo@townofmammothlakes.ca.gov



Dear Gina

Subject: Request for Permit Approval Extension TTM 22-003

I am writing to formally request an extension of the permit approval for the residential development project located at 3789 Main Street in Mammoth Lakes. The current permit, No. PEDC 2022-22, was originally granted on November 8, 2022.

Due to unforeseen circumstances, our project has encountered delays that have impacted the original timeline. Specifically, the unexpected departure of our architect and a key partner has required significant adjustments to the project's management and design approach. Additionally, we have faced unanticipated construction and design challenges, particularly with the cost of selected materials. Given the current market conditions and property values in the area, these materials no longer align with the project's financial viability. As a result, we are revising the construction plans and material selections to ensure the project's quality and cost-effectiveness.

We have also encountered difficulties in securing contractors willing to take on this project, further complicating our timeline. Despite our proactive efforts to address these challenges, additional time is necessary to complete the development to the highest standards of safety and quality.

We remain fully committed to completing this project in a manner that meets all city regulations and aligns with community expectations.

Given these circumstances, I respectfully request an extension of the permit approval for an additional three years.

Thank you for your understanding and consideration of this request. Please do not hesitate to contact me if you require any further information or would like to discuss this matter in more detail. We look forward to your favorable response and are eager to continue our collaboration with the city to bring this project to fruition.

Sincerely,
Peter Diebitsch



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 2022-22

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE TRACT MAP 22-003 AND DESIGN REVIEW 22-002 TO ALLOW THE TERRABLANCA DEVELOPMENT LOCATED AT 3789 MAIN STREET (APN: 033-110-003-000)

WHEREAS, a request for consideration of a Tentative Tract Map and Design Review were filed by Chris Bord on behalf of the property owner, TerraBlanca Group, LLC, to allow for the construction of a twelve-unit multi-family residential townhome development project, in accordance with 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, and the State Subdivision Map Act, for property located within the Mixed Lodging/Residential zoning district at 3789 Main Street; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on November 8, 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 General Plan, State Subdivision Map Act, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Project plans consisting of:
    a. Tentative Tract Map 22-003 Sheet TTM 1 dated August 25, 2022;

b. Project Plan Sheets A-000 - A.-901 and Civil Sheets C1-C6 dated October 18, 2022,

c. Color and Materials Board dated received by the Town of Mammoth Lakes July 29, 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.**

PUBLIC RESOURCES CODE SECTION 21166;
CEQA GUIDELINES SECTION 15164

a. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, *Infill Development Projects*, because the project is consistent with the general plan, 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 has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services.

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 the criteria pursuant to CEQA Guidelines Section 15332, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

II. **MUNICIPAL CODE FINDINGS.**

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

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

The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project is located within the Mixed Lodging/Residential (MLR) zone, intended to allow one or more of a variety of lodging, residential, and non-residential uses to encourage a mix of uses and emphasize transient occupancy. The project complies with all the development standards applicable to the MLR zone including standards for floor area ratio, lot coverage, setbacks, building height, parking, and snow storage.

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

   The proposed construction of a 12-unit multi-family residential townhome development located within the Mixed Lodging/Residential zone is consistent with the General Plan in that the applicable land use designation is Commercial-1 (C-1), and the General Plan states that this land use designation allows medium-scale, commercial mixed uses, and is intended to create a transition zone to the more intensive Commercial 2 and North Village designations. Additionally, the General Plan identifies the subject property as being in the Main Street Neighborhood District, and states that new development in the district should improve connectivity and circulation with bike and pedestrian paths, sidewalks and roads. The development incorporates a handicap accessible walkway/ramp connection to the Main Street frontage which will tie into future pedestrian circulation improvements located on the south side of Main Street.

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

   The project is consistent with the Town's Design Guidelines because the building design works with the topography of the .96-acre site in that the structures are located directly south of a 9-foot tall retaining wall along the north edge of the property, which reduces the silhouette of the building façade fronting onto Main Street and gives the appearance of a two-story structure at street level. The design of the project accomplishes a mountain modern aesthetic that is appropriate in the context of the surrounding neighborhood while providing a color palette composed of neutral earth tones that blends with the mountainous backdrop.

   The use of natural wood siding is accented with stone veneer and architectural details such as metal trim, which combines with the proposed natural stone veneer around the base of the building to provide a clear distinction between the building base and wall material.

   The site plan design, and the architectural form of the building all conform to the Town Design Guidelines in that the project compliments the existing topography and is compatible with the site surroundings. The project preserves mature trees where possible and proposes ten new replacement trees throughout the site. The proposed structure adheres to the required setbacks, building height and lot coverage limitations as well as snow management requirements for the Mixed Lodging/Residential zoning district.

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 12-unit residential townhome development and site layout combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding multi-family and single-family developments. The architectural design of the structure provides a modern aesthetic with a pitched roof and articulation throughout the façade to distinguish each unit. The modern aesthetic fits within the context of the mountain resort community in that the design provides appropriate scale, architectural detail, and durable exterior building materials as recommended in the Town Design Guidelines. The structures have architectural characteristics such as roof lines, window styles and materials that complement the architecture and fit within the context of the surrounding neighborhood. Deeply recessed balconies and first floor living areas are sheltered by roof overhangs and side walls which provide an engaging architectural rhythm when combined with recessed entryways and material changes on the upper floors. Balconies feature large picture windows which provide active spaces and maximize view potential.

The buildings are situated within the previously developed areas of the site, with the structures oriented north towards Main Street and desirable views looking towards Mammoth Mountain. The building orientation maximizes sun exposure for passive solar heating.

The trash area will match the design palette of the overall project and the final design and alignment of the trash enclosure will be reviewed by Mammoth Disposal as well as the Public Works and Community and Economic Development Departments to ensure that it will comply with Mammoth Disposal operational requirements as well as Municipal Code section 17.36.130.

Overall, the proposed building and site improvements combine in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and improves compatibility with neighboring land uses.

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**

The street network in this area is already established however the applicant has incorporated a handicap accessible walkway/ramp to provide a dedicated pedestrian connection to the street frontage where future connection to the Town proposed multi-use path along Main Street will be possible.

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.**

Parking for the proposed townhome development consists of an enclosed two-car garage for each unit and six exterior guest parking spaces. The amount of parking provided meets the applicable standard for twelve, three-bedroom units. Additionally, the design and color of the two-car garage doors are compatible with the architecture of the home and the driveway configuration provides good visibility and ease of pulling out to the street, which prevents conflicts between vehicles, pedestrians, and cyclists.

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.**

The Project would propose higher levels of illumination around building entrances through the use of bollards, wall, and step lighting. Proposed light fixtures located throughout the pedestrian areas would be subtle, and include only downward lit fixtures to create enough light for safety and navigation through the site. Proposed lighting that is unshielded will use obscured glass to control light output and ensure no glare is created. While the proposed light fixtures appear to comply with the applicable standards, Condition of Approval #15 is included in the attached Resolution to require all exterior lighting to comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, and verification prior to issuance of a certificate of occupancy. All lighting for the project will therefore be consistent with existing Municipal Code lighting requirements.

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.**

Three trees over 12" DBH will be preserved along the south property line which will help to screen the rear of the project from the adjacent properties to the south. Ten trees will be planted in order to replace the removal of other trees on site. The preliminary landscape plan proposes to revegetate disturbed areas with native tree varieties as well as shrubs and native seed mix. The proposed landscaped materials include primarily native species that are appropriate to the local climate and achieve a natural aesthetic. The design achieves an effective landscape screen between units through layering of shrubs and ground covers with native tree species.**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 Tentative Tract Map 22-003, which is included with the entitlement application.

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 Commercial-1 which allows residential uses including multi-family townhome developments. The proposed project is a 12-unit multi-family residential development and is below the maximum floor area ratio specified for the commercial zoning districts.

The project complies with the General Plan Vision, Goals, and Policies, including that the project provides a high-quality townhome product available for nightly rental in an appropriate location. The design of the project respects the natural environment by maintaining as many native trees and natural features as possible, and the architecture and building exteriors are appropriate to the region and blend with the existing structures in the surrounding neighborhood.

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 residential subdivision complies with the Municipal Code development standards which implement the goals and policies of the General Plan. Additionally, the project is conditioned to comply with all Public Works standards for all improvements on the site. 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 located in the Mixed Lodging/Residential zoning district, which allows residential uses including multi-family residential townhomes. The project design and density is physically suitable for this site because it complies with the applicable development standards of the Municipal Code.

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

The site is located within the Mixed Lodging/Residential Zoning District which allows multi-family townhome developments as a permitted use. Pursuant to the zoning code, a maximum floor area ratio of 2.0 is allowed. The project provides a floor area ratio of 1.22, which is within the maximum allowed standard.

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 and the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat because the site was previously developed and has no value as habitat for fish or wildlife.

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

The design of the residential subdivision and type of improvements proposed are not likely to cause serious public health problems because 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 adhered to for the duration of the project construction.

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 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 since all existing public easements shown on the tentative tract map are either maintained or planned to be relocated, and the property has access to a public street with approved street alignments and widths.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Approves Tentative Tract Map 22-003 and Design Review 22-002, subject to the following conditions:

(SEE EXHIBIT "A"); and

2. Directs staff to file a Notice of Determination within five (5) working days of the adoption of this Resolution.

PASSED AND ADOPTED this 8th day of November 2022, by the following vote, to wit:

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

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

Sandra Moberly

Sandra Moberly,
Community and Economic Development Director

MVanderhurst

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.

OWNER/APPLICANT:

I, Chris Bord, am an authorized Representative for TerraBlanca Group, LLC, the property owner, and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Date: 11/22/22

Chris Bord, Authorized Signatory
TerraBlanca Group, LLC
(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 11-22-2022 before me,
K. M. Roberts, Notary public personally appeared
Christopher Bord
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.

K. M. Roberts
Signature of Notary

K. M. ROBERTS
Commission No. 2362081
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires June 21, 2025

EXHIBIT "A"
Resolution No. PEDC 2022-22
Case No. TTM 22-002 and DR 22-002
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: Subdivision of the .96-acre parcel identified as Assessor Parcel No. 033-110-003-000, for a 12-unit multi-family townhome development consisting of four 3-story tri-plex residential structures, as shown on Sheet 1 of TTM 22-003, dated August 25, 2022; Project Plan Sheets A-000 - A-901, dated October 18, 2022; for property located within the Mixed Lodging/Residential zoning district.
2. The approved site and building plans including: Tentative Tract Map 22-003 Sheet 1 of TTM 22-003, dated August 25, 2022; Single-family residence Project Plan Sheets A-000 - A-700, dated October 29, 2021; Project Plan Sheets A-000 - A-901, dated October 18, 2022; shall be adhered to and maintained for the duration of the permit.
3. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
4. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
5. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
6. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
7. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.

8. All conditions of this permit shall be met or secured prior to final occupancy approval of any 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. Pursuant to Government Code Section 66474.9 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.

16. 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.

17. A final landscape plan shall be submitted to the Planning Division for approval prior to issuance of a Building Permit and shall substantially conform to the preliminary landscape plan dated November 11, 2021, approved by the Planning and Economic Development Commission. The final landscape plan shall meet the requirements of

Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations) including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department for inclusion in the project grading permit. Where no grading permit is required, the final landscape plan must be submitted to and approved by the Town prior to issuance of a building permit. Completion of all landscape improvements and revegetation of disturbed areas shall occur prior to issuance of the first Certificate of Occupancy.

18. The Final Landscape Plan shall comply with California Public Resources Code 4291 and local defensible space clearance codes. Plants, flowers, and shrubs should be a min. of 5 feet from the structure.

19. Prior to the removal of any trees, a final analysis of the value of the trees removed shall be prepared by a licensed forester or arborist. The applicant shall install tree landscaping based upon the value-for-value determination by the forester/arborist. Said tree replacement shall be within the project area or off-site, as may be approved by the Community and Economic Development Director.

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. 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.

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

23. 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.

24. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.

25. Noise generated by the project shall meet the requirements of the Town's noise regulations, as applicable.

26. Pursuant to Municipal Code Section 15.24.040.D.2, the roof eaves encroaching into the setback areas (i.e., snowshed impact zone) shall be protected with an engineered snowslide restraint devices. This shall be verified prior to issuance of a Certificate of Occupancy.

SPECIAL PLANNING CONDITIONS

27. The required trash enclosure shall be improved with a concrete slab and enclosure constructed of materials compatible with that of the buildings. Adequate space for recyclable materials shall be provided within the enclosure. All trash enclosures, and receptacles shall be animal resistant. The enclosure is not required to be gated. The final alignment of the trash enclosure shall be reviewed by Mammoth Disposal, the Public Works Department and the Community and Economic Development Department and shall comply with Municipal Code section 17.36.130. The trash enclosure shall be installed prior to issuance of the final Certificate of Occupancy.

28. Snow restraint devices shall be installed on all roof edges that will shed snow to control and slow snow and ice shedding onto pedestrian areas and avoid snow shedding onto adjacent properties. Adherence to this condition shall be verified prior to issuance of a Certificate of Occupancy.

29. Prior to issuance of first certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and shall be installed/operational. Pursuant to the Municipal Code Section 17.44.090, the project shall provide for a minimum of 8 bicycle parking spaces.

30. Fire Sprinkler systems shall be installed in accordance with NFPA 13D and the MLFPD Local Ordinance. A deferred submittal for sprinkler plans and calculations will NOT be acceptable and shall be submitted with construction plans.

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.

34. The applicant shall submit Homeowner's Association CC&Rs for the maintenance and control of common area for review and approval by the Community and Economic Development Director prior to issuance of a Certificate of Occupancy.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

35. 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.

36. 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.

37. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.

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

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

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

41. 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.

42. 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 ISSUANCE OF AN ENCROACHMENT, GRADING, OR IMPROVEMENT PERMIT:

43. 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.

44. Applicant shall be responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.

45. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.

46. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.

47. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.

48. Construction of public water and sewer improvements shall require water and sewer connection permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for review and approval and a grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures and best management practices to prevent erosion and to protect existing trees shall be constructed prior to work commencing for any and all water and sewer improvements.

49. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.

50. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.

51. An engineered grading permit for the project shall not be issued unless one of the following has occurred:

a. Submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete; or

b. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration 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.

52. 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.

53. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.

54. Street profile grades shall not be less than 0.5% unless the engineer of work at the time of submittal of the improvement plans provides justification to the satisfaction of the Public Works Director confirming the adequacy of the grade and provided that drainage can be adequately maintained.

55. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.

56. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.

57. 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.

58. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).

59. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.

60. 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.

61. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows,

velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

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 sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.

63. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.

64. 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, 22-003 and Design Review 22-002, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and 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." This note shall also be included within the construction staging and management plan.

65. Prior to combustible materials being placed on-site, an all-weather access road shall be constructed serving all exterior portions of the structure to the satisfaction of MLFPD.

66. Existing Town streets and recreational trails/multi-use paths that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to cover the cost of grading and paving prior to approval by staff of the map.

67. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.

68. All easements shall be shown on the grading and building permit plans.

69. A tree removal plan shall be approved prior to any land disturbance and the issuance of a grading or building permit. A pre-construction meeting shall be held on-site prior to any land disturbance to inspect clearing limit fencing. The applicant shall obtain the necessary Timber Harvest Permit prior to any tree removal.

70. The grading plan shall include tree protection measures to address how construction can occur 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.

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

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

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

73. 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.

74. 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.

75. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.

76. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.

77. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure completion of all required grading, street and drainage improvements in accordance with the Municipal Code and the applicant shall enter into a subdivision improvement agreement for all required public improvements in accordance with the Subdivision Map Act. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. 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. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.

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

79. 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.

80. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.

81. 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).

82. 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.

83. 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.

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

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

86. 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.

87. 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.

88. As required by the Town's Subdivision Ordinance Section 17.20.160 and Council Resolution 21-53, 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.

89. 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.

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

90. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first building permit for the project. Evidence shall consist of the recording information of the final map.

91. 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.

92. 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:

93. 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.

94. 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.

95. The final condominium 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 condominium 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 condominium plans shall not occur prior to Town approval of the condominium plans. The condominium plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.

96. Construction of private streets and private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.

97. 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.

98. 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

99. Applicant shall contribute funds on a fair-share basis (based on property frontage) towards design and construction of the Town's planned South Main St MUP improvement project. Prior to issuance of a grading permit or approval of the final map by staff, whichever comes first, applicant shall provide security in the form of cash or check to secure the applicant's share of the design and construction of the Town's project. The amount of the security shall be based upon the Town's most recent cost estimate for design and construction of the project.

100. Applicant shall be responsible for undergrounding of existing overhead utility lines along the property's Main Street frontage.

101. Applicant shall submit a petition to be annexed into the Town's Transit and Transportation Fee Community Facility District (CFD 2013-03), in consideration

of: the Town's Vision Statement requiring a de-emphasis of the use of the automobile; occupancy and mode of travel expectations; and to mitigate the impacts of the project on air quality as required by CEQA. Annexation process shall be completed, and all fees associated with the annexation process paid by applicant, prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.

102. Prior to issuance of a grading permit, applicant shall submit a snow removal/storage management plan for the hauling of snow 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. The plan shall include provisions stating that snow and ice shall be removed daily and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement. This plan and provisions for maintenance of private driveways and drainage facilities shall be included in the CC&Rs prior to final map approval by Town staff.

Signature: Sandra Moberly
Sandra Moberly (Jan 28, 2023 11:21 PST)

Email: smoberly@townofmammothlakes.ca.gov

Signature: Michael Vanderhurst
Michael Vanderhurst (Jan 28, 2023 12:55 PST)

Email: mvanderhurst@visitmammoth.com

DR22-002_PEDC Final Resolution

Final Audit Report 2023-01-28

Created:	2023-01-27
By:	Gina Montecallo (gmontecallo@townofmammothlakes.ca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPFkHZZgQ41ZNhhhGIAHxYXULbX6zi8oX

"DR22-002_PEDC Final Resolution" History

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2023-01-27 - 7:17:02 PM GMT

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2023-01-28 - 7:21:49 PM GMT

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2023-01-28 - 8:54:37 PM GMT- IP address: 162.252.88.72

Signer mvanderhurst@visitmammoth.com entered name at signing as Michael Vanderhurst
2023-01-28 - 8:55:24 PM GMT- IP address: 162.252.88.72

Document e-signed by Michael Vanderhurst (mvanderhurst@visitmammoth.com)
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Agreement completed.
2023-01-28 - 8:55:26 PM GMT

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Adobe
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ATTACHMENT B

DR 22-002, TTM 22-003 - PROJECT PLANS

PROJECT TEAM

OWNER	TERRABLANCA GROUP LLC 3946 HAINES AVE, UNIT B 619.665.8454/
TELEPHONE/FAX:	
CONTACT:	CHRIS BORD cbord@roomandbord-arch.com
ARCHITECT	ROOM & BORD ARCHITECTURE INC 3946 HAINES AVE, UNIT B 619.665.8454/
TELEPHONE/FAX:	
CONTACT:	CHRIS BORD cbord@roomandbord-arch.com
CIVIL/SURVEY	TRIAD HOMES ASSOCIATION 873 N. MAIN STREET, SUITE 150 BISHOP, CA 93514
TELEPHONE/FAX:	619.665.8454/
CONTACT:	TOM PLATZ tplatz@thainc.com

PROJECT INFORMATION

ADDRESS:	3789 Main St Mammoth Lakes, CA 93546
STRUCTURES/UNITS:	4/12
AREA OF SITE:	.96 ACRES
SITE COVERAGE:	.978 ACRES
NUMBER OF STORIES:	3
OCCUPANCY TYPE:	EXISTING VACANT/PROPOSED MULTI FAMILY
ZONE:	MLR
ASSESSOR'S PARCEL NUMBER:	033-110-003
FAR:	1.22

BUILDING 1 GROUND FLOOR	3652 SF
BUILDING 1 2ND FLOOR	3507 SF
BUILDING 1 3RD FLOOR	3606 SF
BUILDING 1 TOTAL SF	**10,765 SF**
BUILDING 2 GROUND FLOOR	3602 SF
BUILDING 2 2ND FLOOR	3507 SF
BUILDING 2 3RD FLOOR	3606 SF
BUILDING 2 TOTAL SF	**10,715 SF**
BUILDING 3 GROUND FLOOR	3458 SF
BUILDING 3 2ND FLOOR	3507 SF
BUILDING 3 3RD FLOOR	3606 SF
BUILDING 3 TOTAL SF	**10,571 SF**
BUILDING 4 GROUND FLOOR	3458 SF
BUILDING 4 2ND FLOOR	3507 SF
BUILDING 4 3RD FLOOR	3606 SF
BUILDING 4 TOTAL SF	**10,571 SF**

SCOPE OF WORK

1 Subdividing and constructing improvements thereon including Condominiums consisting of a total of four Buildings each with three Units for a total of 12 Units and other site improvements in accordance with governing jurisdiction

2 All units have 3 Bedrooms, 4-1/2 bathrooms, Multi-purpose room, living room, family room, main floor patio, master bedroom patio, 2 car garage, laundry room, and pantry

TERRABLANCA

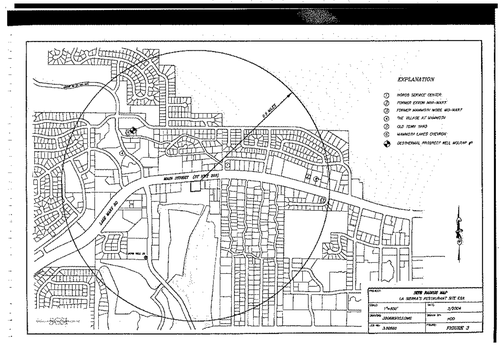
ENTITLEMENT PACKAGE
3789 MAIN STREET
MAMMOTH LAKES, CA 93546



DRAWING INDEX

Sheet Number	Sheet Name
01 -Architecture	
A000	COVER
A100	SITE PLAN
A101	SITE LIGHTING
A102	SITE PLANTING
A200	BLDG 1 - FLOOR PLANS
A201	BLDG 2 - FLOOR PLANS
A202	BLDG 3 & 4 - FLOOR PLAN
A250	ROOF PLAN TYP.
A300	BLDG 1 - ELEVATIONS
A500	EXTERIOR ELEVATIONS
A501	EXTERIOR ELEVATIONS
A900	RENDERINGS
A901	RENDERINGS
02 -Civil	
C1	COVER SHEET
C2	CONCEPTUAL SITE GRADING / DRAINAGE
C3	CONCEPTUAL OFFSITE GRADING PLAN
C4	CONCEPTUAL SITE UTILITIES
C5	SITE SECTIONS
C6	EROSION CONTROL PLAN
TTM	TENTATIVE TRACT MAP

VICINITY MAP



ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN
3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

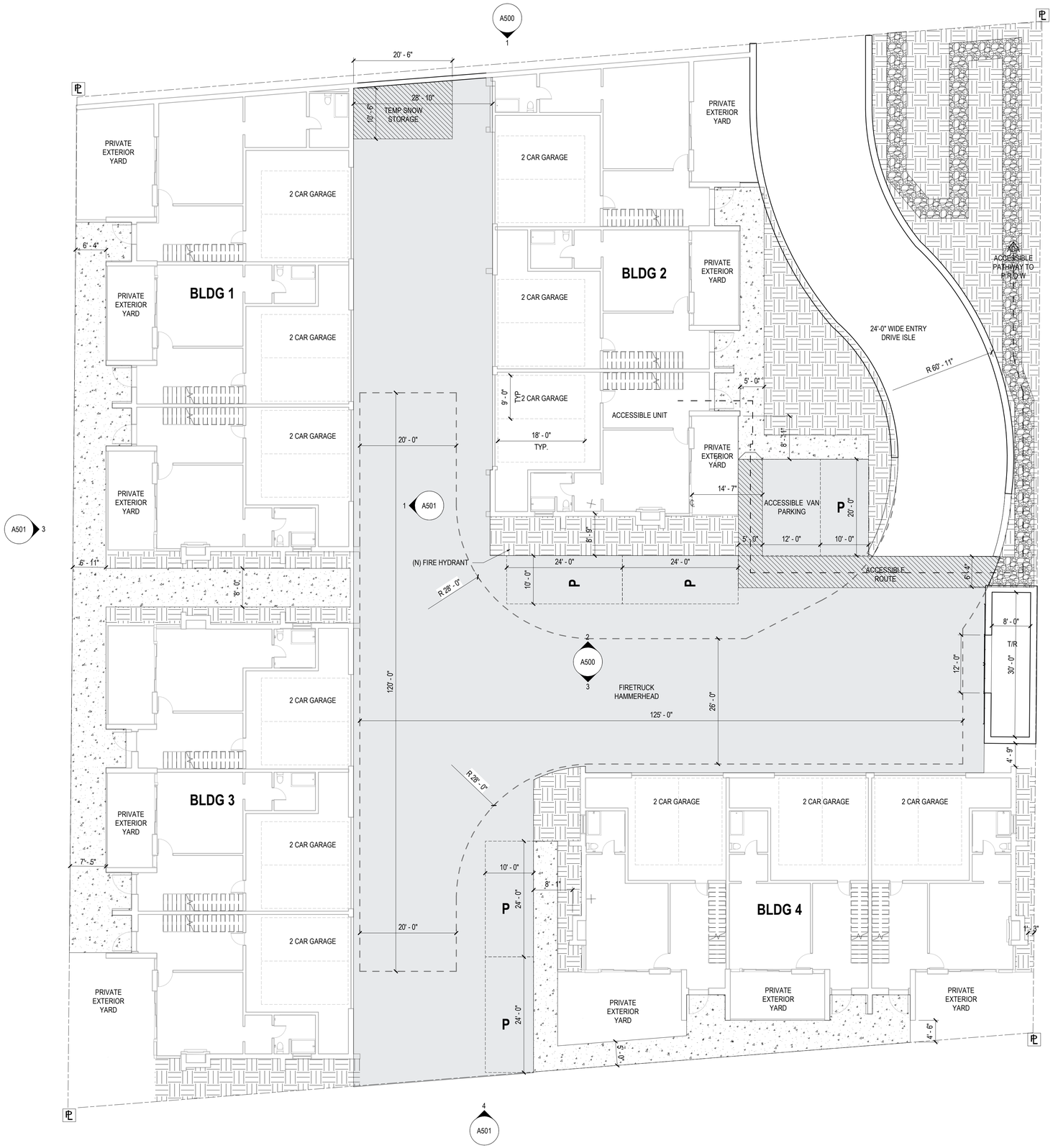
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COVER

SHEET NUMBER:

A000

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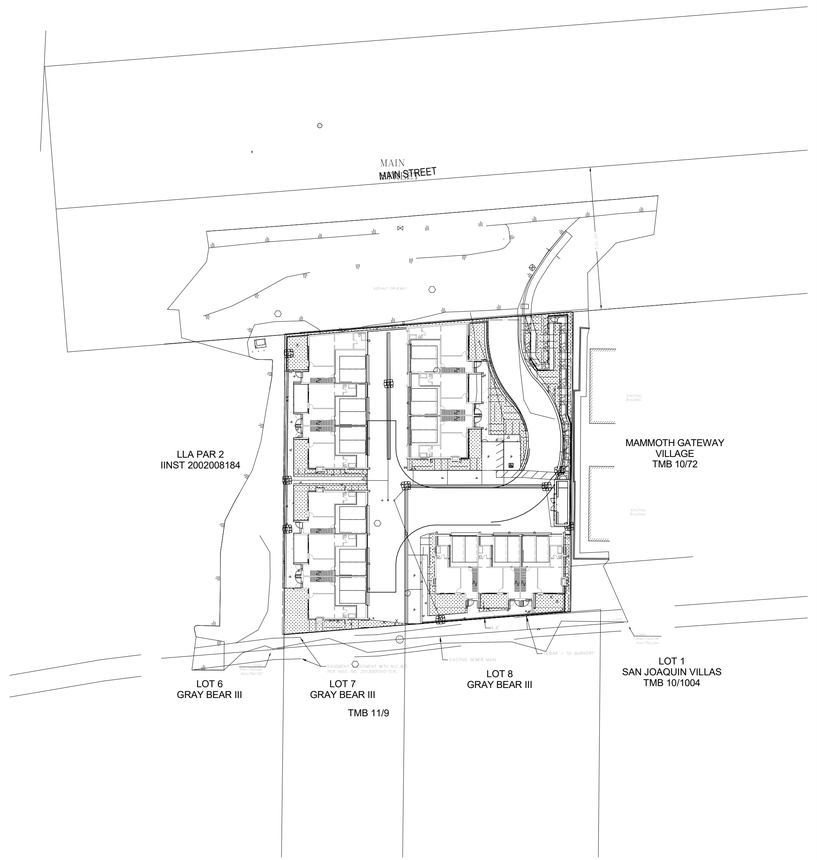
MULCHED LANDSCAPED AREA, NATURAL GROWTH

CONCRETE PEDESTRIAN WALK

EXTERIOR PAVER PEDESTRIAN PATHWAY

PROPERTY LINE

T/R TRASH RECYCLING ENCLOSURE



2 KEY SITE PLAN
SCALE: 1" = 50'-0"

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

Drawing North

SIGNATURES:

3789 MAIN
3789 Main St
Mammoth Lakes, CA 93546

OWNER:
TERRA BLANCA

PROJECT STATUS:
ENTITLEMENT

DATE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A100

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MULCHED LANDSCAPED AREA, NATURAL GROWTH

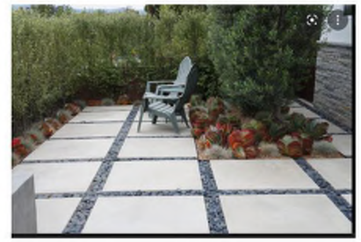
CONCRETE PEDESTRIAN WALK

EXTERIOR PAVER PEDESTRIAN PATHWAY

PROPERTY LINE

TIR TRASH RECYCLING ENCLOSURE





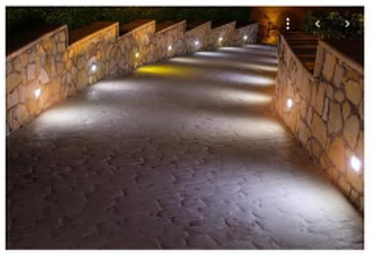
Private yard to have large pavers with stone in between and tall shrubs at the fense line whats shown here



Pedestrian Wakways to have bollard lighting that do not produce light pollution as seen in image



Site lighting to be implemented as light poles where indicate on plan for safety and to reduce uplighting effects from site lighting



Vehicular Pathway lighting at entry to be integrated into site wall

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

SITE LIGHTING

SHEET NUMBER:

A101

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MULCHED LANDSCAPED AREA, NATURAL GROWTH

CONCRETE PEDESTRIAN WALK

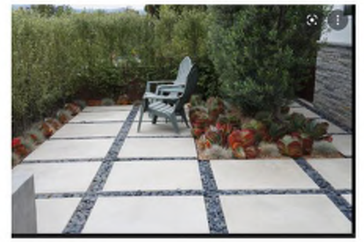
EXTERIOR PAVER PEDESTRIAN PATHWAY

PROPERTY LINE

T/R TRASH RECYCLING ENCLOSURE

NEW TREE PER ARBORIST SPECIFICATION





Private yard to have large pavers with stone in between and tall shrubs at the fense line whats shown here

Native ground cover selected from species list

Native grasses selected from species list

PROPOSED NATURAL GROUND COVERS (NATIVE SPECIES LIST)

GROUND COVERS

BEARBERRY, KINNIKINNICK	(*Arctostaphylos uva-ursi*)	
SERBIAN BELLFLOWER	(*Campanula poscharskyana*)	
SNOW-IN-SUMMER	(*Cerastium tomentosum*)	
PURPLE-LEAF WINTER CREEPER	(*Euonymus fortunei 'Colorata'*)	
SWEET WOODRUFF	(*Galium odoratum*)	
DAYLILY	(*Hemerocallis*)	
CINQUEFOIL, spring	(*Potentilla tabernaemontanii*)	
CREEPING JUNIPER	(*Juniperus horizontalis*)	(*)
TAM JUNIPER	(*Juniperus sabina 'Tamariscifolia'*)	(*)
VIRGINIA CREEPER	(*Parthenocissus*)	
MOSS PINK	(*Phlox subulata*)	
STONECROP	(*Sedum, spp.*)	
WOOLLY THYME	(*Thymus pseudolanuginosus*)	
WOOLLY SPEEDWELL	(*Veronica incana*)	

GRASSES

INDIAN RICE GRASS	(*Achnatherum hymenoides*)	(N)
NEEDLEGRASS	(*Achnatherum spp.*)	(N)
NEEDLE AND THREAD GRASS	(*Hesperostipa comata*)	(N)
GREAT BASIN WILD RYE	(*Leymus cinereus*)	(N)
CREEPING WILD RYE	(*Leymus triticoides*)	(N)
ALKALI SACATON	(*Sporobilis airoides*)	(N)

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

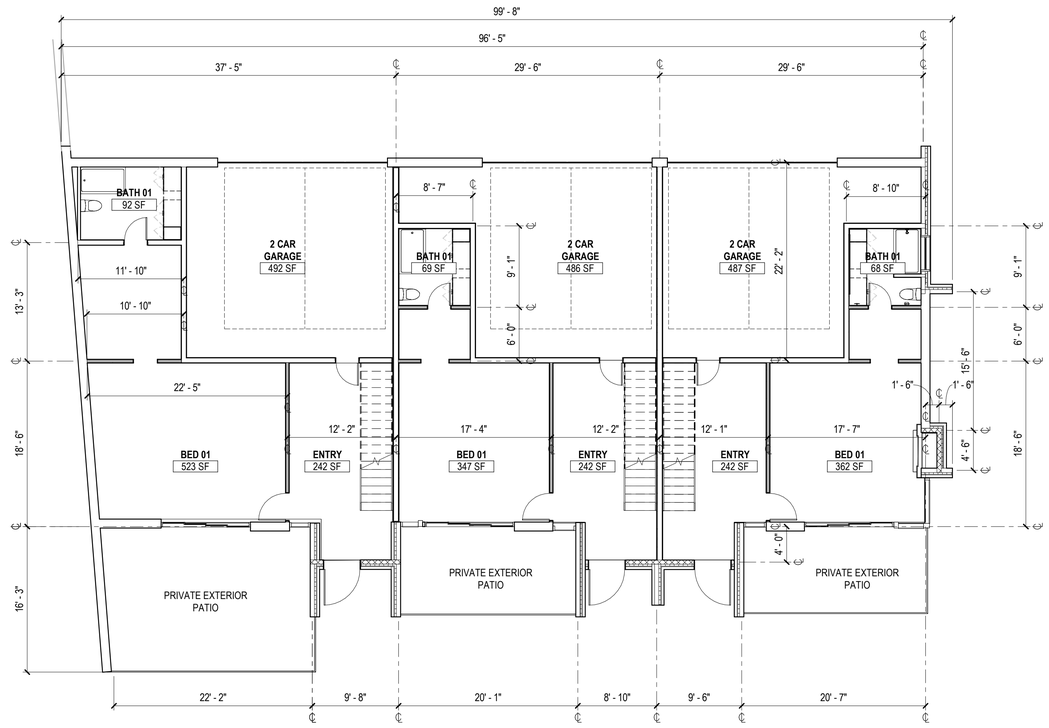
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SITE PLANTING

SHEET NUMBER:

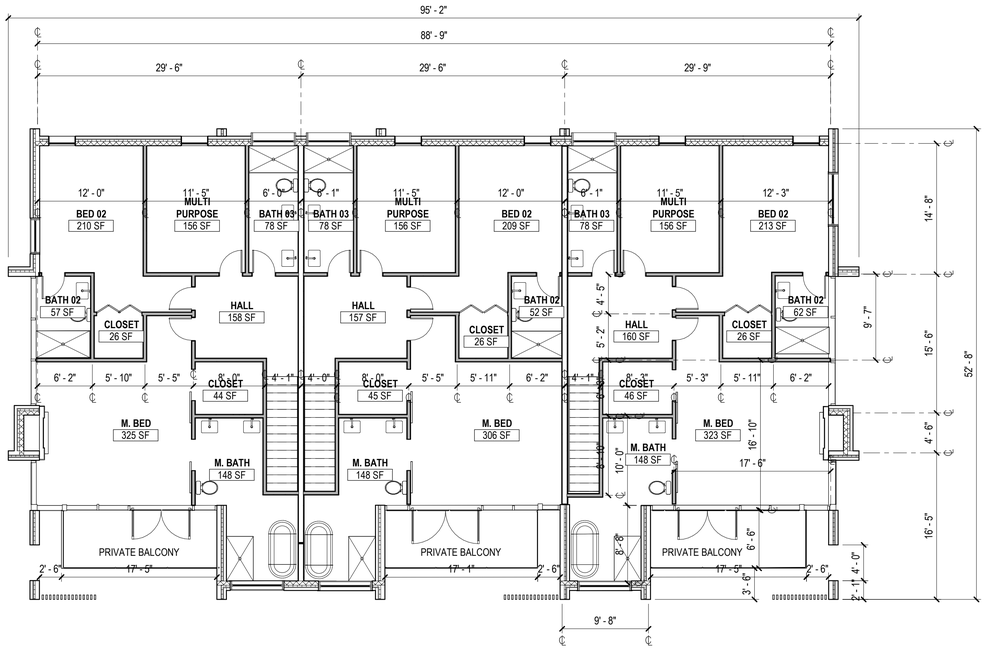
A102

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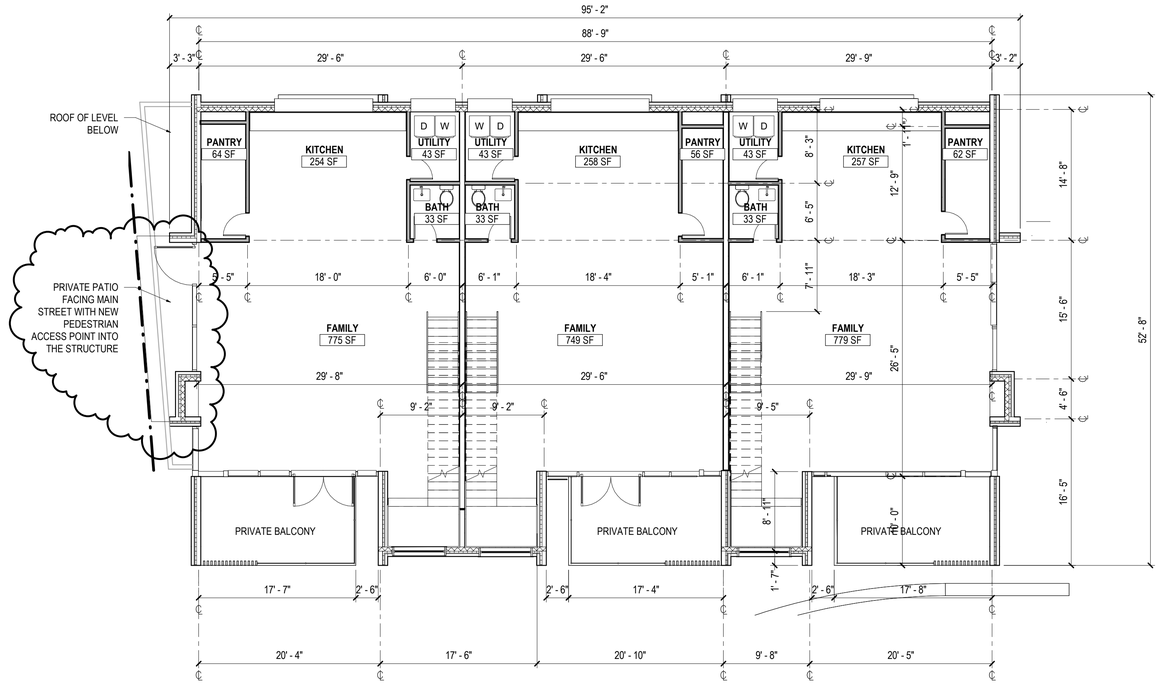
01 BUILDING 1 - LEVEL 01

SCALE: 1/8" = 1'-0"



03 BUILDING 1 - LEVEL 03

SCALE: 1/8" = 1'-0"



02 BUILDING 1 - LEVEL 02

SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

Drawing North

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

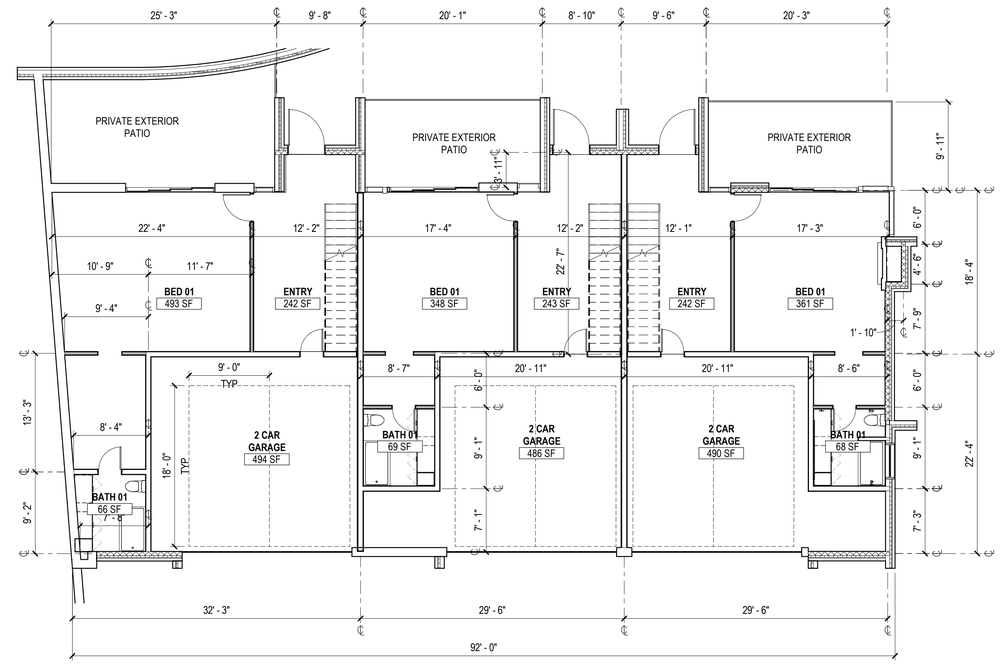
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BLDG 1 - FLOOR PLANS

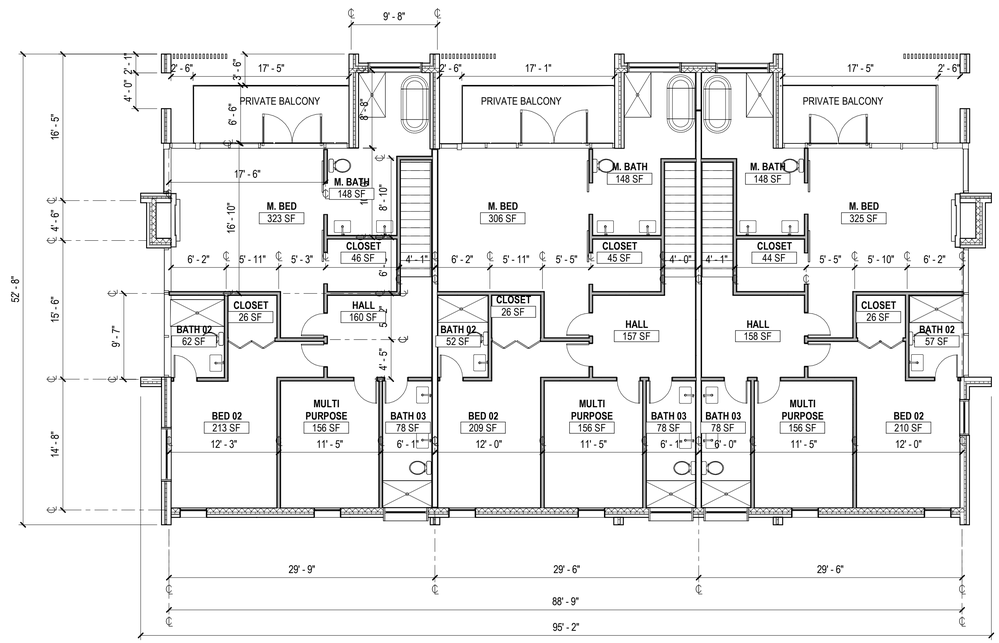
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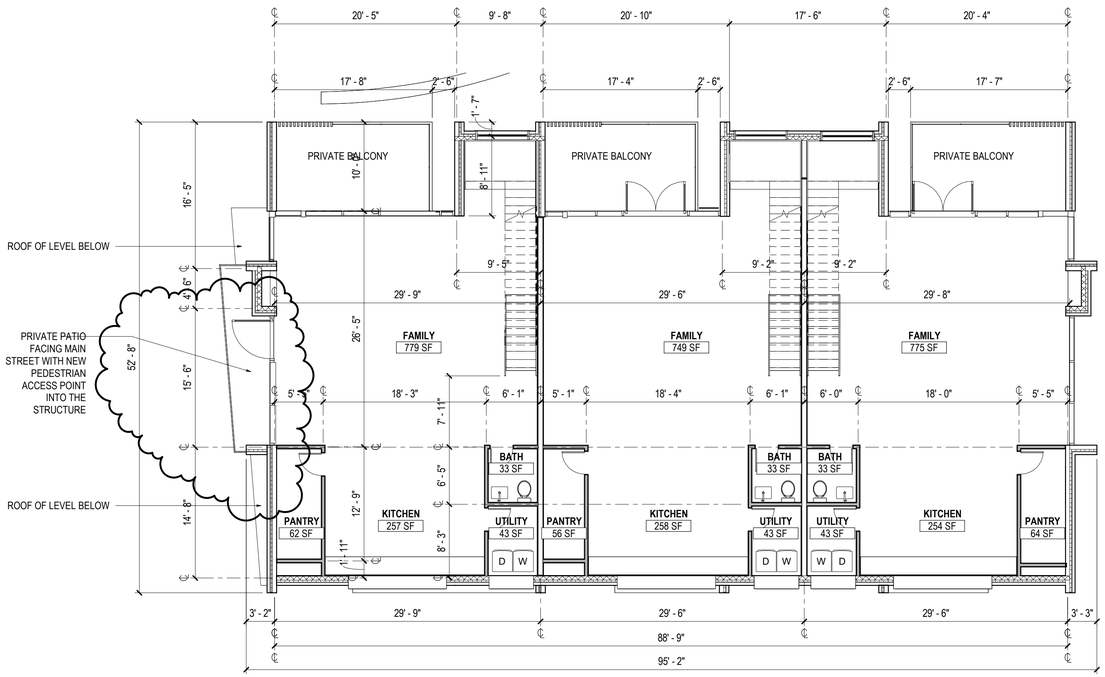
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01 BUILDING 2 - LEVEL 01
SCALE: 1/8" = 1'-0"



3 BUILDING 2 - LEVEL 03
SCALE: 1/8" = 1'-0"



2 BUILDING 2 - LEVEL 02
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

Drawing North

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

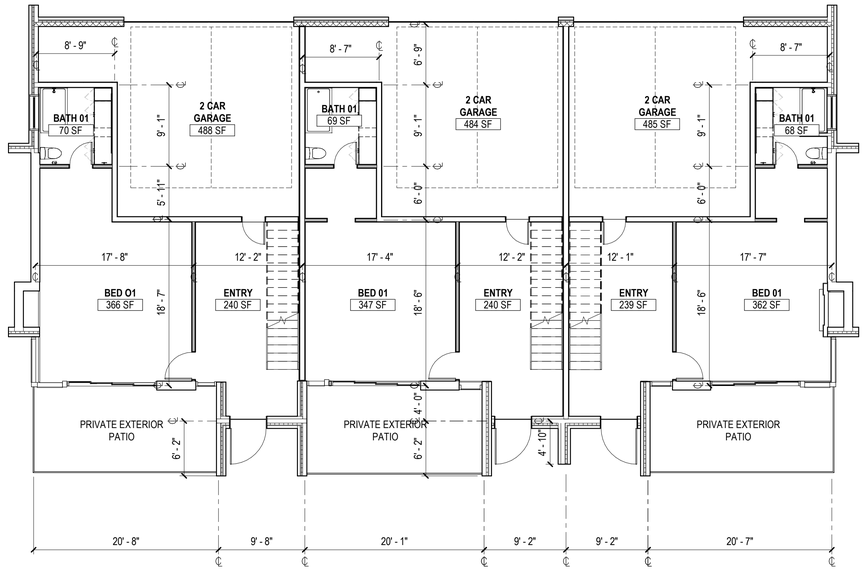
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BLDG 2 - FLOOR PLANS

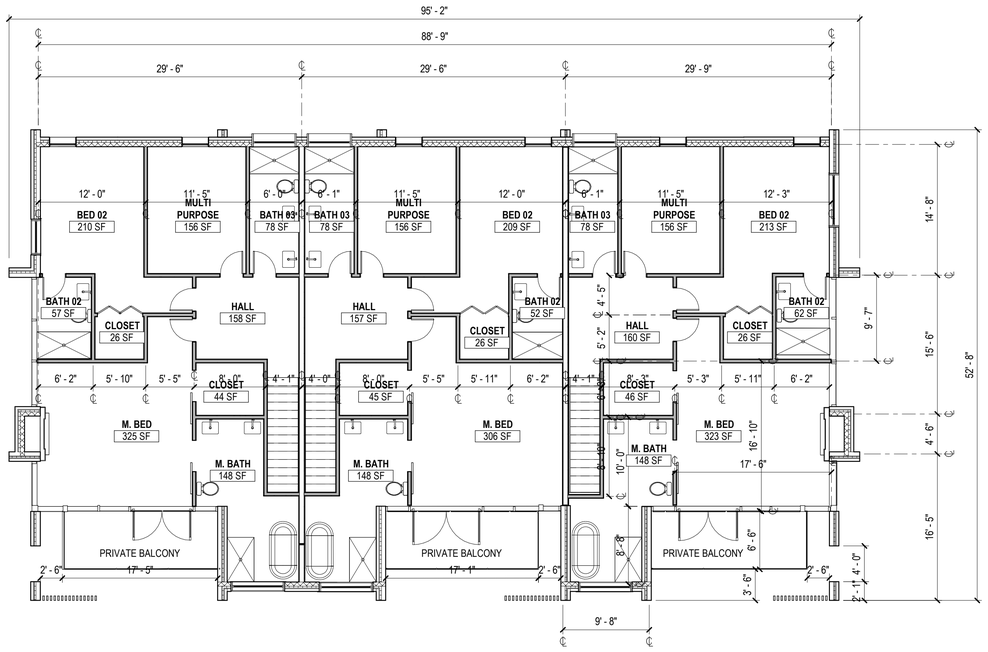
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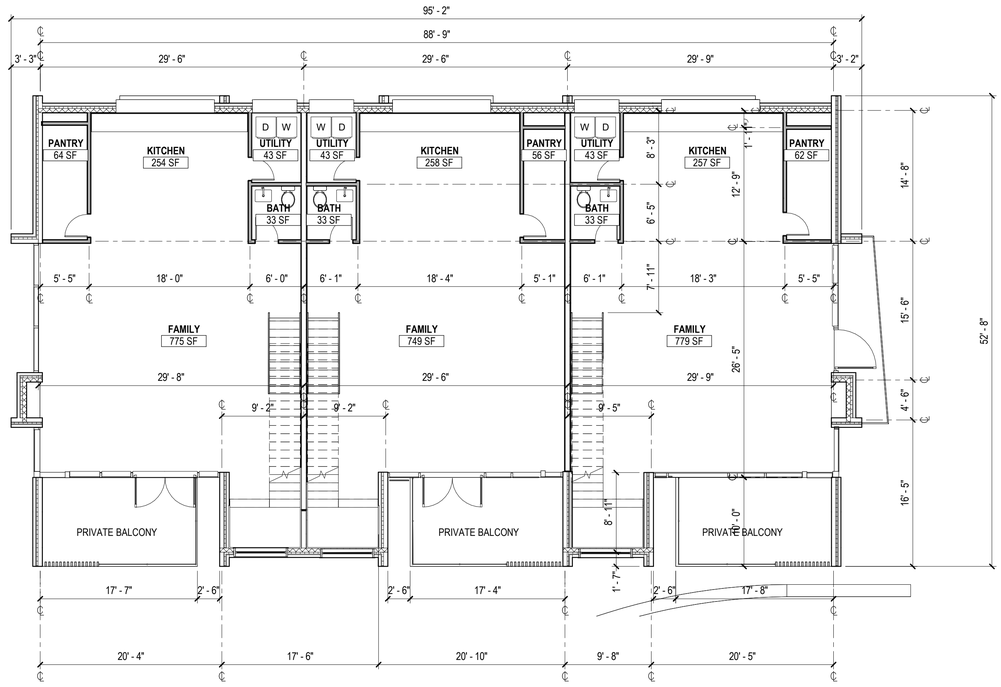
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1 BLDG 3 - LEVEL 01
SCALE: 1/8" = 1'-0"



3 BLDG 3 - LEVEL 03
SCALE: 1/8" = 1'-0"



2 BLDG 3 - LEVEL 02
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

Drawing North
BLDG 3

Drawing North
BLDG 4

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

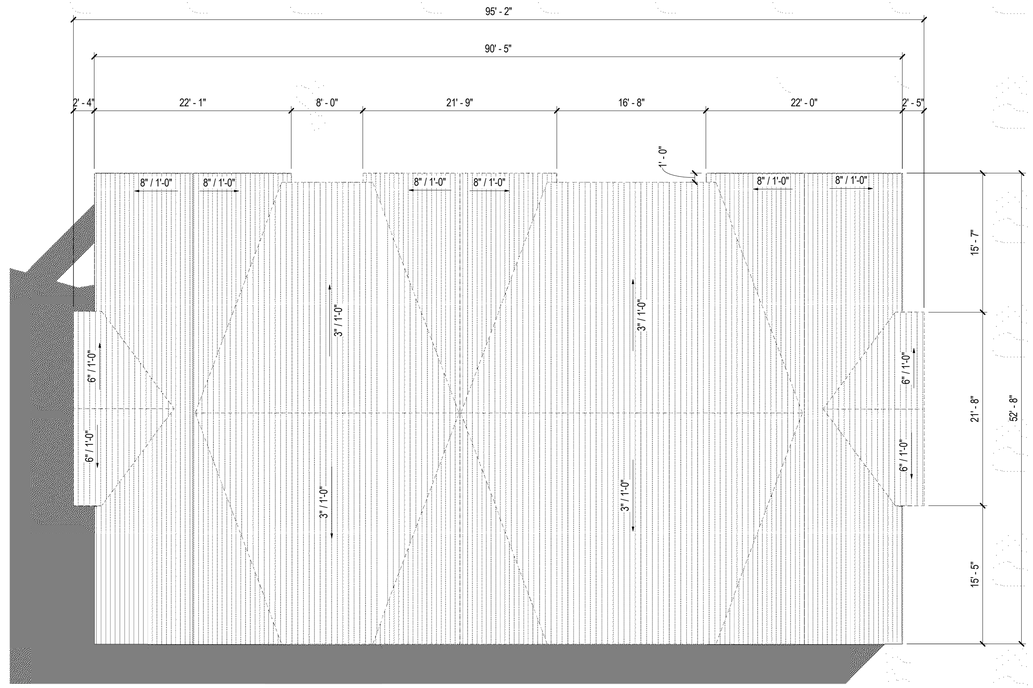
SHEET TITLE:

BLDG 3 & 4 - FLOOR PLAN

SHEET NUMBER:

A202

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1 ROOF PLAN -TYPICAL
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

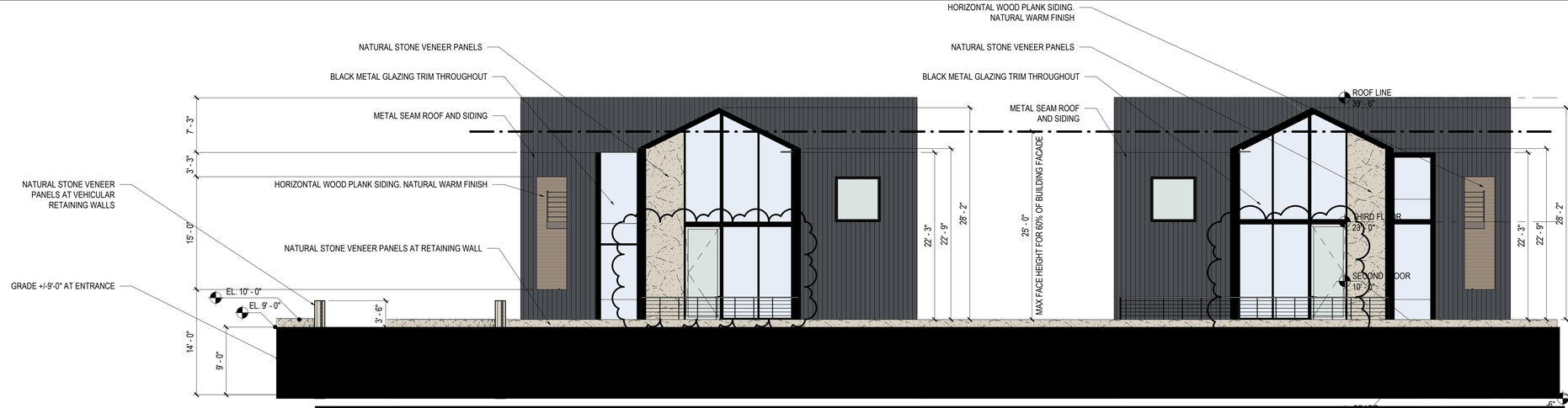
ROOF PLAN
TYP.

SHEET NUMBER:

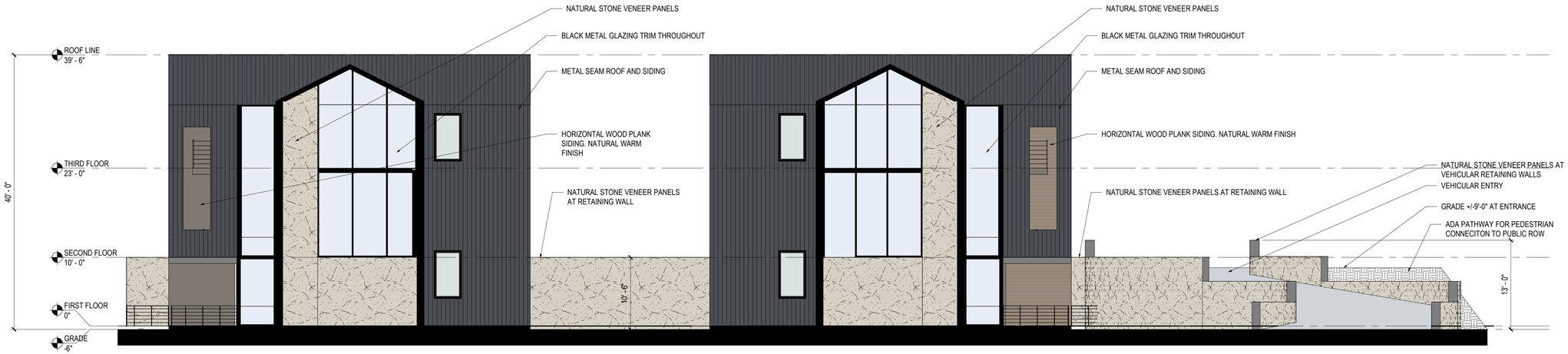
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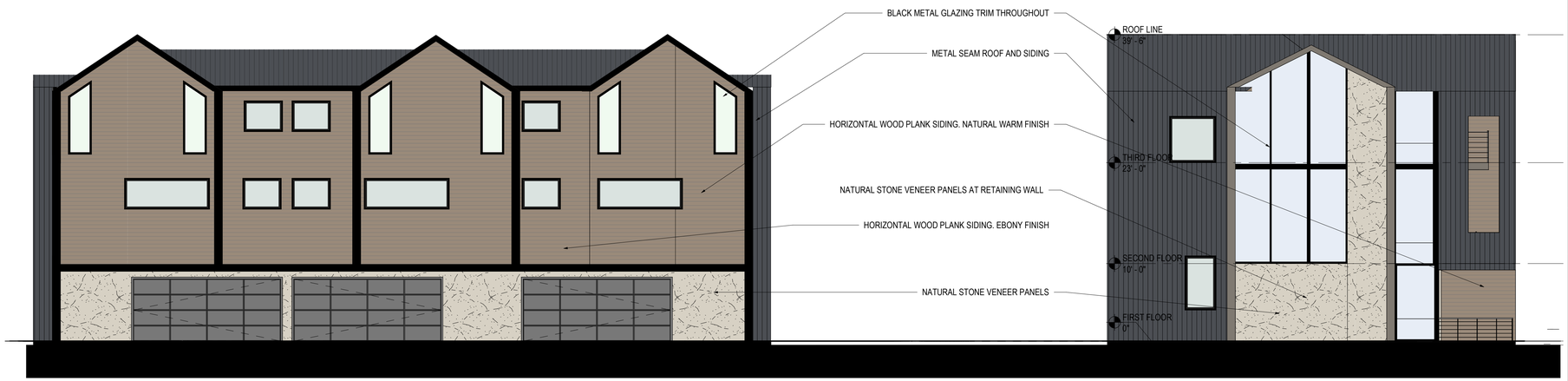
NOTE:
ALL ROOF EAVES SHALL BE REQUIRED TO HAVE SNOW RESTRAINT DEVISCES/SNOW RAILS INSTALLED TO PREVENT SNOW SHEDDING



1 SITE ELEVATION - BLDG 1 & 2 NORTH
SCALE: 1/8" = 1'-0"



2 SITE ELEVATION - BLDG 1 & 2 SOUTH
SCALE: 1/8" = 1'-0"



3 SITE ELEVATION - BLDG 3 & 4 SOUTH
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD
TERRA BLANCA
3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:
TERRA BLANCA

PROJECT STATUS:
ENTITLEMENT

DATE:

SHEET TITLE:
EXTERIOR ELEVATIONS

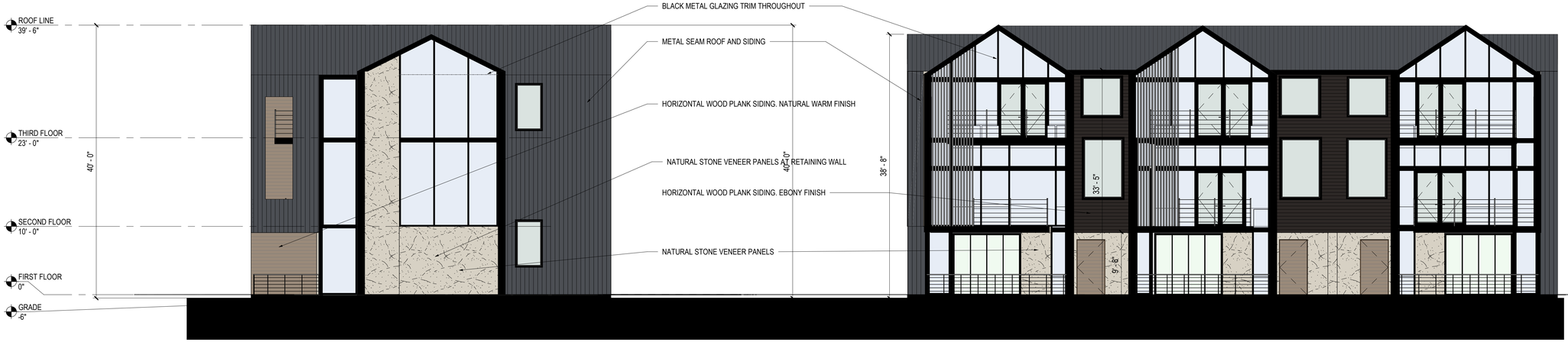
SHEET NUMBER:
A500

10/20/2022 6:33:26 PM

NOTE:
ALL ROOF EAVES SHALL BE REQUIRED TO HAVE SNOW RESTRAINT DEVISCES/SNOW RAILS INSTALLED TO PREVENT SNOW SHEDDING



1 SITE ELEVATION - BLDG 1 & 3 WEST
SCALE: 1/8" = 1'-0"



4 BLDG 3 & 4 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 1 -EAST
SCALE: 1/8" = 1'-0"

ARCHITECT: CHRIS BORD
TERRA BLANCA
3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN
3789 Main St
Mammoth Lakes, CA 93546

OWNER:
TERRA BLANCA

PROJECT STATUS:
ENTITLEMENT

DATE:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A501

10/20/2025 3:30 PM













ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A900

10/20/2022 6:53:50 PM







ARCHITECT: CHRIS BORD

TERRA BLANCA

3946 HAINES STREET
UNIT B
SAN DIEGO CA 92109

SIGNATURES:

3789 MAIN

3789 Main St
Mammoth Lakes, CA 93546

OWNER:

TERRA BLANCA

PROJECT STATUS:

ENTITLEMENT

DATE:

SHEET TITLE:

RENDERINGS

SHEET NUMBER:

A901

10/20/2022 6:33:50 PM

GRADING AND DRAINAGE PLANS FOR
3789 MAIN STREET

GRADING AND SITEWORK SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THE "CALTRANS STANDARDS AND SPECIFICATIONS" (CSS), AND THESE PLANS. IN THE EVENT OF CONFLICT BETWEEN THE CSS AND THE PLANS, THE CSS SHALL PREVAIL. ALL WORK IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAY SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE TOWN GRADING PERMIT.

2. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT U.S.A. - UNDERGROUND SERVICE ALERT - AT (800) 227-2600 AND REQUEST THAT UTILITY OWNERS MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS.

3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS.

4. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MAMMOTH LAKES PLANNING DEPARTMENT AND CONSTRUCTION SHALL STOP UNTIL FURTHER NOTICE.

5. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED TIMBER OPERATOR ONLY. TIMBER OPERATOR SHALL NOTIFY CALIFORNIA DEPT. OF FORESTRY (714-782-4140) PRIOR TO COMMENCING WORK. ALL TREE REMOVAL SHALL CONFORM TO THE APPROVED TIMBER HARVEST PLAN, IF REQUIRED, & CALIFORNIA DEPARTMENT OF FORESTRY.

6. HOURS OF WORK SHALL BE IN ACCORDANCE WITH THE GRADING PERMIT, OR BETWEEN 7:00 AM AND 8:00 PM MONDAY THROUGH SATURDAY, THE GRADING PERMIT TAKING PRECEDENCE. OPERATIONS ON SUNDAYS AND TOWN HOLIDAYS ARE PERMITTED ONLY ON APPROVAL OF THE TOWN MANAGER OR TOWN ENGINEER AND LIMITED TO 9:00 AM TO 5:00 PM.

7. ONE SET OF SURVEY STAKES SHALL BE PROVIDED FOR EACH PHASE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR THE COST OF RESETTING STAKES DESTROYED BY CONSTRUCTION OPERATIONS.

8. THE LIMITS OF CONSTRUCTION SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION, AND POSTED SO AS TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE OF THE AREA OF CONSTRUCTION.

9. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE TOWN OF MAMMOTH LAKES ORDINANCES AND STANDARDS AND IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. IN ADDITION, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC. OSHA PERMITS REQUIRED FOR DEEP TRENCHES.

10. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR ONLY AT SITES APPROVED BY MAMMOTH LAKES DEPARTMENT OF PUBLIC WORKS. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER OR IN AREAS APPROVED BY THE TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT FOR USE ON SLOPES AND DISTURBED AREAS.

11. WITH THE EXCEPTION OF TEMPORARY EXCAVATION FOR MASS GRADING AND AREAS SHOWN TO BE LANDSCAPED, CUT AND FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWISE NOTED, AND SHALL BE REVEGETATED TO CONTROL EROSION. STOCKPILED TOPSOIL WILL BE SPREAD EVENLY TO A DEPTH OF 6" MINIMUM OVER SLOPES AND DISTURBED AREAS, AND LANDSCAPED OR SEEDED TO PREVENT EROSION AS SHOWN ON LANDSCAPE PLAN.

SEEDED SLOPES SHALL BE STABILIZED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SC150" OR APPROVED EQUAL, SECURED PER MANUFACTURE'S RECOMMENDATIONS.

12. FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.

13. AT NO TIME SHALL THE CONTRACTOR DEWATER THE SITE BY PUMPING INTO THE EXISTING STORM DRAIN OR SUBDRAIN SYSTEM WITHOUT AGENCY APPROVED FILTRATION.

14. ALL SITE WORK SHALL BE COMPLETED PRIOR TO OCT 15 OF EACH YEAR. ANY WORK PROPOSED AFTER THIS DATE REQUIRES APPROVAL BY THE TOWN ENGINEER.

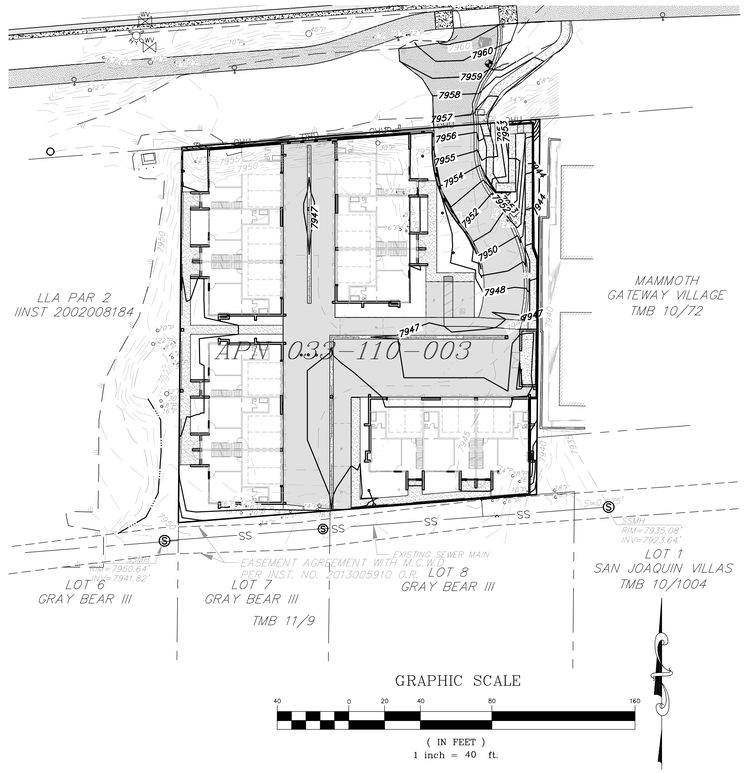
15. AGGREGATE BASE SHALL BE CLASS 2, 19mm MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES," OF THE CSS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557-00 (OR LATEST EDITION).

16. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 34.5MPA (5000 P.S.I.), FIBERMESH SHALL BE ADDED AT A RATE OF 1.5 LBS/CUBIC YARD. REINFORCING STEEL, IF REQUIRED, SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO THE SPECIFICATIONS OF ASTM A 615 GRADE 420.

17. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES/AGENCIES AT LEAST 48 HOURS IN ADVANCE FOR REQUESTING SERVICE/INSPECTION:

INSPECTION:
TOWN OF MAMMOTH LAKES
PUBLIC WORKS DEPT.
(760) 965-3651

18. EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND EXTENT. CONTRACTOR SHALL VERIFY AND TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES AND STRUCTURES.



RETENTION CALCULATIONS

Required Retention Volume

Rainfall Quantity	1 in	=	0.083 ft

Tributary Area and Average Runoff Coefficient

	Site Area		C
Roof/Conc	18,851 sf	45%	0.95
AC	13,590 sf	32%	0.90
Pervious Walkways	2,742 sf	7%	0.50
Landscape	6,736 sf	16%	0.35
Total Area	41,919 sf	100%	**0.75**

Retention Volume

Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

	Volume Required
Site	2626 cf

PIPE DIAMETER		PIPE VOLUME	STONE VOID VOLUME	TOTAL RETENTION STORAGE	PERC VOLUME	RETENTION STORAGE W/ PERC	LENGTH OF TYPICAL CROSS SECTION	BASIN DIMENSIONS: TOTAL BASIN LENGTH	CROSS SECTION WIDTH (TOTAL BASIN WIDTH)	DEPTH OF STORAGE (NOT INCLUDING EARTH COVER)	LINEAR FEET OF PIPE REQ'D
in.	ft.	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft.	ft³/cs-ft	ft.	ft.	ft.
12	1.00	2.36	2.71	5.07	2.00	7.07	371	375	7.00	1.50	1114
15	1.25	3.68	3.29	6.98	2.23	9.20	285	290	7.75	1.75	856
18	1.50	5.30	3.90	9.20	2.46	11.66	225	230	8.50	2.00	676
24	2.00	9.42	5.19	14.62	2.92	17.53	150	155	10.00	2.50	449
30	2.50	14.73	8.59	23.32	3.88	27.19	97	102	13.50	3.00	290
36	**3.00**	**21.21**	**10.43**	**31.64**	**4.33**	**35.97**	**73**	**79**	**15.00**	**3.50**	**219**
42	3.50	28.86	12.38	41.24	4.79	46.03	57	64	16.50	4.00	171
48	4.00	37.70	14.43	52.13	5.25	57.38	46	53	18.00	4.50	137
54	4.50	47.71	16.60	64.31	5.71	70.02	38	45	19.50	5.00	113
60	5.00	58.90	18.87	77.77	6.17	83.94	31	39	21.00	5.50	94

INPUT SIZE OF PIPES (ft):	3.00
INPUT NUMBER OF ROWS OF PIPES:	3
INPUT PERCOLATION RATE (ft/hr):	0.25
INPUT REQ'D. STORAGE VOLUME (cf):	**2626**

SITE DATA

ASSESSOR'S PARCEL NO.: 033-110-003
SITE AREA: 41,959 sq. ft.; 0.96 ac.
EXISTING ZONING: MLR
EXISTING LAND USE DESIGNATION: C-1
WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY: SCE
TELEPHONE: FRONTIER COMMUNICATIONS
GAS: TBD
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT

BASIS OF BEARINGS

SOUTH LINE OF THE SUBJECT PROPERTY CALCULATED BETWEEN FOUND MONUMENTS PER TMB 11/9 SHOWN HERE ON AS N85-30-35E.

BENCHMARK

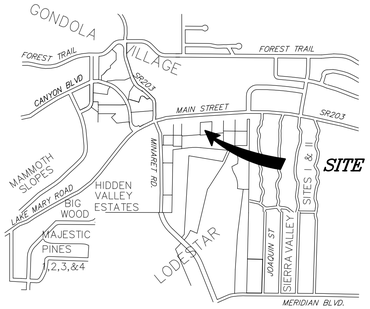
TEMPORARY BENCHMARK PER TOML DATUM:
MAG NAIL NEAR EDGE OF DRIVEWAY
ELEVATION=7959.30'

RECORD OWNER AND DEVELOPER:

ROOM & BORD ARCHITECTURE
CHRIS BORD
3946 HAINES STREET, UNIT B
SAN DIEGO, CA 92109
(619) 665-8454

CIVIL ENGINEER/ SURVEYOR:

TRIAD/HOLMES ASSOCIATES
549 OLD MAMMOTH RD. SUITE 202
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
CONTACT: THOMAS A. PLATZ
PH 760-934-7588



VICINITY MAP

NTS

SHEET INDEX

C1 COVER SHEET
C2 CONCEPTUAL GRADING/DRAINAGE PLAN
C3 CONCEPTUAL OFFSITE GRADING PLAN
C4 CONCEPTUAL UTILITY PLAN
C5 SITE SECTIONS
C6 EROSION CONTROL PLAN

LEGEND

———	PROPERTY LINE	WV	WATER VALVE BOX
— - —	CENTERLINE	S	SEWER MANHOLE
	EDGE OF PAVEMENT	W	EXISTING WATERLINE
- -X- -	FENCE	SS	EXISTING SEWERLINE
12"P	TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG	OHU	OVERHEAD UTILITIES
			FIRE HYDRANT
12"P	TREE TYPE & SIZE TO BE REMOVED	8031.13 FS	PROPOSED FINISHED SURFACE
8950	EXISTING GROUND CONTOUR & ELEV.		
8950	PROPOSED GROUND CONTOUR & ELEV.		BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
	PROPOSED AC		PROPOSED PERVIOUS WALKWAY
	PROPOSED CONCRETE		

EARTHWORK ESTIMATE

EXCAVATION = 540 CY
EMBANKMENT = 1210 CY

EXCAVATION AND REPLACEMENT OF UNDOCUMENTED FILL = 10,800 CY

EARTHWORK QUANTITIES DO NOT INCLUDE ANY ADJUSTMENTS FOR SHRINKAGE, ROCK LOSS, STRIPPING, FOUNDATION AND TRENCH SPOILS, COMPACTION AND CONSOLIDATION OR OVEREXCAVATION. THE CONTRACTOR SHALL MAKE AN INDEPENDENT QUANTITY TAKEOFF AND BASE HIS BID ON QUANTITIES SO CALCULATED.

PRIVATE ENGINEERS NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR CIVIL ENGINEER.

REVIEWED BY: MAMMOTH LAKES FIRE PROTECTION DISTRICT
DATE

REVIEWED BY: TOWN OF MAMMOTH LAKES PUBLIC WORKS DEPARTMENT
HAISLIP W. HAYES P.E. C 78268 DATE

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

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

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REVISIONS:	BY:

PREPARED FOR:

3789 MAIN STREET
COVER SHEET
TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

DATE 10/18/2022
SCALE AS NOTED
DRAWN MYP
JOB NO 01.4355
DWG C1
SHEET 1 OF 6

Z:\01 Mammoth\4355 old La Sierras site 3498 Main st\local\Tentative Tract Map\La Sierras Civil Plan_recover.dwg Oct 18,2022 - 9:18am, mpolivosky

MATCHLINE – SEE SHEET C3

BLDG 1
FF=7947.60

BLDG 2
FF=7947.60

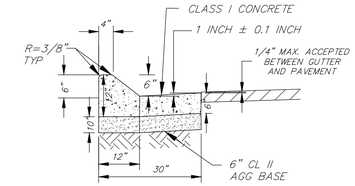
BLDG 3
FF=7947.60

BLDG 4
FF=7947.10

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

CONSTRUCTION NOTES

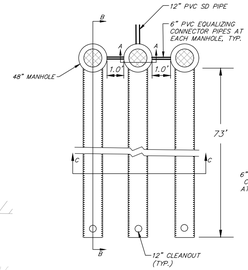
1. CONSTRUCT 4" HMA ON 6" CLASS II AGGREGATE BASE.
2. CONSTRUCT WALKWAY PER ARCHITECTURAL PLANS.
3. INSTALL 24"X24" JENSEN PRECAST DROP INLET WITH FOSSIL FUEL INSERT MODEL FGP-24F OR APPROVED EQUAL. CONTRACTOR TO VERIFY INLET/INSERT COMPATIBILITY.
4. INSTALL 12" SCH40 PVC DRAIN PIPE.
5. CONSTRUCT RETENTION SYSTEM PER DETAIL ON THIS SHEET.
6. RETAINING WALL PER STRUCTURAL ENGINEER.
7. INSTALL TYPE I CONCRETE CURB AND GUTTER PER TOML STANDARD PLAN 102-2.
8. CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL ON SHEET C3. BUILDING WALL PER STRUCTURAL ENGINEER.
9. CONSTRUCT 1" DEEP FLOW LINE.
10. CONSTRUCT 4" CONCRETE WALKWAY.
11. INSTALL 6" YARD DRAIN.
12. INSTALL VARIABLE CURB.
13. CONSTRUCT GRADED SWALE PER DETAIL ON SHEET C3.



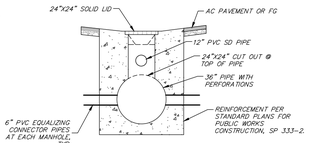
GENERAL NOTES FOR CONCRETE CURB

1. CONCRETE SHALL BE PER BE APPROVED BY THE PUBLIC WORKS ENGINEER.
2. PLACE CONTROL JOINTS IN ACCORDANCE WITH ACI 224.3R-95, ACI 325.12R-02.
3. SUBGRADE SHALL BE SCARIFIED A MIN. OF 12 INCHES, MOISTURE CONDITIONED, AND COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION.
4. TOP AND FACE OF CURB SHALL BE TROWLED SMOOTH AND FINISHED WITH A FINE BRUSH.
5. CONFORM TO THE "CALTRANS STANDARDS AND SPECIFICATIONS" (CSS).

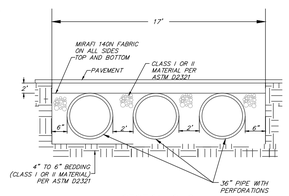
(7) TYPE I CURB AND GUTTER DETAIL
NTS



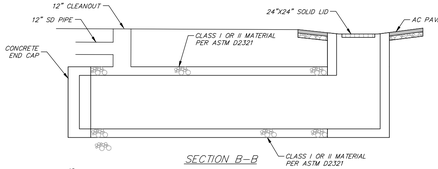
PLAN VIEW



SECTION A-A



SECTION C-C



SECTION B-B

(5) RETENTION BASIN
NTS

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MAMMOTH LAKES
BISHOP
REDWOOD CITY

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

DATE:

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REVISIONS: BY:

PREPARED FOR:

3789 MAIN STREET

CONCEPTUAL SITE GRADING / DRAINAGE PLAN

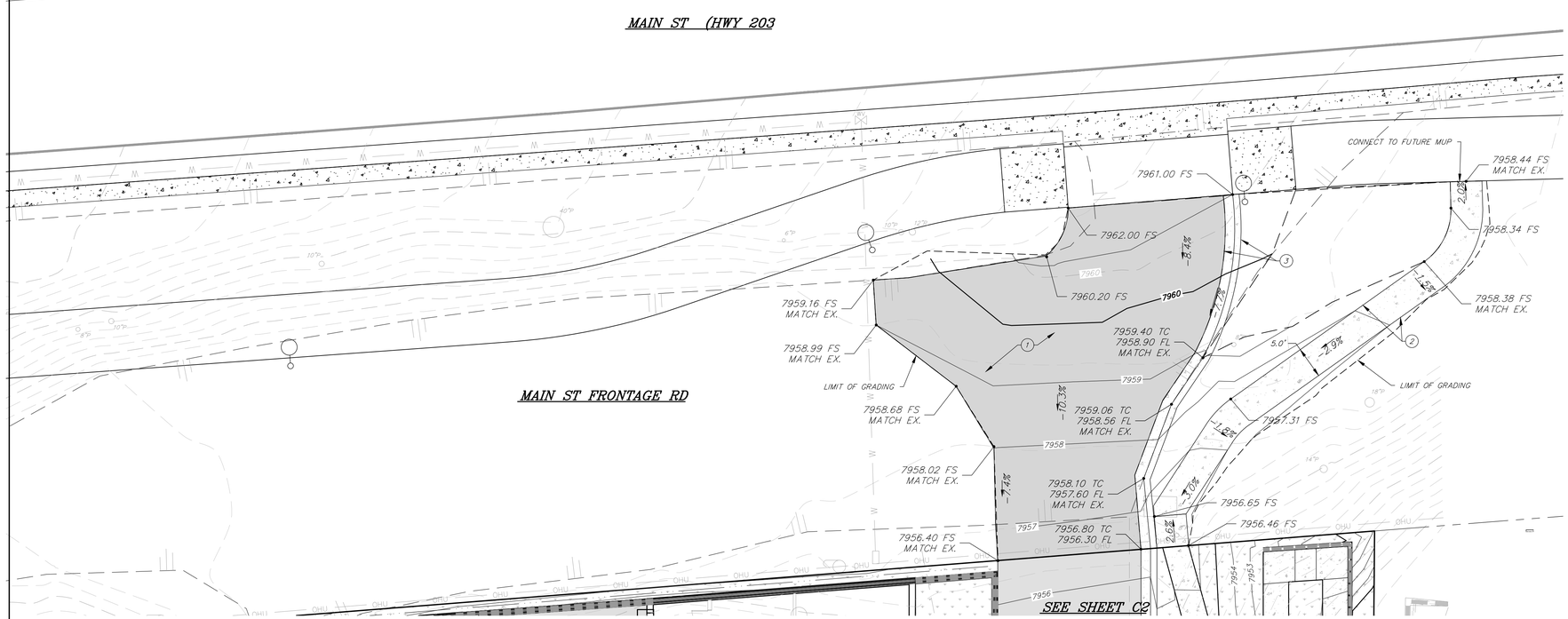
TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

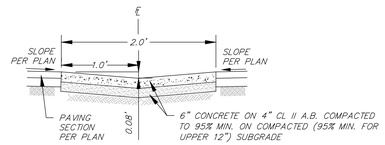
DATE 10/18/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.4355
DWG C2
SHEET 2 OF 6

Z:\01 Mammoth\4355 old Lo Sierras site 3498 Main st\cad\Tentative Tract Map\Lo Sierras Civil Plan_recover.dwg Oct 18,2022 - 9:19am, mpavlovsky

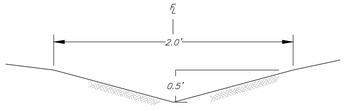
CONSTRUCTION NOTES

1. RE-GRADE AND CONSTRUCT 4" HMA ON 6" CLASS II AGGREGATE BASE.
2. INSTALL 5' WIDE CONCRETE ADA PATH PER TOML STANDARD PLAN 108.
3. INSTALL TYPE I CONCRETE CURB AND GUTTER PER TOML STANDARD PLAN 102-2.





8 **CONCRETE VALLEY GUTTER**
N.T.S.



13 **GRADED EARTH SWALE DETAIL**
N.T.S.

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

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land surveying
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BISHOP
REDWOOD CITY

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
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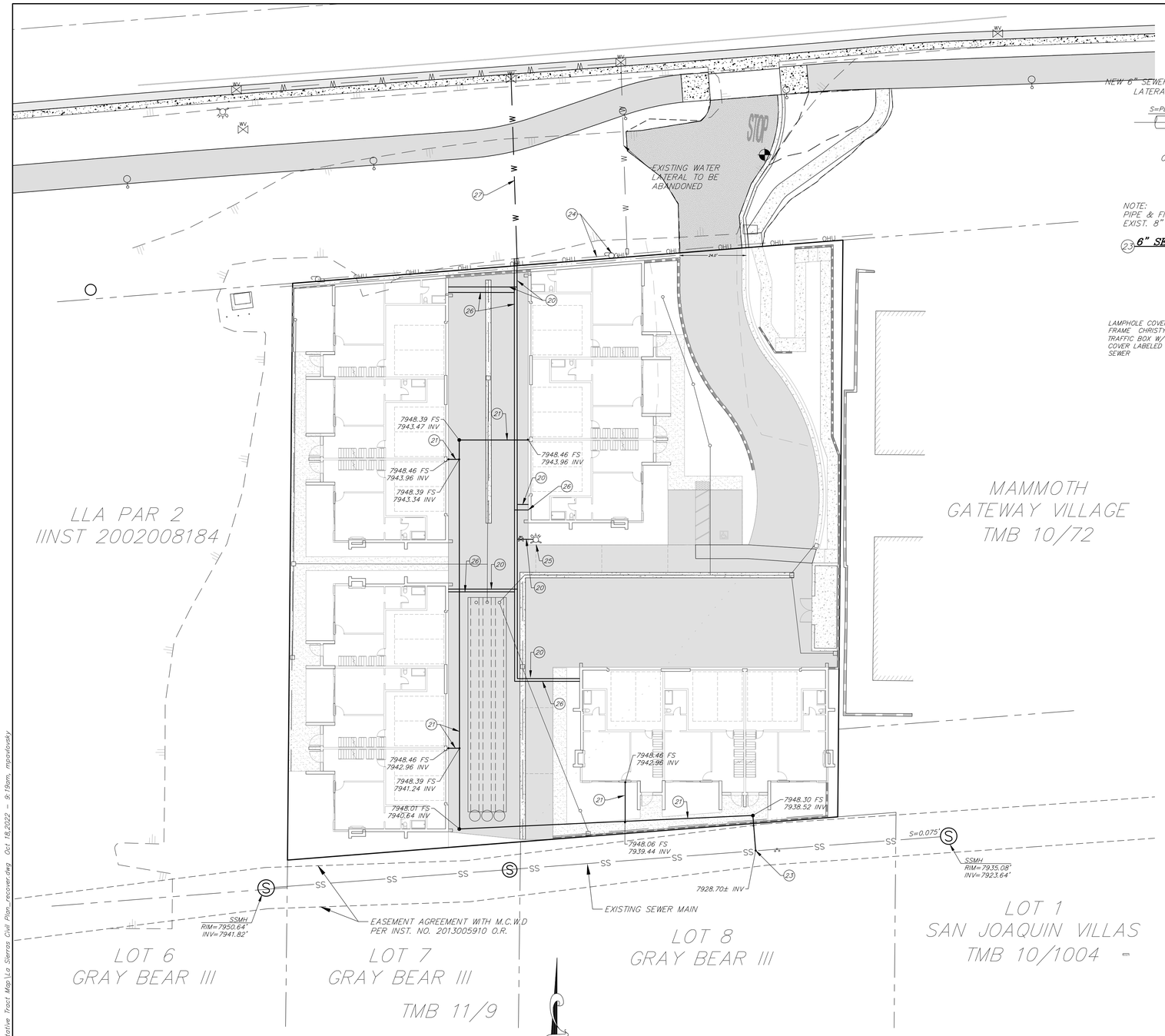
3789 MAIN STREET

CONCEPTUAL OFFSITE GRADING PLAN

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

DATE 10/18/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.4355
DWG C3
SHEET 3 OF 6

Z:\01 Mammoth\4355 old La Sierras site 1498 Main st\acad\Tentative Tract Map\La Sierras Civil Plan_recover.dwg Oct 18,2022 - 9:19am, mpavlovsky



CONSTRUCTION NOTES

(20) INSTALL 6" DIP FIRE LATERAL PER MCWD & MLFPD REQUIREMENTS AND, IF APPLICABLE, SHARED WATERLINE TRENCH DETAIL THIS SHEET. MLFPD ON-SITE INSPECTION OF THE LINE FLUSH IS REQUIRED BEFORE CONNECTION TO FIRE SPRINKLER SYSTEM.

(21) INSTALL 6" PVC SANITARY SEWER LINE WITH CLEANOUTS AT EVERY ANGLE POINT PER MCWD REQUIREMENTS.

(23) CONNECT TO EXISTING SEWER MAIN, LOCATION AND DEPTH TO BE FIELD VERIFIED.

(24) RELOCATE EX POWER POLE / OVERHEAD UTILITY LINES

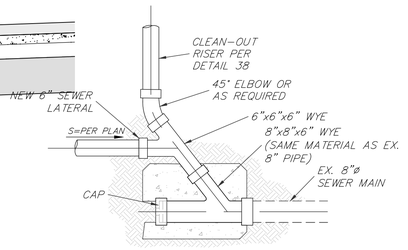
(25) CONSTRUCT NEW FIRE HYDRANT ASSEMBLY PER MCWD STANDARD PLAN SD-15 ON THIS SHEET.

(26) CONSTRUCT 4" PVC SCH 40 WATER SERVICE WITH METER PER MCWD REQUIREMENTS; METER SIZE TO BE DETERMINED.

(27) INSTALL NEW WATER MAIN PER MCWD REQUIREMENTS.

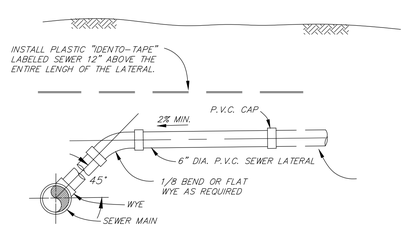
SCALE: 1"=20'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

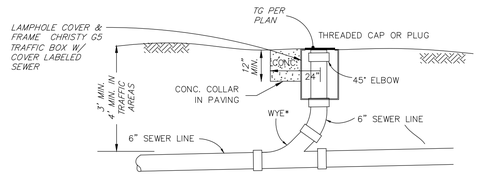


NOTE:
PIPE & FITTINGS SHALL BE OF THE SAME MATERIALS AS THE EXIST. 8" SEWER MAIN UNLESS APPROVED ADAPTORS ARE USED.

(23) 6" SEWER LATERAL CONNECTION TO EXISTING
N.T.S.

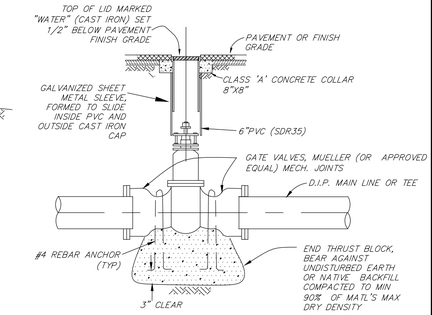


(21) SEWER LATERAL DETAIL
N.T.S.

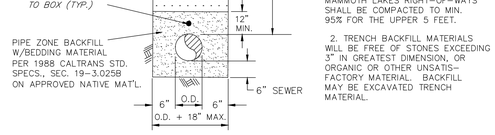


*NOTE:
FOR END OF LINE CLEANOUT INSTALLATION, REPLACE WYE WITH 45° ELBOW

(21) INLINE SEWER CLEANOUT DETAIL
N.T.S.



WATER GATE VALVE DETAIL
N.T.S.

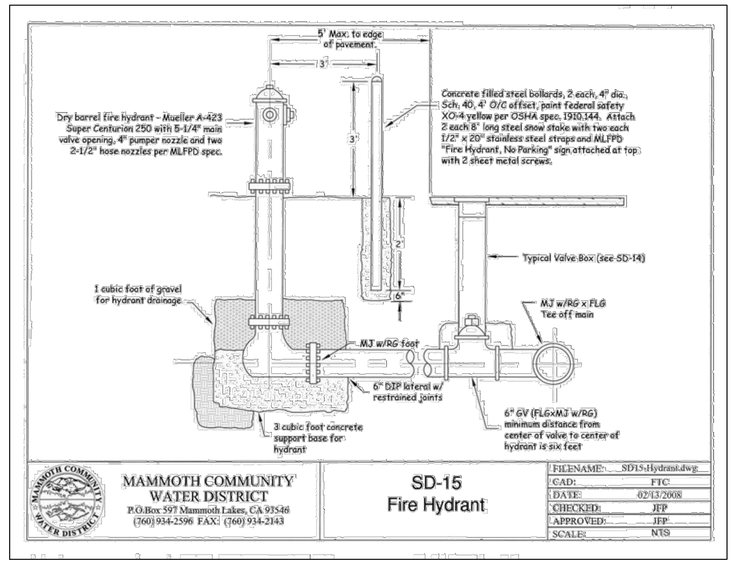


PRIVATELY MAINTAINED TRENCH

NOTE:
1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO MIN. 90% OF MATERIAL'S MAX. DRY DENSITY, EXCEPT IN AREAS OF EXISTING OR FUTURE PAVEMENT WHERE BACKFILL SHALL BE COMPACTED TO MIN. 95% OF MATERIAL'S MAX. DRY DENSITY FOR THE UPPER 12". ALL TRENCH BACKFILL IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAYS SHALL BE COMPACTED TO MIN. 95% FOR THE UPPER 5 FEET.

2. TRENCH BACKFILL MATERIALS WILL BE FREE OF STONES EXCEEDING 3" IN GREATEST DIMENSION, OR ORGANIC OR OTHER UNSATISFACTORY MATERIAL. BACKFILL MAY BE EXCAVATED TRENCH MATERIAL.

TYPICAL SEWER TRENCH DETAILS
N.T.S.



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BISHOP
REDWOOD CITY

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
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CIVIL
STATE OF CALIFORNIA
DATE:

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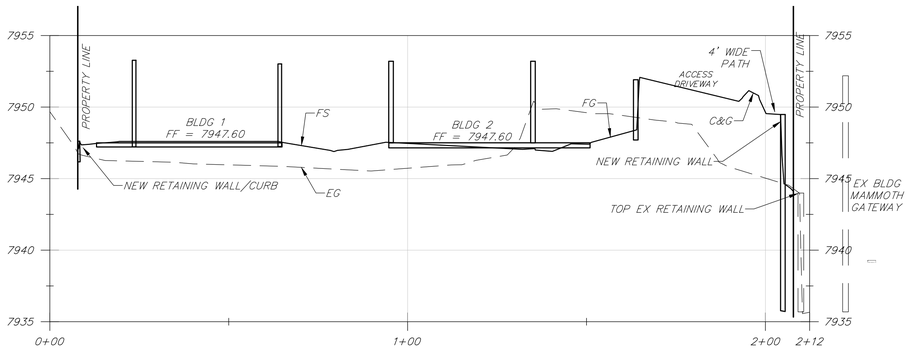
REVISIONS:	BY:

PREPARED FOR:

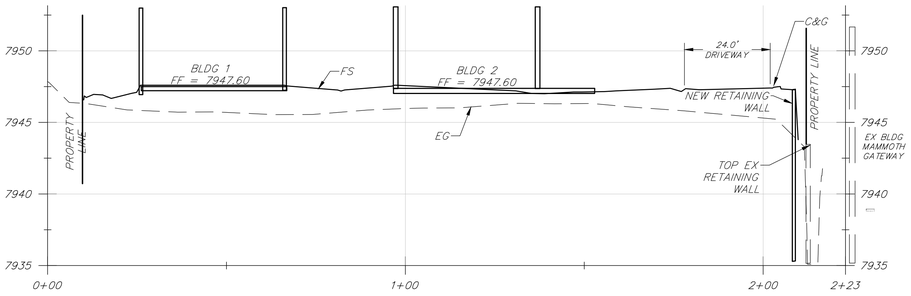
3789 MAIN STREET
CONCEPTUAL SITE UTILITIES
TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

DATE 10/18/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.4355
DWG C4
SHEET 4 OF 6

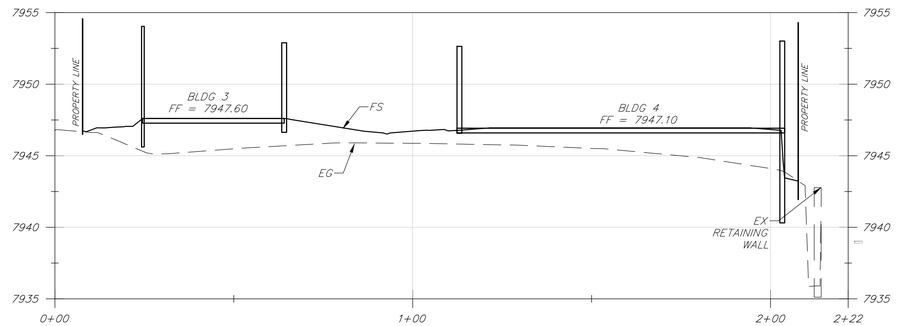
Z:\01 Mammoth\4355 old La Sierras site 3498 Main st\Local\Tentative Tract Map\La Sierras Civil Plan_recover.dwg Oct 18,2022 - 9:18am, mpolivoski



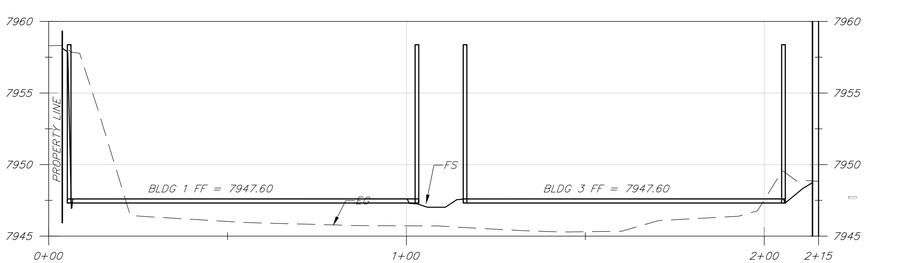
SECTION A–A'



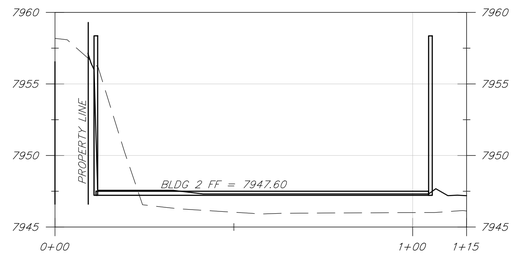
SECTION B–B'



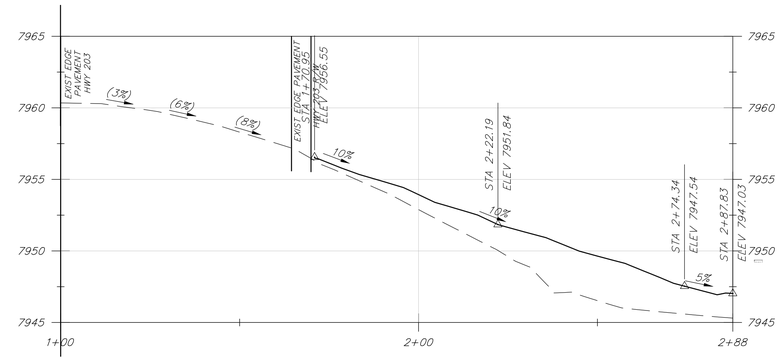
SECTION C–C'



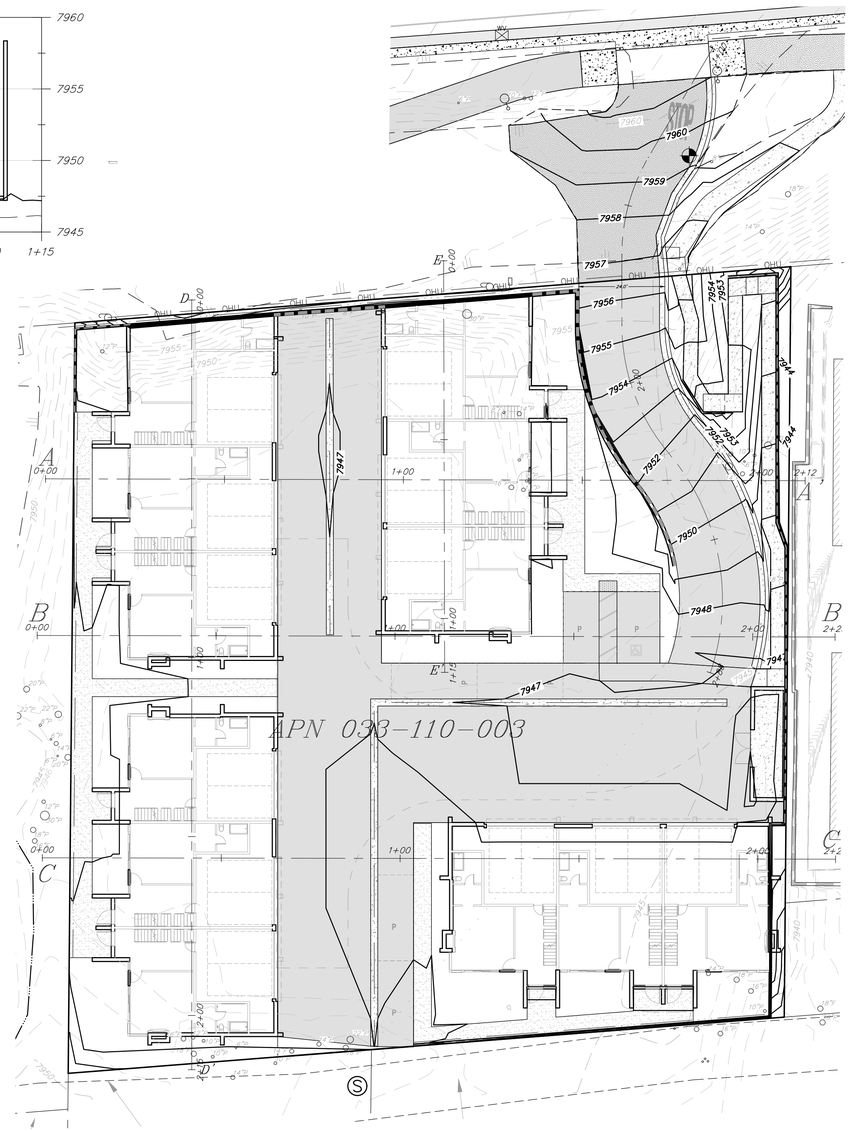
SECTION D–D'



SECTION E–E'



DRIVEWAY PROFILE



SCALE:
HOR: 1"=20'
VER: 1"=4'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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land surveying
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BISHOP
REDWOOD CITY

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

DATE:

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3789 MAIN STREET

SITE SECTIONS

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

DATE	10/18/2022
SCALE	AS NOTED
DRAWN	MYP
JOB NO.	01.4355
DWG	C5
SHEET	5 OF 6

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EROSION CONTROL & TREE PROTECTION NOTES

(A) INSTALL INLET PROTECTION PER CASQA BMP SE-10 AND DETAIL THIS SHEET.

(B) INSTALL FIBER ROLL AT LIMITS OF DISTURBANCE PER CASQA BMP SE-5 AND DETAIL THIS SHEET.

(C) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC-1 AND DETAIL THIS SHEET.

- VEHICLE AND EQUIPMENT FUELING SHALL BE PER CASQA BMP NS-9.
- MATERIAL DELIVERY AND STORAGE SHALL BE PER CASQA BMP WM-1.
- SOLID WASTE SHALL BE DISPOSED OF PER CASQA BMP WM-5.
- NO VEHICLE AND EQUIPMENT CLEANING OR MAINTENANCE SHALL BE DONE ONSITE.

LLA PAR 2
(INST 2002008184)

MAMMOTH GATEWAY VILLAGE
TMB 10/72

LOT 6
GRAY BEAR III

LOT 7
GRAY BEAR III
TMB 11/9

LOT 8
GRAY BEAR III

LOT 1
SAN JOAQUIN VILLA
TMB 10/1004

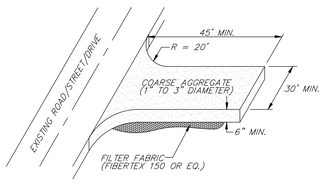
EASEMENT AGREEMENT WITH M.C.W.D PER INST. NO. 2013005910 O.R.

EXISTING SEWER MAIN

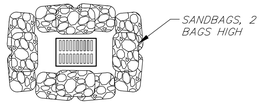
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INV=7941.82'

SSMH
RIM=7935.08'
INV=7923.64'

S=0.075'



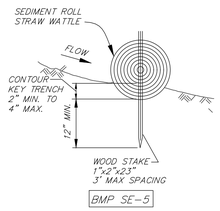
(A) STABILIZED CONSTRUCTION ENTRANCE
INTERIM EROSION CONTROL DETAIL
N.T.S.



DROP INLET

BMP SE-10

(C) STORM DRAIN INLET PROTECTION
N.T.S.



BMP SE-5

(B) FIBER ROLL DETAIL



SCALE: 1"=20'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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REDWOOD CITY

REGISTERED PROFESSIONAL ENGINEER
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3789 MAIN STREET

EROSION CONTROL PLAN

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

DATE 10/18/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.4355
DWG C6
SHEET 6 OF 6

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Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

December 11, 2024, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Greg Eckert, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

Members Absent: Commissioner Cynthia Fleming, Commissioner Lana Grand

---

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Senior Planner Kim Cooke led the flag salute.

3. PUBLIC COMMENTS

Community and Economic Development Director Nolan Brown gave an update from Parks and Recreation Director Stuart Brown regarding the Town's Tree Lighting event.

4. PUBLIC HEARINGS

4.1 Consideration of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road to modify the permitted uses for the

Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures ("Villas") into condominium hotel units that may be sold individually. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report. This item was continued from the November 13, 2024, meeting.

The Chair opened the public hearing at 9:03 a.m.

Senior Planner Kim Cooke gave a presentation outlining the information in the staff report.

Daniel O'Berry, representing the applicant, introduced the applicant team. Mark Carney and Matthew Mering outlined the history of the project site and the current proposal.

With no members of the public coming forward to speak, the Chair closed the public hearing at 9:48 a.m.

There was discussion among members of the Commission, staff, and the applicant team.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Greg Eckert

Adopt the Resolution, making the required CEQA and Municipal Code findings, and recommending to the Town Council approval of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003, with conditions as recommended by staff, as amended to include having the units apply to the existing Parking Management Plan and subject to getting the documents finalized to the mutual benefit of the applicants and the Town.

For (2): Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Against (1): Commissioner Greg Eckert

Absent (2): Commissioner Cynthia Fleming, and Commissioner Lana Grand

Failed (2 to 1)

Motion failed due to a lack of affirmative votes from a majority of the Commission. The item will be reconsidered at a future meeting.

5. CONSENT AGENDA

Moved by Commissioner Greg Eckert
Seconded by Vice Chair Dawn Vereuck

Approve the Consent Agenda.

For (3): Commissioner Greg Eckert, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (2): Commissioner Cynthia Fleming, and Commissioner Lana Grand

Carried (3 to 0)

5.1 Approve the minutes of the regular meeting of October 9, 2024.

5.2 Approve the minutes of the regular meeting of November 13, 2024.

6. COMMISSIONER REPORTS

Chair Vanderhurst announced that this Saturday was the Night of Lights event at Mammoth Mountain.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff reported on the Town's Skate with Santa event, and gave updates regarding the Town Civic Center Project, the Parcel Phase 1, the 60 Joaquin Project, the Innsbruck Lodge Project, the Access Apartments Project, and the Mammoth Creek Inn Project.

8. ADJOURNMENT

The Commission adjourned the meeting at 10:40 a.m.

Jamie Gray, Town Clerk

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consider approval of Final Tract Map 22-002 for the "Limelight Hotel" development project.

Commission Meeting Date: 2/12/2025

Prepared by: Amy Callanan, PE, Engineering Manager

Recommended Motion: PEDC action to:

a. **Option 1**: find Final Tract Map 22-002 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 22-002:

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.

b. **Option 2**: Find that Final Tract Map 22-002 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 22-002

Attachment 2: Approved Tentative Tract Map 22-002

Attachment 3: Tentative Tract Map 22-002 Staff Report

Attachment 4: Town Council Resolution R22-53 and Conditions of Approval

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 12, 2025

AGENDA TITLE: Consider approval of Final Tract Map 22-002 for the "Limelight Hotel" development project located at the northwest corner of Canyon Boulevard and Lake Mary Road in the "Plaza Resort" and "Specialty Lodging" zone of the North Village Specific Plan Area.

Applicant / Property Owner: Aspen Skiing Company / Limelight Mammoth LLC

REQUESTING DEPARTMENT:
Community & Economic Development
Nolan Bobroff, Director

Public Works Engineering
Amy Callanan, PE, Engineering Manager

OBJECTIVE:

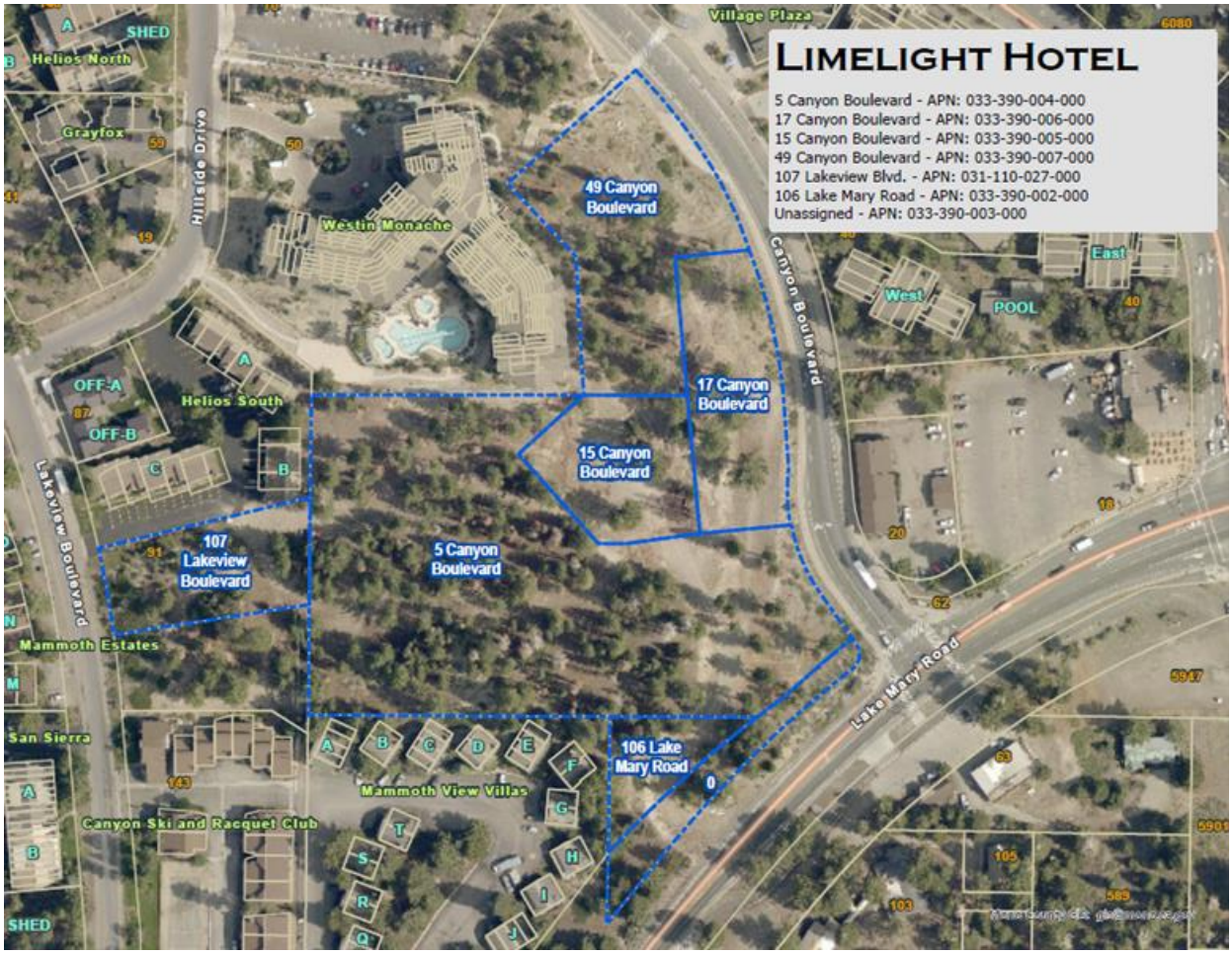
1. PEDC action to:
    a. Option 1: find Final Tract Map 22-002 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 22-002:
        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.
    b. Option 2: Find that Final Tract Map 22-002 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:	5, 15, 17 and 49 Canyon Blvd., 106 Lake Mary Road and 107 Lakeview Blvd. (APNs: 033-390-007-000, 033-390-006-000, 033-390-005-000, 033-390-004-000, 033-390-003-000, 033-390-002-000 and 031-110-027-000)
Size of Property:	Combined 6.91 acres (300,999.6 square feet)
Zoning:	Plaza Resort (PR) and Specialty Lodging (SL) zone - North Village Specific Plan
General Plan:	North Village Specific Plan (NVSP)
Environmental Review:	An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project

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 proposed development will feature a combination of hotel and residential uses, including 151 hotel rooms and 15 residential condominium units. The hotel structure is designed above an underground parking garage, which has a capacity of 179 vehicles and will be operated by full-time valet parking staff. The hotel amenities are tailored for both hotel guests and residential owners, offering a variety of features such as a hotel lobby and bar, town hall dining room, living room, meeting and conference rooms, a kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity spaces.

Tentative Tract Map 22-002 was approved on July 6th, 2022 with Conditions of Approval included in Town Council Resolution R22-53. Pursuant to the State Subdivision Map Act, the Final Tract Map requires approval by staff and PEDC, and must be recorded on the property Title. The Town has reviewed the Final Tract Map and has found that all of the applicable Tentative Tract Map Conditions of Approval have either been met or are expected to have been met prior to the PEDC meeting.

Proposed Building Design:





Final Tract Map Conditions of Approval of note:

#114 (Public Improvements) Applicant shall construct public improvements consisting of undergrounding of existing overhead utility lines, construction of sidewalk, curb, gutter, pedestrian ramps, retaining walls, storm drain and lighting, and a downhill left-turn lane into the project public entrance on Lake Mary Road (this could be an extension of the existing left-turn lane at Canyon Boulevard), additional or relocated street lighting along Canyon Boulevard, and a transit shelter on Canyon Boulevard near the northern property corner, in conformance with Town Standards and acceptable to the Public Works Director. An easement agreement shall be executed with the Town, as necessary, to accommodate the transit shelter. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work. Prior to acceptance of the work, Applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

Staff Note: The applicant executed an Improvement Agreement on September 14, 2023, accompanied by a bond in the amount of $2,476,061. Construction of the improvements is in progress. An Irrevocable Offer of Dedication for the transit shelter area has been executed and will be recorded concurrently with the final map.

#117 (Snow Storage Easement) Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of 10-feet beyond the edge of sidewalk along Canyon Boulevard and Lake Mary Road. Where determined necessary by the Town Engineer, additional

easement width shall be provided. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

Staff Note: The easement agreement has been executed and will be recorded concurrently with the final map.

#119 (Transit CFD) Applicant shall submit a petition to be annexed into the Town's Transit and Transportation Fee Community Facility District (CFD 2013-03), in consideration of: the Town's Vision Statement requiring a de-emphasis of the use of the automobile; occupancy and mode of travel expectations; and to mitigate the impacts of the project on air quality as required by CEQA. The annexation process shall be completed, and all fees associated with the annexation process paid by applicant, prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.

Staff Note: The properties were annexed into the Transit CFD via Ordinance 23-01 effective March 15, 2023.

#120 (NV BAD Detachment and Maintenance CFD Formation) Three (3) of the seven (7) parcels that form the project are currently a part of the North Village Benefit Assessment District, BAD 2002-2, which covers operation and maintenance of public improvements such as snow management, snow melt tubing, summer sidewalk sweeping, curb/gutter/sidewalk/driveway, hardscapes, landscaping, street lights, and banners. The remaining four (4) parcels shall be made responsible for contributing to similar maintenance responsibilities. Because it is not desirable or practical to annex the four (4) parcels into the existing BAD, applicant shall instead submit a petition to be removed from the BAD, and shall submit a petition to form a **new** North Village Community Facilities District (CFD) for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontages, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting, or propose an alternative method of funding such operation, maintenance and repair, and snow removal, of the public improvements that is mutually agreeable to both the applicant and the Town. The removal and formation processes shall be completed, and all fees associated with the removal and formation processes paid by applicant, prior to final map approval by staff. The new CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate, the Mello-Roos Community Facilities Act, or any other provision of law for the project.

Staff Note: The properties were detached from the North Village Benefit Assessment District via Town Council Resolution 23-25, and were included in the formation of the Maintenance CFD via Ordinance 23-04, effective April 19, 2023.

#121 (Pedestrian Bridge Easement) Prior to or concurrent with final map approval by Town staff, applicant shall execute an easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of permanent infrastructure, temporary construction, and public access related to future pedestrian bridge construction and maintenance, to be located in the vicinity of the northern property corner along Canyon Boulevard adjacent to the existing bridge reciprocal easements or as otherwise agreed. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

Staff Note: Staff has determined that an easement to the Town is not required, since any future pedestrian bridge will likely be developed by private parties.

#122 (Slope Easement Vacation) Portions of existing slope easements shall be vacated as required to accommodate building footprint as shown on the plans, and 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.

Staff Note: The slope easement was vacated via Town Council Resolution 24-XX on December 18, 2024.

Per the discussion above, 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, are expected to have been met prior to this PEDC meeting or will be met prior to recordation of the Final Tract Map.

Environmental Analysis:

Final Tract Map: 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.

Project Approval: An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project because the project includes the development of a renewable direct use geothermal energy system. This component of the project was not previously analyzed as part of the Mammoth Hillside CEQA Addendum prepared in 2017. The Limelight Hotel project is consistent with the Mammoth Hillside Project CEQA Addendum with the exception of the proposed renewable direct use geothermal system.

Staff Findings and Recommendation:

1. Find Final Tract Map 22-002 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 22-002:
    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 22-002

Attachment 2: Approved Tentative Tract Map 22-002

Attachment 3: Tentative Tract Map 22-002 Staff Report

Attachment 4: Town Council Resolution R22-53 and Conditions of Approval

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this tract map. We also hereby reserve that certain easement for slope purposes for the benefit of Lot 1 as so designated on this map.
We also hereby dedicate to the Town of Mammoth that certain Irrevocable Offer of Dedication as designated on this map.

AS OWNER:

LIMELIGHT MAMMOTH LLC, a Delaware Limited Liability Company

BY: AHG Parent Co LLC
Its sole Member

BY: Aspen Skiing Company, LLC
Its sole Member

BY: _____
Jeff Toscano
Chief Executive Officer, Aspen Hospitality

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)
County of) ss.

On _____ before me,
_____ a Notary Public,
personally appeared JEFF TOSCANO _____,
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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:
Signature _____
Print Name _____
A Notary Public in and for said state
Principal place of business is the County of _____
My commission expires: _____
Commission No. of Notary:

SIGNATURE OMISSIONS

The signatures of the following, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a–3Ai of the Subdivision Map Act:

Southern California Edison Company: Inst. No. 2001006640 O.R. & Book 78 Page 129 O.R.

NOTICE REGARDING EASEMENT ABANDONMENT

Pursuant to Government Code Sections 66434(g) and 66499.20.1/2, the filing of this map constitutes abandonment of the following easement and prescriptive right of way:

Those portions of that slope easement granted to the Town of Mammoth Lakes by the Document recorded July 11, 2003 as Instrument No. 2003007395 O.R. of Official Records that have been vacated by the Town of Mammoth Lakes per the Document recorded on_____, 2025 as Instrument No. _____, in the office of the Mono County Recorder.

That portion of Millers Siding Road, presumed to be prescriptive, as shown on this map.

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning and Economic Development Commission at its meeting of _____, 2025. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto and did Accept/Reject on behalf of the public that certain irrevocable offer of dedication for road purposes as so designated on this map, and did APPROVE the abandonment of that portion of existing right of way as so designated on this map and referenced on this map pursuant to the provisions of Sections 66434(g) and 66499.20.2 of the California Subdivision Map Act.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84–10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97–06, Section 17.20.170, this Tract Map is hereby approved.

BY: _____ _____
Nolan Bobroff Date
Community and Economic Development Director

TOWN ENGINEER'S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative tract map have been complied with.

_____ _____
Date Haislip W. Hayes P.E. C 78268
Mammoth Lakes Town Engineer

TOWN SURVEYOR'S STATEMENT

This final map was examined by me and I am satisfied that this map is technically correct.

_____ _____
Date Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

C.C.& R.'s NOTE

A declaration of covenants, conditions, restrictions and reservation affecting this subdivision was prepared entitled "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF RECIPROCAL EASEMENTS OF 15 CANYON BLVD RESIDENCES" was recorded on _____, 2025, as Instrument No. _____ of Official Records of the Mono County Recorder.

A declaration of covenants, conditions, restrictions and reservation affecting this subdivision was prepared entitled "DECLARATION OF CONDOMINIUM AND COVENANTS, CONDITIONS AND RESTRICTIONS OF 15 CANYON BLVD RESIDENCES" was recorded on _____, 2025, as Instrument No. _____ of Official Records of the Mono County Recorder.

triad/holmes assoc.

RECORDER'S CERTIFICATE

Filed this ___ day of _____ , 2025 at _____ __.M., in Book 12 of Tract Maps at Pages _____ , inclusive, at the request of Limelight Mammoth LLC.

Instrument No. _____ Fee: _____

Queenie Barnard
Mono County Recorder

By:_____
Deputy Mono County Recorder

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of $ _____ for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

_____ By: _____
Date Deputy Mono County Tax Collector

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Thomas A. Platz in October, 2022. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative tract map. I hereby state that all the monuments are of the character and occupy the positions indicated, and that such monuments are sufficient to enable the survey to be retraced.

PROFESSIONAL LAND SURVEYOR
ANDREW K HOLMES PLS 4428
STATE OF CALIFORNIA

_____ _____
Date Andrew K. Holmes P.L.S. 4428

SOILS NOTE

A Geologic Feasibility and Geologic Hazards Evaluation Report, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated May 16, 2019 under the signature of Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Public Works Department – Engineering Services Division.

An "As–Graded" soils report showing final as–built grades and soils report recommendations shall be provided to the Town of Mammoth Lakes Public Works Department upon completion of grading operations.

LIMELIGHT HOTEL AND CONDOMINIUMS

TRACT MAP NO. 22–002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RE–SUBDIVISION OF LOT LINE ADJUSTMENT 04–02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36–29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.

6.91 ACRES

Z:\01 Mammoth\2473.7 Limelight Hotel\ACAD\FM\2473.7 Limelight FM 3.dwg Dec 17,2024 – 4:06pm, jpfei

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

This land lies within the Mammoth Community Water District and is subject to any liens or assessments thereof.

This land lies within the Community Facilities District No. 2001–1 (North Village Area) and is subject to any liens or assessments thereof.

This land lies within the North Village Benefit Assessment 2002–2 and is subject to any liens or assessments thereof.

This land lies within the Mammoth School Bond District and is subject to any liens or assessments thereof.

The herein described land lies within the Community Facilities District No. 2013–3 (Transit Services) and is subject to any liens or assessments thereof.

The herein described land lies within the Community Facilities District No. 2023–1 (Maintenance Services) and is subject to any liens or assessments thereof.

The effect of an instrument entitled "Irrevocable Offer to Dedicate Real Property" executed by Intrawest California Holdings, recorded July 11, 2003 as Instrument No. 2003007394 of Official Records.

A Certificate of Compliance by the Town of Mammoth Lakes as Certificate of Compliance 04–02, recorded on June 17, 2004 as Instrument No. 2004005560 of Official Records.

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restrictions is permitted by applicable law, as set forth in the document executed by Mammoth Slopes Development Co., dated October 5, 1965 in Book 77, Page 46 of Official Records. Covenants, Conditions and Restrictions have been modified by an instrument executed by Mammoth Slopes Development Company, recorded on November 9, 1965 in Book 77, Page 455 of Official Records.

A covenant and agreement regarding building setback (Mammoth Hillside) recorded June 30, 2004 as Instrument No. 2004006017 of Official Records.

A covenant and agreement regarding height limitations (Mammoth Hillside) recorded June 30, 2004 as Instrument No. 2004006018 of Official Records. An Amendment to Construction Easement Agreement recorded February 27, 2005 as Instrument No. 2005001352 of Official Records.

Any rights, interests for claims which may exist or arise by reason of the following facts shown up that certain "ALTA/ACSM Land Title Survey for Hillside Properties" dated June 7, 2019 by Triad/Holmes Associates:
K–rails, gravel roads, edge of pavement begin/gravel road, existing overhead utilities, existing guy wires, existing wall traffic signal box, blow off riser, slope easement, concrete walk, 2" copper water lateral field verified, back of sidewalk, street light, street light pullbox, fire hydrant on property line, existing bollards, rip–rap swale, soil stockpile, intersection ahead sign, water meter, irrigation box, vertical vent, air release assembly, AC path, electric box, bus stop sign post, 12" drains, water meter, bus stop bench, keystone wall, K–rail, dirt road, existing dirt path, 1' tall RR tie retainer, numerous foot paths, tree house, drainage enters site from adjoiner.

An easement for driveway purposes affecting that portion of said land as shown on Parcel Map No. 36–29, recorded in Book 1 of Parcel Maps at Page 44 in the Office of the County Recorder.

Seventh amendment to Notice of Special Tax Lien, Town of Mammoth Lakes Community Facilities District No. 2013–3 (transit services) Annexation No. 7, recorded on March 21 2023 as Instrument No. 2023000596 of Official Records.

Notice of Special Tax Lien, Town of Mammoth Lakes Community Facilities District No. 2023–1 (Maintenance Services), recorded on May 1 2023 as Instrument No. 2023000933 of Official Records.

Resolution No. 22–53, A Resolution of the Town Council of the Town of Mammoth Lakes approving tentative Tract Map 22–002, Use Permit 22–001, and Design Review 22–001, and Adopting Environmental Findings Pursuant to the California Environmental Quality Act, to Allow the Limelight Hotel Development Project located in the North Village specific plan area at 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, 106 and Unadressed Parcel on Lake Mary Road (APNs: 033–390–004–000, 033–390–005–000, 033–390–006–000, 033–390–007–000, 031–110–027–000, 033–390–002–000, and 033–390–003–000), recorded on May 25, 2023 as Instrument No. 2023001139 of Official Records.

t h a
triad/holmes assoc.

LIMELIGHT HOTEL AND CONDOMINIUMS

TRACT MAP NO. 22–002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RE–SUBDIVISION OF LOT LINE ADJUSTMENT 04–02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36–29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.

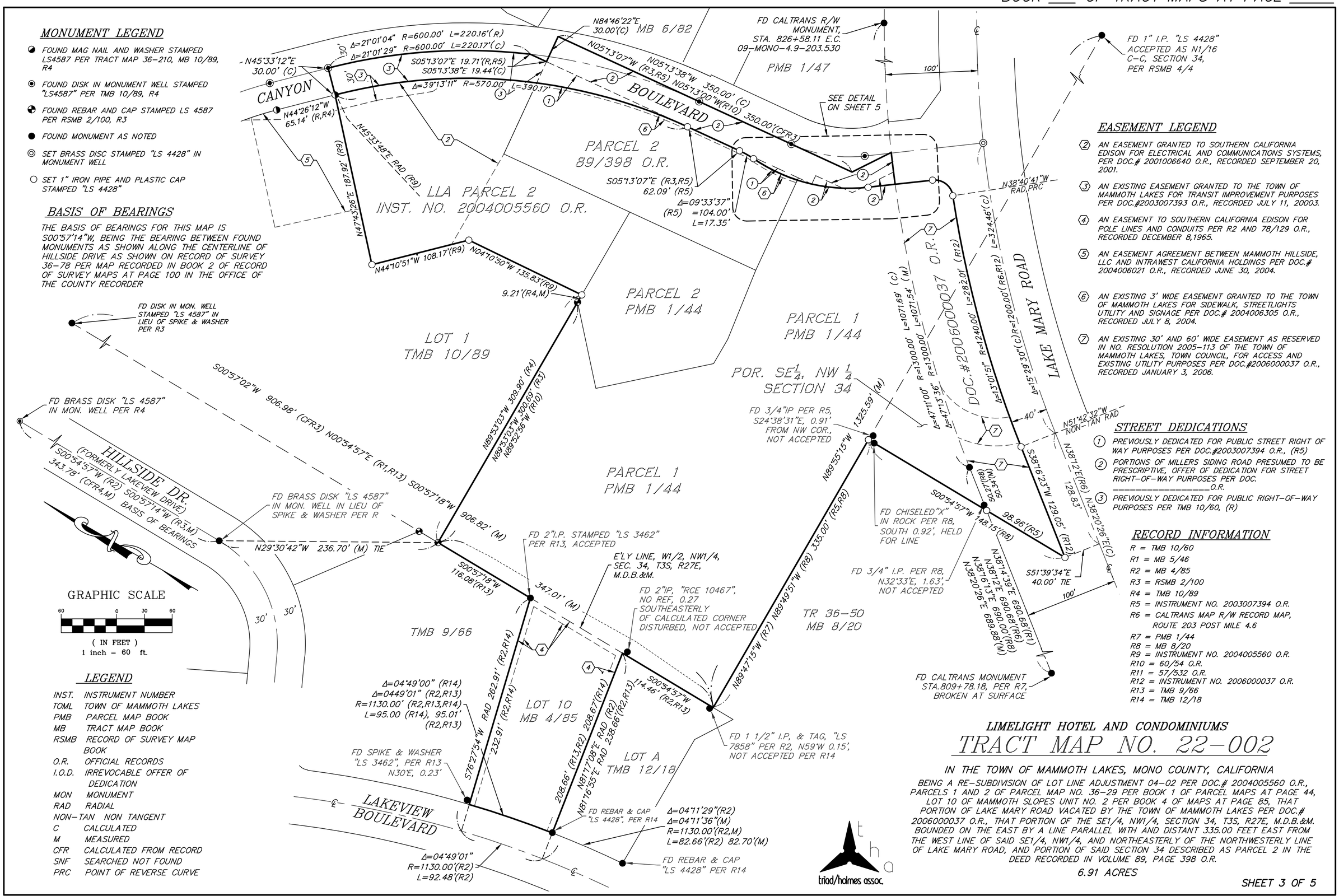
6.91 ACRES

MONUMENT LEGEND

- FOUND MAG NAIL AND WASHER STAMPED LS4587 PER TRACT MAP 36–210, MB 10/89, R4
- FOUND DISK IN MONUMENT WELL STAMPED "LS4587" PER TMB 10/89, R4
- FOUND REBAR AND CAP STAMPED LS 4587 PER RSMB 2/100, R3
- FOUND MONUMENT AS NOTED
- SET BRASS DISC STAMPED "LS 4428" IN MONUMENT WELL
- SET 1" IRON PIPE AND PLASTIC CAP STAMPED "LS 4428"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS S00°57'14"W, BEING THE BEARING BETWEEN FOUND MONUMENTS AS SHOWN ALONG THE CENTERLINE OF HILLSIDE DRIVE AS SHOWN ON RECORD OF SURVEY 36–78 PER MAP RECORDED IN BOOK 2 OF RECORD OF SURVEY MAPS AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER



GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

EASEMENT LEGEND

(2) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL AND COMMUNICATIONS SYSTEMS, PER DOC.# 2001006640 O.R., RECORDED SEPTEMBER 20, 2001.

(3) AN EXISTING EASEMENT GRANTED TO THE TOWN OF MAMMOTH LAKES FOR TRANSIT IMPROVEMENT PURPOSES PER DOC.#2003007393 O.R., RECORDED JULY 11, 20003.

(4) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR POLE LINES AND CONDUITS PER R2 AND 78/129 O.R., RECORDED DECEMBER 8,1965.

(5) AN EASEMENT AGREEMENT BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS PER DOC.# 2004006021 O.R., RECORDED JUNE 30, 2004.

(6) AN EXISTING 3' WIDE EASEMENT GRANTED TO THE TOWN OF MAMMOTH LAKES FOR SIDEWALK, STREETLIGHTS UTILITY AND SIGNAGE PER DOC.# 2004006305 O.R., RECORDED JULY 8, 2004.

(7) AN EXISTING 30' AND 60' WIDE EASEMENT AS RESERVED IN NO. RESOLUTION 2005–113 OF THE TOWN OF MAMMOTH LAKES, TOWN COUNCIL, FOR ACCESS AND EXISTING UTILITY PURPOSES PER DOC.#2006000037 O.R., RECORDED JANUARY 3, 2006.

STREET DEDICATIONS

(1) PREVIOUSLY DEDICATED FOR PUBLIC STREET RIGHT OF WAY PURPOSES PER DOC.#2003007394 O.R., (R5)

(2) PORTIONS OF MILLERS SIDING ROAD PRESUMED TO BE PRESCRIPTIVE, OFFER OF DEDICATION FOR STREET RIGHT–OF–WAY PURPOSES PER DOC. _____O.R.

(3) PREVIOUSLY DEDICATED FOR PUBLIC RIGHT–OF–WAY PURPOSES PER TMB 10/60, (R)

RECORD INFORMATION

R = TMB 10/60
R1 = MB 5/46
R2 = MB 4/85
R3 = RSMB 2/100
R4 = TMB 10/89
R5 = INSTRUMENT NO. 2003007394 O.R.
R6 = CALTRANS MAP R/W RECORD MAP, ROUTE 203 POST MILE 4.6
R7 = PMB 1/44
R8 = MB 8/20
R9 = INSTRUMENT NO. 2004005560 O.R.
R10 = 60/54 O.R.
R11 = 57/532 O.R.
R12 = INSTRUMENT NO. 2006000037 O.R.
R13 = TMB 9/66
R14 = TMB 12/18

LEGEND

INST.	INSTRUMENT NUMBER
TOML	TOWN OF MAMMOTH LAKES
PMB	PARCEL MAP BOOK
MB	TRACT MAP BOOK
RSMB	RECORD OF SURVEY MAP BOOK
O.R.	OFFICIAL RECORDS
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
MON	MONUMENT
RAD	RADIAL
NON–TAN	NON TANGENT
C	CALCULATED
M	MEASURED
CFR	CALCULATED FROM RECORD
SNF	SEARCHED NOT FOUND
PRC	POINT OF REVERSE CURVE

LIMELIGHT HOTEL AND CONDOMINIUMS

TRACT MAP NO. 22–002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RE–SUBDIVISION OF LOT LINE ADJUSTMENT 04–02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36–29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.

6.91 ACRES

triad/holmes assoc.

Z:\01 Mammoth\2473.7 Limelight Hotel\ACAD\FM\2473.7 Limelight FM 3.dwg Dec 17,2024 – 9:59am, jpfei

MONUMENT LEGEND

- FOUND MAG NAIL AND WASHER STAMPED LS4587 PER TRACT MAP 36-210, MB 10/89, R4
- FOUND DISK IN MONUMENT WELL STAMPED "LS4587" PER TMB 10/89, R4
- FOUND REBAR AND CAP STAMPED LS 4587 PER RSMB 2/100, R3
- FOUND MONUMENT AS NOTED
- SET BRASS DISC STAMPED "LS 4428" IN MONUMENT WELL
- SET 1" IRON PIPE AND PLASTIC CAP STAMPED "LS 4428"

EASEMENT LEGEND

(8) AN EASEMENT FOR THE BENEFIT OF LOT 1 FOR SLOPE PURPOSES, RESERVED HEREON, SEE DETAIL B, SHEET 5

(9) TRANSIT SHELTER EASEMENT TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. _____O.R.

(10) SNOW STORAGE EASEMENT TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. _____O.R.

(11) TEMPORARY CONSTRUCTION AND PUBLIC ACCESS EASEMENT FOR FUTURE PEDESTRIAN BRIDGE TO THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. _____O.R.

RECORD INFORMATION

R = TMB 10/60
R4 = TMB 10/89
R5 = INSTRUMENT NO. 2003007394 O.R.
R9 = INSTRUMENT NO. 2004005560 O.R.

LEGEND

INST.	INSTRUMENT NUMBER
TOML	TOWN OF MAMMOTH LAKES
PMB	PARCEL MAP BOOK
MB	TRACT MAP BOOK
RSMB	RECORD OF SURVEY MAP BOOK
O.R.	OFFICIAL RECORDS
MON	MONUMENT
RAD	RADIAL
NON-TAN	NON TANGENT
C	CALCULATED
M	MEASURED
PRC	POINT OF REVERSE CURVE

NOTES

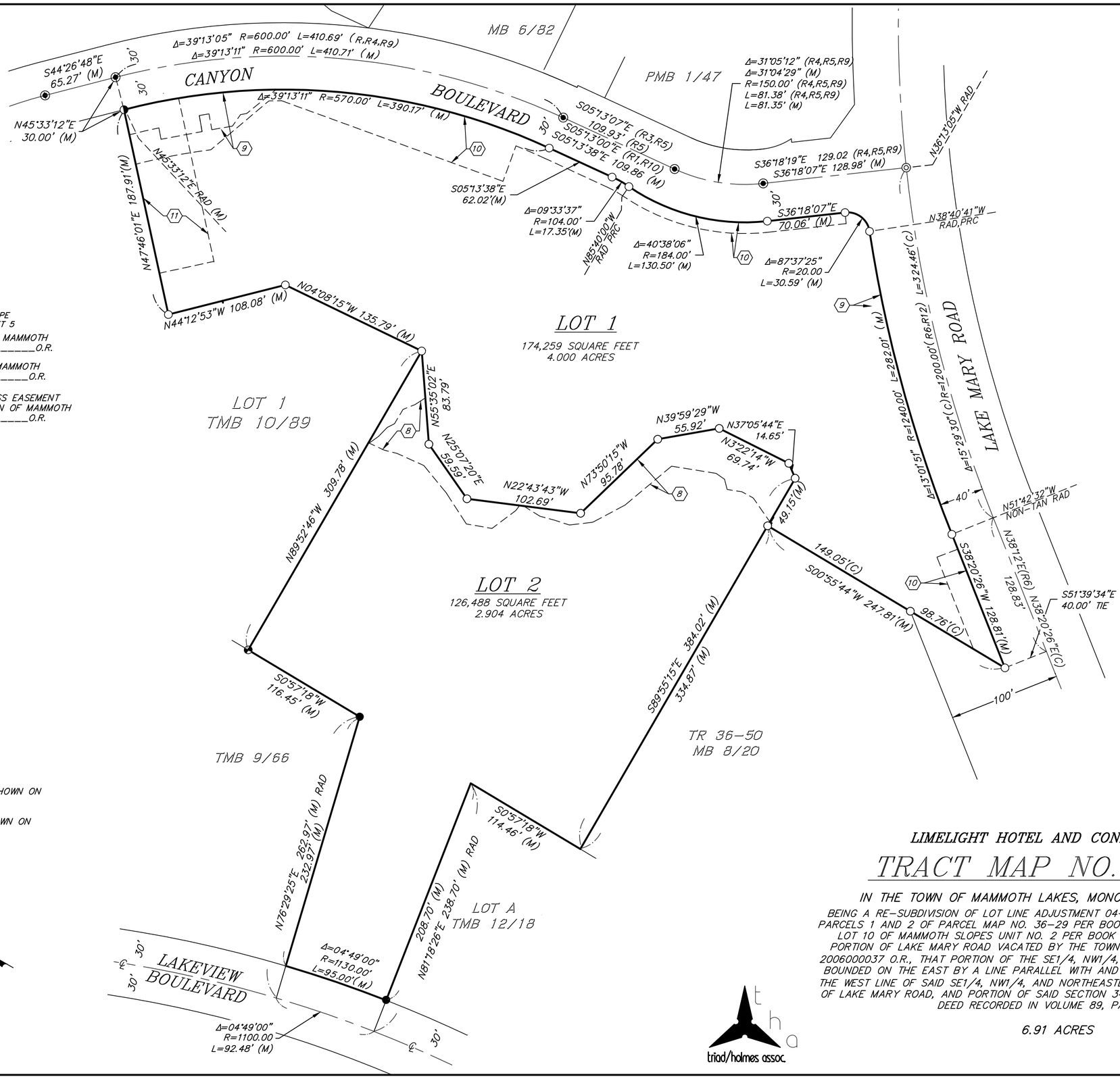
FOR CLARITY, ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 3 OF 5.

THE BASIS OF BEARINGS FOR THIS MAP IS SHOWN ON SHEET 3 OF 5.

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.



LIMELIGHT HOTEL AND CONDOMINIUMS

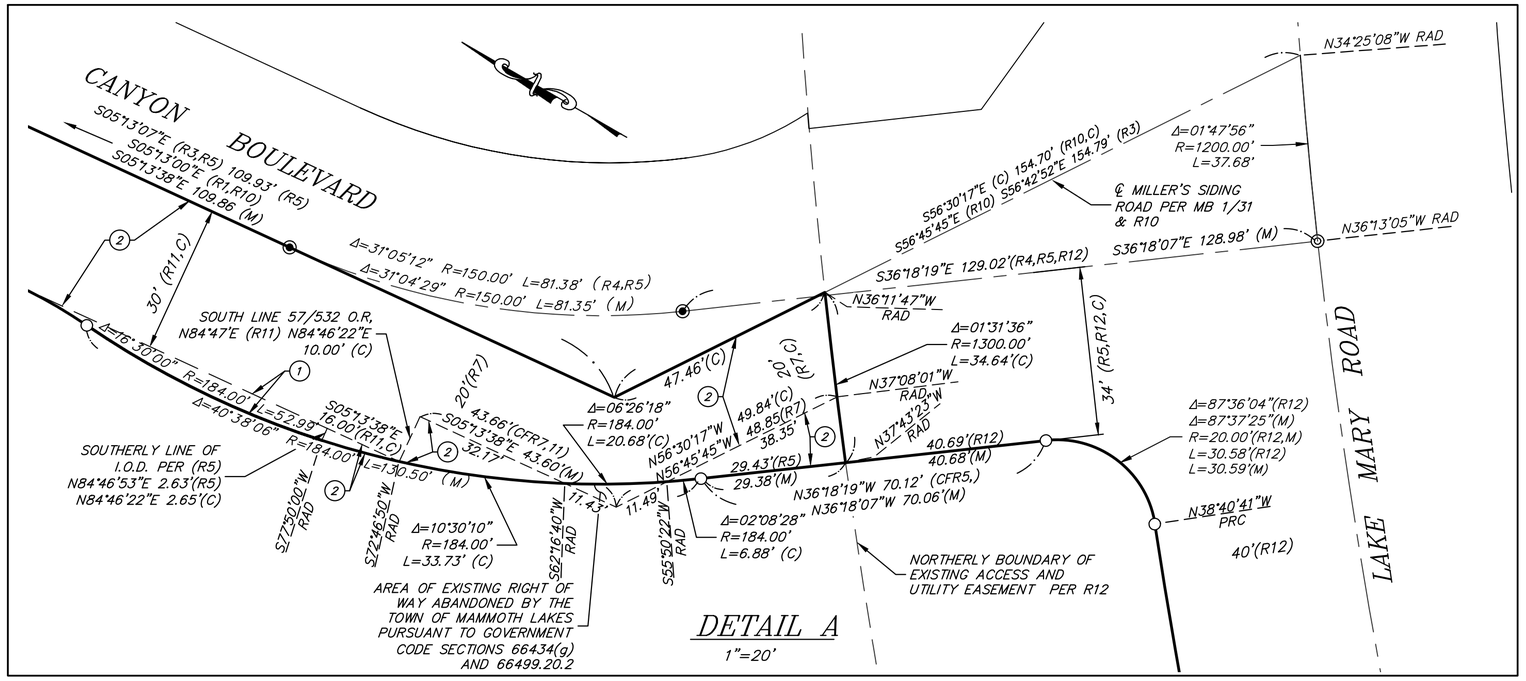
TRACT MAP NO. 22-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RE-SUBDIVISION OF LOT LINE ADJUSTMENT 04-02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36-29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.

6.91 ACRES

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MONUMENT LEGEND

- ◉ FOUND DISK IN MONUMENT WELL STAMPED "LS4587" PER TMB 10/89, R4
- ◎ SET BRASS DISC STAMPED "LS 4428" IN MONUMENT WELL
- ○ SET 1" IRON PIPE AND PLASTIC CAP STAMPED "LS 4428"

RECORD INFORMATION

R1 = MB 5/46
R3 = RSMB 2/100
R4 = TMB 10/89
R5 = INSTRUMENT NO. 2003007394 O.R.
R7 = PMB 1/44
R10 = 60/54 O.R.
R11 = 57/532 O.R.
R12 = INSTRUMENT NO. 2006000037 O.R.

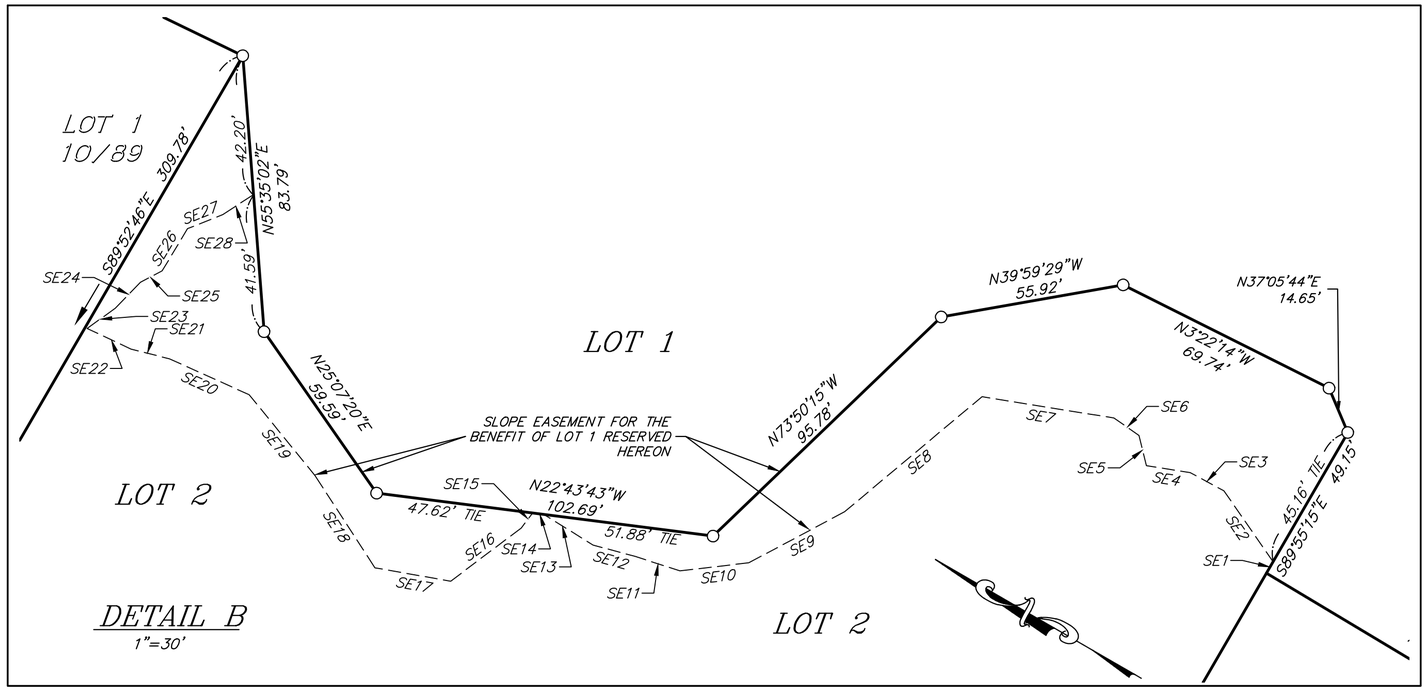
STREET DEDICATIONS

(1) PREVIOUSLY DEDICATED FOR PUBLIC STREET RIGHT OF WAY PURPOSES PER DOC.#2003007394 O.R., (R5)

(2) PORTIONS OF MILLERS SIDING ROAD PRESUMED TO BE PRESCRIPTIVE, OFFER OF DEDICATION FOR STREET RIGHT-OF-WAY PURPOSES PER DOC. 2024_____O.R.

LEGEND

PMB	PARCEL MAP BOOK
TMB	TRACT MAP BOOK
MB	MAP BOOK
RSMB	RECORD OF SURVEY MAP BOOK
O.R.	OFFICIAL RECORDS
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
MON	MONUMENT
RAD	RADIAL
C	CALCULATED
M	MEASURED
CFR	CALCULATED FROM RECORD
PRC	POINT OF REVERSE CURVE



Slope Easement Course Info		
Line #	Length	Direction
SE1	3.98'	N89°55'16"W
SE2	26.15'	N25°16'46"E
SE3	11.63'	N01°40'21"W
SE4	13.37'	N20°59'44"W
SE5	9.43'	N46°11'25"E
SE6	9.26'	N04°44'52"E
SE7	40.45'	N20°50'07"W
SE8	54.28'	N69°55'43"W
SE9	32.84'	N58°02'53"W
SE10	21.03'	N36°40'56"W

Slope Easement Course Info		
Line #	Length	Direction
SE11	14.25'	N12°03'44"W
SE12	13.15'	N14°57'03"W
SE13	17.50'	N01°56'23"E
SE14	3.50'	S22°43'43"E
SE15	5.71'	N82°38'58"W
SE16	26.72'	N67°00'47"W
SE17	23.28'	N19°58'47"W
SE18	33.29'	N26°57'58"E
SE19	31.59'	N20°50'03"E
SE20	26.43'	N05°43'59"W

Slope Easement Course Info		
Line #	Length	Direction
SE21	12.04'	N15°50'14"W
SE22	14.67'	N04°47'24"W
SE23	10.50'	S65°42'00"E
SE24	10.94'	S75°51'41"E
SE25	7.40'	S57°47'06"E
SE26	14.91'	S88°58'04"E
SE27	11.51'	S51°52'32"E
SE28	11.06'	S62°53'43"E

LIMELIGHT HOTEL AND CONDOMINIUMS

TRACT MAP NO. 22-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RE-SUBDIVISION OF LOT LINE ADJUSTMENT 04-02 PER DOC.# 2004005560 O.R., PARCELS 1 AND 2 OF PARCEL MAP NO. 36-29 PER BOOK 1 OF PARCEL MAPS AT PAGE 44, LOT 10 OF MAMMOTH SLOPES UNIT NO. 2 PER BOOK 4 OF MAPS AT PAGE 85, THAT PORTION OF LAKE MARY ROAD VACATED BY THE TOWN OF MAMMOTH LAKES PER DOC.# 2006000037 O.R., THAT PORTION OF THE SE1/4, NW1/4, SECTION 34, T3S, R27E, M.D.B.&M. BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 335.00 FEET EAST FROM THE WEST LINE OF SAID SE1/4, NW1/4, AND NORTHEASTERLY OF THE NORTHWESTERLY LINE OF LAKE MARY ROAD, AND PORTION OF SAID SECTION 34 DESCRIBED AS PARCEL 2 IN THE DEED RECORDED IN VOLUME 89, PAGE 398 O.R.

6.91 ACRES

triad/holmes assoc.

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LEGAL DESCRIPTION

BEING A RESUBDIVISION OF THE PARCELS LISTED IN EXHIBIT A BELOW INTO TWO LOTS WITH LOT 1 BEING SUBDIVIDED FOR CONDOMINIUM PURPOSES

EXHIBIT A

PARCEL 1:

PARCEL 2 OF PARCEL MAP NO. 36-29, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 1 PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **APN: 033-390-005-000**

PARCEL 2:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 89°52'56" WEST ALONG THE NORTH SECTION LINE 863.6 FEET, MORE OR LESS, TO THE CENTER LINE OF MINARET ROAD; THENCE FOLLOWING THE CENTER LINE OF MINARET ROAD, SOUTH 18°11'30" EAST 384.98 FEET; THENCE SOUTH 32°44'30" EAST 113.1 FEET TO THE INTERSECTION WITH MILLER'S SIDING, SAID POINT OF INTERSECTION BEING THE MOST EASTERLY POINT IN THE LAND DESCRIBED IN THE DEED TO DAVE MCCOY AND ROMA MCCOY, HUSBAND AND WIFE RECORDED JUNE 10, 1952 IN BOOK 29 PAGE 306 OFFICIAL RECORDS OF MONO COUNTY; THENCE ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN SAID DEED TO DAVE MCCOY, ET UX, BEING ALSO THE CENTER LINE OF MILLER'S SIDING, SOUTH 33°31'30" WEST 180.30 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF MILLER'S SIDING SOUTH 9°51' WEST 156.60 FEET; THENCE CONTINUING ALONG THE CENTER LINE OF MILLER'S SIDING SOUTH 5°13' EAST 60.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE CENTER LINE OF MILLER'S SIDING.

1ST: SOUTH 5°13' EAST 300 FEET TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO CLYDE W. MILLER BY DEED RECORDED IN BOOK 57 PAGE 532 OFFICIAL RECORDS; THENCE

2ND: SOUTH 84°47' WEST 140 FEET ALONG THE NORTH LINE OF SAID LINE OF MILLER TO THE NORTHWEST CORNER THEREOF; THENCE,

3RD: NORTH 5°13' WEST 300 FEET TO A POINT IN THE SOUTHERLY LINE OF THE LAND CONVEYED TO D. R. GORDON AND WIFE BY DEED RECORDED IN BOOK 42 PAGE 556 OFFICIAL RECORDS; THENCE

4TH: NORTH 84°47' EAST 140 FEET ALONG THE SOUTH LINE OF SAID LAND OF GORDON TO THE TRUE POINT OF BEGINNING.

EXCEPT THE MOST EASTERLY 30 FEET OF SAID LAND FOR RIGHT OF WAY PURPOSES.
APN: 033-390-006-000

PARCEL 3:

LOT LINE ADJUSTMENT PARCEL 2 IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 04-02, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, RECORDED JUNE 17, 2004 AS INSTRUMENT NO. 2004005560, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **APN: 033-390-007-000**

PARCEL 4:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, SAID POINT BEING DISTANT 335 FEET EASTERLY ALONG SAID NORTH

LINE FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWESTERLY SIDE LINE OF CALIFORNIA STATE HIGHWAY NO. 112 (200 FEET WIDE); THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY SIDE LINE OF SAID HIGHWAY NO. 112, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE WESTERLY, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. **APN: 033-390-002-000**

PARCEL 5:

PARCEL ONE OF PARCEL MAP NO. 36-29 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA AS PER PARCEL MAP RECORDED IN BOOK 1, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE INTEREST OF THE STATE OF CALIFORNIA IN THAT PORTION OF A STRIP OF LAND 200 FEET WIDE LOCATED ON SAID LAND, AS CONDEMNED FOR STATE HIGHWAY BY FINAL DECREE ENTERED NOVEMBER 13, 1935, IN CASE NO. 2566, SUPERIOR COURT.
APN: 033-390-004-000

PARCEL 6:

LOT 10 OF MAMMOTH SLOPES UNIT NO. 2, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED OCTOBER 5, 1965 IN BOOK 4, PAGE 85, 85A, 85B AND 85C OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. **APN: 033-110-027-000**

PARCEL 7:

THAT PORTION OF THAT 200.00 WIDE STRIP OF LAND IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, NOW KNOWN AS LAKE MARY ROAD, CONDEMNED FOR STATE HIGHWAY RIGHT-OF-WAY PURPOSES BY FINAL DECREE ENTERED NOVEMBER 13, 1935, IN CASE NO. 2566, SUPERIOR COURT OF CALIFORNIA AND RECORDED IN VOLUME 10, PAGE 405 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT MARKING ENGINEER'S STATION 816+68.86 OF THE UNITED STATES BUREAU OF PUBLIC ROADS SURVEY DATED 1934 FOR MAMMOTH LAKES NATIONAL FOREST HIGHWAY ALSO BEING THE POINT OF BEGINNING OF 1300.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, IN THE NORTHWESTERLY LINE OF SAID RIGHT-OF-WAY THROUGH WHICH A RADIAL LINE BEARS NORTH 51°43'37" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 317.17 FEET THROUGH A CENTRAL ANGLE OF 13°58'42" TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 34.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF CANYON BOULEVARD AS SHOWN OF THE FINAL MAP OF TRACT NO. 36-210 RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 89 THROUGH 89A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID LINE SOUTH 36°18'19" EAST 40.69 FEET THE BEGINNING OF A 20.00 FOOT RADIUS TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 30.58 FEET THROUGH A CENTRAL ANGLE OF 87°36'04" TO THE POINT OF REVERSE CURVATURE WITH A 1,240.00 FOOT RADIUS TANGENT REVERSE CURVE CONCENTRIC TO SAID 1,300.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE AN AR LENGTH OF 281.84 FEET THROUGH A CENTRAL ANGLE OF 13°01'22"; THENCE ALONG A LINE TANGENT TO SAID CURVE SOUTH 38°16'23' WEST 129.05 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 335.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M; THENCE ALONG SAID PARALLEL LINE NORTH 00°57'02" EAST 98.96 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF SAID LAKE MARY ROAD RIGHT-OF-WAY; THENCE ALONG SAID LINE NORTH 38°16'23" EAST 50.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. APN: **033-390-003-000**

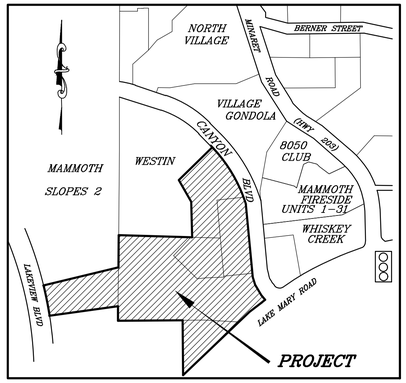
PARCEL 8:

AN EASEMENT FOR THE PEDESTRIAN BRIDGE DESCRIBED IN INSTRUMENT NUMBER 2004006021 OF

OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT 04-02 PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2004005560 IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT LINE ADJUSTMENT PARCEL 1; THENCE NORTH 44°26'12" WEST 65.14 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE THEREOF TO THE BEGINNING OF A 370.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE AND BOUNDARY LINE AN ARC LENGTH OF 29.00 FEET THROUGH A CENTRAL ANGLE OF 4°29'24"; THENCE SOUTH 47°43'26" WEST 121.32 FEET; THENCE SOUTH 42°16'34" EAST 94.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT LINE ADJUSTMENT PARCEL 1; THENCE NORTH 47°43'16" EAST 126.00 FEET ALONG SAID BOUNDARY LINE TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

INDEX TO SHEETS

T1	TENTATIVE TRACT MAP
T2	TENTATIVE TRACT MAP
T3	COVER SHEET
T4	DEMOLITION/TREE REMOVAL PLAN
T5	GRADING PLAN
T6	DRAINAGE PLAN
T7	UTILITY PLAN
T8	SECTIONS
T9	CONSTRUCTION DETAILS

TTM 22-002 WILL SUBDIVIDE LOT 1 INTO 15 RESIDENTIAL CONDOMINIUM UNITS WITHIN THE LIMELIGHT MAMMOTH HOTEL FOOTPRINT

LEGEND

- EXTERIOR PROPERTY LINE
- PROPOSED PARCEL LINE
- INTERIOR PROPERTY LINE
  INTERIOR PROPERTY LINE TO BE EXTINGUISHED UPON RECORDATION OF PHASE 1 FINAL MAP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

PREPARED FOR:

LITTLE NELL HOTEL GROUP
IRVINE, CA
949-574-8500

LIMELIGHT MAMMOTH HOTEL

TENTATIVE TRACT MAP No 22-002

A RESUBDIVISION MAP OF A PORTION OF NW 1/4 OF SEC.34, T.3S, R.27E
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	05/03/2022
SCALE	1" = 50'
DRAWN	JS
JOB NO.	01.2473.7
DWG	T1
SHEET	1 OF 9

Z:\01 Mammoth \2473.7 Little Nell Hotel Group Hillside\ACAD\2473.7 TTM 05 2022.dwg May 03,2022 - 3:13pm, stull

EXCEPTION AND EASEMENT NOTES

THE NUMBER CALLOUTS BELOW, AND ON THE MAP, CORRESPOND TO LINE ITEMS IN PRELIMINARY TITLE REPORT DATED MAY 6, 2019.

(6) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY BY INTRAWEST CALIFORNIA HOLDINGS DATED JULY 11, 2003 AS INSTRUMENT NO. 2003007394, O.R. EXCEPTION 12 AFFECTS PARCEL 2. EXCEPTION 19 AFFECTS PARCEL 5.

(7) EASEMENT AGREEMENT (CANYON BOULEVARD SLOPE) BY AND BETWEEN INTRAWEST CALIFORNIA HOLDINGS, INC. AND THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2003007395 DATED JULY 11, 2003. EXCEPTION 13 AFFECTS PARCELS 2 AND 3. EXCEPTION 20 AFFECTS PARCEL 5.

(8) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AND VERIZON CALIFORNIA, INC. FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AFFECTING ALL THAT PORTION OF LAND LYING WITHIN TRACT NO. 36-193A PER INSTRUMENT NO. 2001006640.

(9) AN EASEMENT TO THE TOWN OF MAMMOTH LAKES FOR TRANSIT IMPROVEMENT PURPOSES PER INSTRUMENT NO. 2003007393, DATED JULY 11, 2003. EXCEPTION 15 AFFECTS PARCEL 3. EXCEPTION 43 AFFECTS PARCELS 8 AND 9.

(12) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS PER 78/129 O.R., DATED DECEMBER 8, 1965. AFFECTS PARCEL 6.

(13)(14) A COVENANT AND AGREEMENT REGARDING BUILDING SETBACK AND HEIGHT RECORDED JUNE 30, 2004 AS INSTRUMENT NO. 2004006017, O.R.

(15) BRIDGE RECIPROCAL EASEMENTS AGREEMENT BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006021 DATED JUNE 30, 2004.

(16) UTILITY EASEMENT IN FAVOR OF THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2004006305, DATED MAY 14, 2004. AFFECTS PARCEL 2.

(18) RESERVATION OF UTILITY AND ACCESS EASEMENT PER INSTRUMENT NO. 2006000037 DATED JANUARY 3, 2006.

(19) A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE MAMMOTH HILLSIDE PROJECT, TENTATIVE TRACT MAP 36-235, USE PERMIT 2005-09, USE PERMIT 2007-11, AND USE PERMIT 2007-14, AND APPROVING TIME EXTENSION REQUEST 15-003, AND TO AMEND AND COMBINE THE CONDITIONS OF RESOLUTION NOs. PEDC 2006-01, 2007-22, AND 2008-02, RECORDED MAY 6, 2016 AS INSTRUMENT NO. 2016001537, O.R.

(29) CONSTRUCTION EASEMENT AGREEMENT (FOR CRANE FOOTINGS, SOIL PINS, AND ACCESS) BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006019 DATED JUNE 29, 2004 AND AMENDED BY INSTRUMENT NO. 2005001352 DATED FEBRUARY 22, 2005. ACCESS EASEMENTS TO BE TERMINATED IN ACCORDANCE WITH SAID AGREEMENT. EASEMENTS FOR CRANE FOOTINGS AND SOIL PINS. LISTED AS PARCEL 9 ON INYO MONO TITLE TITLE REPORT.

BOUNDARY AND EASEMENT MAP

NOTES

1) PARCEL 9 AS REFERRED TO IN THE PRELIMINARY TITLE REPORT IS DESCRIBED AS A CONSTRUCTION EASEMENT RECORDED AS INSTRUMENT NO. 2004006019 DATED JUNE 30, 2004 AND AMENDED PER INSTRUMENT NO. 2005001352 DATED FEBRUARY 22, 2005
2) THERE ARE NO BUILDINGS ON SUBJECT PARCELS.
3) TOTAL AREA (PARCELS 1-7) = 301,118± SQUARE FEET, 6.91± ACRES.

LEGEND

- EXTERIOR PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- CENTERLINE
- INTERIOR PROPERTY LINE
  INTERIOR PROPERTY LINE TO BE EXTINGUISHED UPON RECORDATION OF PHASE 1 FINAL MAP

(M) MEASURED
(R) RECORD INFORMATION
(CFR) CALCULATED FROM RECORD
(C) CALCULATED
(P) PROPORTIONED
(RAD) RADIAL

RECORD INFORMATION

R - TMB 10/60
R1 - MB 5/46
R2 - MB 4/85
R3 - RSMB 2/100
R4 - TMB 10/89
R5 - INSTRUMENT NO. 2003007394
R6 - CALTRANS MAP R/W RECORD MAP, ROUTE 203 POST MILE 4.6
R7 - PMB 1/44
R8 - MB 8/20
R9 - INSTRUMENT NO. 2004005560
R10 - 60/54 O.R.
R11 - 57/532 O.R.
R12 - INSTRUMENT NO. 2006000037
R13 - TMB 9/66

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

PREPARED FOR:
LITTLE NELL HOTEL GROUP
IRVINE, CA
949-574-8500

LIMELIGHT MAMMOTH HOTEL

TENTATIVE TRACT MAP No 22-002

A RESUBDIVISION MAP OF A PORTION OF NW 1/4 OF SEC.34, T.3S, R.27E TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	05/02/2022
SCALE	1" = 50'
DRAWN	JS
JOB NO.	01.2473.7
DWG	T2
SHEET	2 OF 9

Z:\01 Mammoth\2473.7 Little Nell Hotel Group Hillside\ACAD\2473.7 TTM 05_2022.dwg May 03, 2022 - 3:13pm shull

GRADING AND DRAINAGE PLANS FOR
LIMELIGHT HOTEL

GRADING AND SITEWORK SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THE "CALTRANS STANDARDS AND SPECIFICATIONS" (CSS), AND THESE PLANS. IN THE EVENT OF CONFLICT BETWEEN THE CSS AND THE PLANS, THE CSS SHALL PREVAIL. ALL WORK IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAY SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE TOWN GRADING PERMIT.

2. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT U.S.A. – UNDERGROUND SERVICE ALERT – AT (800) 227-2600 AND REQUEST THAT UTILITY OWNERS MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS.

3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. AIR QUALITY REGULATIONS SET BY THE GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT SHALL BE FOLLOWED.

4. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MAMMOTH LAKES PLANNING DEPARTMENT AND CONSTRUCTION SHALL STOP UNTIL FURTHER NOTICE.

5. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED TIMBER OPERATOR ONLY. TIMBER OPERATOR SHALL NOTIFY CALIFORNIA DEPT. OF FORESTRY (714-782-4140) PRIOR TO COMMENCING WORK. ALL TREE REMOVAL SHALL CONFORM TO THE APPROVED TIMBER HARVEST PLAN, IF REQUIRED, & CALIFORNIA DEPARTMENT OF FORESTRY.

6. HOURS OF WORK SHALL BE IN ACCORDANCE WITH THE GRADING PERMIT, OR BETWEEN 7:00 AM AND 8:00 PM MONDAY THROUGH SATURDAY, THE GRADING PERMIT TAKING PRECEDENCE. OPERATIONS ON SUNDAYS AND TOWN HOLIDAYS ARE PERMITTED ONLY ON APPROVAL OF THE TOWN MANAGER OR TOWN ENGINEER AND LIMITED TO 9:00 AM TO 5:00 PM.

7. ONE SET OF SURVEY STAKES SHALL BE PROVIDED FOR EACH PHASE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR THE COST OF RESETTING STAKES DESTROYED BY CONSTRUCTION OPERATIONS.

8. THE LIMITS OF CONSTRUCTION SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION, AND POSTED SO AS TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE OF THE AREA OF CONSTRUCTION.

9. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE TOWN OF MAMMOTH LAKES ORDINANCES AND STANDARDS AND IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. IN ADDITION, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC. OSHA PERMITS REQUIRED FOR DEEP TRENCHES.

10. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR ONLY AT SITES APPROVED BY MAMMOTH LAKES DEPARTMENT OF PUBLIC WORKS. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER OR IN AREAS APPROVED BY THE TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT FOR USE ON SLOPES AND DISTURBED AREAS.

11. WITH THE EXCEPTION OF TEMPORARY EXCAVATION FOR MASS GRADING AND AREAS SHOWN TO BE LANDSCAPED, CUT AND FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWSE NOTED, AND SHALL BE REVEGETATED TO CONTROL EROSION. STOCKPILED TOPSOIL WILL BE SPREAD EVENLY TO A DEPTH OF 6" MINIMUM OVER SLOPES AND DISTURBED AREAS, AND LANDSCAPED OR SEEDED TO PREVENT EROSION AS SHOWN ON LANDSCAPE PLAN.

SEEDED SLOPES SHALL BE STABILIZED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SC150" OR APPROVED EQUAL, SECURED PER MANUFACTURE'S RECOMMENDATIONS.

12. FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.

13. AT NO TIME SHALL THE CONTRACTOR DEWATER THE SITE BY PUMPING INTO THE EXISTING STORM DRAIN OR SUBDRAIN SYSTEM WITHOUT AGENCY APPROVED FILTRATION.

14. ALL SITE WORK SHALL BE COMPLETED PRIOR TO OCT 15 OF EACH YEAR. ANY WORK PROPOSED AFTER THIS DATE REQUIRES APPROVAL BY THE TOWN ENGINEER.

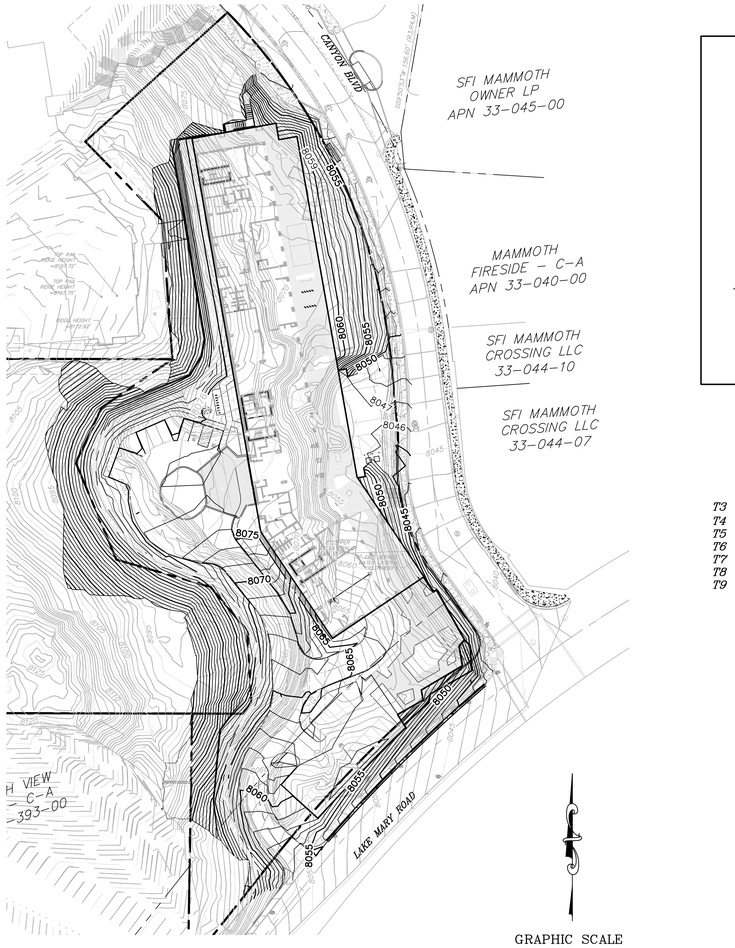
15. AGGREGATE BASE SHALL BE CLASS II, ¾" MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES," OF THE CSS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557-00 (OR LATEST EDITION).

16. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 34.5MPA (5000 P.S.I.), FIBERMESH SHALL BE ADDED AT A RATE OF 1.5 LBS/CUBIC YARD. AIR CONTECT SHALL BE 5% ±1%. REINFORCING STEEL, IF REQUIRED, SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO THE SPECIFICATIONS OF ASTM A 615 GRADE 420.

17. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES/AGENCIES AT LEAST 48 HOURS IN ADVANCE FOR REQUESTING SERVICE/INSPECTION:

INSPECTION:
TOWN OF MAMMOTH LAKES
PUBLIC WORKS DEPT.
(760) 965-3651

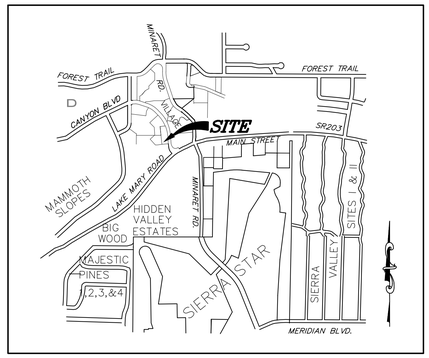
18. EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND EXTENT. CONTRACTOR SHALL VERIFY AND TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES AND STRUCTURES.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
NOT TO SCALE

INDEX TO SHEETS

T3 COVER SHEET
T4 DEMOLITION/TREE REMOVAL PLAN
T5 GRADING PLAN
T6 DRAINAGE PLAN
T7 UTILITY PLAN
T8 SECTIONS
T9 CONSTRUCTION DETAILS

SITE INFORMATION:

APN 31-110-27, 33-010-02, 33-020-10, 33-020-11, 33-020-21, AND 33-020-33
MAMMOTH LAKES, CA 93546

BASIS OF BEARINGS

CENTERLINE OF HILLSIDE SOUTH OF THE CENTERLINE INTERSECTION WITH CANYON BLVD. SHOWN AS N00°57'14"E AS PER RSMB 2/100.

BENCHMARK

CORNER OF CANYON BLVD AND LAKE MARY RD
ELEVATION 8041.76

RECORD OWNER AND DEVELOPER:

LITTLE NELL HOTEL GROUP
550 SOUTH BARRINGTON AVE, SUITE 4201
LOS ANGELES, CA 80049

CIVIL ENGINEER/ SURVEYOR:

TRIAD/HOLMES ASSOCIATES
549 OLD MAMMOTH RD, SUITE 202
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
CONTACT: THOMAS A. PLATZ

UTILITY COORDINATION

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
3001 CHATEAU RD
MAMMOTH LAKES, CA 93546
(760) 934-2596

TELEPHONE:
VERIZON
126 OLD MAMMOTH RD
MAMMOTH LAKES, CA 93546
(760) 924-4899

CABLE/INTERNET:
SUDDENLINK
123 COMMERCE DR #B6
MAMMOTH LAKES, CA 93546
(760) 874-7558

WATER AND SEWER:
MAMMOTH COMMUNITY WATER DISTRICT
CONTACT - GARRETT HIGERD
1315 MERIDIAN BLVD
MAMMOTH LAKES, CA 93546
(760) 934-2596

GAS:
AMERIGAS
CONTACT - LEVI L. MELE
66 S. INDUSTRIAL CIRCLE, UNIT A6
MAMMOTH LAKES, CA 93546
(484) 803-9379

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- 12"P TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 12" TREE TYPE & SIZE TO BE REMOVED
- 8950 EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- W EXISTING WATERLINE
- SS EXISTING SEWERLINE
- OHU OVERHEAD UTILITIES
- 8031.13 FS PROPOSED FINISHED SURFACE
- 8950 EXISTING GROUND CONTOUR & ELEV.
- STRAW WATTLES EROSION CONTROL

PRIVATE ENGINEERS NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR CIVIL ENGINEER.

REVIEWED BY: MAMMOTH LAKES FIRE PROTECTION DISTRICT	REVIEWED BY: TOWN OF MAMMOTH LAKES PUBLIC WORKS DEPARTMENT
DATE	HAISLIP W. HAYES DATE

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LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

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MAMMOTH LAKES BISHOP REDWOOD CITY

sheet title
COVER SHEET

project no. 01.2473.7 04/18/2022

checked by: TP
drawn by: MYP

sheet no. T3



CONSTRUCTION LEGEND

- (X1) REMOVE EXISTING FACILITY
- (X2) REMOVE TREE–SEE LANDSCAPE PLANS
- (X3) PROTECT IN PLACE
- (X4) POWER POLE TO BE REMOVED, LINES TO BE UNDERGROUND
- (X5) RELOCATE EXISTING FACILITY

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- 12"P TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- 12"P TREE TYPE & SIZE TO BE REMOVED
- 8950 EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- OVERHEAD UTILITIES
- STRAW WATTLES EROSION CONTROL
- STORM DRAIN INLET PROTECTION
- CONSTRUCTION ENTRANCE

CONTOUR INTERVAL: 1'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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REDWOOD CITY

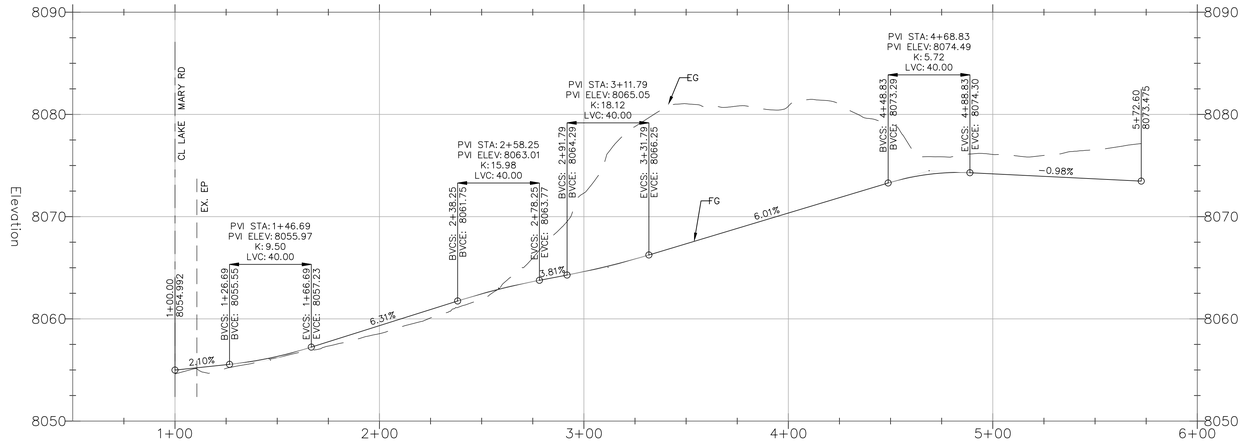
sheet title
DEMOLITION / TREE REMOVAL PLAN

project no. 01.2473.7 04/18/2022

checked by: TP

drawn by: MYP

sheet no. T4



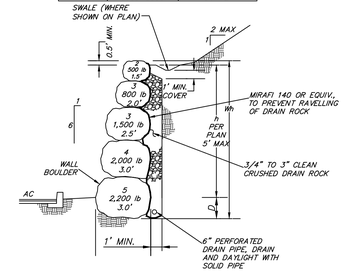
DRIVEWAY PROFILE

SCALE: HOR. 1"=30'
VERT. 1"=6'

CONSTRUCTION LEGEND

1. CONSTRUCT 4" AC ON 6" AGGREGATE BASE.
2. CONSTRUCT 4" CONCRETE ON 4" AGGREGATE BASE.
3. CONSTRUCT TYPE II CURB PER TOML STANDARD PLAN 102 AND DETAIL ON SHEET C7.
4. CONSTRUCT TYPE I CURB AND GUTTER PER TOML STD. PLAN 102 AND DETAIL ON SHEET C7.
5. CONSTRUCT SIDEWALK PER TOML STANDARD PLAN 108.
6. CONSTRUCT CONCRETE RETAINING WALL PER STRUCTURAL PLANS.
7. CONSTRUCT DRIVEWAY APPROACH PER TOML STD. PLAN 105 AND DETAIL ON SHEET C7.
8. CONSTRUCT SOIL NAIL RETAINING WALL PER STRUCTURAL PLANS.
9. CONSTRUCT ROCK RETAINING WALL, MAX H=5.0'.
10. INSTALL COBBLE SWALE PER DETAIL ON SHEET C7.
11. INSTALL 24" SIDEWALK UNDERDRAIN PER TOML STD. PLAN 109 AND DETAIL ON SHEET C7.
12. CONSTRUCT LANDSCAPE WALL PER ARCHITECTURAL PLANS.
13. CONSTRUCT WALKWAY PER ARCHITECTURAL PLANS.
14. REMOVE EX. SIDEWALK, PROTECT CURB AND GUTTER IN PLACE.
15. INSTALL PEDESTRIAN RAMP PER TOML STD. PLAN 103.
16. RELOCATE FACILITY.
17. PROTECT IN PLACE.
18. INSTALL BUBBLER BOX PER DETAIL ON SHEET C7.
19. INSTALL 24"X24" JENSEN PRECAST DROP INLET PER DETAIL ON SHEET C7.

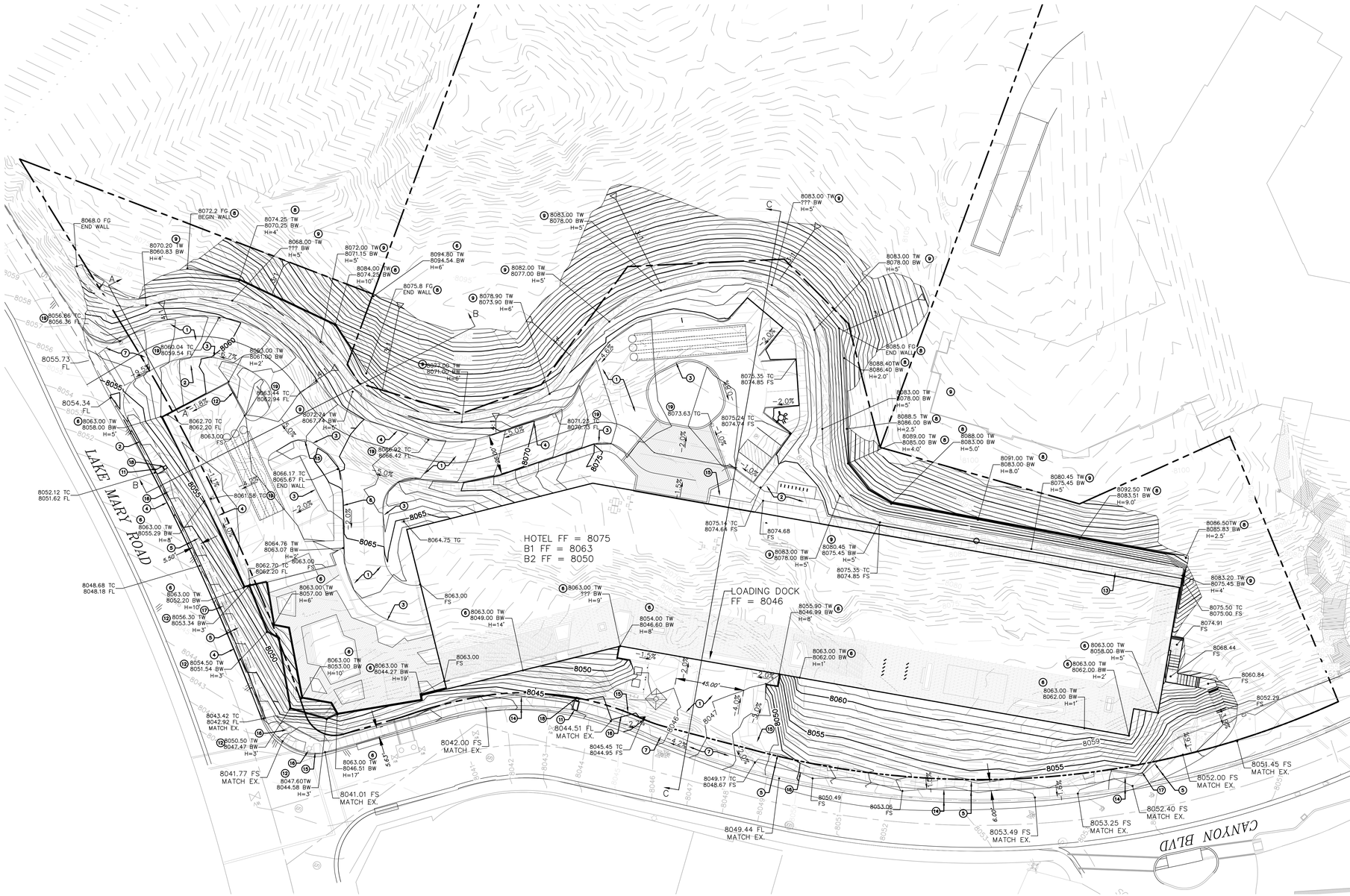
ROCK SIZES	APPROX. WGT. (lbs.)	APPROX. DIA. (inches)
1	50–200	12–18
2	200–700	18–28
3	700–2000	28–36
4	2000–4000	36–48
5	4000–6000	48–54
6	6000–8000	54–72



NOTES:
1. ROCK WALL SHALL CONFORM TO STANDARDS AND GUIDELINES PER AMERICAN ROCKERY CONTRACTORS "ROCK WALL CONSTRUCTION GUIDELINES".
2. SLOPES ABOVE ROCK WALL SHALL NOT EXCEED 2:1.
3. ROCK WALL SHALL HAVE A 1:6 BATTER.
4. LOWEST ROCK SHALL BE KEYED A MINIUM OF 2' OR 5' TO DAYLIGHT, WHICHEVER IS GREATEST.
5. ROCK WALLS IN FILL SLOPES GREATER THAN 8' IN HEIGHT REQUIRE GEOGRID.

ROCK WALL DETAIL

N.T.S.



EARTHWORK VOLUME

THE EARTHWORK QUANTITIES ARE PRELIMINARY ESTIMATES.

PARKING GARAGE CALCULATED 1' BELOW FF
CUT= 19,600 CY
FILL= 1,810 CY

FINISH GRADE OUTSIDE BUILDING
CUT= 34,400 CY
FILL= 4,570 CY

NET= 47,620 CY CUT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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the original size of this sheet is 30" x 42"

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LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

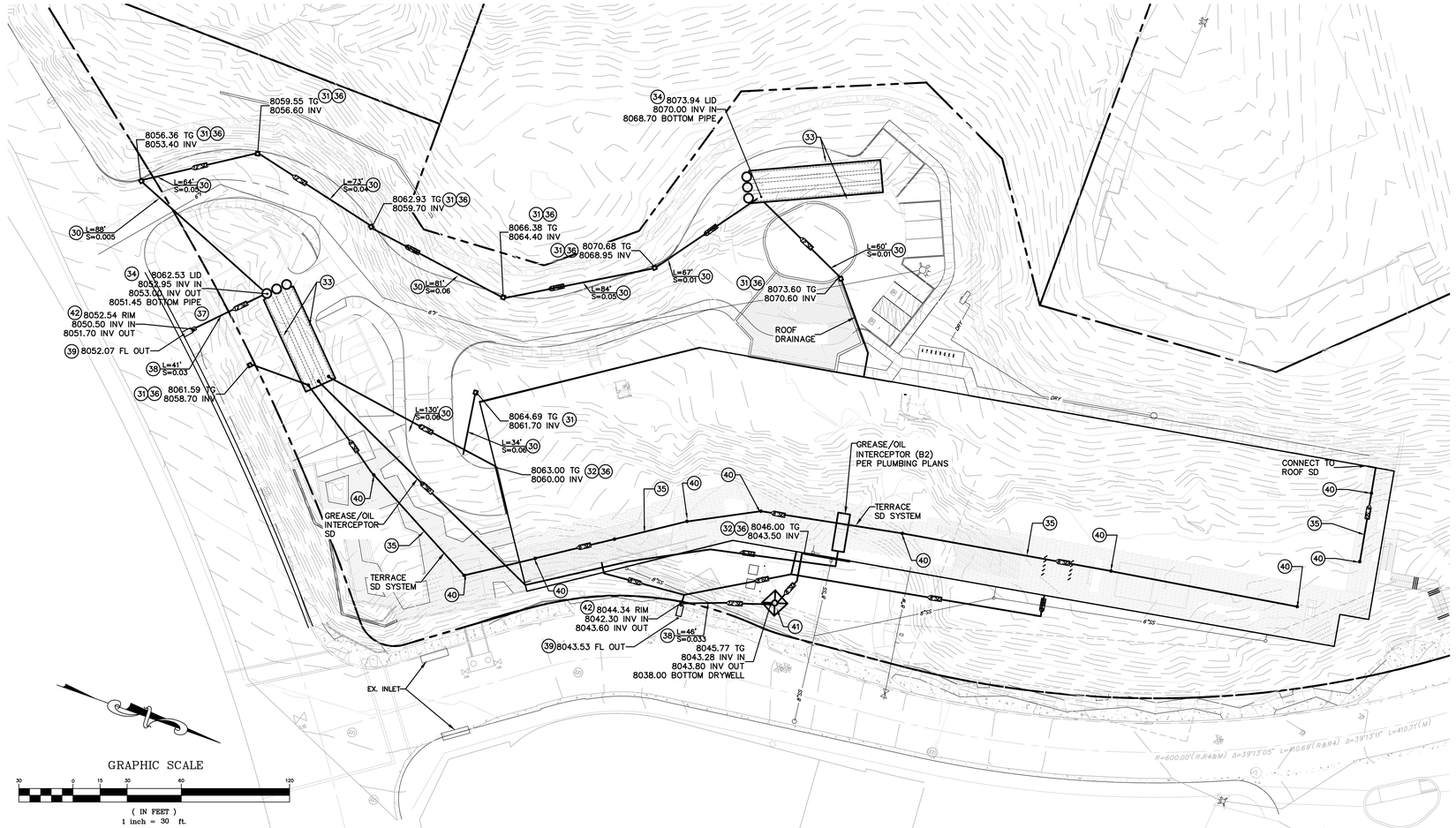
tha trio/holmes assoc. civil engineering land surveying
MAMMOTH LAKES BISHOP REDWOOD CITY

sheet title
GRADING PLAN

project no. 01.2473.7 04/18/2022

checked by: TP
drawn by: MYP

sheet no. T5



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CONSTRUCTION LEGEND

(30) INSTALL 12" CORRUGATED HDPE TYPE S STORM DRAIN PIPE.

(31) INSTALL 24"X24" JENSEN PRECAST DROP INLET OR APPROVED EQUAL.

(32) INSTALL 6" TRENCH DRAIN.

(33) INSTALL 48" PERFORATED HDPE RETENTION PIPES PER DETAIL ON THIS SHEET.

(34) INSTALL 60" CONCRETE MANHOLE WITH FLAT SOLID LID.

(35) INSTALL 6" CORRUGATED HDPE TYPE S STORM DRAIN PIPE.

(36) INSTALL FLOGARD FILTER INSERT PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL. CONTRACTOR SHALL VERIFY MODEL COMPATIBILITY WITH INLET/TRENCH DRAIN.

(37) NOT USED.

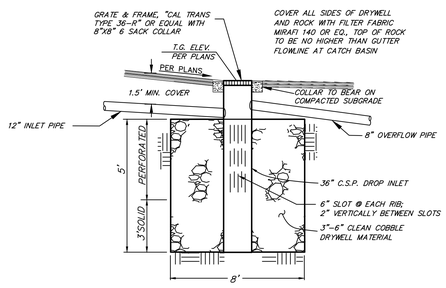
(38) INSTALL 12" OUTFLOW PIPE.

(39) INSTALL 24" SIDEWALK UNDERDRAIN PER TOML STD. PLAN 109.

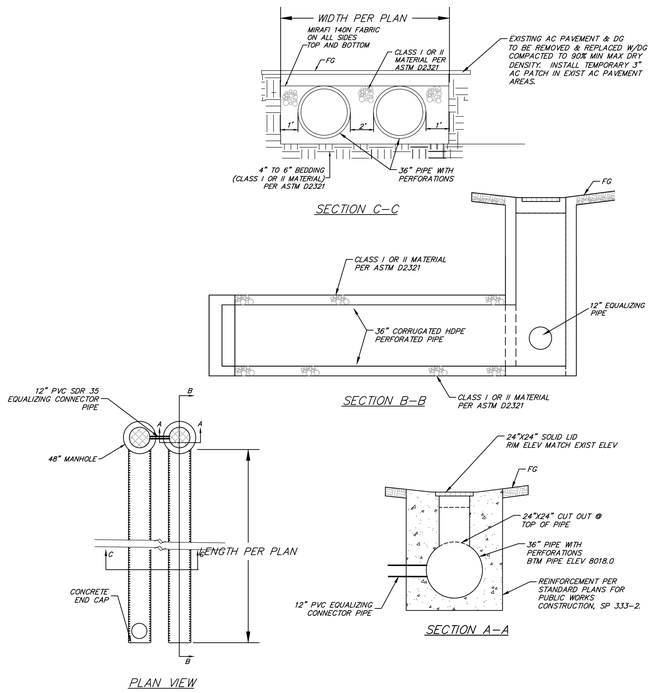
(40) INSTALL 6" YARD DRAIN.

(41) INSTALL 8'X8'X5' DRYWELL PER DETAIL ON THIS SHEET.

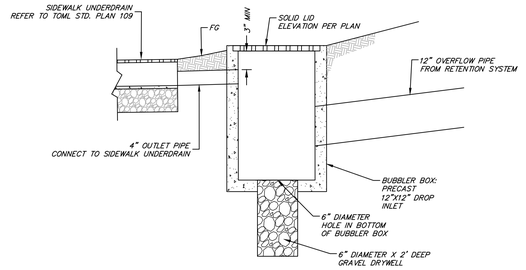
(42) INSTALL BUBBLER BOX PER DETAIL ON SHEET C7.



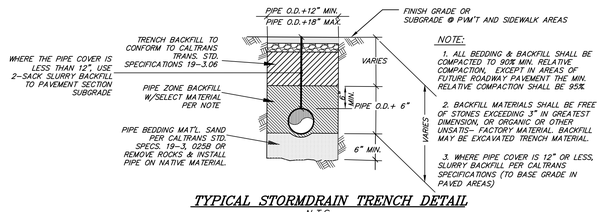
DRYWELL TYPICAL DETAIL
N.T.S.



RETENTION PIPES TYPICAL DETAIL
N.T.S.



BUBBLER BOX DETAIL
N.T.S.



TYPICAL STORMDRAIN TRENCH DETAIL
N.T.S.

RETENTION VOLUME CALCULATIONS

Tributary Area and Average Runoff Coefficient

	Area A			Area B			Area C		
	Area		C	Area		C	Area		C
Roof	35,887 sf	59%	0.95	0,000 sf	0%	0.95	0,000 sf	0%	0.95
AC	5,450 sf	9%	0.90	20,617 sf	33%	0.90	2,390 sf	100%	0.90
Concrete	8,930 sf	15%	0.95	21,840 sf	34%	0.95	0,000 sf	0%	0.95
Landscape/Natural	10,393 sf	17%	0.30	20,928 sf	33%	0.30	0,000 sf	0%	0.30
Total Area	60,680 sf	100%	**0.83**	63,385 sf	100%	**0.62**	2,390 sf	100%	**0.90**

Retention Volume Required

Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

Rainfall Quantity 1 in = 0.083 ft

	Volume Required
Area A	4,217 cf
Area B	3,275 cf
Area C	179 cf

Area A

PIPE DIAMETER in	PIPE DIAMETER ft	PIPE VOLUME ft³/cs-ft	STONE VOID VOLUME ft³/cs-ft	TOTAL RETENTION STORAGE ft³/cs-ft	PERC VOLUME ft³/cs-ft	RETENTION STORAGE W/ PERC ft³/cs-ft	LENGTH OF TYPICAL CROSS SECTION ft
30	2.50	14.73	8.59	23.32	3.88	27.19	155
36	3.00	21.21	10.43	31.64	4.33	35.97	117
42	3.50	28.86	12.38	41.24	4.79	46.03	92
48	**4.00**	**37.70**	**14.43**	**52.13**	**5.25**	**57.38**	**73**
54	4.50	47.71	16.60	64.31	5.71	70.02	60
60	5.00	58.90	18.87	77.77	6.17	83.94	50

INPUT SIZE OF PIPES (ft):	**4.00**
INPUT NUMBER OF ROWS OF PIPES:	3
INPUT PERCOLATION RATE (ft/hr):	**0.25**
INPUT REQ'D. STORAGE VOLUME (cf):	**4217**

Area B

PIPE DIAMETER in	PIPE DIAMETER ft	PIPE VOLUME ft³/cs-ft	STONE VOID VOLUME ft³/cs-ft	TOTAL RETENTION STORAGE ft³/cs-ft	PERC VOLUME ft³/cs-ft	RETENTION STORAGE W/ PERC ft³/cs-ft	LENGTH OF TYPICAL CROSS SECTION ft
30	2.50	14.73	8.59	23.32	3.88	27.19	120
36	3.00	21.21	10.43	31.64	4.33	35.97	91
42	3.50	28.86	12.38	41.24	4.79	46.03	71
48	**4.00**	**37.70**	**14.43**	**52.13**	**5.25**	**57.38**	**57**
54	4.50	47.71	16.60	64.31	5.71	70.02	47
60	5.00	58.90	18.87	77.77	6.17	83.94	39

INPUT SIZE OF PIPES (ft):	**4.00**
INPUT NUMBER OF ROWS OF PIPES:	3
INPUT PERCOLATION RATE (ft/hr):	**0.25**
INPUT REQ'D. STORAGE VOLUME (cf):	**3275**

Area C (Drywell)

Volume Drywell = Pi * r² * h + (L * W * D - Pi * r² * h)*n

Percolation Rate 0.25 ft/hr

	Volume Required	r	h	L	W	D	n	Volume Drywell	Percolation Volume	Volume Provided	
Area C (North Driveway)	179 cf	1.5 ft	5	**10**	**10**	**5**	0.3	175 cf	25	200 cf	ok

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50% DESIGN DEVELOPMENT | APRIL 18, 2022

limelight

LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

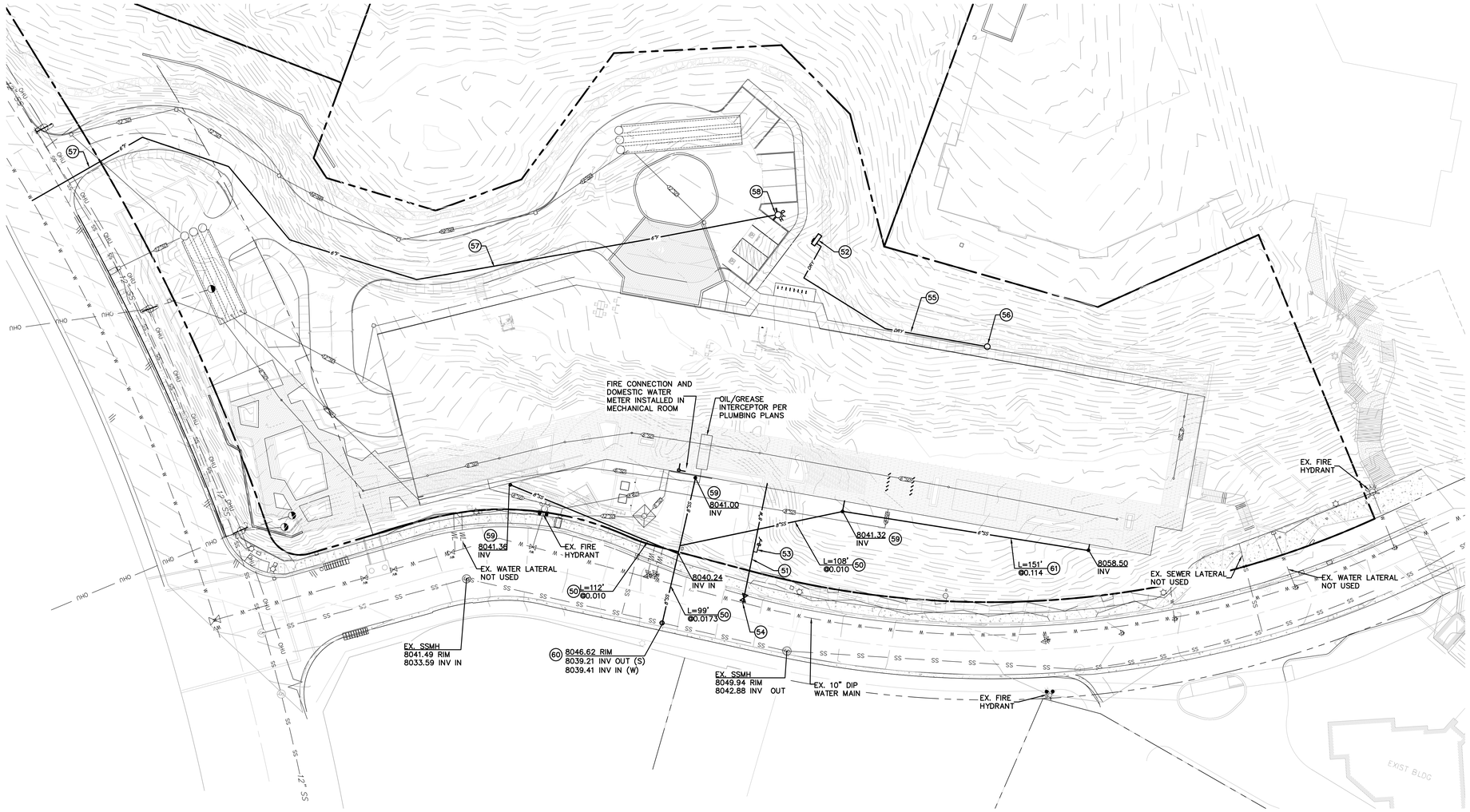
tha trio/holmes assoc. civil engineering land surveying
MAMMOTH LAKES BISHOP REDWOOD CITY

sheet title
DRAINAGE PLAN

project no. 01.2473.7 04/18/2022

checked by: TP
drawn by: MYP

sheet no. T6



CONSTRUCTION LEGEND

(50) INSTALL 8" PVC SEWER LATERAL PER TYPICAL PRIVATELY MAINTAINED TRENCH DETAIL ON SHEET C7.

(51) PROPOSED 8" DIP WATER MAIN PER MCWD REQUIREMENTS AND TRENCH DETAIL ON SHEET C7.

(52) INSTALL MONOLITHIC BULKHEAD WITH FIRE DEPARTMENT CONNECTION AND DRY FIRE PORTS PER MCWD AND MLFPD STANDARDS AND REQUIREMENTS (TO BE MAINTAINED BY PROPERTY MANAGEMENT). REFER TO DETAILS ON SHEET C7.

(53) INSTALL 2" IRRIGATION LATERAL WITH METER.

(54) HOT TAP EX. WATER MAIN PER MCWD REQUIREMENTS.

(55) INSTALL 4" DRY YARD PIPE SYSTEM PER MLFPD REQUIREMENTS (TO BE MAINTAINED BY PROPERTY MANAGEMENT).

(56) INSTALL DRY FIRE HYDRANT PER DETAIL ON SHEET C7.

(57) PROPOSED 6" DIP FIRE LATERAL PER MCWD AND MLFPD REQUIREMENTS PER TRENCH DETAIL ON SHEET C7.

(58) INSTALL FIRE HYDRANT ASSEMBLY PER DETAIL ON SHEET C7.

(59) INSTALL SEWER CLEANOUT PER DETAIL ON SHEET C7.

(60) CONSTRUCT SEWER MANHOLE PER MCWD EQUIREMENTS AND DETAIL ON SHEET C7.

(61) INSTALL 6" PVC SEWER LATERAL PER TYPICAL PRIVATELY MAINTAINED TRENCH DETAIL ON SHEET C7.

NOTE:
UNLESS SHOWN OTHERWISE, ALL EXISTING UTILITIES SHALL BE REMOVED & DISPOSED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LIMELIGHT HOTEL

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project logo

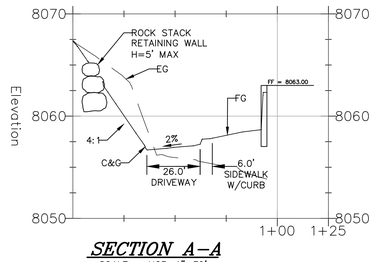
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sheet title
UTILITY PLAN

project no. 01.2473.7 04/18/2022

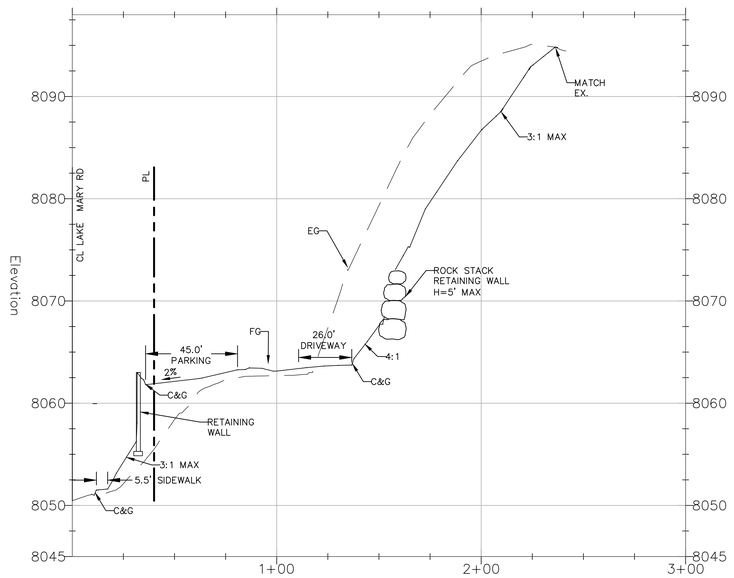
checked by: TP
drawn by: MYP

sheet no. T7



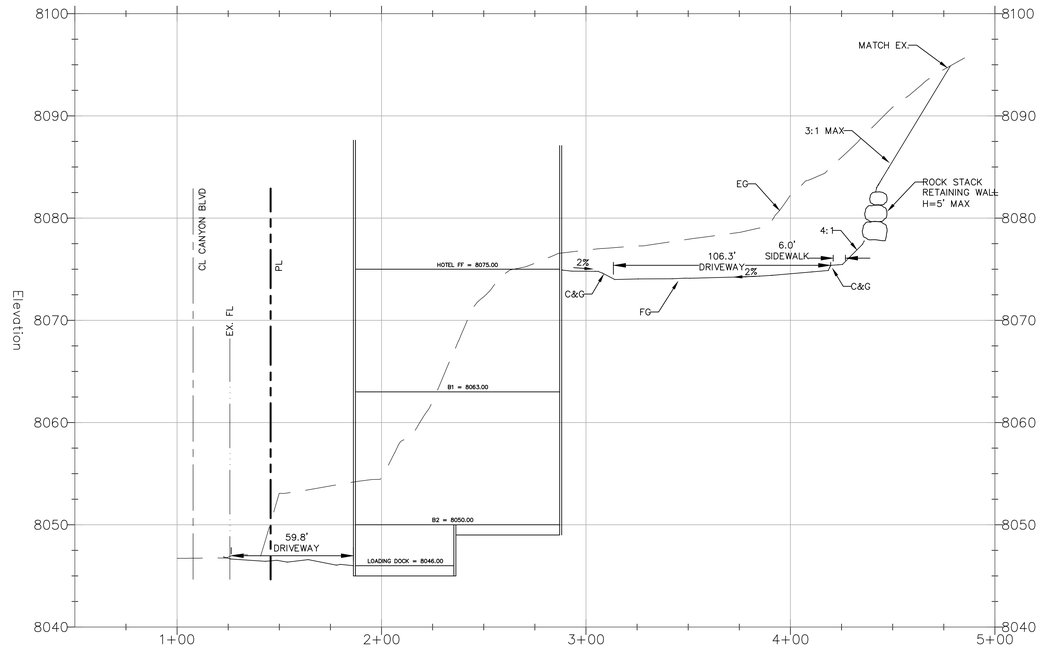
SECTION A–A

SCALE: HOR. 1"=30'
VERT. 1"=6'



SECTION B–B

SCALE: HOR. 1"=30'
VERT. 1"=6'



SECTION C–C

SCALE: HOR. 1"=30'
VERT. 1"=6'

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LIMELIGHT HOTEL

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project logo

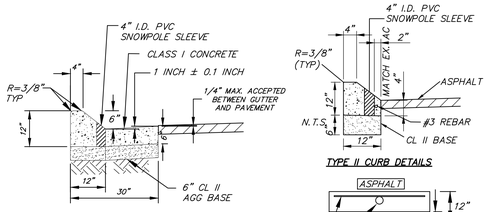
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land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

sheet title
SECTIONS

project no. 01.2473.7 04/18/2022

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sheet no. T8



TYPE I CURB AND GUTTER

TYPE II CURB DETAILS

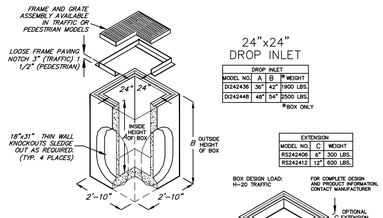
SNOW STAKE SLEEVE

GENERAL NOTES FOR CONCRETE CURB AND GUTTER

1. CONCRETE SHALL BE PER TOWN STANDARD PLAN 004, AND AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
2. PLACE CONTROL JOINTS IN ACCORDANCE WITH ACI 224.3R-95, ACI 325.12R-02 AND SHEET 4 OF 4 OF THIS STANDARD PLAN.
3. SUBGRADE SHALL BE SCARIFIED A MIN. OF 12 INCHES, MOISTURE CONDITIONED, AND COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION.
4. TOP AND FACE OF CURB SHALL BE TROWLED SMOOTH AND FINISHED WITH A FINE BRUSH.
5. GUTTERS SHALL NOT VARY MORE THAN 1/8 INCH FROM TRUE GRADE.
6. CONFORM TO AMERICAN PUBLIC WORKS ASSOCIATION (SOUTHERN CALIFORNIA CHAPTER) – STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION CURRENT VERSION.
7. SNOW POLES SLEEVES SHALL BE PLACED EVERY 50 FEET AND AT THE BEGINNING AND END OF CURBS, ANGLE POINTS, CURBS RAMPS AND ANY OTHER LOCATION IDENTIFIED BY THESE PLANS.

CURB AND GUTTER DETAIL WITH SNOW STAKE SLEEVE

N.T.S.
REFER TO TOML STANDARD PLAN 102-0



24"x24"
DROP INLET

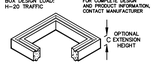
DROP INLET			
MODEL NO.	A	B	WEIGHT
DI24243B	36"	42"	1900 LBS.
DI24244B	48"	54"	2500 LBS.

*BOX ONLY

EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

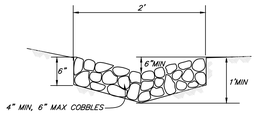
BOX DESIGN LOAD: H-20 TRAFFIC

FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT MANUFACTURER



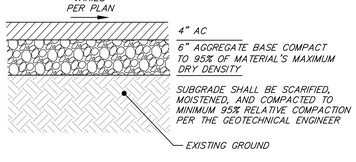
24"x24" PRECAST DROP INLET

N.T.S.



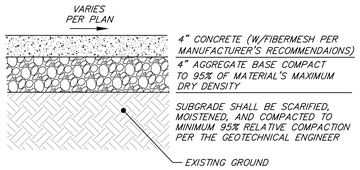
COBBLE SWALE DETAIL

N.T.S.



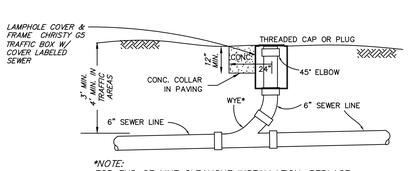
TYPICAL PAVEMENT SECTION (DRIVEWAY/ PARKING)

N.T.S.



TYPICAL SIDEWALK SECTION

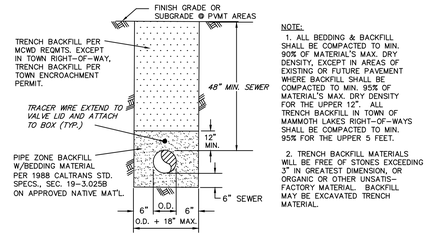
N.T.S.



*NOTE:
FOR END OF LINE CLEANOUT INSTALLATION, REPLACE WYE WITH 45° ELBOW

INLINE SEWER CLEANOUT DETAIL

N.T.S.

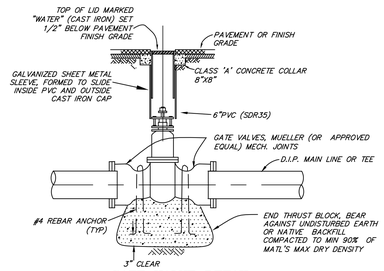


NOTE:
1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO MIN. 90% OF MATERIAL'S MAX. DRY DENSITY, EXCEPT IN AREAS OF EXISTING OR FUTURE PAVEMENT WHERE BACKFILL SHALL BE COMPACTED TO MIN. 95% OF MATERIAL'S MAX. DRY DENSITY FOR THE UPPER 12". ALL TRENCH BACKFILL IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAYS SHALL BE COMPACTED TO MIN. 95% FOR THE UPPER 5 FEET.
2. TRENCH BACKFILL MATERIALS WILL BE FREE OF STONES EXCEEDING 3" IN GREATEST DIMENSION, OR ORGANIC OR OTHER UNSATIS-FACTORY MATERIAL. BACKFILL MAY BE EXCAVATED TRENCH MATERIAL.

PRIVATELY MAINTAINED TRENCH

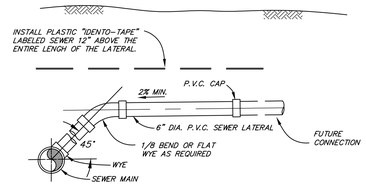
TYPICAL SEWER TRENCH DETAILS

N.T.S.



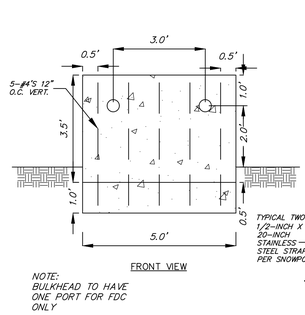
GATE VALVE DETAIL

N.T.S.

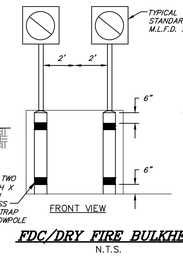


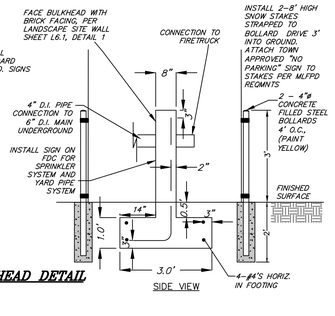
SEWER LATERAL DETAIL

N.T.S.



NOTE:
BULKHEAD TO HAVE ONE PORT FOR FDC ONLY





FDC/DRY FIRE BULKHEAD DETAIL

N.T.S.

CONSTRUCTION NOTES

GENERAL:

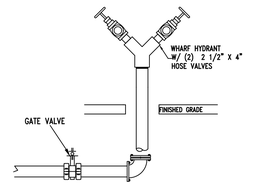
1. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY ENGINEERING OF ANY DISCREPANCIES.
2. POUR FOOTINGS AGAINST UNDISTURBED NATURAL GRADE, UNLESS OTHERWISE NOTED IN A SOILS REPORT. THE BOTTOM OF ALL FOOTINGS SHALL BE CLEAN OF ANY LOOSE MATERIAL, AND ALL REINFORCEMENT SHALL BE FIRMLY TIED IN POSITION BEFORE THE CONCRETE IS POURED.
3. DO NOT BACKFILL OR APPLY ANY LOAD TO THE WALL UNTIL 7 DAYS MINIMUM AFTER CONCRETE HAS BEEN POURED.

CONCRETE:

1. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE A.C.I. CODE AND 1997 UBC.
2. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT TYPE 2" WITH FLYASH, MEETING THE REQUIREMENTS OF ASTM C150.
4. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.

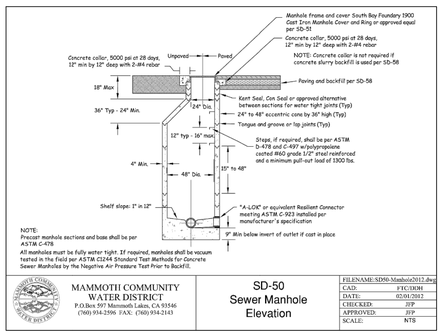
REINFORCEMENT:

1. THE NUMBER OF BARS SHOWN IN THE REINFORCEMENT SCHEDULE(S) ARE MINIMUMS.
2. ALL REINFORCING SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, FREE FROM BENDS OR KINKS EXCEPT AS DETAILED AND SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS OTHERWISE NOTED.
3. THE FOLLOWING MINIMUM CLEAR COVER ARE REQUIRED:
   A. CONCRETE AGAINST EARTH -- UNFORMED: 3"
   B. CONCRETE AGAINST EARTH -- FORMED: 2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR AGAINST EARTH -- 3/4"



DRY YARD PIPE SYSTEM DETAIL

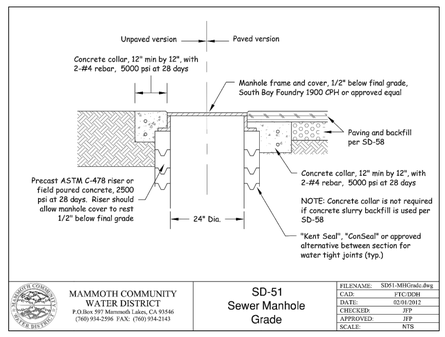
N.T.S.



MAMMOTH COMMUNITY WATER DISTRICT
P.O.Box 597 Mammoth Lakes, CA 93546
(760) 934-2596 FAX: (760) 934-2143

SD-50
Sewer Manhole Elevation

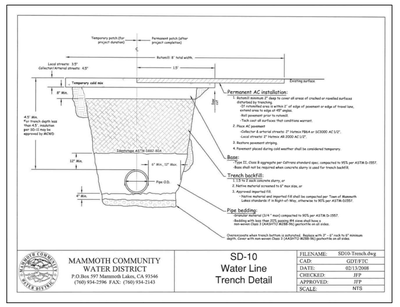
FILENAME:	SD50-Manhole2012.dwg
CAD:	FTC/JOH
DATE:	02/01/2012
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS



MAMMOTH COMMUNITY WATER DISTRICT
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SD-51
Sewer Manhole Grade

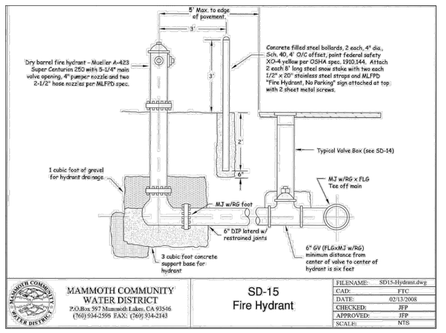
FILENAME:	SD51-MHGrade.dwg
CAD:	FTC/JOH
DATE:	02/01/2012
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS



MAMMOTH COMMUNITY WATER DISTRICT
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(760) 934-2596 FAX: (760) 934-2143

SD-10
Water Line Trench Detail

FILENAME:	SD10-Trench.dwg
CAD:	GDT/FTC
DATE:	02/1/2008
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS



MAMMOTH COMMUNITY WATER DISTRICT
P.O.Box 597 Mammoth Lakes, CA 93546
(760) 934-2596 FAX: (760) 934-2143

SD-15
Fire Hydrant

FILENAME:	SD15-Hydrant.dwg
CAD:	FTC
DATE:	02/13/2008
CHECKED:	JFP
APPROVED:	JFP
SCALE:	NTS

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sheet title
CONSTRUCTION DETAILS
project no. 01.2473.7 04/18/2022
checked by: TP
drawn by: MYP
sheet no.
T9

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: May 11, 2022

AGENDA TITLE: Consideration of Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001, for approval of the "Limelight Hotel" development project located at the northwest corner of Canyon Boulevard and Lake Mary Road (Mammoth Hillside site) in the "Plaza Resort" and "Specialty Lodging" zone of the North Village Specific Plan Area. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the 1999 Subsequent Program Environmental Impact Report (SPEIR) was prepared for the Limelight Hotel project.

Applicant/ Property Owner: Aspen Skiing Company / Limelight Mammoth LLC

REQUESTING DEPARTMENT:
Community & Economic Development
Sandra Moberly, Director
Kim Cooke, Senior Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
    a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Tentative Tract Map, Use Permit, Design Review, and CEQA findings, and approving Tentative Tract Map Application #TTM 22-002, Use Permit #UPA 22-001, and Design Review #DR 22-001 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution with specific findings for denial

STAFF RECOMMENDATION: Staff recommends 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 #TTM 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001 with conditions as recommended by staff or with modifications.

SUMMARY:

Proposal:	The proposed project consists of the construction of a six-story, 185,754 square-foot condominium hotel (Limelight Hotel) which features a mix of hotel and residential uses consisting of 151 hotel rooms and 15 for-sale residential condominium units. Parking for the development is located within an understructure parking garage that accommodates 179 vehicles and would be managed by full-time valet parking staff. Amenities are oriented to hotel guests and residential owners, and include a hotel lobby and bar, town hall dining, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity areas.
Project Name:	Limelight Hotel
Location:	5, 15, 17 and 49 Canyon Blvd., 106 Lake Mary Road and 107 Lakeview Blvd. (APNs: 033-390-007-000, 033-390-006-000, 033-390-005-000, 033-390-004-000, 033-390-003-000, 033-390-002-000 and 031-110-027-000)
Size of Property:	Combined 6.91 acres (300,999.6 square feet)
Zoning:	Plaza Resort (PR) and Specialty Lodging (SL) zone - North Village Specific Plan
General Plan:	North Village Specific Plan (NVSP)
Environmental Review:	An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project

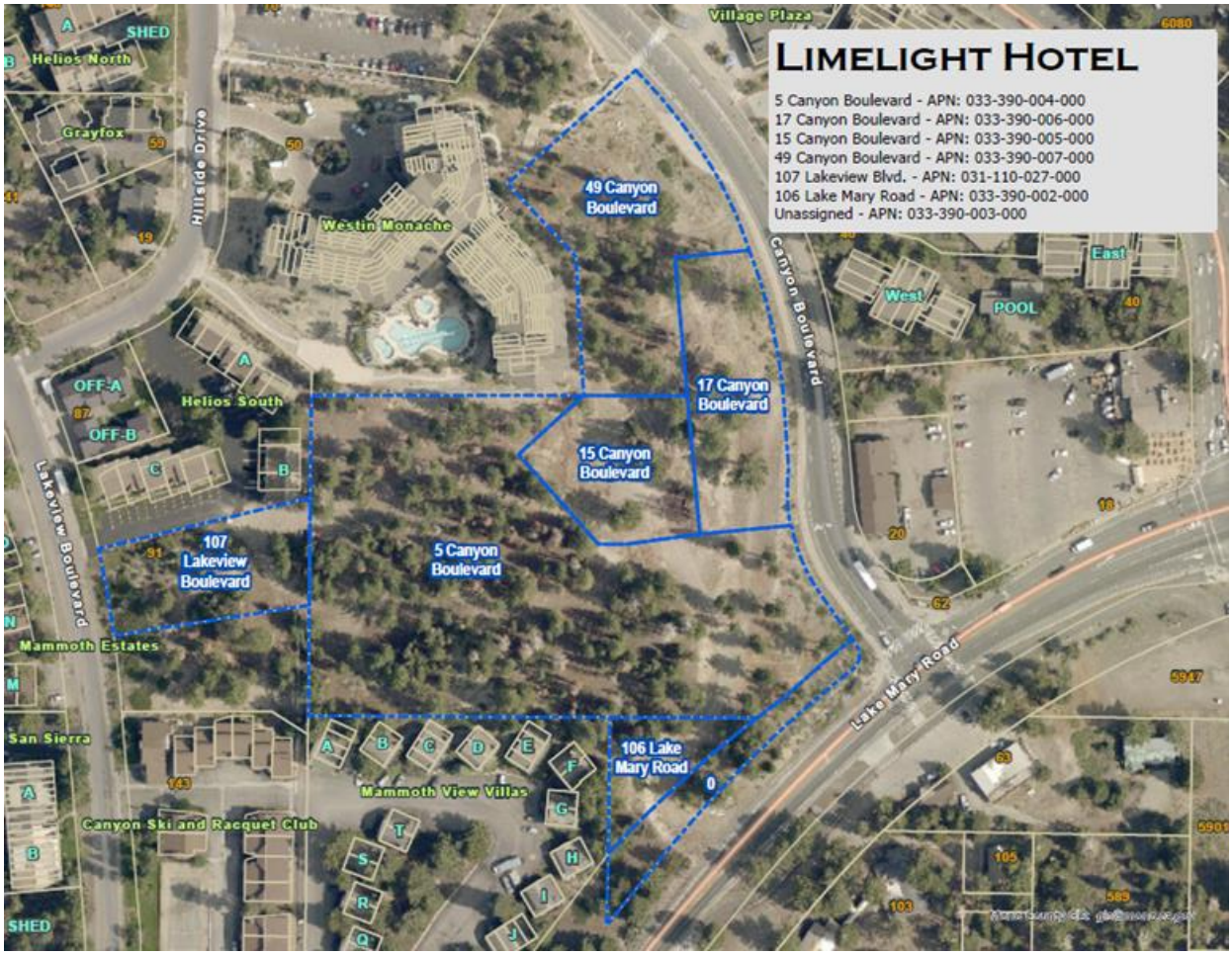
KEY ISSUES:

1. Does the proposed project meet the Use Permit criteria and required findings pursuant to Municipal Code (MC) Chapters 17.68?
2. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Sections 17.88.050 and 17.88.060, respectively?
3. Is the proposed project consistent with the State Subdivision Map Act?
4. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The subject property shown in **Figure 1** below, is located at the northwest corner of Lake Mary Road and Canyon Boulevard. The project site is comprised of seven vacant parcels that have a combined area of 6.91 acres. The site is forested with sloping topography, and previously disturbed areas where the site has been utilized for staging of construction projects in the vicinity.

FIGURE 1- PROJECT LOCATION MAP



An entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town on February 7, 2022, for the proposed "Limelight Hotel" development project. The project consists of a six-story, 185,754-square foot condominium hotel located in the Plaza Resort and Specialty Lodging district of the North Village Specific Plan area. The proposed development would have a mix of hotel and residential uses including 151 hotel rooms and 15 residential condominium units. The hotel structure is located above an understructure parking garage that accommodates 179 vehicles and would be managed by full-time valet parking staff. The Hotel's amenities are oriented to hotel guests and residential owners, and include a hotel lobby and bar, town hall dining room, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity areas.

The Limelight Hotel project includes development of a renewable direct use geothermal energy system to serve the property. This system requires drilling and operating two geothermal wells, one producer to bring hot fluid to the surface and one injector to return the cooled fluid back into the ground, both located within the Limelight Hotel property. The heat from the fluid passing through the system would be used for the building systems that require heat and could replace gas or electric use. The wells would be drilled and operated under the geothermal permitting authority of California Department of Conservation Geologic Energy Management Division (CalGEM), which is the responsible agency for ensuring the lawful and safe drilling and operation of geothermal wells. This renewable energy system could be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight property.

Background

The project site has a lengthy entitlement history with existing entitlements (TTM 36-235a, UPA 2005-09a, UPA 2007-11a, UPA 2007-14a) having an expiration date of July 12, 2022. Since the existing project entitlements have not expired, they would be rescinded concurrently with approval of a new Tentative Tract Map, Use Permit, and Design Review. Staff has prepared an agreement for a voluntary recission of TTM 36-235a, UPA 2005-09a, UPA 2007-11a, and UPA 2007-14a to accomplish this end. This document would be recorded for the property prior to recording a new PEDC Resolution of approval for the requested Tentative Tract Map TTM 22-002, Use Permit (UPA) 22-001, and Design Review (DR) 22-001. A brief history of the entitlements granted for the subject site is included below, and a more comprehensive entitlement history is provided in the Limelight Hotel CEQA Addendum (**Attachment B**).

On January 12, 2006, the Town's Planning and Economic Development Commission (PEDC) approved TTM 36-235 and UPA 2005-09, which authorized the two-phase Mammoth Hillside project. Phase I was approved for a 193-unit (325 bedroom) condominium hotel with understructure parking for 259 vehicles and full-time valet parking services, as well as amenities including an outdoor spa, pool and patio facilities, meeting facilities, restaurant/bar, and associated landscape improvements on five parcels of land consisting of approximately seven acres. Phase II was proposed as a townhome development with 41 units (107 bedrooms) which was not entitled by Resolution No. PC 2006-11. A CEQA environmental analysis was completed for the project, which determined the project was in conformance with the 1999 SPEIR (State Clearinghouse No. 99-092082).

Additional amendments to the project were approved in subsequent years including Use Permit (UPA) 2007-11, which approved the use of tandem parking and mechanical parking lifts within the underground parking garage for the project and Use Permit (UPA) 2007-14 which approved an alternative housing mitigation plan for the project to allow payment of a housing in-lieu fee instead of providing affordable housing units on-site. Use Permit 2007-14 was appealed to Town Council and the Town Council voted to affirm the PEDC approval on April 2, 2008, with an added condition of approval requiring Mammoth Lakes Housing, Inc. complete the units required for mitigation in the low- or moderate-income range within five years of payment of the in-lieu fee.

A Concept Review (CR) 15-002 application was submitted on June 29, 2015, to review the conditions of approval for the Mammoth Hillside project entitlements to consider whether several of the conditions were "barriers to development and financing", and determine if amendments or removal of certain conditions, where appropriate, might facilitate progress on the project. Through the review process, staff determined that some of the conditions were either no longer relevant or should be changed to reflect the most current conditions as standardized by the Town. It was also recommended that if the three resolutions for the Mammoth Hillside project were to be amended, that they be combined into one resolution to simplify and clarify the applicable conditions of approval. On September 9, 2015, the PEDC reviewed the proposed amendments at a public workshop and there was consensus from the PEDC that the amendments to the entitlement conditions were reasonable.

An Amendment to TTM 36-235, UPA 2005-09, UPA 2007-11, and UPA 2007-14 and Time Extension Request (TER) 15-003, was processed in accordance with the Concept Review (CR) 15-002. The PEDC reviewed amendments to

the approved Tentative Tract Map and Use Permits at a public hearing on December 9, 2015 and voted unanimously to approve the amendments and the associated Time Extension Request.

On May 10, 2017, the PEDC approved the Mammoth Hillside Addendum Project. The project added modifications to the 1999 SPEIR with respect to the 6.9-acre Mammoth Hillside project site. These modifications included a request for consideration of amendments to Tentative Tract Map 36-235, Use Permit 2005-09, Use Permit 2007-11, and Use Permit 2007-14 and Time Extension Request 15-003, to allow a five-year time extension of the project, to amend and combine the conditions of Resolutions No. PEDC 2006-01, 2007-22, and 2008-02. This approval extended the expiration date of the entitlements to January 12, 2021. Pursuant to AB 1561, a State mandated extension added an additional 18 months to the expiration date for the property entitlements resulting in a new expiration date of July 12, 2022.

Recent Project Background

A Concept Review application (CR) 20-002, was submitted on November 25, 2020, for a two-phase project, with the first phase being a hotel development consisting of 151 hotel rooms and 23 managed residences, and two levels of understructure parking for 275 vehicles. An Advisory Design Panel (ADP) meeting was held on January 25, 2021, to review the project plans and provide design recommendations to staff and the applicant team (See **Figures 2 and 3** - Concept Review Design). ADP's primary comments were related to improving pedestrian access to the project as well as incorporating design elements to diminish the height of retaining walls at the corner of Lake Mary Rd. and Canyon Blvd. and the parking podium wall adjacent to Canyon Boulevard. Design recommendations were provided to the applicant team for incorporation into a formal entitlement application submittal.

FIGURE 2 - CONCEPT REVIEW HOTEL DESIGN – EAST ELEVATION



FIGURE 3 - CONCEPT REVIEW HOTEL DESIGN – WEST ELEVATION



On February 3, 2021, The Town Council heard a presentation from Limelight Hotel representatives and provided staff direction regarding a possible Development Agreement. The Town Council authorized staff to begin working with the applicant, through the Development Agreement application process, to consider a tax sharing component for the proposed condominium hotel project. Ultimately, a Development Agreement was not pursued by the project applicant.

The project applicant subsequently notified staff that the project would be redesigned due to increases in construction costs. The redesigned project was submitted with a formal entitlement application including a Tentative Tract Map, Use Permit, and Major Design Review application on February 7, 2022.

Major Design Review applications for projects that are deemed significant by the Community and Economic Development Department require review by the Advisory Design Panel (ADP) prior to consideration by the Planning and Economic Development Commission (PEDC). The role of the ADP is to provide impartial professional feedback to Town staff and the applicant on site planning and building design based on the applicable development standards and design guidelines. ADP recommendations are typically used to make changes that improve a project's conformance with the applicable guiding documents, which include the North Village Specific Plan and The Village Design Guidelines.

An ADP meeting was held on March 7, 2022, to consider the new project design. The ADP provided consensus comments and recommended modifications at that meeting to better meet the intent of The Village Design Guidelines. The applicant team revised the project design to respond to the ADP recommendations as described in **Table 1** below:

Table 1: ADP Recommendations and Applicant Response

ADP Consensus Comments	Applicant Response
• The architectural style is appropriate in the context of Mammoth Lakes and The North Village. • The roof design is appropriate and provides a well-articulated roofline and visual interest. • The surface parking lot is acceptable as proposed as long as it can be permitted pursuant to the applicable NVSP standards. • The windows and doors are sufficiently sized, trimmed and recessed. • The anodized aluminum metal panels used to screen and ventilate the parking garage is a successful architectural treatment.	No response required as the comments were supportive of these specific design elements.
• The building design lacks pedestrian scale and would be improved through the addition of a pedestrian arcade attached to the structure. This element could be an intermittent design to accommodate the outdoor living room concept and outdoor dining areas.	Festoon lights have been added over outdoor event lawn and above activity areas at the outdoor terrace area to enhance pedestrian scale and provide a transition from the pedestrian space up to the building façade.

• Incorporate a roof form above the extended upper-level balconies to provide shelter and depth to the building façade.	Additional awnings have been provided above the exposed upper-level balconies
• Provide detail to express support or attachment for the extended balconies.	Additional tie back rods and under balcony beams have been provided to all balconies for added structural detail.
• Eliminate the lightest color grey on the color/material sheet to reduce the "patchy" appearance of the façade.	The Lightest colored gray finish has been replaced by the medium gray to simplify the façade.
• ADP noted that a physical color and material board is necessary to provide accurate and meaningful comments on the quality or appropriateness of proposed materials and exterior colors. The following comments were provided regarding the physical color and material board: • The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage should be changed to a darker color such as dark bronze and have a non-reflective finish. • The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material should be changed to another wood grain finish that is darker and has less of an orange/peach tone. • The applicant should provide a specific rendering of the retaining wall proposed for the corner of Canyon Blvd. and Lake Mary Road to ensure the design diminishes the overall height to provide pedestrian scale. • Applicant should provide a 3' by 3' foot mock-up of the proposed stone material and installation because one sample piece of stone does not provide enough detail. • Applicant should provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard.	Two 24x36 physical sample boards were provided for review. Staff has incorporated Planning Division Condition of Approval #3 to address ADP and Staff's consensus comments on the physical color and material samples.

There was consensus among the ADP that an additional meeting would not be necessary if the applicant incorporated design changes that would adequately address the design deficiencies identified at the meeting. The applicant revised the project design in response to the ADP comments and staff received revised architectural plans on April 1, 2022. Staff believes that the design revisions successfully addressed the ADP's

recommendations and determined a second ADP meeting would not be required (See **Attachment E** for the 3/7/22 ADP Meeting Minutes and Staff Report).

RENDERINGS REVIEWED BY ADP ON 3-7-22





REVISED RENDERING OF HOTEL DESIGN - RESPONSE TO ADP COMMENTS AND RECOMMENDATIONS





Project Proposal:

The proposed Limelight Hotel development project includes a Tentative Tract Map application to consolidate the seven parcels and subdivide the property for hotel and condominium purposes. A Use Permit is required by the North Village Specific Plan for all new proposed subdivisions, and a Major Design review is required to ensure that the structure and site design complies with the applicable development standards and North Village Design Guidelines.

Two phases are identified on the site plan with the Limelight Hotel project identified as the first phase of development. The proposed hotel structure is a 6-level, 185,754 square-foot condominium hotel consisting of 151 hotel rooms and 15 residential condominium units, and understructure parking for 179 vehicles. The hotel amenities are oriented to guests and residential owners, and include a lobby with bar, lounge, town hall dining area, convenience retail, meeting spaces, kid's area, ski club lounge, fitness center, and outdoor pool and jacuzzi terrace.

Nine check-in surface parking spaces are provided near the hotel entrance where a full-time valet parking service is proposed to manage all vehicle parking within the understructure garage. Since guests will not be able to self-park within the parking garage, a Valet Parking and Management plan was required to demonstrate the proposed valet parking strategy and operation. With the use of the valet parking program, the understructure parking garage provides a total of 179 vehicle spaces (including stacked parking spaces), where 152 spaces are required for the unit mix. An additional 16-space surface parking lot is proposed for the southern portion of the site to accommodate oversized vehicles, guest access to "self-parking," and for use as a flexible event space.

The project design incorporates sustainability strategies, which include designing the building systems as an all-electric building intended to reduce the overall carbon footprint of the hotel, and through the development of a geothermal energy system which utilizes a known geothermal source located beneath property. The Applicant has conducted a feasibility study for the use of geothermal energy and is proposing to drill and develop a renewable direct use geothermal energy system on-site. The geothermal system requires drilling and operating two geothermal wells, one producer well to bring hot fluid to the surface, and one injector well to recycle the geothermal water and replenish the geothermal water source. The heat from the fluid passing through the system would be used for the building systems requiring heat and could then be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight property. The wells would be drilled and operated under the geothermal permitting authority of California Department of Conservation Geologic Energy Management Division (CalGEM).

An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project because the project includes the development of a renewable direct use geothermal energy system. This component of the project was not previously analyzed as part of the Mammoth Hillside CEQA Addendum prepared in 2017 (refer to **Attachment B**, Appendix A, *CEQA Limelight Hotel Conformance Checklist*). The Limelight Hotel project is consistent with the Mammoth Hillside Project CEQA Addendum with the exception of the proposed renewable direct use geothermal system.

The design of the hotel structure features "minimalist" style architecture with architectural details selected to compliment the contemporary aesthetic of the development. The architecture is representative of styles attributed to William Turnbull and Charles Moore, both of whom are referenced in the North Village Design Guidelines as examples for architectural inspiration for The Village. The project design emphasizes views through extended balconies with glass railings and large window openings. The building form is undulated to provide variation in the façade, and the application of different siding materials combined with steps in the roofline breaks down the masing of the building.

Advisory Design Panel recommendations from the original Concept Review design were incorporated into the revised design of the development and include the addition of a pedestrian stairway access from the Canyon Boulevard sidewalk frontage, incorporation of natural stone walls or a more textured concrete for the building

base material, as well as a revised design for the visible portions of the parking structure adjacent to Canyon Boulevard.

The tallest (southern) portion of the hotel structure is 75 feet in height, measured from the garage roof elevation at the perimeter of the building. This building height excludes the height of the parking garage because the applicable building height standard in the North Village Specific Plan (NVSP Section 5. *Building Heights*) excludes the height of the parking podium (up to a maximum of 20 feet) when all or a portion of the building sits above a parking garage.

The Canyon Boulevard frontage features a service vehicle entrance to a subterranean service area that includes a trash compactor, dumpster and recycling area, mechanical rooms, hotel laundry area, maintenance, and office space. The service entrance location features a profile that exceeds 20 feet in height however, the applicable development standard requires the height of parking garages to be measured from natural grade, which results in a lower overall height measurement in this case due to the natural slope of the site. Additionally, the parking podium at this location is wrapped with an enclosed bicycle locker and equipment storage entrance with a storefront installation for pedestrian access (**See Figure 4**). The height of the visible portions of the parking garage is also diminished with the increased building setback from Canyon Boulevard and increased perimeter landscape area compared to the original concept submittal. This increased setback results in a larger landscaped frontage with variations in topography along Canyon Boulevard.

The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP are requested (see Table 4, below, for an analysis of the project's conformance with the applicable NVSP development standards).

PROJECT SITE PLAN

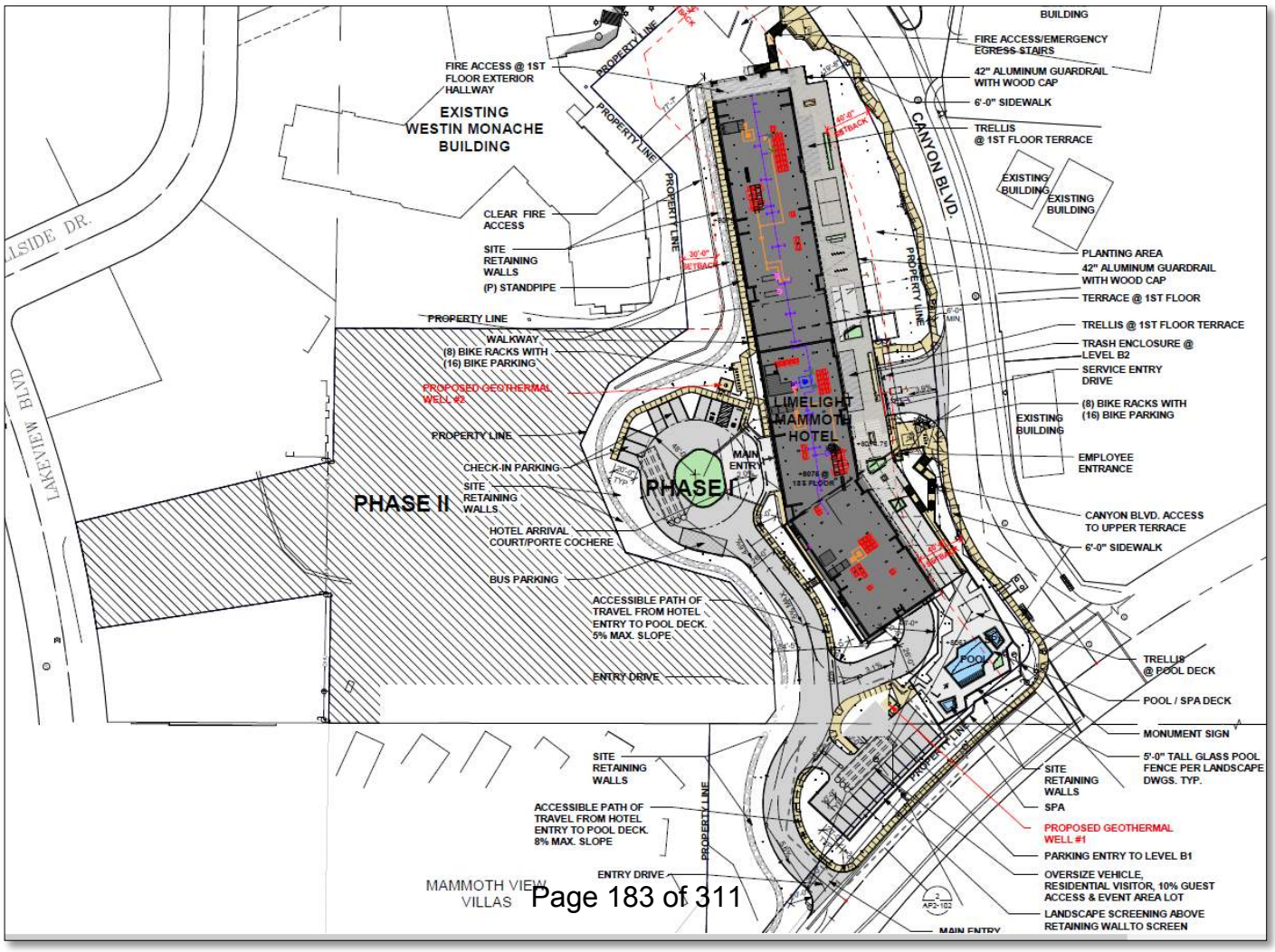
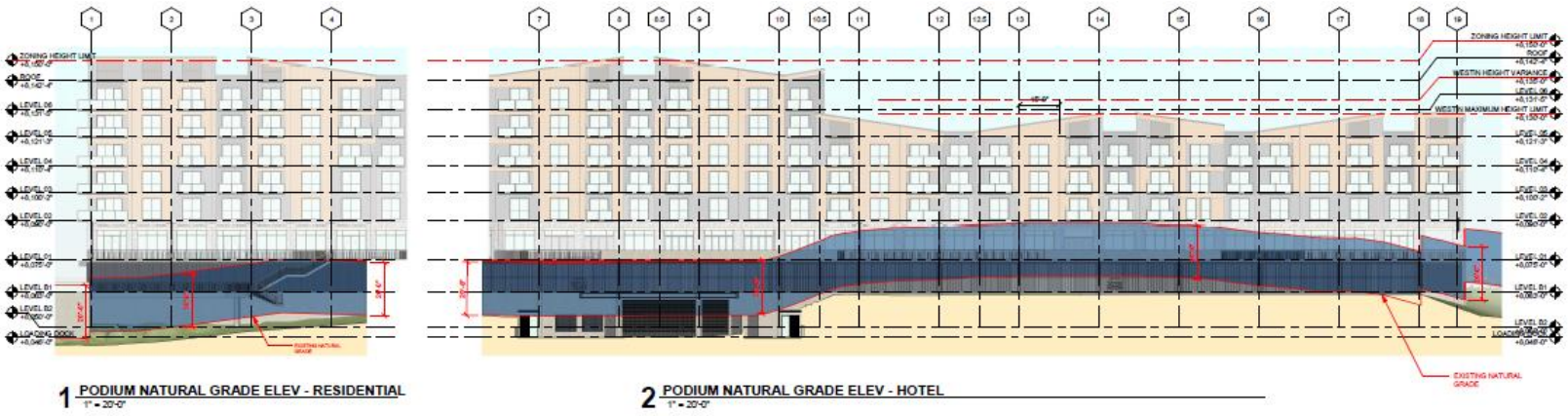


FIGURE 4 - NATURAL GRADE MEASUREMENTS AT PARKING GARAGE



Existing Site and Surrounding Land Uses

The project site consists of seven parcels and a total of 6.91- acres located at the northwest corner of Lake Mary Road and Canyon Boulevard. The property is within the North Village Specific Plan area and is zoned "Plaza Resort" and "Specialty Lodging."

The northerly 2.27-acres of the property is located within the Plaza Resort (PR) Zone and the southerly 4.7-acres of the site is located within the Specialty Lodging (SL) Zone. The site is forested and slopes upward from Lake Mary Road and Canyon Boulevard from an elevation of approximately 8,050 feet to 8,105 feet. The site also features previously disturbed areas where the site was used for temporary construction staging for the 8050 and the Westin developments. Abutting property to the west is developed with the Helios South Condominiums. Property to the north is developed with the Westin Monache Condominium Hotel. Abutting property to the southwest is developed with the Mammoth View Villas condominiums and property to the east across Canyon Blvd. is developed with the Village Plaza, the Gondola Building, 8050 condominiums, the Fireside Condominiums, and real-estate office. **Table 2** further describes the surrounding land uses and zoning.

Table 2: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	NVSP (PR Zone)	Westin Monache condominium hotel	None
South	(RMF-2 Zone) and NVSP (SL) Zone	Mammoth View Villas Condominiums and Lakeview Townhomes	North Village Specific Plan Boundary
East	NVSP (RG and Mammoth Crossing Zone)	Village Plaza, the Gondola Building, 8050 condominiums, the Fireside Condominiums, and real-estate office	Uses are across Canyon Boulevard
West	(RMF-2) and NVSP (SL)	Helios South Condominiums and Lakeview Townhomes Development	North Village Specific Plan Boundary

*NVSP = North Village Specific Plan, PR = Plaza Resort, RG = Resort General, SL = Specialty Lodging, RMF-2 = Residential Multi-family -2

Site Zoning

As shown in **Figure 5** below, the project site is zoned Plaza Resort (PR) and Specialty Lodging (SL). The proposed hotel structure crosses the Plaza Resort land use district boundary so that a portion of the hotel is also located within the Specialty Lodging district. The NVSP document clarifies how density and building height should be determined for buildings that cross a land use district boundary, and staff has reviewed the hotel plans based upon the guidance provided in the NVSP.

- NVSP pg. 36(a) states, "Where parcels with different land use designations are merged to accommodate a building that crosses the original designation boundary, density may be combined such that the total density of the new parcel is equal to the sum of the densities for each parcel prior to the merger."
- NVSP pg. 39(d) states, "For buildings that cross a land use district boundary after merging parcels, the highest permitted and projected heights shall apply to the entire building, providing the majority of building area us within the most liberal district."

FIGURE 5 – APPLICABLE ZONING MAP



Staff has applied the same principle for calculating density and building height, to determine the maximum building area and site coverage since the building footprint is within two different zoning districts.

The NVSP document describes its relationship to the Town's regulatory documents as follows, "The primary purpose of the North Village Specific Plan is to provide new land use guidelines and development standards for the North Village area which will enable the development of a cohesive, pedestrian-oriented resort activity node, with supporting facilities, to create a year-round focus for visitor activity in the Town of Mammoth Lakes (pg.3 NVSP)."

The Limelight Hotel project is classified as condominium hotel use because it includes a mix of hotel and residential condominium uses. This use classification is permitted in both the Plaza Resort (PR) and the Specialty Lodging zone subject to Design Review, Use Permit and Subdivision map approval (pg. 47 NVSP).

The NVSP regulates project density by zoning district, and measures density in rooms, where a "room" equates to one hotel room or one bedroom, loft, or sleeping area in residential uses. The allowed density in the PR Zone is 80 rooms/acre, and the allowed density in the SL Zone is 48 rooms/acre. This combination of permitted density results in a maximum density of 404 rooms for the entire 6.91 acre property. The project is consistent with the permitted density for the site because a total of 200 rooms are proposed between the 151 hotel rooms and 15 residential condominium units. Additionally, since the proposed hotel amenities are oriented to guests of the hotel, these areas are exempted from the project density.

General Plan

The General Plan Land Use Designation "North Village Specific Plan" applies to all properties included within the NVSP. The General Plan describes this land use designation as a "*designation intended to create a visitor-oriented entertainment retail and lodging district anchored by a pedestrian plaza and a gondola connection to Mammoth Mountain Ski Area. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development projects will provide a wide range of amenities and services that enhance the visitor experience. Maximum overall density is 3,404 rooms and 135,000 square feet of commercial. The specific allocation of density, location of uses, and development standards are contained in the Specific Plan."*

The General Plan Vision Statements and specific goals, policies, and actions with which the proposed project is consistent are described in **Table 3:**

Table 3: General Plan Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
"Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources"	The project would provide a flag hotel that enhances The Village image as a destination resort by providing quality services, recreational elements, and amenities comparable to other destination resort areas. Incorporation of a proposed renewable geothermal energy system implements the sustainable use of renewable resources for hotel operations.
"Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors"	The project would provide a new condominium-hotel project with 151 hotel rooms available for nightly rental and 15 condominium units may also be rented nightly. The development will contribute to creating the critical mass and mix of uses needed to ensure the Village's success as well as adding capacity to available lodging that is central to The North Village.
"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 proposed density is consistent with the density allowed by the General Plan and the North Village

	Specific Plan. The
"Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a "village in the trees""	The project was reviewed by the Town's Advisory Design Panel (ADP) with the goal of providing design recommendations that would result in improved consistency with The Village design guidelines. The applicant team made a number of changes to the design of the project to address specific comments from the ADP and to incorporate materials and colors that are appropriate to the Eastern Sierra. The proposed landscape design incorporates ample tree plantings including 116 Jeffrey Pine trees to replace trees that will be removed from the development footprint.
"Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to the use of personal vehicles with a strong pedestrian emphasis."	The project would improve pedestrian connectivity within the North Village by adding sidewalk along the south and property frontages and extending north along the vehicle driveway to the hotel entrance. Additionally, the added density in the NVSP pedestrian core will support transit ridership from the adjacent transit hub (bus, shuttle, gondola), in addition to having direct access to the sidewalk and bicycle network.
Goal, Policy, or Action	**Explanation of Project Conformance with Goal, Policy, or Action**
E.1. Be a premier destination community in order to achieve a sustainable year-round economy.	The addition of a new flag hotel brand located within the North Village will help to achieve this goal by providing a modern hotel lodging option for visitors within walking distance of The Village core and other local attractions.
E.1.D *Encourage restaurants, retail, entertainment, lodging, and services.*	The project is a new condominium hotel use with amenities oriented to guests of the hotel including a hotel lobby with bar, lounge, town hall dining area, convenience retail, meeting spaces, kid's area, ski club lounge, fitness center, and outdoor pool and jacuzzi terrace.
E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The proposed condominium hotel use provides a flag hotel brand within The Village setting which will contribute to a greater variety of lodging options and capacity as a destination resort.
C.2.A *Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social*	The proposed hotel improves pedestrian connectivity to The Village through the addition of new sidewalk along the south side of the property. A pedestrian

interaction and community activity.	oriented outdoor terrace is provided along the length of the hotel's east side and provides spaces to gather with seating and fire features, and outdoor games, which encourages social interaction as a gathering space or event space.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates building materials that create an aesthetic that combines the look of natural materials with a modern building aesthetic. The natural wood and natural stone textures are consistent with the Town's character and mountain setting.
C.3.D: Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	The proposed project will create a pedestrian oriented terrace with outdoor seating, entertainment, and gathering spaces.
L.1.C: Give preference to infill development.	The project site is located within the NVSP and surrounded by development (see Table 1).
L.3.B: Develop vital retail centers and streets.	Allowing for additional density in the NVSP would help to support the NVSP retail center.
L.5.A: Encourage and support a range of visitor accommodations that include a variety of services and amenities.	The project would provide increased capacity for visitor accommodations and associated services and amenities.
L.5.B: Locate visitor lodging in appropriate areas.	Visitor lodging on the site is consistent with the General Plan and NVSP.
M.3.B: Reduce automobile trips by promoting and facilitating walking, bicycling, local and regional transit, innovative parking management, gondolas and trams, employer-based trip reduction programs, alternate work schedules, telecommuting, ride-share programs, cross-country skiing and snowshoeing.	Additional density in the NVSP pedestrian core would support transit ridership from the adjacent transit hub (bus, shuttle, gondola), as well as have direct access to the sidewalk and bicycle network.
M.3.C: Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood serving commercial and mixed-use centers.	The project site is an infill site within a concentrated pedestrian core and mixed-use area. Additional density allowed in the pedestrian core area of the site would be consistent with a compact pedestrian-oriented development.
M.6.A: Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.	The project includes the use of full-time valet parking staff to manage all parking within the parking garage, which allows for use of tandem and stacked parking spaces which, reduces the amount of land that is dedicated to parking.

R.8: Increase use of renewable energy resources and encourage conservation of existing sources of energy.	The project would construct a closed-looped geothermal well system that would solely support the property as a source of renewable on-site energy. This renewable energy would be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight property. Thus, the proposed geothermal system would promote renewable energy generation.

North Village Specific Plan Consistency

The project is consistent with all applicable zoning requirements of the North Village Specific Plan (NVSP) for the Plaza Resort and Specialty Lodging zones. The project's conformance with the applicable development standards is described in greater detail in the Analysis of Key Issues. A summary and analysis of the project's conformance with applicable development standards is discussed in **Table 3**.

Table 3: Zoning Consistency

General Information			
General Plan: North Village Specific Plan (NVSP)		Specific Plan: North Village Specific Plan (NVSP) – Plaza Resort (PR) and Specialty Lodging (SL) District	
Zoning: North Village Specific Plan (NVSP)		Overlay Zone: NVSP Pedestrian Core Overlay	
Existing Land Use: Vacant Land		Permit(s) Required for Use: Tentative Tract Map (TTM), Use Permit (UPA), and Major Design Review (DR)	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Minimum Parcel Size (sf)	15,000 sf	Phase I = 4 acres	Yes
Building Area (sf/acre)	75,000 sf/acre maximum 601,170 square feet maximum (excluding structured parking) (348,000 square feet for Phase 1)	185,754 feet (excluding structure parking)	Yes
Site Coverage	PR = 75% of 99,238 sq.ft. SL= 60% of 75,415 sq.ft.	63.2% (110,450 s.f. proposed)	Yes
Snow Storage	60% of all uncovered parking and driveway area (31,462 x .6)	60.6 % or 19,074 sq.ft.	Yes

Density Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Plaza Resort (PR)	80 rooms/acre (2.27 acres)	181.6	Yes
Specialty Lodging (SL)	48 rooms/acre (4.63 acres)	222.24	Yes
Total Rooms	404 rooms maximum	200 rooms	Yes
Commercial Density [1]	450 sf = 1 room	Exempted because all hotel amenities are oriented to hotel guests	Yes
Building Height [2]			
Permitted Height	75 feet	75 feet	Yes
Projected Height	90 feet	Not Utilized	N/A
Parking Garage	Maximum height of 20 feet	20 feet	Yes
Building Levels	1-7	6	Yes
Setbacks (north side)[3]			
Side Yard – north and west internal side and rear lot line of PR district	0 feet	45 feet	Yes
Canyon Boulevard Setback (east side) [4]			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height 0-24 feet	Minimum of 10 feet required from EOP	10 feet	Yes
Building Height: 25-34 feet	Minimum of 20 feet from EOP	40 feet	Yes
Building Height: 25-54 feet	Minimum of 30 feet from EOP	40 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet from EOP	40 feet	Yes

[1] Commercial or restaurant space within a hotel serving only the guests of that hotel are excluded from density calculations.

[2] When all or a portion of the building sits above a parking garage, building height shall be measured from the garage roof elevation at the perimeter of the building. Parking garages shall be no more than 20 feet above natural grade at any point (pg. 39 NVSP).

[3] No setbacks required on internal side and rear lot lines of PR District.

[4] Measured from the roadway i.e., edge of pavement (EOP)

Lake Mary Road Setbacks (south side)			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height: 0-24 feet	Minimum of 10 feet from EOP	60 feet	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	100 feet	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	100 feet	Yes
Building Height 55 feet +	Minimum of 40 feet from EOP	100 feet	Yes
Specific Plan Boundaries (southwest side)			
Building Height: 0-24 feet	Minimum of 10 feet	50 feet from property line	Yes
Building Height: 25-34 feet	Minimum of 20 feet	100 feet	Yes
Building Height: 35-54 feet	Minimum of 30 feet	100 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet	100 feet	Yes
Parking			
1-bedroom with lock-off (1.5 space/unit)	51 units x 1.5 space = 76.5	See below for total parking count	Yes
1-bedroom unit	51 Units x 1.05 space = 53.5		
2-bedroom unit	2 units x 1.05 space = 2		
3-bedroom unit	4 units x 1.5 space = 6		
4-bedroom unit	4 units x 1.5 space = 6		
5-bedroom unit	3 units x 1.5 space = 4.5		
Check-In spaces	3	9	Yes
Restaurant/Bar/Meeting Rooms/Accessory Recreation Amenity	Not required for hotel restaurants and amenities oriented to the guests of the hotel	N/A	Yes
TOTAL	**152**	**204**[5]	**Yes**
Hotel guest access to a minimum of (10% of required parking)	15	16	Yes

[5] Includes tandem and stacked spaces in the parking garage per the valet parking management plan.

Standard	Required/Allowed	Proposed/Provided	Complies?
Delivery Parking	Required	Can be accommodated at the service entry portal off Canyon Boulevard.	Yes
Bicycle Parking	33 spaces (0.2 bicycle parking spaces per unit)	33 bicycle parking spaces are provided within the parking garage near the main vehicle entrance to level 1	Yes
Other			
Housing Mitigation: Consistent with the Town's current Housing Ordinance (M.C. §17.136). The applicant has indicated that the applicable in-lieu housing fee applicable to each unit will be paid at Building Permit issuance.			Yes

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required Findings pursuant to Municipal Code (MC) Chapter 17.68.050 to permit a subdivision of the project site for a new condominium hotel use.

The North Village Specific Plan requires use permit approval and subdivision map approval for condominium uses. Staff has determined that the required findings can be met for approval of a Use Permit pursuant to Section 17.68.050 (Use Permit Findings) of the Town of Mammoth Lakes Municipal Code. Staff's complete analysis of the required findings can be found in the project Resolution, included as **Attachment A**.

The proposed site layout and project design including proposed density and parking is consistent with the anticipated density for the site, which 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 since applicable mitigation measures adopted with the Mitigation Monitoring and Reporting Program of the NVSP SPEIR have been incorporated into the Conditions of Approval for this project.

KEY ISSUE #2: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?

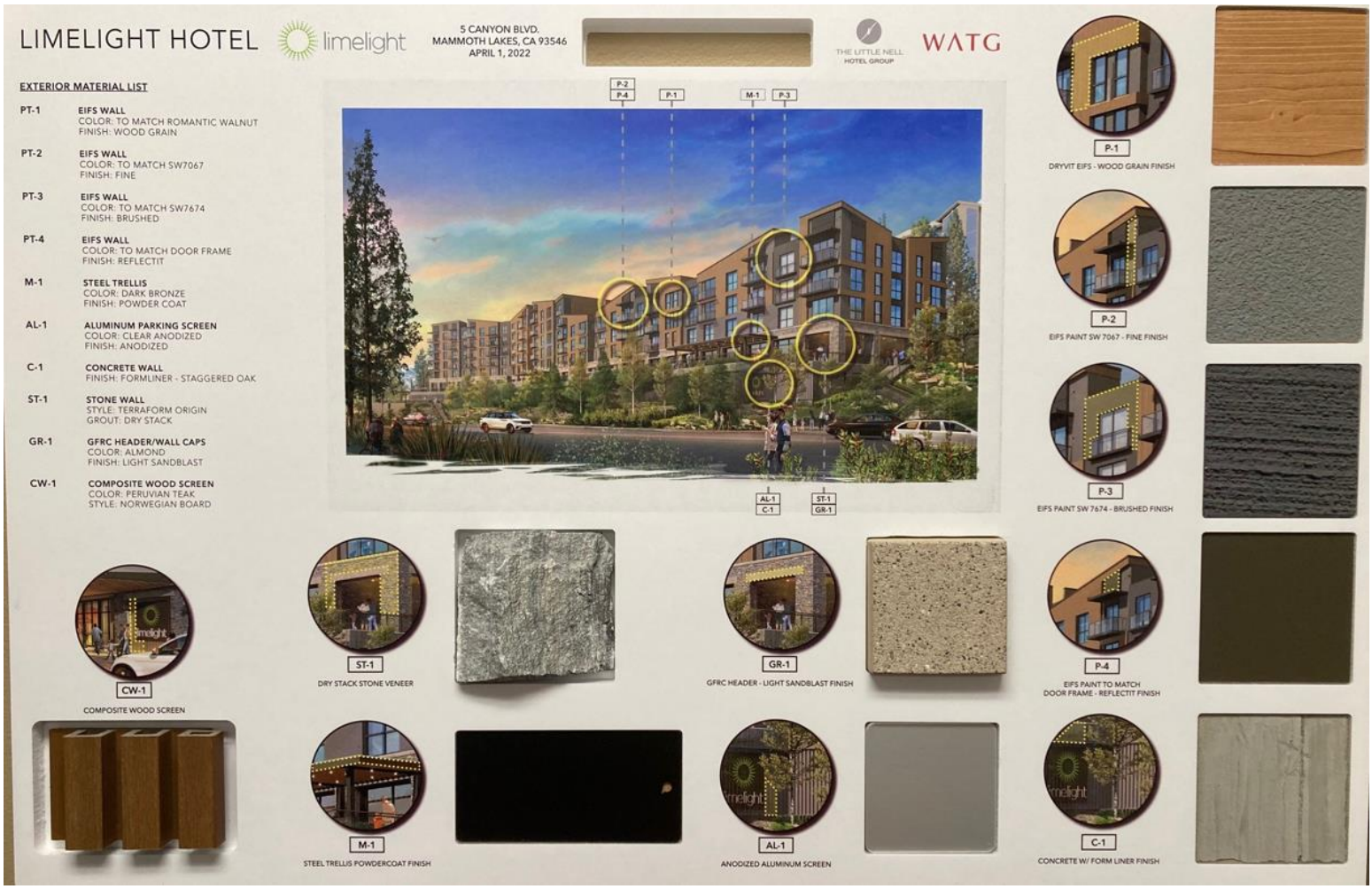
MC Section 17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure 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.

The exterior colors and materials were submitted in a digital format for review by the Advisory Design Panel. Digital renderings along with the proposed colors and materials we provided with pictures, rather than physical samples due in part, because public meetings were being held virtually. Once physical color and material samples were received by Town staff on April 11th (shown below), staff determined that two of the proposed materials/colors do not provide the same appearance of the color or material that was reviewed digitally. These colors and materials should be modified to meet the intent of the North Village Design Guidelines and ADP

recommendations. Staff suggests that the following conditions of approval be included for the project to ensure the design is consistent with the NVSP Design Standards and ADP recommendations:

- The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage should be changed to a darker color such as dark bronze and shall have a non-reflective finish.
- The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material shall be changed to another wood grain finish that is darker and has less orange/peach tone.
- The applicant should provide a 3' by 3' foot mock-up of the proposed stone material and installation.
- The applicant should provide a more detailed elevation for the design of the retaining wall located at the corner of Canyon Boulevard and Lake Mary Road to ensure the design adequately diminishes the overall height of the wall.
- The applicant should provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard.

PHYSICAL COLOR AND MATERIAL BOARD



With incorporation of the recommended conditions of approval noted above, staff finds that the applicant was successful in improving the design and functionality of the building, and has met the overall intent of the Design Review criteria. Below is staff's analysis of the project's consistency with 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 site and building design have been reviewed for consistency with the North Village Design Guidelines and presented to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and has successfully improved the design and functionality of the building, as well as consistency with the applicable Design Guidelines.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and accomplishes specific goals and policies specified in the North Village Specific Plan and the General Plan that seek to locate lodging uses in appropriate areas to reach critical mass and mix of uses that will support The Village's success.

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

The proposed streetscape design features a variety of site improvements including a new meandering pedestrian sidewalk along the west side of Canyon Boulevard, new pedestrian scale street lighting and ample landscape proposed at the project edges. The site design includes a pedestrian oriented outdoor terrace that is elevated from street level and features outdoor furniture and games for an outdoor gathering space. A pedestrian plaza is incorporated in the site design at street level at the north end of the project adjacent to the existing pedestrian crosswalk and transit stop. This area features bench seating and a condition of approval is included to require a transit shelter to be added.

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.

All required long-term parking for the condominium hotel use is located within an understructure parking garage. The visible portions of the parking garage are screened with aluminum panels that provide natural ventilation inside the garage and minimize the appearance of the garage from Canyon Boulevard. A small 16-space surface parking lot is proposed at the south end of the property to accommodate oversized vehicles and provide guest access to a minimum of 10% of the required number of parking spaces. The design of the parking garage minimizes visibility and the heat-island effect because it is tucked underneath the footprint of the hotel structure and is effectively screened from street level.

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.

The proposed exterior lighting plan provides light fixture specifications that provide appropriate scale based upon location and purpose. The variety of fixtures and lighting type adds interest throughout the site. All proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #17 is included to ensure that exterior lighting is inspected and verified for compliance with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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 landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. Approximately 152 existing trees will be removed to make way for the proposed hotel development and a total of 103 existing trees will be preserved on the site. 116 new Jeffrey Pine trees will be planted throughout the landscape as well as 44 Quaking Aspen trees and 66 Creek Dogwood Trees. The proposed tree plantings satisfy the tree mitigation requirements for a 1 to 1 replacement ratio. Shrubs are incorporated into the landscape and include bitterbrush, bearberry, and sulfur buckwheat.

The landscape plan softens the perimeter of the hotel site and enhances the architectural features of the building, especially the warm wood appearance of the EIFS wood grain siding. A Landscape documentation package is required as Condition of Approval #30 to ensure the new landscape will comply with the Water Efficiency Landscape Ordinance (WELO).

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

Consistency with The North Village Design Guidelines

Pursuant to the North Village Specific Plan, 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 sufficiently address those elements of the Town Design Guidelines that are applicable to this project, and that staff's analysis of the design review criteria above also effectively describes the project's consistency with the Town Design Guidelines.

KEY ISSUE #3: Is the proposed project consistent 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 subdivision that includes residential condominium units that 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 condominium 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 22-002 is included in **Attachment D**.

KEY ISSUE #4: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

An Addendum to the North Village Specific Plan Supplemental Program Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project and is included as **Attachment B**. The environmental analysis presented in the CEQA Addendum supports the conclusion that the proposed addition of the geothermal well system to the Limelight Hotel development would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

Agency/Public Comments

The application was routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD) for review. All comments received on the project proposal have been provided to the applicant.

Notice of the public hearing including a project description was mailed to property owners within 300 feet of the subject property on April 27, 2022. The notice was also posted in The Sheet newspaper on April 30th and May 7th. A total of 680 property owners were notified.

No public comments were received regarding this application at the time this report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends 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 #TTM 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution 22-12
Attachment B: CEQA Addendum for the Limelight Hotel
Attachment C1: Project Plan Set
Attachment D: TTM and Civil Plan Set
Attachment E: 3-7-22 ADP Meeting Minutes and Staff Report

Doc # 2023001139

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Date: 5/25/2023 02:26P

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

RECORDING REQUESTED BY:

NAME: Town of Mammoth Lakes - Planning Department

WHEN RECORDED MAIL TO:

NAME: Town of Mammoth Lakes - Attn: Planning Dpt.

ADDRESS: P.O. Box 1609

CITY / STATE / ZIP: Mammoth Lakes, CA 93546

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

(SPACE ABOVE FOR RECORDER'S USE)

Mammoth Lakes Town Council Resolution No. 22-53, approving the Limelight Hotel Tentative Tract Map 22-002, Use Permit 22-001, and Design Review 22-001, for property located within the North Village Specific Plan. The project area includes the following addresses 5, 15, 17, and 49 Canyon Boulevard, as well as 106 and an unaddressed parcel on Lake Mary Road (APN: 033-390-004-000, 033-390-005-000, 033-390-006-000, 033-390-007-000, 031-110-027-000, 033-390-002-000, and 033-390-003-000)

(DOCUMENT TITLE)

SEPARATE PAGE, PURSUANT TO CA. GOV'T. CODE 27361.6

RESOLUTION NO. 22-53

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES APPROVING TENTATIVE TRACT MAP 22-002, USE PERMIT 22-001, AND DESIGN REVIEW 22-001, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, TO ALLOW THE LIMELIGHT HOTEL DEVELOPMENT PROJECT LOCATED IN THE NORTH VILLAGE SPECIFIC PLAN AREA AT 5, 15, 17, AND 49 CANYON BOULEVARD, 107 LAKEVIEW BOULEVARD, 106 AND UNADDRESSED PARCEL ON LAKE MARY ROAD (APNs: 033-390-004-000, 033-390-005-000, 033-390-006-000, 033-390-007-000, 031-110-027-000, 033-390-002-000, and 033-390-003-000)

WHEREAS, a request for consideration of a Tentative Tract Map, Use Permit, and Major Design Review application was filed by Limelight Mammoth LLC, for the Limelight Hotel development project, a condominium hotel use comprised of 151 hotel rooms and 15 for-sale residential condominium units, with a total of 200 rooms. Parking for the development is located within an understructure parking garage that accommodates 179 vehicles to be managed by full-time valet parking staff. All amenities are oriented to hotel guests and residential owners, including a hotel lobby and bar, town hall dining area, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi terrace, and outdoor seating/activity areas. The application was submitted in accordance with the North Village Specific Plan and Chapters 17.68 (Use Permits) and 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located within the Plaza Resort (PR) and Specialty Lodging (SL) zones of the North Village Specific Plan (NVSP) area at 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, 106 Lake Mary Road and adjacent unaddressed parcel; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing for the application request on May 11, 2022, and considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, State Subdivision Map Act, North Village Specific Plan, Municipal Code, North Village Design Guidelines, Subdivision Ordinance, and associated Land Use Maps;
3. CEQA Addendum to the NVSP Subsequent Program EIR (SPEIR) prepared for the Project
4. Oral evidence submitted at the hearing;
5. Written evidence submitted at the hearing; and
6. Project plans consisting of:
    a. Tentative Tract Map 22-02 Sheets T1 – T2, dated May 3, 2022;
    b. Project plan set dated April 1, 2022, including Site Plans, Floor Plans, Building Area and Lot Coverage Plan, Building Elevation Drawings and Perspectives, Building Section Drawings, Snow Management Plan, Shadow Analysis, Landscape Plans, Hardscape Plans, and Lighting Plans consisting of 49 sheets;

c. Color and Material Board, dated received by the Town of Mammoth Lakes April 11, 2022.

WHEREAS, on May 11, 2022, the Planning and Economic Development Commission approved the Limelight Hotel development project application by a 3-0 vote of the Commission.

WHEREAS, during the 15-day appeal period following the Planning and Economic Development Commission Approval, the Town received three separate appeals of the Commission's decision; and

WHEREAS, on June 6, 2022, the applicant submitted a written request to remove the proposed geothermal well system from the project application because two of the three appeals received raised objections to the proposed geothermal system and the CEQA Addendum prepared for the Project; and

WHEREAS, the Town Council conducted a noticed public hearing on the application request on June 15, 2022, at which time all those desiring to be heard were heard and the public hearing was continued to the July 6, 2022, Town Council meeting; and

WHEREAS, on July 6, 2022, the Town Council conducted the continued public hearing on the application request and considered adoption of this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and

WHEREAS, prior to taking action, the Town has heard, been presented with, reviewed and considered all of the information and data in the administrative record and all oral and written evidence presented to it during all meetings and hearings; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES:

SECTION 1. FINDINGS.

I. **CEQA.**

EIR Addendum - California Environmental Quality Act Guidelines Section 15164

a. The Planning and Economic Development Commission considered the proposed Environmental Impact Report (EIR) Addendum for the Limelight Hotel project together with the North Village Specific Plan Subsequent Program EIR, including the Mitigation Monitoring and Reporting Program, and any comments received, and finds that on the basis of the whole record there is no substantial evidence that the proposed Project will result in any new or increased significant effects on the environment.

b. The Planning and Economic Development Commission finds that the EIR Addendum reflects the lead agency's independent judgment and analysis.

c. An addendum is adequate because the Addendum demonstrates that the environmental analysis and impacts identified in the North Village Specific Plan Subsequent Program EIR remain substantively unchanged by the Project and supports the finding that the

proposed Project does not result in any new environmental effects and does not exceed the level of impacts identified in the Subsequent Program EIR.

d. The custodian and location of the documents and other material which constitute the record of proceedings upon which this decision is based is the Town Clerk at the Town of Mammoth Lakes Offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546.

e. The Planning and Economic Development Commission finds that the Project will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area with adherence to the mitigation measures identified from the North Village Specific Plan Subsequent Program EIR.

f. The mitigation measures applicable to the Project have been identified in the EIR Addendum and excerpted from the program for reporting on or monitoring the required mitigation measures.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR USE PERMIT (Municipal Code Section 17.68.050)

1. The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with the North Village Specific Plan;

The proposed condominium hotel use is consistent with the 2007 General Plan in that the Neighborhood and District Character Element describes the North Village District as an intensely focused entertainment district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail, and other services. The General Plan states that the specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

In addition to being consistent with the applicable land use designation, General Plan policies with which the project is consistent include, but are not limited to the following:

Economy Element

- Policy E.1.D, "*Encourage restaurants, retail, entertainment, lodging, and services.*" The project is a new condominium hotel use with amenities oriented to guests of the hotel.
- Policy E.3.C, "*Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes*." The proposed condominium hotel is a flag hotel conveniently located within walking distance to The Village and the gondola building. The hotel increases lodging capacity and thereby contributes to destination resort visitation.

Community Design Element

- Policy C.2.A, "*Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage*

social interaction and community activity." A pedestrian oriented, elevated promenade area is provided adjacent to the sidewalk, and while the space is oriented to guests of the hotel it provides a visible area with seating and fire features, which invites social interaction and gathering spaces, which may also be used for small events.

Mobility Element - Pedestrian

- Policy M.9.1, "*Design streets, sidewalks, and trails to promote and encourage walking and improve accessibility.*"

  Actions M.9.1.1:

  - *Provide public spaces for pedestrians to gather and socialize;*
  - *Prioritize pedestrian access in building design;*
  - *Incorporate street furniture, including benches, trashcans, attractive street lighting etc.;*
  - *Provide appealing landscaping and public art.*

The project design encourages pedestrian access around the entire perimeter of the hotel and hotel grounds by incorporating new sidewalk, paved walkways, a pedestrian promenade, and two pedestrian stairways providing access to the hotel grounds from Canyon Boulevard. The pedestrian-oriented promenade located on the east side of the structure allows unrestricted public access and areas for pedestrians to gather, socialize, and enjoy views to the Sherwin range. The hotel grounds feature outdoor furniture, benches, landscaping, outdoor games, and attractive street lighting.

The project is also consistent with the North Village Specific Plan (NVSP) because the project conforms to the applicable NVSP development standards, including, but not limited to, permitted uses, density, building area, site coverage, snow storage, building height, setbacks, and parking.

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 proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity because the project is consistent with the intended uses for the site as specified in the North Village Specific Plan (NVSP), Plaza Resort (PR) and Specialty Lodging (SL) zoning designations, and the project complies with the development standards as specified in the NVSP for the subject site as evaluated in the 1999 SPEIR.

An Addendum to the 1999 NVSP SPEIR was prepared for the Limelight Hotel Project. The Addendum determined that the project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred. There are no new measures required and no new alternatives available that would

substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

Construction of the proposed project is required to comply with the conditions of approval for the project, which include applicable mitigation measures adopted for the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082).

3. **The Commission shall make such other findings as deemed necessary to support approval or denial of the proposed use.**

The proposed Limelight Hotel development is consistent with all of the development standards of the North Village Specific Plan including adequate understructure parking for the proposed use. Site improvements that benefit the surrounding developments and pedestrian connectivity include a new sidewalk along the south property frontage, creation of a pedestrian plaza at the north end of the project where a transit shelter is required pursuant to Engineering Division Conditions of Approval, and all new and existing electrical utilities within the development area will be placed underground. The condominium hotel use will increase lodging capacity within close proximity to The Village core, where lodging uses are encouraged and anticipated in the NVSP and General Plan.

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 Mammoth Lakes Zoning Code because the subject property is zoned North Village Specific Plan (NVSP), and the specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

The proposed project is consistent with the NVSP because the project conforms to the applicable development standards for the Plaza Resort and Specialty Lodging districts of the NVSP including, but not limited to, allowable land uses, density, building area, site coverage, building height, setbacks, parking, snow storage, and design. Additionally, affirmative findings for approval of the project have been made as required by the Municipal Code, for a Use Permit and Tentative Tract Map.

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 North Village Specific Plan (NVSP), and because the proposed condominium hotel is a permitted land use within the Plaza Resort (PR) and Specialty Lodging (SL) zone of the NVSP, and the proposed density is consistent with the maximum allowable density permitted within the PR and SL districts.

The project would implement the goals and objectives identified for the North Village Specific Plan (NVSP) and the North Village District (*General Plan Neighborhood and*

District Character Element) by providing a condominium-hotel use which results in increased lodging capacity within the North Village and thereby, supports visitation as anticipated for a resort destination. The proposed development provides amenities oriented to guests of the hotel as well as improved pedestrian connectivity through the addition of sidewalk and internal pedestrian pathways through the hotel grounds. The site design as a whole encourages and invites social gathering and pedestrian activity.

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

   The project is located within the North Village Specific Plan Area (NVSP), so it is subject to the North Village Design Guidelines rather than the Town of Mammoth Lakes Design Guidelines. The project is consistent with the North Village Design Guidelines because: (1) the site design takes advantage of the topography of the site in that the development utilizes the steep slope of the lot to accommodate an understructure parking garage and elevated pedestrian promenade; (2) the design of the hotel structure maximizes sun exposure onto sidewalk and pedestrian pathways which are predominantly located on the east side of the hotel facing the Village Plaza (3) the roofline of the hotel provides variation through varied wall heights and wall offsets. A parapet wall serves to screen roof-mounted equipment and incorporates a cornice detail to add depth and detail to the roof form; (4) the mass of the structure is broken up through building offsets and changes in siding material and color, as well through the placement of recessed and extended balconies; (5) the base of the building is scaled to the pedestrian form through the use of natural stone base material and storefront windows that define the first level of the hotel as well as through the addition of festoon lighting in the primary outdoor pedestrian areas; (6) the materials and colors are appropriate to The Village setting since they are made up of neutral and warm earth-tone colors; and (8) the landscape design proposes the use of native plants and trees that are appropriate to the Mammoth Lakes region and the use of layering plants with natural boulders and retaining walls provide effective screening and softening at the edges of the development.

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 site and building design have been reviewed for consistency with the North Village Design Guidelines and presented to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and has successfully improved the design and functionality of the building, as well as consistency with the applicable Design Guidelines.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and accomplishes specific goals and policies specified in the North Village Specific Plan and the General Plan that seek to locate lodging uses in appropriate areas to reach critical mass and mix of uses that will support The Village's success.

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

The proposed streetscape design features a variety of site improvements including a new meandering pedestrian sidewalk along the west side of Canyon Boulevard, new pedestrian scale street lighting and ample landscape proposed at the project edges. The site design includes a pedestrian oriented outdoor terrace that is elevated from street level and features outdoor furniture and games for an outdoor gathering space. A pedestrian plaza is incorporated in the site design at street level at the north end of the project adjacent to the existing pedestrian crosswalk and transit stop. This area features bench seating and a condition of approval is included to require a transit shelter to be constructed.

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.

All required long-term parking for the condominium hotel use is located within an understructure parking garage. The visible portions of the parking garage are screened with aluminum panels that provide natural ventilation inside the garage and minimize the appearance of the garage from Canyon Boulevard. A small 16-space surface parking lot is proposed at the south end of the property to accommodate oversized vehicles and provide guest access to a minimum of 10% of the required number of parking spaces. The design of the parking garage minimizes visibility and the heat-island effect because it is tucked underneath the footprint of the hotel structure and is effectively screened from street level.

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.

The proposed exterior lighting plan provides light fixture specifications that provide appropriate scale based upon location and purpose. The variety of fixtures and lighting type adds interest throughout the site. All proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #17 is included to ensure that exterior lighting is inspected and verified for compliance

with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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 landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. Approximately 152 existing trees will be removed to make way for the proposed hotel development and a total of 103 existing trees will be preserved on the site. 116 new Jeffrey Pine trees will be planted throughout the landscape as well as 44 Quaking Aspen trees and 66 Creek Dogwood Trees. The proposed tree plantings satisfy the tree mitigation requirements for a 1 to 1 replacement ratio. Shrubs are incorporated into the landscape and include bitterbrush, bearberry, and sulfur buckwheat.

The landscape plan softens the perimeter of the hotel site and enhances the architectural features of the building, especially the warm wood appearance of the EIFS wood grain siding. A Landscape documentation package is required as Condition of Approval #30 to ensure the new landscape will comply with the Water Efficiency Landscape Ordinance (WELO).

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 tentative tract map and use permit as described in this Resolution and the associated staff report.

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 applicable 2007 General Plan and the North Village Specific Plan (NVSP) because the proposed condominium hotel use is a permitted use in the Plaza Resort (PR) and Specialty Lodging (SL) districts of the North Village Specific Plan and is consistent with intended uses described in the General Plan Land Use description for the NVSP. The General Plan land use description for the NVSP states that the designation is intended to create a visitor-oriented entertainment, retail, and lodging district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail and services.

The proposed map would subdivide the proposed condominium hotel use for 15 for-sale residential condominium units and a hotel. The project is also consistent with all of the applicable development standards prescribed by the NVSP, including, but not limited to, building area, site coverage, snow storage, building height, setbacks, and

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parking, and all utilities and access roadways can be improved and/or extended to service the project 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 and the North Village Specific Plan because the NVSP establishes minimum parcel size for the creation of new parcels within the NVSP and allows for alternative parcel sizes to be established for condominium uses in accordance with the proposed development, and subject to the approval of a subdivision map and use permit. The project complies with all other applicable development standards applicable to the Plaza Resort (PR) and Specialty Lodging (SL) zones of the North Village Specific Plan.

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

The site is physically suitable for the type of development proposed because the site area for Phase I of the project consists of four acres and the proposed development is situated on the site so as to comply with required setbacks and lot coverage standards. Additionally, the site is an in-fill development, and all utilities and access roadways can be improved and/or extended to service the Project area.

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 Phase I site area consists of four acres in size and the proposed density of 200 rooms complies with the permitted site density as allocated by the NVSP district zoning designations and district boundaries applicable to the Project site.

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 environmental damage or substantially injure fish or wildlife because the project is not located within an environmentally sensitive area. The 1999 SPEIR found all impacts to biological resources would be less than significant, and no new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred.

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. No evidence has been submitted during the planning review process to indicate that the Project would cause any serious public health problems. All necessary public services are currently provided, or can be extended to, the site for those individuals occupying and using the condominium hotel facilities.

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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 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/or are required through the conditions of approval for the project. the property has access to Canyon Boulevard and Lake Mary Road, which provides adequate street alignment and width to serve the project. An easement will be granted to the public for use of the new sidewalk that will be constructed along the south property frontage.

SECTION 2. TOWN COUNCIL ACTIONS.

The Town Council hereby takes the following actions:

1. Finds that the CEQA Addendum prepared for the Limelight Hotel Project adequately analyzed the Project, and determined that there are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR (SCH #99-092082) and the Mammoth Hillside Addendum.
2. Affirms the Planning and Economic Development Commission's Approval of the Limelight Hotel Project, as revised pursuant to applicant's request to remove the geothermal well system from the Project consisting of Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001 subject to the following conditions:

   (SEE EXHIBIT "A"); and
3. Directs Town staff to file a Notice of Determination with the County of Mono Registrar-Recorder/County Clerk and the State Clearinghouse within five (5) working days of the Town's final Project approval.

PASSED, APPROVED AND ADOPTED this 6th day of July 2022.

LYNDA SALCIDO, MAYOR

ATTEST:

JAMIE GRAY, TOWN CLERK

OWNER/APPLICANT:

I, Jim Crown, Chairman of the Board for Limelight Mammoth LLC, am the authorized signatory for the property owner and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Jim Crown, Chairman of the Board
Limelight Mammoth LLC
(Notary Required)

Date: 8/30/22

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~~ IL }
County of ~~Mono~~ Lake

On August 30, 2022 before me, Christine D. Pak
personally appeared Jim Crown
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.

Christine D. Pak
Signature of Notary

"OFFICIAL SEAL"
CHRISTINE D. PAK
NOTARY PUBLIC, STATE OF ILLINOIS
County of LAKE
MY COMMISSION EXPIRES 08-14-2024

EXHIBIT "A"
Resolution No. TC 22-
Case No. TTM 22-002, UPA 22-001, DR 22-001
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the Limelight Hotel development project, a 185,754 square foot condominium hotel use comprised of a mix of hotel and residential uses including 151 hotel rooms and 15 for-sale residential condominium units for a total of 200 rooms. All amenities are oriented to hotel guests and residential owners and include full-time valet parking service, hotel lobby with a bar and lounge, town hall dining area, living room, meeting/conference rooms, ski club lounge, kid's area, fitness center, an outdoor pool and jacuzzi deck, outdoor seating, and roof-top patio.
2. The approved site and building plans include: Tentative Tract Map 22-002 Sheets T1 – T2, dated May 5, 2022, and the Project Plan Set dated April 1, 2022, including Site Plans, Floor Plans, Building Area and Lot Coverage Plan, Building Elevation Drawings and Perspectives, Building Section Drawings, Snow Management Plan, Shadow Analysis, Landscape Plans, Hardscape Plans, and Lighting Plans consisting of 49 sheets, and two color and material boards, and roof top mechanical equipment layout, screening, and roof top patio renderings dated June 28, 2022. as amended pursuant to these conditions of approval.
3. The following colors and materials shall be revised and approved by the Community and Economic Development Director prior to issuance of a building permit for the project:
    - The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage shall be changed to a darker color such as dark bronze and shall have a non-reflective finish.
    - The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material shall be changed to darker wood tone with wood grain finish that has less orange/peach tone.
    - Applicant shall provide a 3' by 3' foot mock-up of the proposed stone material and installation to provide a realistic representation for review and approval by the Community and Economic Development (CED) Director.
    - Applicant shall provide a detailed elevation of the proposed retaining wall located at the corner of Canyon Boulevard and Lake Mary Road for review and approval to ensure the design diminishes the appearance of the overall height and provides pedestrian scale as recommended by ADP.
    - Applicant shall provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard for review and approval.
4. 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.

5. 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.
6. 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.
7. 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 is prohibited, except as allowed through a temporary construction management plan approved by the Public Works Director.
8. 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.
9. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
10. 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.
11. 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.
12. 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.
13. 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.
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. Pursuant to Government Code Section 66474.9 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.
16. 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.
17. 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.
18. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
19. Water and sewer improvements require a construction permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
20. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
21. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
22. These 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.
23. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)

SPECIAL PLANNING DIVISION CONDITIONS

24. The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendments. The applicable mitigation measures are included as conditions of project approval.
25. The Housing Mitigation requirements for this project shall be met through payment of the current applicable housing fee for residential uses in effect at the time of building permit submittal, unless an Alternate Housing Mitigation Plan (AHMP) in accordance with Municipal Code Chapter 17.136 is approved prior to building permit submittal. If an AHMP is proposed, it shall be reviewed by the Community and Economic Development Department prior to consideration of the AHMP by the Planning and Economic Development Commission. If the applicant requests that the AHMP be considered separately from the approval for the associated project, the applicant shall be responsible for payment of staff time at the Town's established billing rates for the review and processing of the AHMP.
26. As required by the North Village Specific Plan (NVSP), the applicant shall comply with NVSP Housing Policy #3 that prohibits construction workers who reside outside of Mono or Inyo County to be housed in the RMF-1 zoning district. Documentation of the provision of housing for contractor employees shall be provided to the Town, upon request.
27. Prior to the issuance of a building permit, the applicant shall provide evidence that the rooftop equipment complies with the Town's Noise Ordinance.
28. Hotel room stays shall be short-term and shall be limited to no more that 30-days at a time.
29. All condominium units within the project that are rented on a transient / nightly basis are subject to the regulations of the Town's Quality of Life Ordinance (Municipal Code Chapter 5.40).
30. The applicant shall submit Owner's Association CC&Rs for the maintenance and control of common area for review and approval by the Community and Economic Development Director prior to issuance of a Certificate of Occupancy.
31. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations), including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department prior to building permit issuance. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.

    Pursuant to the North Village Specific Plan, all trees greater than 12 inches dbh

(diameter at breast height) that are required to be removed due to improvements, shall be replaced on a one-to-one basis either on-site or on an off-site approved by the Community and Economic Development Director. Trees recommended for removal based on health, overstock, etc. by a qualified professional are not required to be replaced. Trees used for revegetation and landscaping purposes shall be a minimum size of 2-inch caliper. Selective use of smaller native trees may be permitted. Shrubs used for revegetation and landscaping purposes shall be a minimum size of 2-gallon container category. If trees larger than 2-inch caliper are used, the total number of replacement trees may be reduced, subject to approval by the Community and Economic Development Director.

32. Prior to issuance of a certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and installed/operational. Pursuant to Municipal Code §17.44.090.A, the project shall provide bicycle parking at a minimum rate of 0.2 bicycle parking spaces per hotel unit for a minimum of 33 spaces (166 units x 0.2 = 33.2 spaces). Of those 30 spaces, 15% are required to be for short-term use (generally less than 8 hours) and 85% are required to be for long-term use (generally all day, overnight, or seasonally).

33. Pursuant to Mitigation Measure 5.3-3c from the 1999 SPEIR (see attached Mitigation Measures), the project shall use minimally reflective glass and all of the window glazing shall meet the performance standards of HP Sun II, or equivalent, low-e factory installed gray tinted glass in order to reduce reflectivity. All interior lights shall be "ambient" lighting with the fixtures directed upwards onto the walls and ceilings so as not to be directly visible through windows. Canned, recessed lights should not be visible through the windows from outside of the building or off-site.

34. Sign permits are required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines. The monument sign will require approval from the Planning and Economic Development Commission Design Committee. Depending on the number and sign of the signs, a Master Sign Program may be required. The Master Sign Program will require subsequent review from the Community and Economic Development Department and approval form the Planning and Economic Development Commission.

35. All roof-mounted equipment shall be painted a neutral or dark color with a non-reflective finish.

36. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.

37. Noise generated by the project shall meet the requirements of the Specific Plan and/or the Town's noise regulations, as applicable.

SPECIAL DISTRICT CONDITIONS

38. Prior to combustible materials being placed on-site, an all-weather access road shall be maintained or be constructed that serves all exterior portions of the structure to the satisfaction of MLFPD. During demolition and construction of the project, clear access shall be provided for fire apparatus and a reliable water supply shall be available at all times.

39. Access to and circulation through the project site for emergency vehicles shall comply with all Mammoth Lakes Fire Protection District and Town requirements. Access for emergency vehicles shall be provided to all areas of the site, including, but not limited to, the interior central common area. All circulation/access roadways, bridges, etc. shall be constructed to support the weight of emergency vehicles pursuant to the Mammoth Lakes Fire Protection District requirements.

40. The parking structure shall comply with all applicable building and fire codes, including, but not limited to, egress requirements and fire sprinkler requirements dependent on the use and occupancy classification of the parking garage.

41. Fire department connection's (FDC's) shall be provided in accordance with Mammoth Lakes Fire Protection District requirements. At a minimum, the FDC sites shall have a parking location outside of the roadway large enough for a large capacity fire engine and be located within 50-feet of a fire hydrant.

42. A fire control room with exterior access in the vicinity of the primary Fire Department Connection (FDC) shall be provided. The final location and size shall be determined in conjunction with the Mammoth Lakes Fire Protection District.

43. The Mammoth Lakes Fire Protection District reserves the right, at the owner's expense, to require the installation of a radio transceiver whenever a structure is constructed which inhibits standard portable two-way emergency radio communications.

44. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements.

45. Roof access shall be in accordance with all Mammoth Lakes Fire Protection District requirements

46. Propane lines serving the project shall meet all fire and building code requirements and shall be equipped with a readily available 90-degree shut-off isolation valve on the exterior of the project and an excess flow valve designed into the system.

47. Pursuant to CA Senate Bill 7, water sub-meters shall be required for each individual condominium unit. This shall be shown on the plumbing plans and installation shall be verified by the Mammoth Community Water District prior to issuance of a certificate of occupancy.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

48. 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.
49. 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.
50. 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.
51. All new utility lines within, adjacent to, or serving the site shall be placed underground.
52. The site grading design and all building construction shall conform to State and federal disabled access regulations.
53. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).
54. 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 and/or community facilities district areas.
55. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
56. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be a prevailing wage rates and the security shall include an additional 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

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

57. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
58. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
59. All easements and dedications shall be in a form and content acceptable to the Public Works Director.

60. 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.
61. 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.
62. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.
63. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.
64. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure completion of all required grading, street and drainage improvements in accordance with the Municipal Code and the applicant shall enter into a subdivision improvement agreement for all required public improvements in accordance with the Subdivision Map Act. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. 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. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.
65. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10. A street centerline monument well and monument shall be installed at the intersection of Canyon Boulevard and Lake Mary Road.
66. 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.
67. 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).

68. 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.
69. 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.
70. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
71. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
72. 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.
73. 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.
74. 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.
75. 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.

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

76. 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.

77. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
78. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
79. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
80. Construction of public water and sewer improvements shall require water and sewer construction permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for review and approval and a grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures and best management practices to prevent erosion and to protect existing trees shall be constructed prior to work commencing for any and all water and sewer improvements.
81. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
82. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
83. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.
84. An engineered grading permit for the project shall not be issued unless one of the following has occurred:
    a. Submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete; or
    b. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration and/or stabilization of the site. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for

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

85. 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.
86. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.
87. Street profile grades shall not be less than 0.5% unless the engineer of work at the time of submittal of the improvement plans provides justification to the satisfaction of the Public Works Director confirming the adequacy of the grade and provided that drainage can be adequately maintained.
88. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.
89. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.
90. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
91. 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.
92. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
93. 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.

94. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

95. Temporary and permanent erosion control plans shall be included with the grading, improvement, and building plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances, or exemptions from the Lahontan District prior to any grading. All BMPs shall be shown on the erosion control plans. If the Town inspector determines that the BMPs in place are not adequate, then additional BMPs shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.

96. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.
97. 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 22-002, UPA 22-001, DR 22-001, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and 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." This note shall also be included within the construction staging and management plan.
98. Prior to combustible materials being placed on-site, an all-weather access road shall be identified or constructed serving all exterior portions of the structure to the satisfaction of MLFPD.
99. Existing Town streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction.
100. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
101. All easements shall be shown on the grading and building permit plans.
102. 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 the necessary Timber Harvest Permit prior to any tree removal.
103. 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.

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

104. 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.

105. 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.

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

106. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first certificate of occupancy for the project. Evidence shall consist of the recording information of the final map.

107. 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.

108. 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.

109. The final condominium 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 condominium 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 condominium plans shall not occur prior to Town approval of the condominium plans. The condominium plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.

110. Construction of private streets and private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.

111. 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

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warranty security posted prior the issuance of a certificate of occupancy for the project.

112. 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

113. Prior to issuance of a building permit, applicant shall submit a snow removal/storage management plan for the hauling of snow 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. Pursuant to the North Village Specific Plan, the plan shall include provisions stating that snow and ice shall be removed daily, and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement. This plan and provisions for maintenance of private driveways and drainage facilities shall be included in the CC&Rs prior to final map approval by Town staff.

114. Applicant shall construct public improvements consisting of undergrounding of existing overhead utility lines, construction of sidewalk, curb, gutter, pedestrian ramps, retaining walls, storm drain and lighting, and a downhill left-turn lane into the project public entrance on Lake Mary Road (this could be an extension of the existing left-turn lane at Canyon Boulevard), additional or relocated street lighting along Canyon Boulevard, and a transit shelter on Canyon Boulevard near the northern property corner, in conformance with Town Standards and acceptable to the Public Works Director. An easement agreement shall be executed with the Town, as necessary, to accommodate the transit shelter. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of

acceptance of the work. Prior to acceptance of the work, Applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

115. Prior to issuance of grading permit, Applicant shall coordinate final Canyon Boulevard service entrance driveway design and any appropriate signage, to the satisfaction of the Public Works Department, to eliminate backing-up and turning movements of delivery/maintenance vehicles within Town right-of-way, and to minimize impact to pedestrian paths of travel. Maximum driveway width within Town right-of-way shall be 36ft in accordance with Town Standards. Driveway entrance shall also include an additional Town Standard street light.

116. Prior to issuance of sign permit(s) for a monument sign(s), Applicant shall coordinate final sign design, to the satisfaction of the Public Works Department, to clearly direct traffic west/uphill on Lake Mary Road toward the main project public entrance, rather than north onto Canyon Boulevard toward the project service entrance.

117. Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of 10-feet beyond the edge of sidewalk along Canyon Boulevard and Lake Mary Road. Where determined necessary by the Town Engineer, additional easement width shall be provided. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

118. Existing public pedestrian infrastructure shall be maintained accessible to the public and in a safe and usable condition during construction, or adequate detour provided, to the satisfaction of the Public Works Department.

119. Applicant shall submit a petition to be annexed into the Town's Transit and Transportation Fee Community Facility District (CFD 2013-03), in consideration of: the Town's Vision Statement requiring a de-emphasis of the use of the automobile; occupancy and mode of travel expectations; and to mitigate the impacts of the project on air quality as required by CEQA. Annexation process shall be completed, and all fees associated with the annexation process paid by applicant, prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.

120. Three (3) of the seven (7) parcels that form the project are currently a part of the North Village Benefit Assessment District, BAD 2002-2, which covers operation and maintenance of public improvements such as snow management, snow melt tubing, summer sidewalk sweeping, curb/gutter/sidewalk/driveway, hardscapes, landscaping, street lights, and banners. The remaining four (4) parcels shall be made responsible for contributing to similar maintenance responsibilities. Because it is not desirable or practical to annex the four (4) parcels into the existing BAD, applicant shall instead submit a petition to be removed from the BAD, and shall submit a petition to form a **new** North Village Community Facilities District (CFD)

for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontages, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting, or propose an alternative method of funding such operation, maintenance and repair, and snow removal, of the public improvements that is mutually agreeable to both the applicant and the Town. The removal and formation processes shall be completed, and all fees associated with the removal and formation processes paid by applicant, prior to final map approval by staff. The new CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate, the Mello-Roos Community Facilities Act, or any other provision of law for the project.

121. Prior to or concurrent with final map approval by Town staff, applicant shall execute an easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of permanent infrastructure, temporary construction, and public access related to future pedestrian bridge construction and maintenance, to be located in the vicinity of the northern property corner along Canyon Boulevard adjacent to the existing bridge reciprocal easements or as otherwise agreed. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.
122. Portions of existing slope easements shall be vacated as required to accommodate building footprint as shown on the plans, and 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.
123. An irrevocable offer of dedication for right of way shall be offered on the final map for right of way required for Canyon Boulevard, as shown on the plans. This irrevocable offer of dedication, along with any previously executed irrevocable offers of dedication, shall be accepted by the Town subject to Town acceptance of any required improvements. A statement to this affect shall be written on the cover sheet of the final map.
124. 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.

MITIGATION MEASURES FROM THE 1999 SPEIR

The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment (1999 SPEIR) including:

AESTHETICS/LIGHT AND GLARE

5.3-1a: To the maximum extent practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.

5.3-1b: Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code, Zoning, requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number, and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.

5.3-1c: Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

5.3-1d: The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.

5.3-1e: To the maximum extent practical, native trees and landscaping shall be concentrated around all structures located on the project site.

5.3-1f: Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.

5.3-1j: Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.

5.3-1k: Upon submittal of Final Development Plans to the Town for the individual development sites, the applicant shall demonstrate that long-range views of the Sherwin Range are incorporated into the project design.

5.3-1m: The buffer for properties adjacent to the specific plan boundaries shall be defined as a building setback area of not less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20-foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access.

5.3-2b The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.

5.3-3a: The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.

5.3-3b: Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.

5.3-3c: The project shall use minimally reflective glass and all other materials used on exterior buildings and structures shall be selected with attention to minimizing reflective glare.

5.3-3d: Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.

TRAFFIC

5.4-1c: Installation of a traffic signal at the intersection of Forest Trail/Main Street Mitigation Measure consistent with the Town of Mammoth Lakes' Developer Fee (DIF) Program, Project #Tc-05.

5.4-2c: Restripe roadway to include two travel lanes and a continuous left turn lane, or other measure designed to achieve an acceptable LOS (LOS D or better) on Meridian Boulevard from Majestic Pines to Old Mammoth Road.

5.4-2i: The Millers Siding/Lake Mary Road intersection shall be improved by the installation of a traffic signal, provision of dual southbound left turn lanes, and the provision on the westbound approach for one through lane and one dedicated right turn, or other measure designed to achieve an acceptable LOS (LOS D or better) at the Millers Siding/Lake Mary Road intersection.

5.4-5 The developer shall prepare and provide to the Town Engineer for review and approval, a Traffic Control Officer Monitoring Plan. The Plan shall outline at a minimum, scheduled days of monitoring together with a program to determine additional days of monitoring as may be determined by projected occupancy rates, performance criteria, duration of monitoring, and responsible parties.

5.4-6 New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.

AIR QUALITY

5.5-1a: In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State Air Pollution Control District (APCD) and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements.

a. The individual development projects shall comply with State, APCD and Town dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.

b. Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.

c. Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also

include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

d. Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.

e. All trucks hauling dirt, soil or other loose dirt material shall be covered.

5.5-1b: To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.

5.5-2a: In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the *Air Quality Management Plan for the Town of Mammoth Lakes* and Chapter 8.30, *Particulate Emission Regulations*, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following, as appropriate:

- Bicycle racks, lockers or secure storage areas for bicycles;
- Transit access, including bus turnouts;
- Site access design shall avoid queuing in driveways; and
- Mulch, groundcover and native vegetation to reduce dust

5.5-2b: Each project shall contribute on a fair share basis to the Town's street sweeping operations in order to reduce emissions and achieve the required Federal standard.

5.5-2c: New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.

NOISE

5.6-1a: Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090. with the exception of the well drilling activities as approved by the Town Public Works Department.

5.6-1b: Construction equipment shall be muffled or controlled if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

5.6-1c: The construction contractor shall provide temporary sound barriers around pile driving and well drilling sites to the satisfaction of the Town Engineer, if required to meet Chapter 8.16 requirements.

5.6-2a: The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.

5.6-2b: Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.

5.6-3a: Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of stationary noise sources would not exceed criteria established in Section 8.16 of the Town's Noise Ordinance Code at perimeter property lines of master planned areas or projects.

5.6-3b: Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of PA systems entertainment venues or other stationary noise sources would not exceed criteria established within the State Noise Insulation Standards (California Code of Regulations, Title 24) for adjacent residences.

5.6-3c: Outdoor PA systems shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m. and shall not exceed the Town's Noise Ordinance standards at perimeter property lines of master planned areas or project property lines. Adherence with this measure is subject to periodic site inspections by the Town of Mammoth Lakes.

5.6-3d Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Town Building Inspector.

GEOLOGY AND SEISMICITY

5.7-1: Prior to issuance of grading or building permits, geotechnical studies shall be completed, and their recommendations shall be incorporated in the project design, as required by the Town's Safety Policy #26.

5.7-2a: Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as required by the Town's Safety Element. All measures required by the Town shall be incorporated into final grading and building plans.

5.7-2b: The project operator shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes within the project area are designed pursuant to slope requirements set forth within the Specific Plan and the standards of the Town's Municipal Code.

5.7-2c: All work shall be overseen by a licensed Civil Engineer (CE), Certified Engineering Geologist (CEG), or similar appropriately qualified professional, who shall report to the Town Engineer in order to ensure the standards of the applicable codes are met.

5.7-4: A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project operator and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as required by the Town's Safety Element. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.

5.7-6: The project applicant operator shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.

5.7-7: The project operator shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise. All structures shall be designed and built to at least the standards of the current Building Code Seismic Zone 4.

HYDROLOGY AND DRAINAGE

5.8-1: All drainage collection, retention, and infiltration facilities on the site shall be constructed and maintained in accordance with the *Mammoth Lakes Storm Drain Master Plan (SDMP)* and shall be designed in accordance with the *Master Plan Design Manual*, to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.

5.8-1b: A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.

5.8-1c: The following water conservation procedures shall be incorporated into project elements where feasible:

- Landscape with low water-using plants;
- Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and
- Use pervious paving material whenever feasible.

5.8-2a: An Erosion and Sediment Control Plan shall be prepared by the project proponents prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related to demolition and construction, would be regulated by the current Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.

5.8-2b: Prior to issuance of grading permits for individual development projects of five acres or greater in size, the project applicant/ owner shall file for a National Pollutant Discharge Elimination System (NPDES) permit with the Lahontan Regional Water Quality Control Board and abide by the conditions of the permit as issued. A copy of the Notice of Intent, Storm Water Pollution Prevention Plan, and Monitoring Plan shall be submitted to the Town of Mammoth Lakes Engineering Department prior to commencing grading operations.

5.8-2c: For individual development projects involving construction of six or more dwelling units or commercial developments that involve soil disturbance on 3 acre or more, a Waste Discharge Report (related to soil disturbance) shall be prepared by the individual project applicant(s) and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to

obtain a Waste Discharge Permit to be issued or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.

5.8-2d: The Report of Waste Discharge shall contain a description of, and time schedule for implementation, for both the interim erosion control measures to be applied during project construction, and short- and long-term erosion control measures to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations. The report guidelines are as follows:

- Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall in 1 hour.
- Surplus or waste materials shall not be placed in drainage ways or within the 100-year flood plain of surface waters.
- All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State.
- Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site.
- All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.
- All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.
- Where possible, existing drainage patterns shall not be significantly modified.
- After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal.
- Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods.
- All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbances.
- During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.
- Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.

- Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.

5.8-3: Best Management Practices (BMPs) shall be implemented as part of future individual development sites to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.

BIOLOGICAL RESOURCES

5.9-2a: The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town.

5.9-2b: Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.

5.9-2c: Irrigation, fertilization and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.

5.9-2d: To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project, which will describe in detail the species of trees and shrubs that will be used, where they will be planted and in what numbers, and the methods of planting and maintenance, which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.

5.9-2e: Under AB3180, once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.

5.9-2f: All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.

5.9-2g: To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or

similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.

5.9-2h: A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches dbh (diameter at breast height (54 inches above ground)) and significant stands on each project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made, those trees shall be retained and integrated into the design of each project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidable by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.

5.9-2i: Slash generated from construction or thinning operations shall be hauled from the site concurrent with the operation to prevent a breeding site for IPS. Logs shall be removed from the site as soon as possible.

5.9-2j: Construction and site development, such as grading shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.

PUBLIC SERVICES AND UTILITIES

5.10-1a: Each project shall contribute a fair share financial contribution for an emergency services facility (fire and police) to be located on the site of Fire Station No. 1 on Main Street.

5.10-1b: Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.

5.10-1c: An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.

5.10-3: Developer Fees for commercial uses and foot for residential uses (condominiums).

5-10-4a: The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06.

5.10-7: The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.

5.10-8: The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.

5.10-9: Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting;

source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.

CULTURAL RESOURCES

5.11-1e: In the event that a material or potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project operator shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.

5.11-2: If human remains are discovered, work shall cease, and an appropriate representative of Native American Indian Groups and the County Coroner shall both be informed and consulted.

(END)

STATE OF CALIFORNIA)
COUNTY OF MONO) ss.
TOWN OF MAMMOTH LAKES)

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 22-53 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 6th day of July 2022, by the following vote:

AYES:	Councilmembers Rea, Sauser, Stapp, Mayor Pro Tem Wentworth, and Mayor Salcido
NOES:	None
ABSENT:	None
ABSTAIN:	None
DISQUALIFICATION:	None

JAMIE GRAY, Town Clerk

Planning and Economic Development Commission
Agenda Action Sheet

Title: Approve Final Tract Map 21-003 for the new 4-story, 101-room "Residence Inn boutique hotel by Marriott" development project located at 94 and 150 Berner Street.

Commission Meeting Date: 2/12/2025

Prepared by: Amy Callanan, PE, Engineering Manager

Recommended Motion: PEDC action to:

a. Option 1: find Final Tract Map 21-003 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 21-003:

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 21-003 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 21-003
Attachment 2: Approved Tentative Tract Map 21-003
Attachment 3: Tentative Tract Map 21-003 Staff Report
Attachment 4: PEDC Resolution 2022-09 and Conditions of Approval

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 12, 2025

AGENDA TITLE: Consider approval of Final Tract Map 21-003 for the new 4-story, 101-room "Residence Inn boutique hotel by Marriott" development project located at 94 and 150 Berner Street.

Applicant / Property Owner: Greens Berner Street, LLC

REQUESTING DEPARTMENT:
Community & Economic Development
Nolan Bobroff, Director
Amy Callanan, PE, Engineering Manager

OBJECTIVE:

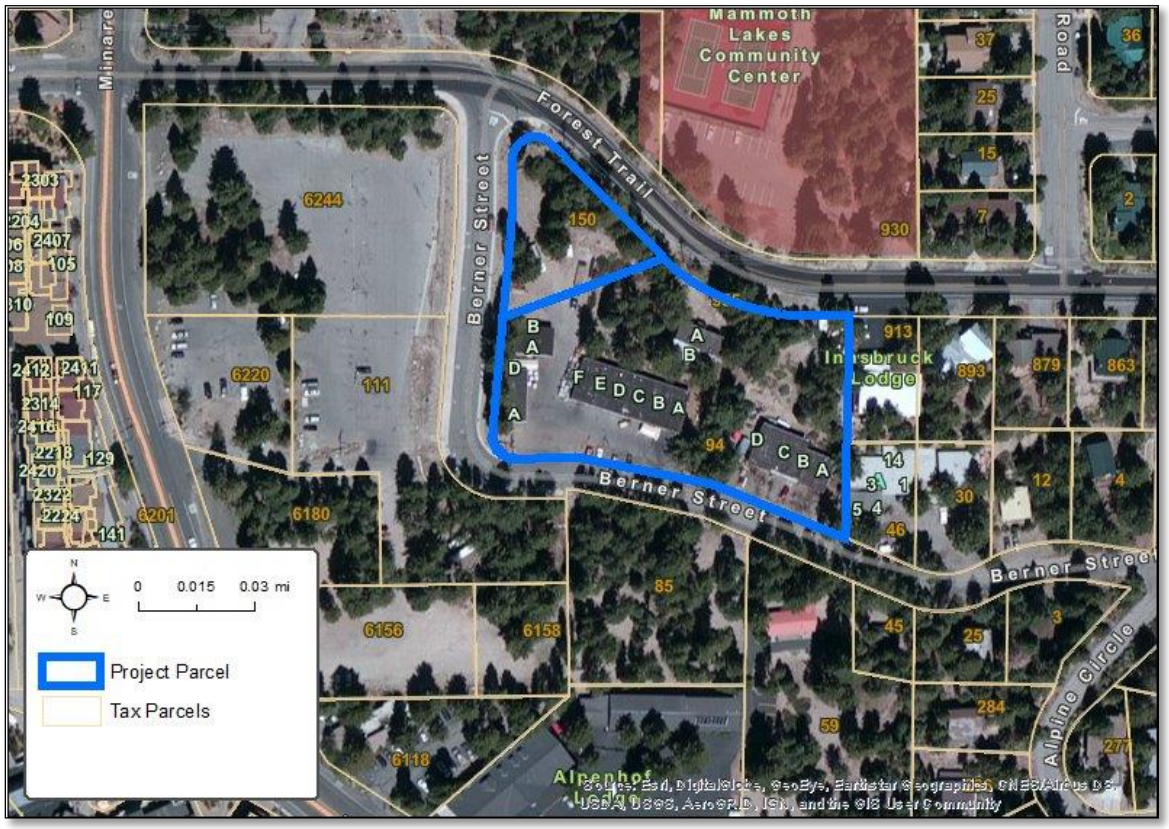
1. PEDC action to:
    a. Option 1: find Final Tract Map 21-003 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 21-003:
        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 21-003 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:	150 and 94 Berner Street (APN: 039-030-014-000 and 033-041-011-000)
Size of Property:	Combined 2.1 acres (91,877 sq. ft.)

Zoning: Specialty Lodging (SL) zone - North Village Specific Plan (NVSP)
General Plan: North Village Specific Plan (NVSP)

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 proposed Residence Inn hotel is a 101-room condominium hotel consisting of two levels of hotel guest rooms located on the third and fourth floor, and understructure parking, lobby and guest amenities located on the first and second floors of the building. The hotel guest amenities include a bar and lounge, indoor dining area, outdoor patio seating area with fire feature, a fourth-floor covered deck with seating and a fire feature, as well as a fitness center and an indoor pool and jacuzzi. Hotel guest parking is provided within a structured parking garage that accommodates 109 parking stalls including five ADA van accessible spaces. The parking configuration provides standard dimensions for vehicle spaces and drive aisles, which enables guests to self-park, and does not require a valet parking service. Four short-term check-in parking spaces are provided in front of the hotel entrance and one tour bus parking space is provided at the south/east side of the porte-cochere.

The building location and configuration is an L-shape building comprised of two wings joined at the southwest corner of the building. The main hotel entrance faces south near this corner, with a vehicle drop-off loop provided by a pull through driveway with a porte-cochere cover. The design of the structure combines a contemporary building form with mountain lodge architectural details including exposed wood beams, wood struts, a stone building base material and composite wood-like siding.

Tentative Tract Map 21-003 was approved on April 13, 2022 with Conditions of Approval included in PEDC Resolution 2022-09. Pursuant to the State Subdivision Map Act, the Final Tract Map requires approval by staff and PEDC, and must be recorded on the property Title. The Town has reviewed the Final Tract Map and has found that all of the applicable Tentative Tract Map Conditions of Approval have either been met or are expected to have been met prior to the PEDC meeting.

Proposed Building Design:



Final Tract Map Conditions of Approval of note:

#113: Prior to or concurrent with the approval of final map by Town staff, Property Owner shall execute a non exclusive easement agreement with the Town, in the form of a recorded document mutually agreed to

between the Property Owner and the Town, for the purposes of sidewalk and snow storage, for a width of 10 feet adjacent to the southerly property line along Berner Street. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

Staff Note: The easement agreement is executed by all parties, and will be recorded concurrently with the final map.

#114: The applicant shall construct public improvements consisting of sidewalk, curb, gutter, pedestrian ramps, storm drain and lighting improvements along Berner Street adjacent to the property, in conformance with Town Standards and acceptable to the Public Works Director. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work.

Staff Note: The improvements are included in the project plans, and the applicant shall execute an Improvement Agreement accompanied by a bond prior to issuance of a grading or building permit.

#116: The Property Owner shall submit a petition to be annexed into the Town's Transit and Transportation Fee Community Facility District (CFD 2013-03), in consideration of: the Town's Vision Statement requiring a de-emphasis of the use of the automobile; occupancy and mode of travel expectations; and to mitigate the impacts of the project on air quality as required by CEQA. The annexation process shall be completed, and all fees associated with the annexation process paid by applicant, prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.

Staff Note: The annexation was completed and became effective on March 15, 2023.

#117: The Property Owner shall submit a petition to be removed from the North Village Benefit Assessment District, BAD 2002-2. The removal process shall be completed, and all fees associated with the removal process paid by applicant, prior to final map approval by staff.

Staff Note: The removal was completed and became effective on April 19, 2023.

#118: The Property Owner shall submit a petition to form a North Village Community Facilities District (CFD), for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontage, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting. The formation process shall be completed, and all fees associated with the formation process paid by applicant, prior to final map approval by staff. The CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project. The Property Owner shall also enter into an agreement with the Town in which the Property Owner shall agree to waive their rights to vote in favor of the dissolution of the CFD. The agreement shall run with the land and shall be binding upon all future owners of the property.

Staff Note: The formation was completed and became effective on April 19, 2023.

#119: In an effort to mitigate impacts of cut-through traffic through adjacent residential neighborhoods, prior to issuance of certificate of occupancy, Property Owner agrees that any promotional or informational materials referencing means of travel or directions to or from the project shall promote vehicular access via Minaret Road and Forest Trail (west of Berner Street) and shall deter access via Forest Trail (east of Berner Street), Berner Street (east of the project), Rusty Lane, Alpine Circle, and Mountain Boulevard.

Staff Note: Staff will coordinate with the developer to monitor materials as the project comes online.

#120: In an effort to mitigate impacts of cut-through traffic through adjacent residential neighborhoods, prior to grading plan approval, applicant shall coordinate final driveway design and any appropriate signage (including "right turn only/no left turn" and "to Village/Main Street/Downtown"), to the satisfaction of the Public Works Department, to more clearly and/or physically direct traffic west/north on Berner Street towards Forest Trail and Minaret Road rather than east on Berner Street towards Alpine Circle, Rusty Lane, and Mountain Boulevard.

Staff Note: The project plans include signage at driveway exits and across the street to direct traffic away from lower Berner St and towards Forest Trail and the Village.

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 21-003 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 21-003:
    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 21-003

Attachment 2: Approved Tentative Tract Map 21-003

Attachment 3: Tentative Tract Map 21-003 Staff Report

Attachment 4: PEDC Resolution 2022-09 and Conditions of Approval

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this tract map.

AS OWNER:

GREENS BERNER STREET LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GREENS DEVELOPMENT INC
A CALIFORNIA CORPORATION
ITS: MANAGER

_____
BY: ASHUTOSH KADAKIA
ITS: CFO

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)
County of) ss.

On _____ before me,
_____ a Notary Public,
personally appeared ASHUTOSH KADAKIA,
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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:
Signature _____
Print Name _____
A Notary Public in and for said state
Principal place of business is the County of _____
My commission expires: _____
Commission No. of Notary:

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning and Economic Development Commission at its meeting of _____ 2025. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 17.20.170, this Tract Map is hereby approved.

BY: _____ _____
Nolan Bobroff Date
Community and Economic Development Director

TOWN ENGINEER'S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative tract map have been complied with.

_____ _____
Date Haislip W. Hayes P.E. C 78268
Mammoth Lakes Town Engineer

TOWN SURVEYOR'S STATEMENT

This final map was examined by me and I am satisfied that this map is technically correct.

_____ _____
Date Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

RECORDER'S CERTIFICATE

Filed this ___ day of _____ , 2025 at _____ __.M., in Book _____ of Tract Maps at Pages _____ , inclusive, at the request of Ashutosh Kadakia.

Instrument No. _____ O.R. Fee: _____

Queenie Barnard
Mono County Recorder

By: _____
Deputy Mono County Recorder

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of $ _____ for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

_____
Date

By: _____
Deputy Mono County Tax Collector

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Greens Berner Street LLC in November 2023. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative tract map. I hereby state that all the monuments are of the character and occupy the positions indicated or will be set in such positions, and that such monuments are sufficient to enable the survey to be retraced.

_____
Date

PROFESSIONAL LAND SURVEYOR
ALAN C EDER PLS 8466
STATE OF CALIFORNIA

_____
Alan C. Eder P.L.S. 8466

SOILS NOTE

An Updated Geotechnical Investigation, Project No. 3.31934, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated October 13, 2022 under the signature of Thomas A Platz, R.C.E. 41039 and Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Public Works Department – Engineering Services Division.

An "As-Graded" soils report showing final as-built grades and soils report recommendations shall be provided to the Town of Mammoth Lakes Public Works Department upon completion of grading operations.

SIGNATURE OMISSIONS

The signatures of the following, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a-3Ai of the Subdivision Map Act:

Southern California Edison	Inst. No. 2003-003640 O.R.
Mammoth Community Water District	Inst. No. 2003-003640 O.R. & Inst.. No. 2021-006685 O.R & O.R. Book 108, Page 012
Frontier Communications	O.R. Book 370, Page 593 & O.R. Book 107, Page 239

C.C.& R.'s NOTE

The declaration of covenants, conditions, restrictions and reservation affecting this subdivision was recorded on _____, 2025, as Instrument No. 2025_____O.R.

RESIDENCE INN AND CONDOMINIUMS
TRACT MAP NO. 21-003

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GROSS AREA: 2.11 ACRES ±

triad/holmes assoc.

SHEET 1 OF 3

Z:\01 Mammoth\2338.5 Berner Hotel\ACAD\FM\01.2338.5 Final Map.dwg Feb 05,2025 - 5:55pm, jwilliams

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

The herein described land lies within the Mammoth Community Water District and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth School Bond District and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth Lakes Community Services District 2013-3 and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth Lakes Community Services District 2023-1 and is subject to any liens or assessments thereof.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document to California Interstate Telephone Company, a California Corporation for the purpose of Aerial and underground telephone, telegraph and communication structures. Recorded on January 28, 1970 as Recording No: Book 107, Page 536, Official Records. Affects the South half of the south half of the southwest quarter. The exact location and extent of said easement is not disclosed of record.

Subject to a right-of-way thereon for ditches or canals constructed by the authority of the United States Act of August 30, 1890, 26. stat. 391, 43 U.S.C. 945 (1976); and excepting and reserving unto the United States, all the geothermal steam and associated geothermal resources in the land so patented, and to it or persons authorized by it, the right to prospect, mine and remove such deposits from the same under applicable law, upon the terms and provisions therein as reserved in patent recorded December 8, 1982 in Book 370 Page 573, Official Records.

Matters contained in that certain document entitled A Certificate of Compliance Number 06-03 performed by Town of Mammoth Lakes. Recorded on June 20, 2006 as Recording No. 2006004640, Official Records of Mono County.

An Instrument entitled Resolution No. PC-2007-07 a Resolution of the Mammoth Lakes Planning Commission approving Vesting Tentative Tract Map 09-001 and Use Permit 09-001 to allow a 101-room, 28 unit fractional and/or wholly owned hotel project for property located at 94 and 151 Berner Street. (APN 033-041-011 and 039-030-014) Recorded: March 22, 2010, as Instrument No. 2010001397, Official Records.

Resolution No PEDC 2017-19 A Resolution of the Mammoth Lakes Planning and Economic Development Commission approving Time Extension Request 17-003 granting a six-year time extension for the Vista Point Entitlement (VTTM 2009-001 and UPA 2009-01) for property located at 94 and 151 Berner Street (APN 33-041-011-000 & 039-030-014-000) Recorded: February 21, 2019 as Instrument No. 2019000575, Official Records

Resolution No PEDC 2022-09 A Resolution of the Mammoth Lakes Planning and Economic Development Commission approving Tentative Tract Map 21-003, Use Permit 21-004, and Design Review 21-004, to allow The Residence Inn Boutique Hotel by Marriott Project for property located at 94 and 151 Berner Street (APN 033-041-011-000 & 039-030-014-000) Recorded on December 21, 2022 as Instrument No. 2022004817, Official Records.

The herein described land lies within the Town of Mammoth Lakes Community Facilities Bond District No. 2004-01 and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth Community Water Bond District and is subject to any liens or assessments thereof.

The herein described land lies within the Town of Mammoth Lakes Community Facilities Bond District No. 2001-1 (North Village Area) and is subject to any liens or assessments thereof.

The herein described land lies within the North Village Benefit Assessment and is subject to any liens or assessments thereof.

Matters disclosed by a Record of Survey filed in Book 2, Page 100, Record of Surveys, in the Office of the County Recorder of said County relating to the location and dimensions of a portion of said land.

The effect of an Instrument entitled "Development Agreement By and Among Town of Mammoth Lakes and Intrawest Affiliates" executed by Intrawest California Holdings, Inc., a California Coporation, etal; Recorded: April 4, 2002 as Instrument No. 2002002529, Official Records.
An Assignment Agreement, effective as of March 15, 2006, executed by Intrawest California Holdings, Inc., a California Corporation ("Assignor Developer"), and Intrastar Mammoth, LLC, a Delaware Limited Liability Company ("Assignee Developer") Recorded: March 17, 2006 as Instrument No. 2006002007, Official Records.
An Assignment Agreement executed March 15, 2006, by MMSA Development, L.L.C. (F/K/A Intrastar Mammoth, LLC), a Delaware Limited Liability Company ("Assignor Developer"), and Intrastar Mammoth Village Subsidiary I, L.L.C., a Delaware Limited Liability Company ("Assignee Developer") Recorded: November 20, 2007 as Instrument No. 2007007524, Official Records.
An Assignment Agreement executed the 14th day of November, 2007 by Intrastar Mammoth Village Subsidiary I, L.L.C., a Delaware Limited Liability Company ("Assignor Developer"), and Mammoth Specialty Lodging, LLC, a California Limited Liability Company ("Assignee Developer") Recorded: November 20, 2007 as Instrument No. 2007007530, Official Records And Recorded: November 20, 2007 as Instrument No. 2007007531, Official Records.

Resolution No. PC 2006-37, a Resolution of the Mammoth Lakes Planning Commission approving Tentative Tract Map 36-234 and Use Permit 2005-08 to subdivide a 5.03-acre site into four lots with the southerly 2.53-acre lot to be developed with a 251-unit condominium hotel having 299 bedrooms with approximately 13,100 square feet of commercial area and a 292 space understructure garage for property located within the East Village of the North Village Specific Plan (APNS: 33-043-05, -06, -15, and -16; 33-041-05 and -10; and 39-030-10), subject to the conditions contained therein Recorded: February 7, 2007 as Instrument No. 2007000818, Official Records

Matters contained in that certain document entitled A Certificate of Compliance No. 2007-07 performed by Town of Mammoth Lakes. Recorded on November 8, 2007 under recording No. 2007007267 of Official Records.

Water rights, claims or title to water, whether or not disclosed by the public records.

A Deed of Trust to secure the payment of the amount shown below, Dated July 27, 2023 for the amount of $23,400,000.00 to Trustor Greens Berner Street ,LLC, a California Limited Liability Company to Trustee Commercial Bank of California to the Beneficiary Commercial Bank of California recorded on July 31, 2023 Recording No. 2023001725 of Official Records.

Assignment of Rents and Leases Assigned to Commercial Bank of California Assigned By Greens Berner Street, LLC, a California Limited Liability Company Recorded on July 31, 2023 as Recording No. 2023001726, Official Records.

The effect of a Covenant for Snow Removal and Storage executed by Greens Berner Street LLC dated May 30, 2024 recorded on October 24, 2024 as Recording No. 2024002870, Official Records.

RESIDENCE INN AND CONDOMINIUMS
TRACT MAP NO. 21-003

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GROSS AREA: 2.11 ACRES ±

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triad/holmes assoc.

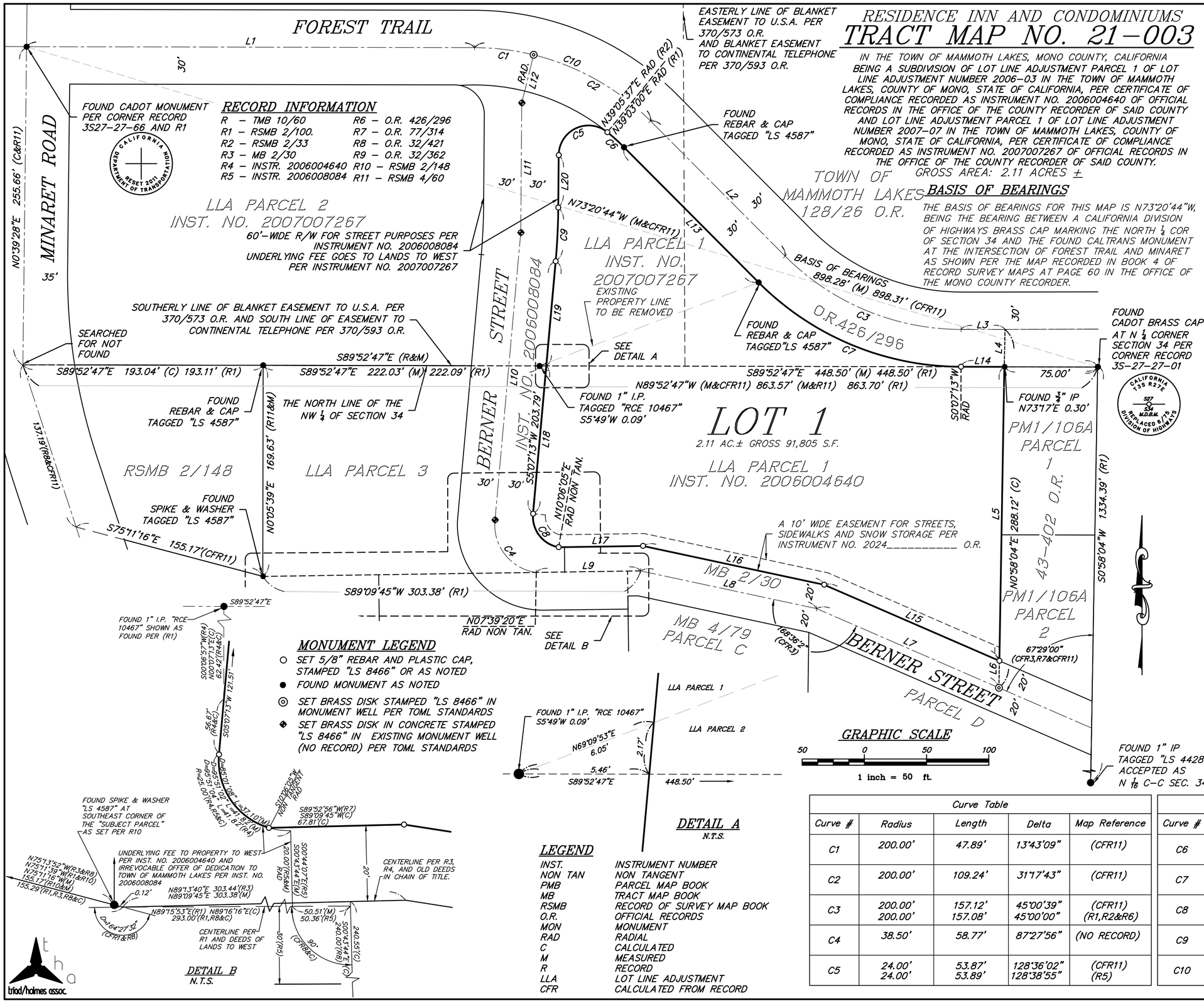
Z:\01 Mammoth\2338.5 Berner Hotel\ACAD\FM\01.2338.5 Final Map.dwg Feb 05,2025 - 5:55pm, jwilliams

RESIDENCE INN AND CONDOMINIUMS
TRACT MAP NO. 21-003

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
GROSS AREA: 2.11 ACRES ±

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N73°20'44"W, BEING THE BEARING BETWEEN A CALIFORNIA DIVISION OF HIGHWAYS BRASS CAP MARKING THE NORTH ¼ COR OF SECTION 34 AND THE FOUND CALTRANS MONUMENT AT THE INTERSECTION OF FOREST TRAIL AND MINARET AS SHOWN PER THE MAP RECORDED IN BOOK 4 OF RECORD SURVEY MAPS AT PAGE 60 IN THE OFFICE OF THE MONO COUNTY RECORDER.



LINE COURSE TABLE			
Line #	Direction	Length	Map Reference
L1	S89°53'00"E S89°53'00"E	359.98' 360.00'	(CFR11) (R6)
L2	N44°52'08"W N44°54'58"W	153.36' 153.19'	(CFR11) (R6)
L3	S89°52'47"W	35.30'	
L4	N0°58'04"E	30.15'	(CFR11)
L5	N0°58'04"E	236.32'	(CFR11)
L6	N0°58'04"E	21.65'	(CFR11)
L7	N66°30'56"W N66°34'18"W	159.82'	(CFR11) (R3&R7)
L8	N77°54'54"W N77°58'16"W	144.61' 144.61'	(CFR11) (R3&R7)
L9	N89°09'45"E	83.75'	(CFR11)
L10	S5°07'14"W	232.42'	(NO RECORD)
L11	S0°26'55"W	104.23'	(NO RECORD)
L12	S13°50'09"W	39.81'	(CFR11)
L13	N44°52'08"W N44°53'03"W	153.36' 153.34'	(CFR11) (R1&M)
L14	S89°52'47"E N89°53'03"W	34.86'	(CFR11) (R1)
L15	N66°30'56"W	153.53'	(CFR11)
L16	N77°54'54"W	148.87'	(CFR11)
L17	S89°09'45"W	67.81'	(CFR11)
L18	S5°07'13"W S5°06'57"W	121.51' 120.50'	(CFR11) (R4&R5)
L19	S5°07'13"W S5°06'57"W	82.28' 82.28'	(CFR11) (R4&R5)
L20	S0°26'58"W S0°26'42"W	42.11' 41.94'	(CFR11) (R5)

Curve Table				
Curve #	Radius	Length	Delta	Map Reference
C1	200.00'	47.89'	13°43'09"	(CFR11)
C2	200.00'	109.24'	31°17'43"	(CFR11)
C3	200.00' 200.00'	157.12' 157.08'	45°00'39" 45°00'00"	(CFR11) (R1,R2&R6)
C4	38.50'	58.77'	87°27'56"	(NO RECORD)
C5	24.00' 24.00'	53.87' 53.89'	128°36'02" 128°38'55"	(CFR11) (R5)

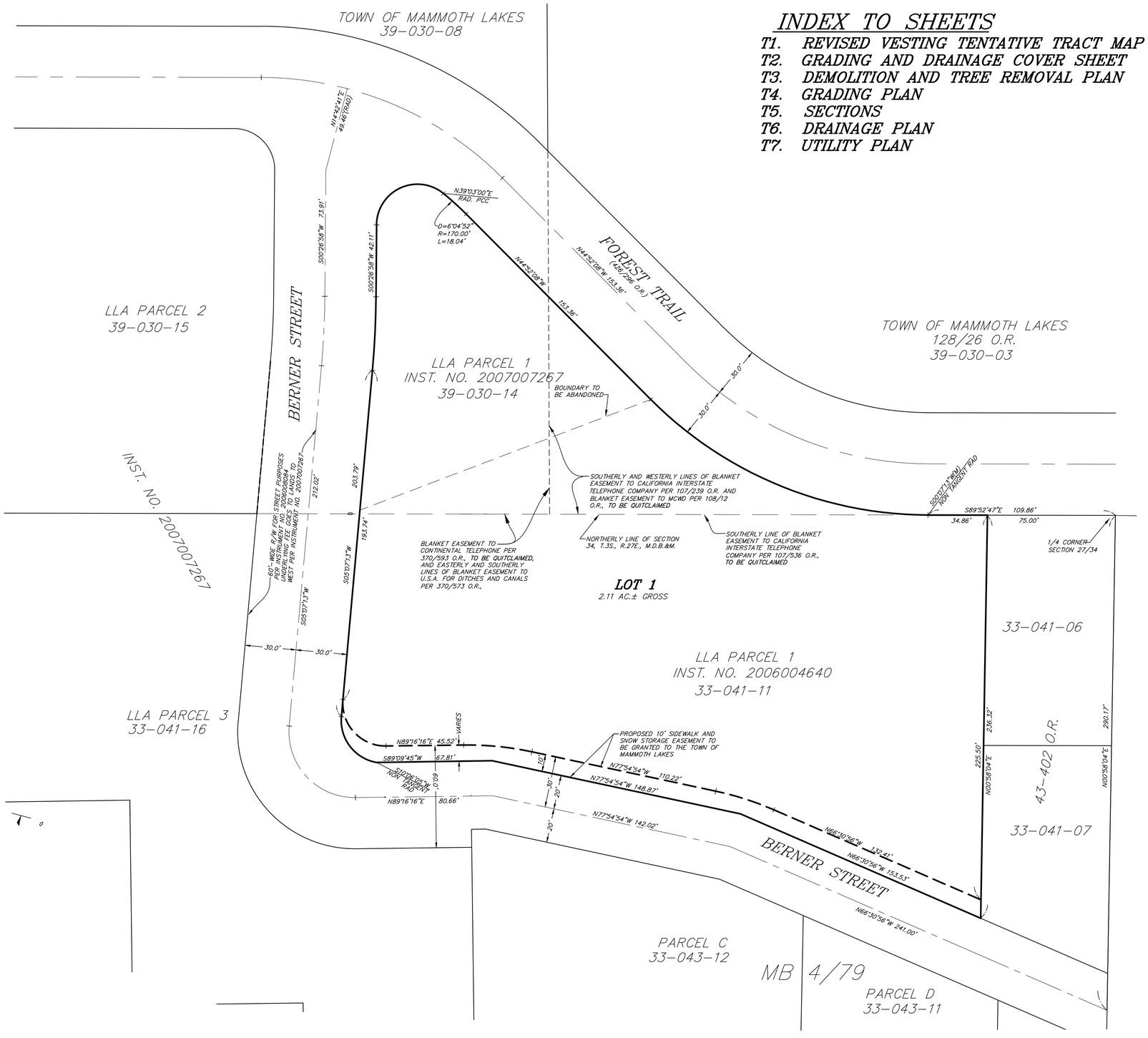
Curve Table				
Curve #	Radius	Length	Delta	Map Reference
C6	170.00'	18.04'	6°04'51"	(CFR11)
C7	230.00' 230.00'	180.68' 180.64'	45°00'39" 45°00'00"	(CFR11) (R2&R6)
C8	25.00'	37.10'	85°01'08"	(CFR11)
C9	530.00'	43.21'	4°40'15"	(CFR11)
C10	200.00' 200.00'	157.13' 157.08'	45°00'52" 45°00'00"	(CFR11) (R2)

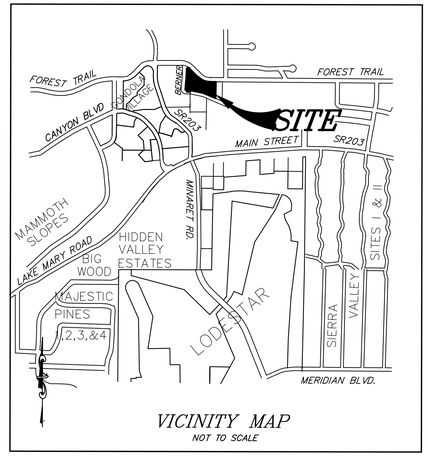
triad/holmes assoc.

Z:\01 Mammoth\2338.5 Berner Hotel\ACAD\FM\01.2338.5 Final Map.dwg Feb 05,2025 - 5:56pm, jwilliams

INDEX TO SHEETS

T1. REVISED VESTING TENTATIVE TRACT MAP
T2. GRADING AND DRAINAGE COVER SHEET
T3. DEMOLITION AND TREE REMOVAL PLAN
T4. GRADING PLAN
T5. SECTIONS
T6. DRAINAGE PLAN
T7. UTILITY PLAN





VICINITY MAP
NOT TO SCALE

RECORD OWNER/SUBDIVIDER

GREENS INV 11, LLC A California
LIMITED LIABILITY COMPANY 9289
8815 RESEARCH DRIVE
IRVINE, CA 92618

LEGAL DESCRIPTION

LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES

ASSESSOR'S PARCEL NO.'S:	33-041-11 AND 39-030-14
GROSS SITE AREA:	2.11± AC.
EXISTING ZONING:	SP
EXISTING LAND USE DESIGNATION:	RESORT (NEAR ACTIVITY NODE)
NUMBER OF UNITS:	101
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	FRONTIER COMMUNICATIONS
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT

EASEMENT NOTES

EASEMENTS ARE FROM PRELIMINARY REPORT No. IMT-00010808-M FROM INYO-MONO TITLE COMPANY DATED OCTOBER 1, 2020.

THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY. THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD:

A RIGHT-OF-WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, RESERVED PER 370/573 O.R.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

PREPARED & SUBMITTED BY:

DATE:

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REVISIONS:	BY:

PREPARED FOR:
GREENS GROUP
8815 RESEARCH DRIVE
IRVINE, CA 92618

MAMMOTH LAKES HOTEL

REVISED VESTING TENTATIVE MAP TRACT NO. 09-001
FOR CONDOMINIUM PURPOSES

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

DATE	03/04/2022
SCALE	1" = 30'
DRAWN	JS
JOB NO.	2338.5
DWG	T1
SHEET	1 OF 7

Z:\01 Mammoth\2338.5 Berner Hotel\ACAD\2338-Sv1m-R1.dwg Mar 04,2022 - 1:35pm mpolovoy

GRADING AND DRAINAGE PLANS FOR
BERNER STREET HOTEL

GRADING AND SITEWORK SPECIFICATIONS:

1. ALL WORK SHALL CONFORM TO THE "CALTRANS STANDARDS AND SPECIFICATIONS" (CSS), AND THESE PLANS. IN THE EVENT OF CONFLICT BETWEEN THE CSS AND THE PLANS, THE CSS SHALL PREVAIL. ALL WORK IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAY SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE TOWN GRADING PERMIT.

2. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT U.S.A. – UNDERGROUND SERVICE ALERT – AT (800) 227-2600 AND REQUEST THAT UTILITY OWNERS MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS.

3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. AIR QUALITY REGULATIONS SET BY THE GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT SHALL BE FOLLOWED.

4. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MAMMOTH LAKES PLANNING DEPARTMENT AND CONSTRUCTION SHALL STOP UNTIL FURTHER NOTICE.

5. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED TIMBER OPERATOR ONLY. TIMBER OPERATOR SHALL NOTIFY CALIFORNIA DEPT. OF FORESTRY (714-782-4140) PRIOR TO COMMENCING WORK. ALL TREE REMOVAL SHALL CONFORM TO THE APPROVED TIMBER HARVEST PLAN, IF REQUIRED, & CALIFORNIA DEPARTMENT OF FORESTRY.

6. HOURS OF WORK SHALL BE IN ACCORDANCE WITH THE GRADING PERMIT, OR BETWEEN 7:00 AM AND 8:00 PM MONDAY THROUGH SATURDAY, THE GRADING PERMIT TAKING PRECEDENCE. OPERATIONS ON SUNDAYS AND TOWN HOLIDAYS ARE PERMITTED ONLY ON APPROVAL OF THE TOWN MANAGER OR TOWN ENGINEER AND LIMITED TO 9:00 AM TO 5:00 PM.

7. ONE SET OF SURVEY STAKES SHALL BE PROVIDED FOR EACH PHASE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR THE COST OF RESETTING STAKES DESTROYED BY CONSTRUCTION OPERATIONS.

8. THE LIMITS OF CONSTRUCTION SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION, AND POSTED SO AS TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE OF THE AREA OF CONSTRUCTION.

9. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE TOWN OF MAMMOTH LAKES ORDINANCES AND STANDARDS AND IN CONFORMANCE WITH THE CONSTRUCTION SAFETY ORDERS OF THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY. IN ADDITION, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC. OSHA PERMITS REQUIRED FOR DEEP TRENCHES.

10. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR ONLY AT SITES APPROVED BY MAMMOTH LAKES DEPARTMENT OF PUBLIC WORKS. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER OR IN AREAS APPROVED BY THE TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT FOR USE ON SLOPES AND DISTURBED AREAS.

11. WITH THE EXCEPTION OF TEMPORARY EXCAVATION FOR MASS GRADING AND AREAS SHOWN TO BE LANDSCAPED, CUT AND FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWISE NOTED, AND SHALL BE REVEGETATED TO CONTROL EROSION. STOCKPILED TOPSOIL WILL BE SPREAD EVENLY TO A DEPTH OF 6" MINIMUM OVER SLOPES AND DISTURBED AREAS, AND LANDSCAPED OR SEEDED TO PREVENT EROSION AS SHOWN ON LANDSCAPE PLAN.

SEEDED SLOPES SHALL BE STABILIZED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SC150" OR APPROVED EQUAL, SECURED PER MANUFACTURE'S RECOMMENDATIONS.

12. FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.

13. AT NO TIME SHALL THE CONTRACTOR DEWATER THE SITE BY PUMPING INTO THE EXISTING STORM DRAIN OR SUBDRAIN SYSTEM WITHOUT AGENCY APPROVED FILTRATION.

14. ALL SITE WORK SHALL BE COMPLETED PRIOR TO OCT 15 OF EACH YEAR. ANY WORK PROPOSED AFTER THIS DATE REQUIRES APPROVAL BY THE TOWN ENGINEER.

15. AGGREGATE BASE SHALL BE CLASS II, ¾" MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES," OF THE CSS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557-00 (OR LATEST EDITION).

16. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 34.5MPA (5000 P.S.I.), FIBERMESH SHALL BE ADDED AT A RATE OF 1.5 LBS/CUBIC YARD. AIR CONTECT SHALL BE 5% ±1%. REINFORCING STEEL, IF REQUIRED, SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO THE SPECIFICATIONS OF ASTM A 615 GRADE 420.

17. CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES/AGENCIES AT LEAST 48 HOURS IN ADVANCE FOR REQUESTING SERVICE/INSPECTION:

INSPECTION:
TOWN OF MAMMOTH LAKES
PUBLIC WORKS DEPT.
(760) 965-3651

18. EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND EXTENT. CONTRACTOR SHALL VERIFY AND TAKE PRECAUTIONS TO PROTECT EXISTING UTILITIES AND STRUCTURES.

SITE INFORMATION:

APN 33-041-11 AND 39-030-14
955 FOREST TRAIL
MAMMOTH LAKES, CA 93546

BASIS OF BEARINGS

BASIS OF BEARINGS IS THE CENTERLINE OF MINARET ROAD SOUTH FROM THE INTERSECTION WITH FOREST TRAIL, N00-39-28E PER RSMB 4/60

BENCHMARK

TEMPORARY BENCHMARK:
CENTER SEWER MANHOLE COVER
ELEVATION – 8031.48'

BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN IS RECORD, FOR PLANNING PURPOSES ONLY NEEDS TO BE VERIFIED.

UTILITY COORDINATION

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
3001 CHATEAU RD
MAMMOTH LAKES, CA 93546
(760) 934-2596

TELEPHONE:
FRONTIER COMMUNICATIONS
762 W. KETTERING STREET
CONTACT – LEWIS EDROZO
LANCASTER, CA 93534
(760) 375-6616

CABLE/INTERNET:
SUDDENLINK
123 COMMERCE DR #B6
MAMMOTH LAKES, CA 93546
(760) 874-7558

WATER AND SEWER:
MAMMOTH COMMUNITY WATER DISTRICT
CONTACT – GARRETT HIGERD
1315 MERIDIAN BLVD
MAMMOTH LAKES, CA 93546
(760) 934-2596

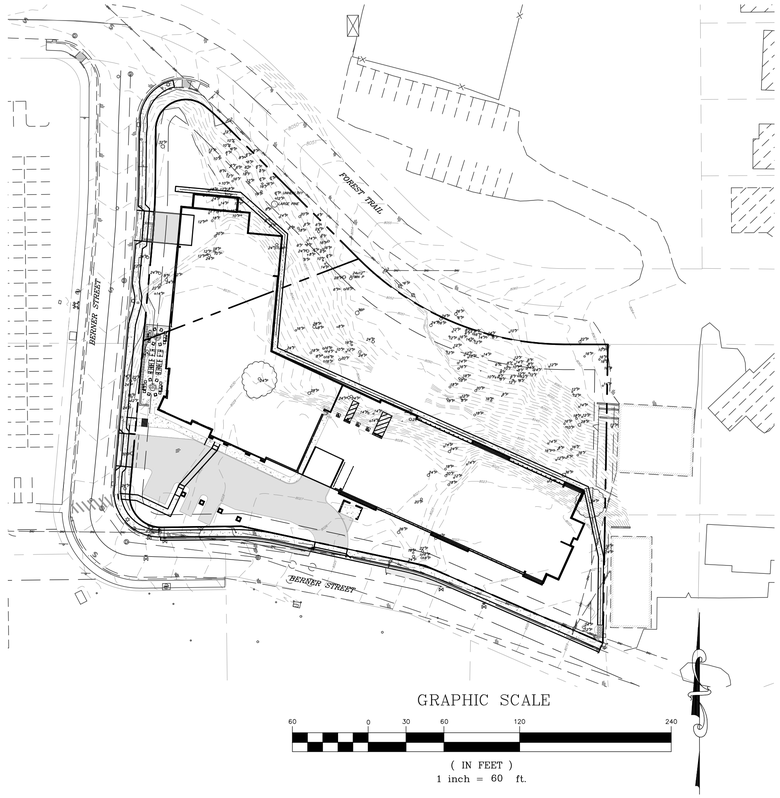
GAS:
AMERIGAS
CONTACT – LEVI L. MELE
66 S. INDUSTRIAL CIRCLE, UNIT A6
MAMMOTH LAKES, CA 93546
(424) 801-9179

RECORD OWNER AND DEVELOPER:

GREENS INV 11, LLC A California
LIMITED LIABILITY COMPANY 9289
8815 RESEARCH DRIVE
IRVINE, CA 92618

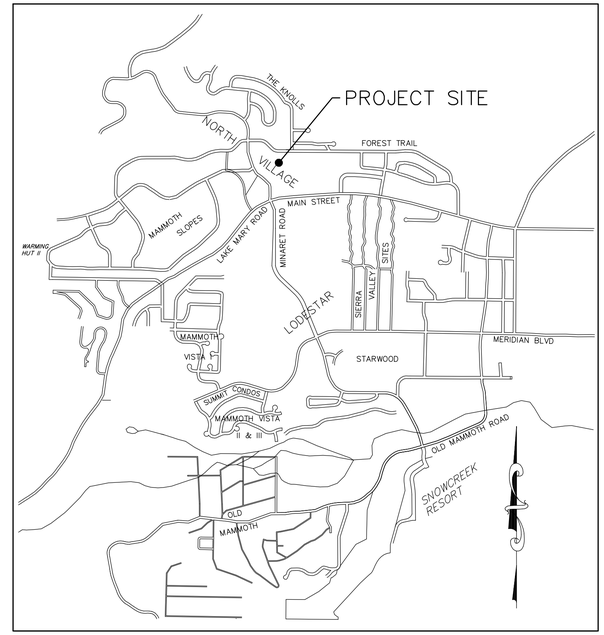
CIVIL ENGINEER/ SURVEYOR:

TRIAD/HOLMES ASSOCIATES
549 OLD MAMMOTH RD. SUITE 202
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
CONTACT: THOMAS A. PLATZ
PH 760-934-7588



LEGEND

PROPERTY LINE
CENTERLINE
EDGE OF PAVEMENT
BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
FENCE
TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
TREE TYPE & SIZE TO BE REMOVED
8950 EXISTING GROUND CONTOUR & ELEV.
FIRE HYDRANT
WV WATER VALVE BOX
S SEWER MANHOLE
W EXISTING WATERLINE
SS EXISTING SEWERLINE
OHU OVERHEAD UTILITIES
8031.13 FS PROPOSED FINISHED SURFACE
8950 EXISTING GROUND CONTOUR & ELEV.
STRAW WATTLES EROSION CONTROL



VICINITY MAP
N.T.S.

PRIVATE ENGINEERS NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR'S AND SUBCONTRACTOR'S COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND, WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS".

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR CIVIL ENGINEER.

REVIEWED BY: MAMMOTH LAKES FIRE PROTECTION DISTRICT	REVIEWED BY: TOWN OF MAMMOTH LAKES PUBLIC WORKS DEPARTMENT
DATE	HAISLIP W. HAYES P.E. C 78268 DATE

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:
GREENS GROUP
8815 RESEARCH DRIVE
IRVINE, CA 92618

BERNER STREET HOTEL
GRADING AND DRAINAGE COVER SHEET
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 03/05/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.2338.5
DWG T2
SHEET 2 OF 7

C:\Users\mpavlovsky\appdata\local\temp\AcPublish_17348\Berner Street Hotel Civil Plan R2_recover000.dwg Mar 05,2022 - 3:01pm, mpavlovsky

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DEMOLITION LEGEND

(X1) REMOVE EXISTING FACILITY.

(X2) REMOVE TREE

(X3) PROTECT IN PLACE

(X4) POWER POLE TO BE REMOVED, LINES TO BE UNDERGROUND

(X5) EXISTING WATER METER–NOTIFY MCWD PRIOR TO REMOVAL

(X6) EXISTING UTILITY TO BE REMOVED PER RESPECTIVE AGENCY REQUIREMENTS

(X7) EXISTING WATER OR SEWER LINE TO BE CAPPED AT PROPERTYLINE PER MCWD REQUIREMENTS.

(X8) RELOCATE EXISTING FACILITY.

NOTES:

* INVOLVES ASBESTOS REMOVAL & DISPOSAL

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
- TREE TYPE & SIZE TO BE REMOVED
- 8950 EXISTING GROUND CONTOUR & ELEV.
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- W EXISTING WATERLINE
- SS EXISTING SEWERLINE
- OHU OVERHEAD UTILITIES
- 8031.13 FS PROPOSED FINISHED SURFACE
- 8950 EXISTING GROUND CONTOUR & ELEV.
- STRAW WATTLES EROSION CONTROL
- CONSTRUCTION ENTRANCE

WDID# _____

REVIEWED BY: MAMMOTH COMMUNITY WATER DISTRICT	
GARRETT HIGERD, DISTRICT ENGINEER	DATE
REVIEWED BY: MAMMOTH LAKES FIRE PROTECTION DISTRICT	
	DATE
REVIEWED BY: TOWN OF MAMMOTH LAKES PUBLIC WORKS DEPARTMENT	
HAISLIP W. HAYES, P.E. C 78268	DATE

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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PREPARED FOR:

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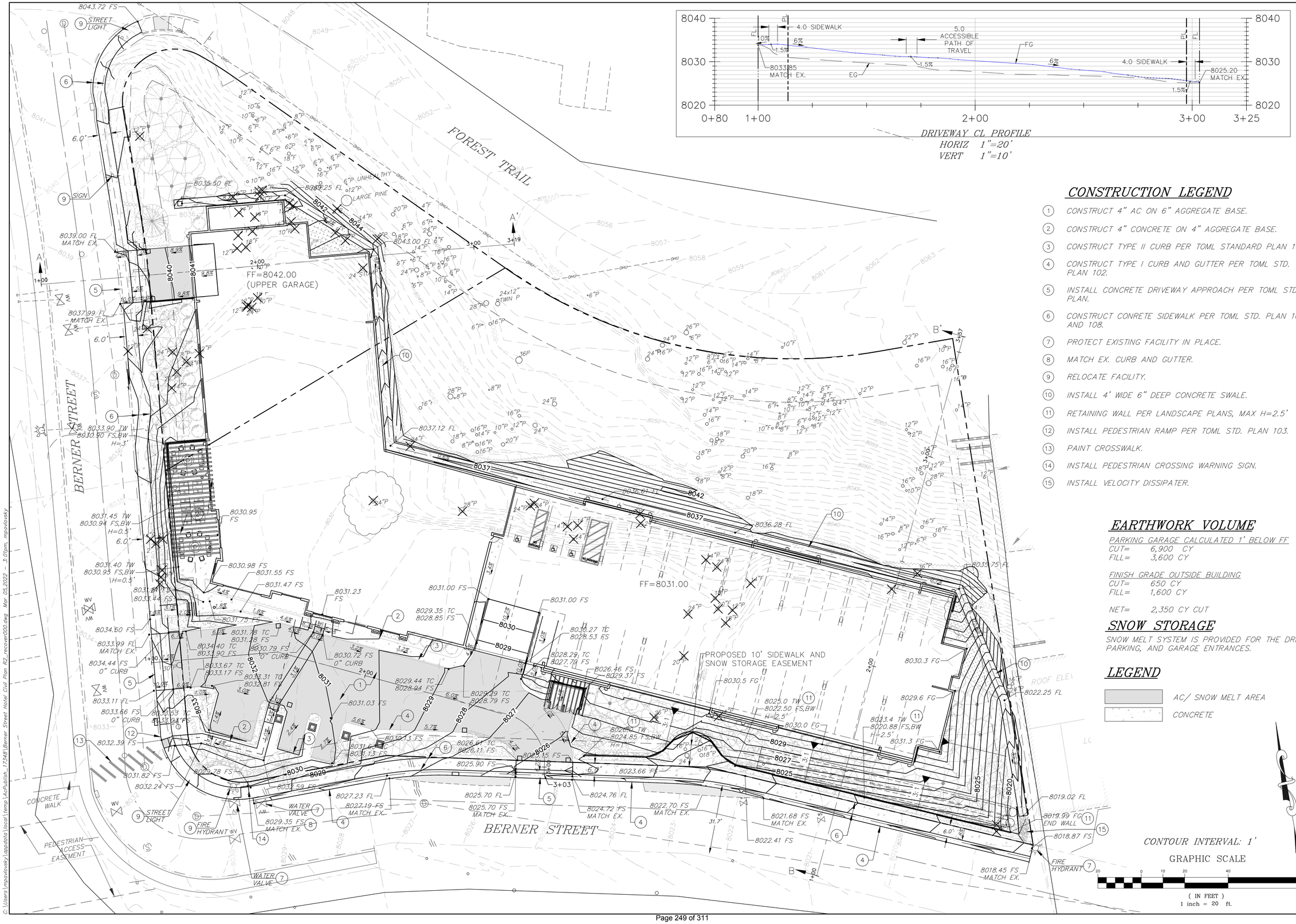
BERNER STREET HOTEL

DEMOLITION AND TREE REMOVAL PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 03/05/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.2338.5
DWG T3
SHEET 3 OF 7

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DRIVEWAY CL PROFILE
HORIZ 1"=20'
VERT 1"=10'

CONSTRUCTION LEGEND

1. *CONSTRUCT 4" AC ON 6" AGGREGATE BASE.*
2. *CONSTRUCT 4" CONCRETE ON 4" AGGREGATE BASE.*
3. *CONSTRUCT TYPE II CURB PER TOML STANDARD PLAN 102.*
4. *CONSTRUCT TYPE I CURB AND GUTTER PER TOML STD. PLAN 102.*
5. *INSTALL CONCRETE DRIVEWAY APPROACH PER TOML STD. PLAN.*
6. *CONSTRUCT CONRETE SIDEWALK PER TOML STD. PLAN 107 AND 108.*
7. *PROTECT EXISTING FACILITY IN PLACE.*
8. *MATCH EX. CURB AND GUTTER.*
9. *RELOCATE FACILITY.*
10. *INSTALL 4' WIDE 6" DEEP CONCRETE SWALE.*
11. *RETAINING WALL PER LANDSCAPE PLANS, MAX H=2.5'*
12. *INSTALL PEDESTRIAN RAMP PER TOML STD. PLAN 103.*
13. *PAINT CROSSWALK.*
14. *INSTALL PEDESTRIAN CROSSING WARNING SIGN.*
15. *INSTALL VELOCITY DISSIPATER.*

EARTHWORK VOLUME

PARKING GARAGE CALCULATED 1' BELOW FF
CUT= 6,900 CY
FILL= 3,600 CY

FINISH GRADE OUTSIDE BUILDING
CUT= 650 CY
FILL= 1,600 CY

NET= 2,350 CY CUT

SNOW STORAGE

SNOW MELT SYSTEM IS PROVIDED FOR THE DRIVEWAY, PARKING, AND GARAGE ENTRANCES.

LEGEND

AC/ SNOW MELT AREA
CONCRETE

CONTOUR INTERVAL: 1'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
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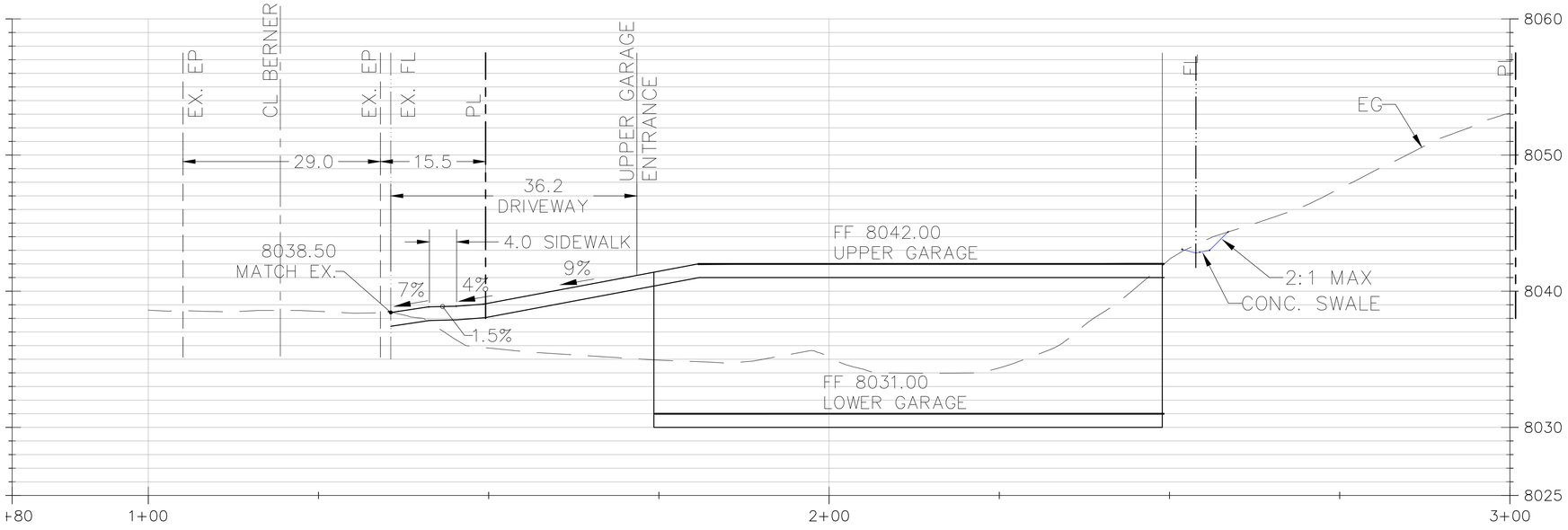
BERNER STREET HOTEL

GRADING PLAN

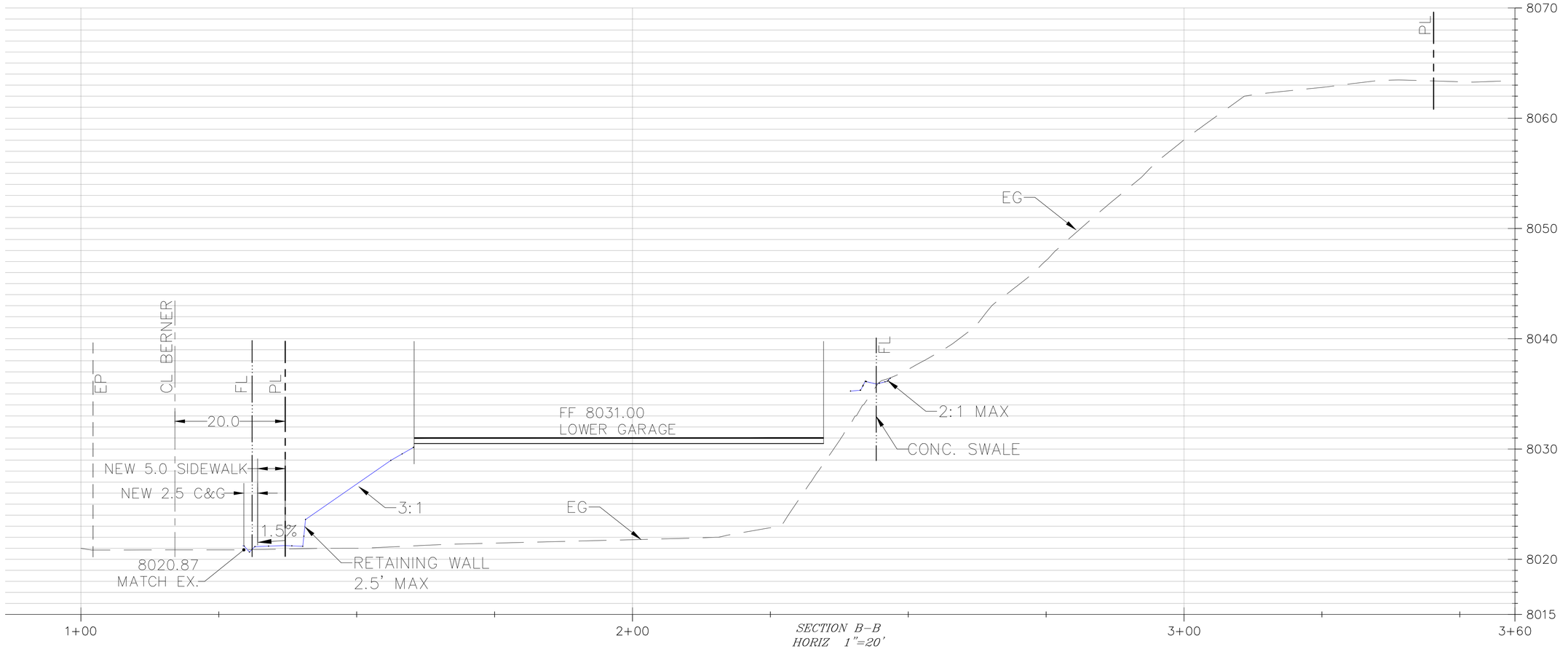
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 03/05/2022
SCALE AS NOTED
DRAWN MYP
JOB NO. 01.2338.5
DWG T4
SHEET 4 OF 7

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SECTION A–A
HORIZ 1"=10'
VERT 1"=5'



SECTION B–B
HORIZ 1"=20'
VERT 1"=10'

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land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
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BERNER STREET HOTEL

SECTIONS

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	03/05/2022
SCALE	AS NOTED
DRAWN	MYP
JOB NO.	01.2338.5
DWG	T5
SHEET	5 OF 7

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Storage Volume Calculation

Rainfall Quantity	1 in	=	0.083 ft

Tributary Area and Average Runoff Coefficient

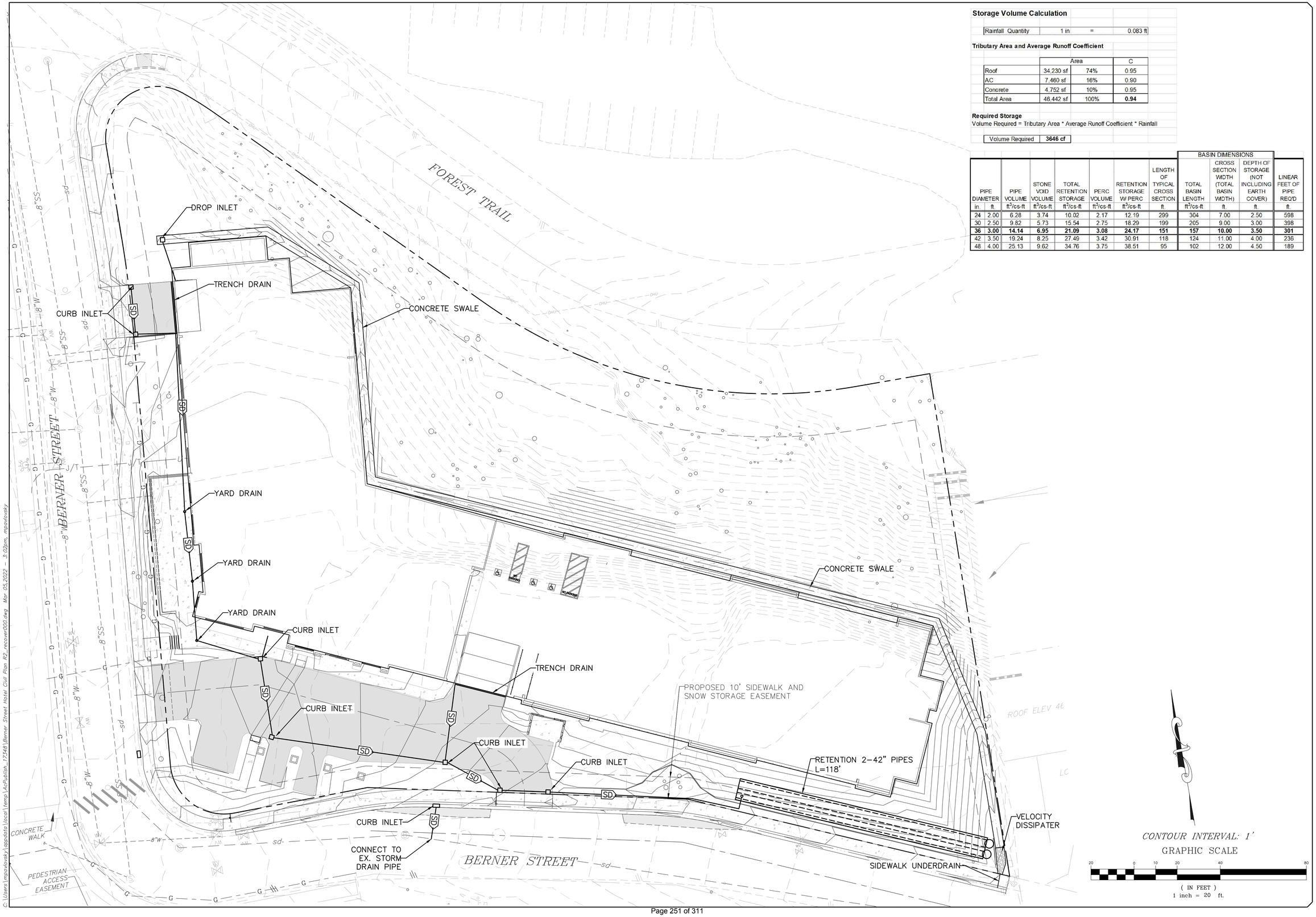
	Area		C
Roof	34,230 sf	74%	0.95
AC	7,460 sf	16%	0.90
Concrete	4,752 sf	10%	0.95
Total Area	46,442 sf	100%	**0.94**

Required Storage

Volume Required = Tributary Area * Average Runoff Coefficient * Rainfall

Volume Required	**3646 cf**

PIPE DIAMETER		PIPE VOLUME	STONE VOID VOLUME	TOTAL RETENTION STORAGE	PERC VOLUME	RETENTION STORAGE W/ PERC	LENGTH OF TYPICAL CROSS SECTION	BASIN DIMENSIONS			LINEAR FEET OF PIPE REQ'D
								TOTAL BASIN LENGTH	CROSS SECTION WIDTH (TOTAL BASIN WIDTH)	DEPTH OF STORAGE (NOT INCLUDING EARTH COVER)	
in.	ft.	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft³/cs-ft	ft.	ft³/cs-ft	ft.	ft.	ft.
24	2.00	6.28	3.74	10.02	2.17	12.19	299	304	7.00	2.50	598
30	2.50	9.82	5.73	15.54	2.75	18.29	199	205	9.00	3.00	398
36	**3.00**	**14.14**	**6.95**	**21.09**	**3.08**	**24.17**	**151**	**157**	**10.00**	**3.50**	**301**
42	3.50	19.24	8.25	27.49	3.42	30.91	118	124	11.00	4.00	236
48	4.00	25.13	9.62	34.76	3.75	38.51	95	102	12.00	4.50	189



CONTOUR INTERVAL: 1'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
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BERNER STREET HOTEL

DRAINAGE PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	03/05/2022
SCALE	AS NOTED
DRAWN	MYP
JOB NO.	01.2338.5
DWG	T6
SHEET	6 OF 7

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FOREST TRAIL

BERNER STREET

EX. WATER LATERAL, VERIFY

4" PVC DOMESTIC WATER LATERAL

6" DIP FIRE LATERAL

(E) DISCONNECTED 4" GAS LINE APPROX. LOCATION

DRY UTILITIES

8" SEWER LATERAL

EX. SEWER LATERAL, VERIFY

PROPOSED 10' SIDEWALK AND SNOW STORAGE EASEMENT

CONCRETE WALK

PEDESTRIAN ACCESS EASEMENT

ROOF ELEV 46

LC

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BERNER STREET HOTEL

UTILITY PLAN

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE	03/05/2022
SCALE	AS NOTED
DRAWN	MYP
JOB NO.	01.2338.5
DWG	T7
SHEET	7 OF 7

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 13, 2022

AGENDA TITLE: Consideration of Tentative Tract Map (TTM) 21-003, Use Permit (UPA) 21-004, and Major Design Review (DR) 21-004, for approval of the "Residence Inn boutique hotel by Marriott" development project located at 94 and 150 Berner Street, in the "Specialty Lodging" zone of the North Village Specific Plan Area. A CEQA conformance analysis was prepared pursuant to CEQA guidelines to determine the project's consistency with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

Applicant/ Property Owner: Greens Berner Street, LLC

REQUESTING DEPARTMENT:
Community & Economic Development
Sandra Moberly, Director
Kim Cooke, Senior Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
    a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Tentative Tract Map, Use Permit, Design Review, and CEQA findings, and approving Tentative Tract Map Application #TTM 21-003, Use Permit #UPA 21-004, and Design Review #DR 21-004 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution with specific findings for denial

SUMMARY:

Proposal:	The proposed project would consist of a new 4-story, 101-room "Residence Inn by Marriott" branded hotel, which includes two levels of understructure parking and amenities oriented to guests of the hotel.
Project Name:	Residence Inn boutique hotel by Marriott
Location:	150 and 94 Berner Street (APN: 039-030-014-000 and 033-041-011-000)
Size of Property:	Combined 2.1 acres (91,877 sq. ft.)
Zoning:	Specialty Lodging (SL) zone - North Village Specific Plan (NVSP)
General Plan:	North Village Specific Plan (NVSP)

Environmental Review: CEQA conformance analysis report

KEY ISSUES:

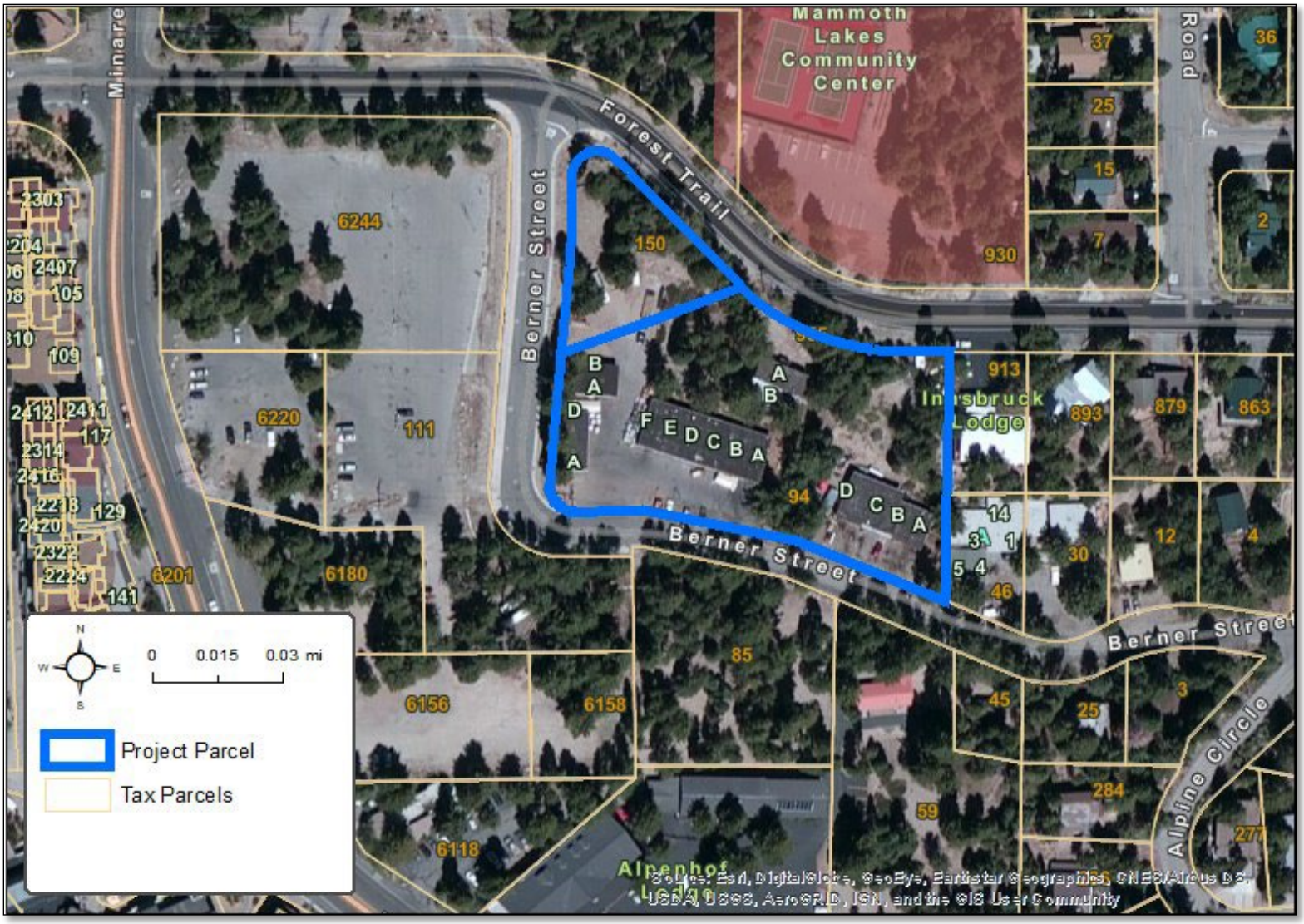
1. Does the proposed project meet the Use Permit criteria and required findings pursuant to Municipal Code (MC) Chapters 17.68?
2. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Sections 17.88.050 and 17.88.060, respectively?
3. Is the proposed project consistent with the State Subdivision Map Act?
4. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

On September 30, 2021, an entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town for a proposed "Residence Inn boutique hotel by Marriott." The project consists of a four-story, 101 guestroom, condominium hotel with two levels of understructure parking for 109 vehicles, and amenities oriented to guests of the hotel. The guest amenities include a bar/lounge and dining area, outdoor patio with seating, an indoor pool, jacuzzi, fitness center, and a fourth-floor covered balcony with seating. Staff issued completeness review comments on October 29, 2021, and following discussions with the applicant, the plans were revised and re-submitted on December 17, 2021.

The subject property shown in **Figure 1** below, is located at the southeast corner of Berner Street and Forest Trail and is developed with four commercial/light industrial buildings, and one unoccupied residential structure. All existing structures and surface parking would be demolished to accommodate the proposed hotel development.

Figure 1 – Project Location Map



A Planning Services Review (PSR) 21-001, was conducted for the proposed project in June 2021, to perform an initial review of the plans for conformance with applicable zoning and design standards, and to determine if the project would substantially conform to existing entitlements for the property, which do not expire until November 18, 2023. The existing entitlements for the site were approved in 2009, for the development of a resort condominium project referred to as the "Vista Point" project. The Vista Point project was approved for 28 resort condominium units with a total of 101 bedrooms. Staff determined that the current development proposal would not be in substantial conformance with the existing entitlements because a new Tentative Tract Map would be required since the number of subdivided units would increase from 28 condominium units with 101 bedrooms, to 101 condominium hotel room/units, and because the design differs significantly from the original site and building design. The PSR review comments informed the applicant team that a new application package including a new subdivision map (TTM), Use Permit, and Major Design Review would be required for the current proposal.

Since the existing Vesting Tentative Tract Map (VTTM) 09-001 and Use Permit (UPA) 09-001, for the Vista Point project, will not expire until November 2023, the existing entitlements will be rescinded concurrently with the approval of the new Tentative Tract Map, Use Permit, and Design Review. Staff has prepared an agreement (**Attachment E**) for a voluntary recission of Vesting Tentative Tract Map (VTTM) 09-001 and Use Permit (UPA) 09-001. This document will be recorded for the property prior to recording a new PEDC Resolution of approval for the requested Tentative Tract Map TTM 21-003, Use Permit (UPA) 21-004, and Design Review (DR) 21-004.

Major Design Review applications for projects that are deemed significant by the Community and Economic Development Department require review by the Advisory Design Panel (ADP) prior to consideration by the Planning and Economic Development Commission (PEDC). The role of the ADP is to provide impartial professional feedback to Town staff and the applicant on site planning and building design based on the applicable development standards and design guidelines. ADP recommendations are typically used to make changes that improve a project's conformance with the applicable guiding documents, which include the North Village Specific Plan, and The Village Design Guidelines.

An ADP meeting was held on January 7, 2022, to consider the project design. The ADP provided consensus comments and recommended modifications to better meet the intent of The Village Design Guidelines. The applicant team revised to design of the hotel to respond to the ADP recommendations as described in **Table 1** below:

Table 1: ADP Recommendations and Applicant Response

ADP Consensus Comment	Applicant Response
• Mitigate the building height at the south/east corner of the structure to provide a more effective transition to the adjacent residential apartment building to the east.	The south/east corner of the site, which is the lowest elevation of the site, has been built up to the first floor level to cover the previously visible foundation wall, and reduces the visible height of the structure and enables the proposed landscaping in this area to become an effective screen more quickly.
• The corner shed roof elements appear to be an afterthought and should be tied-in more cohesively with the overall building design. • Enhance and enlarge the cornice detail at the roof edges. • Increase the size of the corner shed roof elements and bring the connection point for	The proposed wood struts connecting the roof element to the building wall have been extended farther down on the façade wall. Additional wood beam detail has been added to enhance the design and provide more structural detail. The Porte-cochere has been redesigned to incorporate an up-sloping butterfly roofline with

the wood struts farther down on the façade wall. • Add a trellis structure or roof element over the outdoor patio area. • The porte-cochere design should be revised so that the roof does not directly abut lobby windows.	large wood beam details to reflect the up-sloping roof elements on the hotel roofline. A shed roof element with wood beam detail has been incorporated to shelter the outdoor patio seating area and similar shed roof elements were added to certain balconies. The roof cornice detail was enlarged to create more visible detailing of the roofline.
• Add decorative metal screening the full length of the parking structure openings along the Berner Street frontages and at the south/east end of the structure that abuts another use.	Metal screening material has been added to the open areas of the parking garage to filter vehicle headlights and interior lighting, as well as reduce the visibility of parked vehicles.
• Enhance windows on all sides of the building through incorporation of a darker window frame, and addition of a sill or deeper recessed windows.	The light bronze window frames were replaced with dark bronze window frames. Extended or recessed balconies have been added to all guestrooms, including rooms along the rear side of the hotel. All balconies provide a deep recessed sliding door and additional detail is added to certain balconies with the addition of wood beams and shed roof details. Layering of siding materials has been added at the interior area of recessed balconies and provides additional detail by framing the sliding glass door.
• Incorporate natural stone for the building base material instead of cultured stone.	The applicant did not replace the cultured stone material with natural stone. Requiring the use of natural stone as opposed to cultured stone is a recommended condition of approval due to the strong opposition to the use of cultured stone by the ADP. This has been required of other projects within the North Village.
• Incorporate a warmer color palette and eliminate the light grey stucco siding color.	The applicant has revised the proposed color palette by eliminating the “Ice Grey” color and has replaced the stucco material with a corrugated metal siding in a darker “Zinc Grey” matte color.

There was consensus among the ADP that an additional meeting would not be necessary if the applicant incorporated design changes that would adequately address the design deficiencies identified at the meeting. The applicant revised the project design in response to the ADP comments and staff received revised architectural plans on March 1, 2022. The changes to the plans successfully addressed the ADP’s recommendations therefore a second ADP meeting was not required (See **Attachment D** for the 1/7/22 ADP

Meeting Minutes). The current architectural plans have subsequently been revised to address staff's comments regarding setbacks for the revised design of the porte-cochere and covered patio area.

RENDERING OF HOTEL REVIEWED BY ADP ON 1-7-22



Keynote Legend	
Key Value	Keynote Text
02	SIDING: CORRUGATED METAL SIDING BOX RIB ROUGH
03	STUCCO FIELD: MATCH DUNN EDWARDS SW8164 "SVELTGE SAGE"; 3 COAT STUCCO
04	STUCCO ACCENT: MATCH DUNN-EDWARDS DE6277 "PEBBLE WALK"; 3 COAT STUCCO
05	WOOD: THERMAL MOISTURE ROOFING WOOD HORIZONTAL
07	WINDOW FRAMES: ANODIZED ALUMINUM, LIGHT BRONZE FINISH
09	GLAZING: LOW 3 DOUBLE GLAZING CLEAR
12	FLASHING - PAINTED STEEL LIGHT GRAY: POLYMER PAINT ON FACTORY PRIMED STEEL

RENDERING OF REVISED HOTEL DESIGN - RESPONSE TO ADP COMMENTS AND RECOMMENDATIONS



Keynote Legend	
Key Value	Keynote Text
01	STONE: EL DORADO CLIFFSTONE "MONTECITO"
02	SIDING: CORRUGATED METAL SIDING BERRIDGE HC-16 VERTICAL "ZINC GRAY"
03	CLADDING: BERRIDGE HR-16 HORIZONTAL "AWARD BLUE"
04	WOOD SIDING: TREX 6" SIDING HORIZONTAL "SPICED RUM"
05	METAL SCREEN: PARKING GARAGE SCREEN METAL SPACES PP-05 "GRAY"
07	WOOD STAIN: TO MATCH SHERMAN WILLIAMS SW3505 "YANKEE BARN"
09	GLAZING: LOW 3 DOUBLE GLAZING CLEAR
12	FLASHING - PAINTED STEEL TO MATCH DUNN EDWARDS DE6327: POLYMER PAINT ON FACTORY PRIMED STEEL

Project Proposal:

The proposed Residence Inn hotel is a 101-room condominium hotel consisting of two levels of hotel guest rooms located on the third and fourth floor, and understructure parking, lobby and guest amenities located on the first and second floors of the building. The hotel guest amenities include a bar and lounge, indoor dining area, outdoor patio seating area with fire feature, a fourth-floor covered deck with seating and a fire feature, as well as a fitness center and an indoor pool and jacuzzi. Hotel guest parking is provided within a structured parking garage that accommodates 109 parking stalls including five ADA van accessible spaces. The parking configuration provides standard dimensions for vehicle spaces and drive aisles, which enables guests to self-park, and does not require a valet parking service. Four short-term check-in parking spaces are provided in front of the hotel entrance and one tour bus parking space is provided at the south/east side of the porte-cochere.

The building location and configuration is similar to the previously entitled project in that the hotel footprint fits within the previously developed areas of the property, with an L-shape building comprised of two wings joined at the southwest corner of the building. The main hotel entrance faces south near this corner, with a vehicle drop-off loop provided by a pull through driveway with a porte-cochere cover.

Each hotel guestroom features a kitchenette with a built-in refrigerator, cooking range, sink and microwave as well as a dining area, work desk, clothes closet, vanity area, and bathroom with a shower. The units also feature a sofa seating area with a flat screen television, and different room types offer a variation of beds, including king or double queen beds, and rooms with accessory bunk beds to accommodate families.

The design of the structure combines a contemporary building form with mountain lodge architectural details including exposed wood beams, wood struts, a stone building base material and composite wood-like siding. Three corners of the hotel feature an embellished “tower”, designed with an upward sloping shed roof supported by substantial wood struts. Additional shed roof elements featuring wood beams and exposed rafters are provided to shelter hotel room balconies, as well as at the outdoor patio and porte-cochere design.



RENDERING OF HOTEL - SOUTHWEST CORNER

The overall size of the hotel structure is 139,308 sq.ft., which includes 88,838 sq.ft of hotel area and 50,470 sq.ft. of structured parking area. The overall building height is 55 feet from finished grade to the tallest roof ridgeline however, pursuant to the North Village Specific Plan (NVSP Section 5. *Building Heights*), the building height is considered to be 35 feet because the height of the parking garage (up to a maximum of 20 feet) is excluded from the overall building height when all or a portion of the building sits above a parking garage. Parking garages are restricted to a maximum height of 20 feet above natural grade at any point so, to eliminate a visible foundation wall and avoid a parking structure height that exceeds 20 feet at the south/east corner of the building, this portion of the site is being built-up to the first-floor garage level. Condition of Approval #33 is included to ensure all retaining walls that are visible from off site will be architecturally treated or constructed using natural boulders.

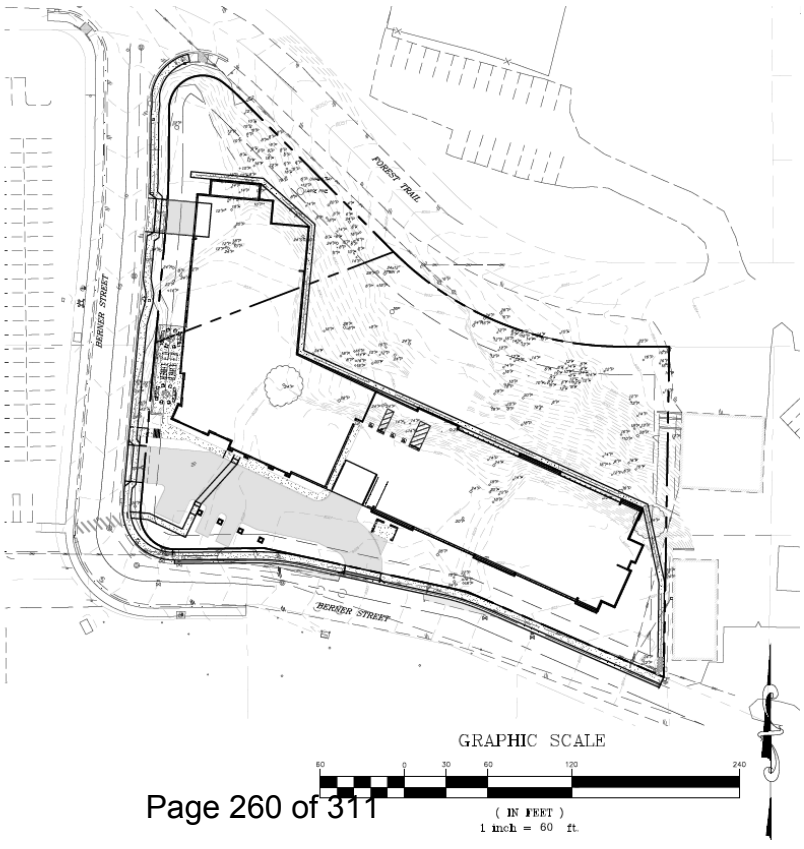
The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP are requested (see Table 4, below, for an analysis of the project's conformance with the applicable NVSP development standards).

Existing Site and Surrounding Land Uses

The project site, shown in **Figure 2** below, consists of two parcels and a total of 2.1- acres located at the southeast corner of Forest Trail and Berner Street. The property is within the "Specialty Lodging" zone of the North Village Specific Plan, and the site is currently developed with four commercial/industrial style buildings as well as one unoccupied single-family residence. The developed portion of the site is relatively level along the south and west portions of the site, but the northern portion of the site features a significant slope, with an approximate grade change of 40-feet from the north property line to the south property line. The northern portion of the property features a stand of approximately 100 Jeffrey Pine trees, which the site plan indicates will be preserved.

The site is physically separated from The Village core however, a pedestrian linkage exists via a pedestrian easement that runs along the abandoned portion of Berner Street. This easement provides a direct connection to the signaled pedestrian crosswalk on Minaret Road.

Figure 2 – Project Site Map





PROJECT SITE FROM THE INTERSECTION OF BERNER STREET AND FOREST TRAIL



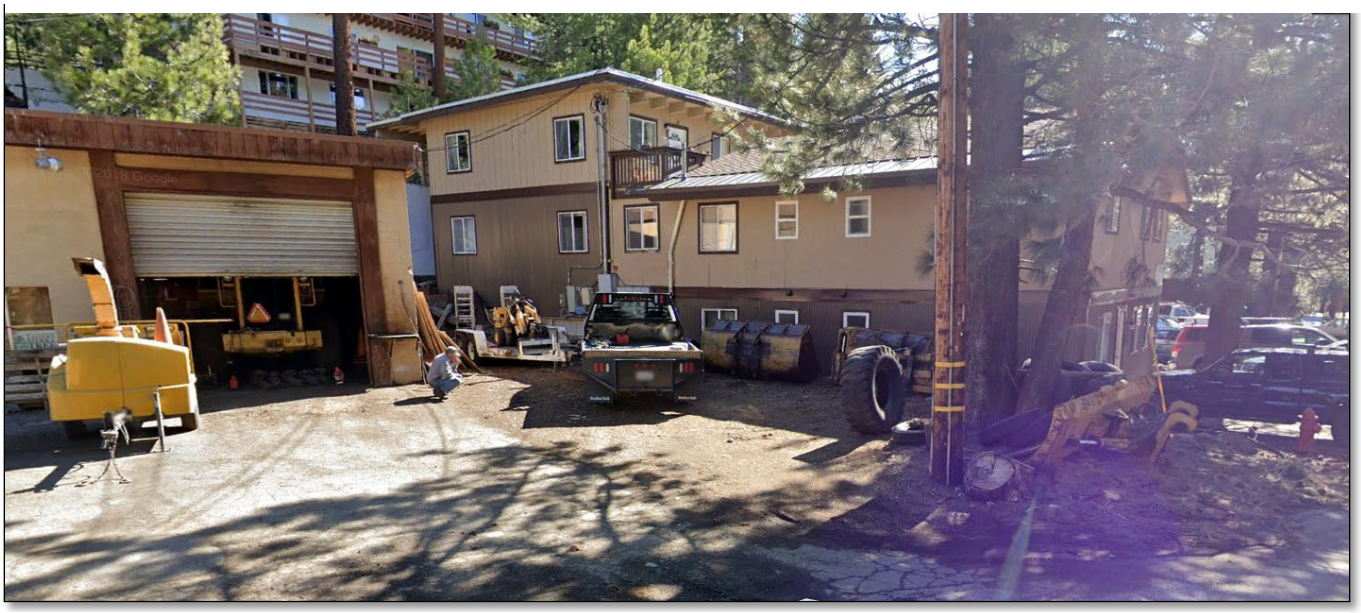
PROJECT SITE – SOUTH/WEST CORNER LOOKING EAST



EXISTING PEDESTRIAN LINKAGE (PEDESTRIAN EASEMENT) TO THE VILLAGE THROUGH THE BERNER STREET PARKING LOT



PROJECT SITE EXISTING DEVELOPMENT LOOKING NORTH FROM BERNER STREET



CURRENT INDUSTRIAL USE ON THE PROJECT SITE AND ADJACENT PROPERTY TO THE EAST- KITZBUHEL APARTMENTS



ADJACENT PROPERTY TO THE EAST- KITZBUHEL APARTMENTS

The property is bounded by Forest Trail on the north side, Berner Street to the south and west, and two Specialty Lodging zoned parcels along the east property line. The two adjacent SL-zoned parcels are developed with the Innsbruck Lodge and the Kitzbuhel Apartments. The area north of the site, across Forest Trail, is the Town-owned Community Center property developed with tennis courts and surface parking. The Berner Street surface parking lot is located on three separate parcels to the west of the site across Berner Street. Properties located south of the site across Berner Street include three Resort General RG-zoned parcels including one vacant parcel and two developed with single-family homes. **Table 2** further describes the surrounding land uses and zoning.

Table 2: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	NVSP (PQP Zone)	Town of Mammoth Lakes Community Center, tennis courts and surface parking	Public/Quasi Public Zone
South	NVSP (RG Zone)	0.83-acre vacant parcel and a 1.3-acre parcel developed with a single-family residence	Owners of both parcels are associated with the ownership for Alpenhof Lodge
East	NVSP (SL Zone)	Lodging and Apartment Uses (Innsbruck Lodge and Kitzbuhel Apartments)	Both properties are perimeter sites within the NVSP
West	NVSP (PR Zone)	Surface Parking Lot with Pedestrian Easement	Future Resort Condominium Hotel development is anticipated for this site

*NVSP = North Village Specific Plan, PQP = Public/Quasi Public, RG = Resort General, SL = Specialty Lodging, PR = Plaza Resort

Site Zoning

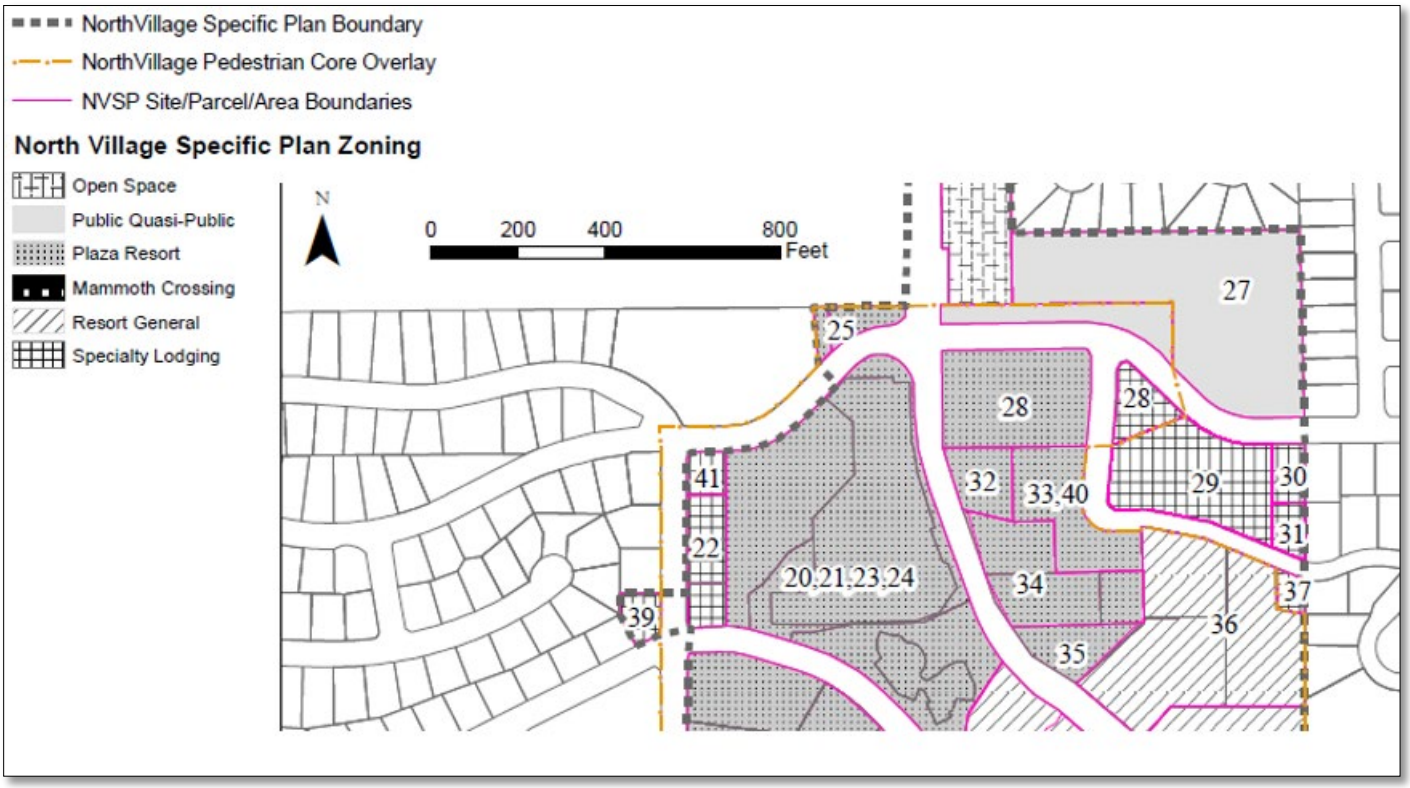
The project site is zoned Specialty Lodging (SL) within the North Village Specific Plan (NVSP). The NVSP document describes its relationship to the Town's regulatory documents as follows, "*The primary purpose of the North Village Specific Plan is to provide new land use guidelines and development standards for the North Village area which will enable the development of a cohesive, pedestrian-oriented resort activity node, with supporting facilities, to create a year-round focus for visitor activity in the Town of Mammoth Lakes (pg.3 NVSP)*."

The Specialty Lodging zone is also, "*designated for parcels located on the periphery of the North Village Specific Plan area which are physically separated by topography and integrated access from the Pedestrian Core Overlay area. Often these parcels are adjacent to existing residential developments zoned RMF-2 or RSF. Although some flexibility through the use permit process if provided, this designation promotes land uses such as lodges, bed and breakfast establishments, resort condominiums, European-style inns, employee housing, various residential uses, and public facilities* (Pg.15 NVSP)."

Specialty Lodging (SL) district land use objectives (Pg. 18 NVSP):

- To provide a transition between North Village's resort orientation and surrounding residential development
- To provide for special lodging opportunities which may not be available within the commercial orientation of the PR and RG districts in North Village

- To encourage development of employee housing and supporting residential facilities
- To lower development intensities for parcels located away from the Plaza Resort district and avoid future strip commercial development patterns



The proposed project is classified as condominium hotel use, which is permitted in the Specialty Lodging zone subject to Design Review, Use Permit and Subdivision map approval (pg. 47 NVSP).

The NVSP regulates project density by zoning district, and measures density in rooms, where a "room" equates to one hotel room or one bedroom, loft, or sleeping area in residential uses. The permitted density within the SL zone is 48 rooms per acre. The subject property is 2.1 acres in size, which allows a maximum density of 101 rooms. The project is consistent with the permitted density for the site because 101 condominium hotel rooms are proposed and all hotel amenities are oriented to guests of the hotel, which exempts those areas from being included in the project density calculation.

General Plan

The General Plan Land Use Designation "North Village Specific Plan" applies to all properties included within the NVSP. The General Plan describes this land use designation as a "*designation intended to create a visitor-oriented entertainment retail and lodging district anchored by a pedestrian plaza and a gondola connection to Mammoth Mountain Ski Area. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development projects will provide a wide range of amenities and services that enhance the visitor experience. Maximum overall density is 3,404 rooms and 135,000 square feet of commercial. The specific allocation of density, location of uses, and development standards are contained in the Specific Plan.*"

The General Plan Vision Statements and specific goals, policies, and actions with which the proposed project is consistent are described in **Table 3:**

Table 3: General Plan Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
"Sustainability and continuity of our unique relationship with the natural environment."	The project is located on a site that is partially developed with existing uses and is surrounded by other urban uses including an apartment building, a boutique lodge, a surface parking lot, and community facilities. The footprint of the proposed hotel utilizes the previously developed areas of the site and preserves most of the undisturbed area of the property, which is forested and features steep topography. The proposed building height is consistent with what is permitted by the NVSP and is consistent with the average height of trees in the vicinity. Therefore, the project does not dominate the natural setting and due to the topography of the site being at a lower elevation than areas north of the site, the project does not impact public views of the Sherwin's.
"Being a great place to live and work"	The project would provide new full-time jobs within the community and would re-develop the site consistent with the NVSP Specific Plan.
"Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors"	The project would provide a new condominium-hotel project with 101 units available for nightly rental, which provides (1) a place to stay for visitors, central to the numerous recreational opportunities in and around Mammoth Lakes; and (2) the project provides an outdoor seating area that creates a gathering space and increased pedestrian activity.
"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 proposed density is consistent with the density allowed by the General Plan and the North Village Specific Plan. The existing nonconforming uses on the site include industrial/light industrial land uses, which will be replaced with a more desirable land use to be in close proximity to existing residential units. The proposed development is consistent with the NVSP development standards and will activate the streetscape, improve pedestrian safety, and enhance the appearance of the site.
"Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a "village in the trees""	The project was reviewed by the Town's Advisory Design Panel (ADP) with the goal of providing design recommendations that would result in improved consistency with The Village design guidelines. The

	applicant team made a number of changes to the design of the project to address specific comments from the ADP and to incorporate materials and colors that are appropriate to the Eastern Sierra. Additionally, the building height for the project is consistent the average height of trees on the site and in the vicinity, which maintains the tree canopy as the dominant feature visible from off site.
"Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to the use of personal vehicles with a strong pedestrian emphasis."	The project proposes to enhance pedestrian connectivity by adding sidewalk along the south and west frontage of the property. the location of the project is within convenient proximity to the village, so the addition of a striped pedestrian crosswalk is likely to be added to highlight the connection to the pedestrian easement that leads to the signaled crosswalk on Minaret Road. Additionally, an existing public transit stop is located on Minaret Road within comfortable walking distance to the hotel.
Goal, Policy, or Action	**Explanation of Project Conformance with Goal, Policy, or Action**
E.1. Be a premier destination community in order to achieve a sustainable year-round economy.	The addition of a new recognized hotel brand close to North Village will help to achieve this goal by providing a new, modern hotel lodging option for visitors within walking distance of The Village core and other local attractions.
E.1.D *Encourage restaurants, retail, entertainment, lodging, and services.*	The project is a new condominium hotel use with amenities oriented to guests of the hotel, which include an indoor pool and jacuzzi, bar/lounge and dining area, outdoor patio with fire features, and a fitness center.
E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The proposed condominium hotel use provides a well-recognized flag hotel brand within The Village setting which will contribute to a greater variety of lodging options and capacity as a destination resort.
C.2. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.	The proposed project includes several improvements to the existing streetscape that will improve pedestrian safety and create attractive public spaces.
C.2.A *Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*	The proposed hotel improves pedestrian connectivity to The Village through the addition of new sidewalk along the south and west sides of the property. A pedestrian oriented, sheltered outdoor patio area is provided adjacent to the sidewalk, and while the space

	is oriented to guests of the hotel it provides a visible area with seating and fire features, which invites social interaction as a gathering space or small event space.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates building materials that create an aesthetic that combines the look of natural materials with a modern building form. The natural wood and stone textures are consistent with the Town's character and mountain setting.
C.2.F: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.	The project is an infill project that improves the visual appearance of the site while enhancing pedestrian access and safety.
C.3.D: Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	The project results in redevelopment of the subject site, which is currently developed with a multi-tenant, "strip commercial" building as well as industrial style storage units and uses. The proposed project will improve the appearance of the site and will replace the existing non-conforming uses with a lodging use that is more compatible with the adjacent residential apartment building and the nearby single-family residential neighborhood.

North Village Specific Plan Consistency

The project is consistent with all applicable zoning requirements of the North Village Specific Plan (NVSP) for the Specialty Lodging (SL) zone and parcels 28 and 29. Development within the SL zone is subject to the Specialty Lodging zone Development Standards found in the Development and Design Standards section of the NVSP (pg.32-57 NVSP). The project's conformance with the applicable design standards is described in greater detail in the Analysis of Key Issues. A summary and analysis of the project's conformance with applicable development standards is discussed in **Table 3**.

Table 3: Zoning Consistency

General Information			
General Plan: North Village Specific Plan (NVSP)		Specific Plan: North Village Specific Plan (NVSP) – Specialty Lodging (SL) District	
Zoning: North Village Specific Plan (NVSP)		Overlay Zone: NVSP Pedestrian Core Overlay (Parcel 28)	
Existing Land Use: Service uses, Restaurant, Light Industrial, Storage (multi-tenant site)		Permit(s) Required for Use: Tentative Tract Map (TTM), Use Permit (UPA), and Major Design Review (DR)	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Minimum Parcel Size (sf)	15,000 sf	91,877 sf	Yes

Building Area (sf/acre)	75,000 sf/acre maximum Max = 157,500 sq.ft.	66,367 sf/acre Total = 139,307 sq.ft.	Yes
Site Coverage	60% (55,126 sf allowed)	51% (46,665 sf proposed)	Yes
Snow Storage	Sufficient area or hauling required	All long-term parking is enclosed and a snowmelt system is proposed for the driveway, 4 check-in vehicle spaces, and both garage entryways	Yes
Density			
Rooms/Acre	48 rooms/acre	48 rooms/acre	Yes
Total Rooms	101 maximum	101	Yes
Commercial Density [1]	450 sf = 1 room	Exempted because all hotel amenities are oriented to hotel guests	Yes
Building Height [2]			
Permitted Height	40 feet	35 feet	Yes
Projected Height	50 feet	Not Utilized	N/A
Parking Garage	Maximum height of 20 feet	20 feet	Yes
Building Levels	1-4	4	Yes
Setbacks (east side)			
Side Yard – east side	10 feet	16 feet	Yes
Forest Trail Setbacks (north side) [3]			
Building Height 0-24 feet	Minimum of 10 feet required from EOP	N/A	Yes
Building Height: 25-34 feet	Minimum of 20 feet from EOP	33 feet 5 inches from property line and approx. 43 feet from EOP	Yes
Building Height: 25-54 feet	Minimum of 30 feet from EOP	30’ 5” from property line and approx. 40’ feet from	Yes

[1] Commercial or restaurant space within a hotel serving only the guests of that hotel are excluded from density calculations.

[2] When all or a portion of the building sits above a parking garage, building height shall be measured from the garage roof elevation at the perimeter of the building. Parking garages shall be no more than 20 feet above natural grade at any point (pg. 39 NVSP).

[3] Measured from the roadway i.e., edge of pavement (EOP)

		EOP	
Berner Street Setbacks (west side)			
Building Height: 0-24 feet	Minimum of 10 feet from EOP	10 feet from property line and approx. 20 feet from EOP for covered patio	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	N/A	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	16 feet from property line and approx. 26 feet from EOP	Yes
Berner Street Setbacks (south side)			
Building Height: 0-24 feet	Minimum of 10 feet from EOP	10 feet from property line and approx. 15 feet from EOP for porte-cochere	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	N/A	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	22 feet 10 inches from property line and approx. 28 feet from EOP	Yes
Parking			
Studio and 1-Bedroom Units (1.05 space/unit)	106	109[4]	Yes
Check-In spaces	3	4	Yes
Restaurant/Bar/Meeting Rooms/Accessory Recreation Amenity	Not required for hotel restaurants and amenities oriented to the guests of the hotel	N/A	Yes
TOTAL	109	113	Yes
Hotel guest access to a minimum of (10% of required parking)	11	106[5]	Yes
Delivery Parking	Required	Can be accommodated in pull through driveway on the east side of the porte-	Yes

[4] The 109 parking spaces does not include the four guest check-in spaces, as they are not intended for long-term parking.

[5] This number excludes the 5 ADA parking spaces provided because these spaces are not available to every guest.

		cochere	
Bus Parking	Required for transient uses per M.C. § 3.12.030.D – Where a facility books rooms with persons that utilize tour buses	1 tour bus parking/loading space with electrical hook-up	Yes
Bicycle Parking	20 spaces (0.2 bicycle parking spaces per hotel unit)	20 bicycle parking spaces are provided within the parking garage near the main vehicle entrance to level 1	Yes
Other			
Housing Mitigation: Consistent with the Town's current Housing Ordinance (M.C. §17.136). The applicant has indicated that the applicable in-lieu housing fee applicable to each unit will be paid at Building Permit issuance.			Yes

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required Findings pursuant to Municipal Code (MC) Chapter 17.68.050 to permit a subdivision of the project site for a new condominium hotel use.

The North Village Specific Plan requires use permit approval and subdivision map approval for condominium uses. Staff has determined that the required findings can be met for approval of a Use Permit pursuant to Section 17.68.050 (Use Permit Findings) of the Town of Mammoth Lakes Municipal Code. Staff's complete analysis of the required findings can be found in the project Resolution, included as **Attachment A**.

The proposed site layout and project design ensures that the proposed condominium hotel use, and the proposed project density is consistent with the anticipated density for the site, which 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 since applicable mitigation measures adopted with the Mitigation Monitoring and Reporting Program of the NVSP SPEIR have been incorporated into the Conditions of Approval for this project. The proposed development is designed to utilize the previously developed areas of the site and is compatible with the surrounding topography. The proposed development will preserve many of the native Jeffrey Pine trees that existing on the northern portion of the site. This existing stand of trees will maintain the forested feel of the site while softening the appearance of the rear of the hotel building from Forest Trail. All utilities are available, or can be extended, to adequately serve the proposed development.

KEY ISSUE #2: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?

MC Section 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.

The exterior colors and materials were originally submitted in a digital format for review by the Advisory Design Panel. Digital renderings along with the proposed colors and materials we provided with pictures, rather than physical samples due in part, because public meetings were being held virtually. Once the physical color and material board was received by Town staff on March 29th (shown below), staff determined that three of the proposed materials/colors did not reflect the same color or material that was reviewed digitally. These colors and materials should be modified to meet the intent of the North Village Design Guidelines and ADP recommendations. Staff suggests that the following conditions of approval be included to ensure the project design is consistent with the NVSP Design Standards and ADP recommendations:

- The "Award Blue" color proposed for the metal cladding material was changed from the color that was reviewed by ADP labeled Dunn Edwards "Black River Falls." The revised "Award Blue" color is a brilliant blue as opposed to a muted dark blue and shall be changed to match the darker shade of blue that was reviewed and well received by the ADP and staff. The final dark blue siding color shall be reviewed and approved by the Community and Economic Development Director prior to issuance of a building permit.
- The proposed cultured stone material shall be replaced with a natural stone material as recommended by the Advisory Design Panel. ADP strongly advises against using cultured stone and stated that the material is not suited to our local climate. The replacement stone material shall be reviewed and approved by the Community and Economic Development Director prior to issuance of a building permit.
- The proposed parking garage screening material shall be coated with a matte grey finish and shall feature the pattern illustrated on the project rendering for review and approval by the Community and Economic Development Director.
- The Revised renderings do not depict tapered ends for exposed wood beams and rafters. This tapered end detail shall be incorporated into the final plans for all visible ends of wood beams and rafters prior to Building Permit approval.

PHYSICAL COLOR AND MATERIALS BOARD



With incorporation of the recommended conditions of approval noted above, staff finds that the applicant has been successful in improving the design and functionality of the building and has met the overall intent of the Design Review criteria. Below is staff's analysis of the project's consistency with 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 building is situated within the previously developed areas of the site, with the hotel frontage oriented south/west towards Berner Street and desirable views looking towards the Sherwin range and Mammoth Mountain. The building orientation maximizes afternoon sun exposure to active pedestrian areas including the hotel entrance and the outdoor patio seating area. The design of the structure provides a modern aesthetic with a flat roof and parapet walls to screen roof top equipment. The hotel roof line features three embellished "towers" at the primary corners of the building. These roof structures are designed with an upward-sloping shed roof supported by substantial wood beams. The shed roof elements, include natural wood beams and rafters which add interesting structural details and warmth to the proposed color palette.

The site and building design have been reviewed for consistency with the North Village Design Guidelines and staff presented an analysis of the project to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and successfully improved the design and functionality of the building, as well as consistency with the North Village Design Guidelines.

Overall, the proposed building and site improvements combine in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and improves compatibility with neighboring land uses.

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

The proposed streetscape design includes a variety of site improvements including new pedestrian sidewalk added to the north side of Berner Street along the property frontage and the addition of semi-circular concrete pedestrian bench located at the southeast corner of the site adjacent to the sidewalk and porte-cochere. The project includes a pedestrian oriented outdoor patio seating area with fire features to create a gathering space that is visible from the street. And finally, the project will add a pedestrian crosswalk from the hotel property to the pedestrian easement that leads to The Village, as this will improve pedestrian safety as well as make the walking route to The Village easy to find.

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.

All long-term parking for the condominium hotel use is located in an understructure parking garage. The appearance of the parking garage is screened with landscaping as well as metal architectural screens to filter light from inside the garage and minimize the appearance of the garage and vehicles. By utilizing tucked-under parking the building footprint will fit within previously developed areas of the site and the forested northern portion of the site will be preserved.

The new landscaping proposed along Berner Street will soften the appearance of the hotel structure and provide a buffer to surrounding land uses while mitigating stormwater runoff and the urban heat island effect. The new pedestrian sidewalk will help to prevent conflicts between vehicles and pedestrians; and the modifications to the access drives will provide improved site access and predictable vehicle maneuvers. The addition of a crosswalk across Berner Street will help prevent conflicts between vehicles and pedestrians.

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.

While the current plan set does not provide detailed lighting specifications, Condition of Approval #17 included in the attached Resolution requires all exterior lighting to comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, to be verified prior to issuance of a certificate of occupancy. All lighting for the project will therefore be consistent with existing Municipal Code lighting requirements.

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 landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines. Many existing native pine trees will be preserved on the north side of the property which will screen the rear of the hotel structure from Forest Trail and several existing pines will be preserved around the perimeter of the property.

The Proposed landscaped materials include primarily native species that are appropriate to the local climate and achieve a natural aesthetic. The design achieves an effective landscape screen through layering of shrubs and ground covers with native tree species including aspen, drought tolerant choke cherry, and limber pine. Landscape materials are placed in combination with clusters of native boulders that provide structure and natural variation to the landscape. The landscape plan enhances the architectural features of the building, especially the natural wood color of the wood composite siding. A Landscape documentation package is required a Condition of Approval #30 to ensure the new landscape will comply with the Water Efficiency Landscape Ordinance (WELO).

In addition to the above criteria, the Municipal Code requires that a Design Review Application demonstrate consistency with the applicable standards and requirements of the Code, the General Plan and any applicable

specific plan or master plan, The Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site.

Consistency with The North Village Design Guidelines

Pursuant to the North Village Specific Plan Section , 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 sufficiently address those elements of the Town Design Guidelines that are applicable to this project, and that staff's analysis of the design review criteria above also effectively describes the project's consistency with the Town Design Guidelines.

KEY ISSUE #3: Is the proposed project consistent 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 condominium 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 condominium 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 21-003 is included in **Attachment C**.

KEY ISSUE #4: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

As part of the approval of the 1999 NVSP Amendment, the Town Council reviewed and certified the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment (1999 SPEIR) (State Clearing House SCH#99-092082). The 1999 SPEIR analyzed the potential impacts of developing the entire NVSP area with the maximum density/intensity permitted under the NVSP development standards, as amended by the 1999 NVSP Amendment. That amendment involved modifications to circulation and parking, height limitations, development opportunities, and setbacks, and included a majority of the development standards and uses that are currently applicable. The 1999 SPEIR found that all impacts, with the exception of Air Quality, would be less than significant through compliance with existing standards and regulations and through the incorporation of the mitigation measures (modified as necessary) imposed under the 1991 EIR and 1994 EIR Addendum. The 1999 SPEIR concluded that impacts to Air Quality would be significant and unavoidable and that the project would contribute on some level to the ongoing violation of the state and federal PM_{10} standards.[6]

The Residence Inn boutique hotel project was found to be in conformance with the existing 1999 SPEIR because the proposed project is consistent with all applicable development standards of the NVSP and is within the scope and intensity of the development that was intended for the site and analyzed in the 1999 SPEIR. The potential environmental impacts of the proposed project were found to have been adequately covered in the 1999 SPEIR and no new or increased environmental impacts are expected to occur as a result of the project, and

[6] The Town was re-designated by the United State Environmental Protection Agency (EPA) as "in attainment" for the federal air quality standard for particulate matter less than 10 microns (PM_{10}) in November 2016.

therefore, no new environmental compliance document is required, pursuant to CEQA Guidelines §15168[c][2]. The CEQA Guidelines §15168[c][2] state that a new environmental compliance document is not required when a project will not result in any new environmental effects that were not previously analyzed in a certified Program EIR and none of the criteria outlined in CEQA Guidelines §15162 for when a new subsequent environmental compliance document is required have occurred. The applicable mitigation measures from the 1999 SPEIR have been included as conditions of approval within the project resolution (**Attachment A**). Under CEQA, application of mitigation measures adopted in a prior Program EIR can be applied to subsequent projects without necessitating recirculation of a new environmental document. Pursuant to CEQA Guidelines §15168, a report outlining the evaluation of the site and activity and the subsequent determination that the environmental effects were previously covered in a Program EIR was prepared to demonstrate that no new impacts could occur, or no new mitigation measures would be required as a result of the project (**Attachment B**).

Agency/Public Comments

The application was routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD) as part of the Planning Services Review process, and comments received were forwarded to the applicant team. The application was re-routed to the same agencies for the entitlement application and no additional comments were received.

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 21 property owners were notified.

On March 18, 2022, staff received a request from community member, Kristy Williams, to meet with interested residents of the single-family residential neighborhood located east of the project site. Public Works and Planning staff, Amy Callanan and Kim Cooke, met with Kristy Williams, Nicole Godoy and Lara Walker at the site on March 22nd. The site visit discussion was focused on concerns regarding existing traffic and circulation issues affecting the residential neighborhood, and concern that the issues could be exacerbated by the Residence Inn hotel project. Comments received during the site visit are summarized below:

1. Navigation systems often direct drivers to take the shortest route to Main Street via Alpine Circle, which leads drivers through the residential neighborhood and sometimes drivers are surprised by the seasonal road closure/snow berm at the end of the southern half of Alpine Circle. The property owners stated that this is frustrating for people unfamiliar with the road and it results in people using private driveways to turn around and drivers frequently get their cars stuck in the steep roadway.
2. The residents requested the existing “Not a through street” sign located near the Berner Street intersection with Alpine Circle, to be relocated to the opposite side of the street so that it would be readily visible to drivers before they make that right turn. The request is intended to make the sign more visible and prevent people from committing to the right turn. The residents also requested the flashing lights on the sign be removed because the lights are visible from bedroom windows at night.
3. The intersection of Alpine Drive and Berner Street has low visibility in the winter due to the height of snow berms which can make it hard to see the stop sign. The residents stated that the intersection is already difficult to navigate in winter because the road is steep, so additional traffic that is unfamiliar with the roadway would most likely result in a greater number of vehicle conflicts.
4. The residents requested the Town consider implementing traffic mitigation measures such as making Berner Street a one-way street with traffic permitted to move west, not east, or consider creating a cul-de-sac terminating Berner Street at the intersection with Alpine Circle.
5. A general comment from the group was that the traffic has increased since the new entrance to the Berner Street surface parking lot was created.

6. Kristy Williams commented that the traffic and circulation mitigation measures included in the NVSP do not address the street system east of the project site including the Berner Street / Alpine Circle intersection.

During the site visit Amy Callanan, Engineering Manager, responded to some of the concerns that were raised, and confirmed that the Public Works Department could relocate the "not a through street" sign for better visibility and that the flashing lights could be removed. Ms. Callanan also stated that conditions of approval for the project will be included, such as requiring "right turn only" signs to be located at the vehicle exits from the property, to deter cut through traffic on residential streets east of the site (Condition of Approval #119 and 120).

Staff received a comment letter on April 1, 2022, representing consolidated comments from 12 households within the single-family residential neighborhood east of the project. The comment letter requests the Town implement additional traffic mitigation measures as mentioned in the North Village Specific Plan (Pg. 69 and 72) to address increased traffic on residential streets east of the project site. (**Attachment F**).

In addition, and independently of this project, the Public Works Department will evaluate the need and appropriateness of maintaining the seasonal snow-berm closure on Alpine Circle, in an effort to alleviate existing traffic concerns.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map #TTM 21-003, Use Permit #UPA 21-002, and Major Design Review #DR 19-003 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution
Attachment B: CEQA Conformance Review Report
Attachment C: Project Plans dated March 25, 2022
Attachment D: 1-7-22 ADP Meeting Minutes and Staff Report
Attachment E: Agreement for Voluntary Recission of (VTTM) 09-001 and (UPA) 09-001
Attachment F: Public Comments

Doc # 2022004817

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Date: 12/21/2022 02:02P

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 2022-09

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE TRACT MAP 21-003, USE PERMIT 21-004, AND DESIGN REVIEW 21-004, TO ALLOW THE RESIDENCE INN BOUTIQUE HOTEL BY MARRIOTT PROJECT LOCATED AT 94 AND 150 BERNER STREET (APN: 039-030-014-000 and 033-041-011-000)

WHEREAS, a request for consideration of a Tentative Tract Map, Use Permit, and Major Design Review application was filed by Greens Berner Street, LLC, to allow the Residence Inn boutique hotel by Marriott project, a condominium-hotel development with 101 condominium hotel rooms, in accordance with the North Village Specific Plan and Chapters 17.68 (Use Permits) and 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located within the Specialty Lodging (SL) zone of the North Village Specific Plan (NVSP) area at 150 and 94 Berner Street; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on April 13, 2022, at which time all those desiring to be heard were heard; and

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

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, State Subdivision Map Act, North Village Specific Plan, Municipal Code, North Village Design Guidelines, Subdivision Ordinance, 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 21-003 Sheets T1 – T7, dated March 4, 2022;
    b. Project Plan Sheets A.1, A1.1, A1.2, A.3 through A15, dated March 23, 2022
    c. Preliminary Landscape Plan, dated July 8, 2021; and
    d. Color and Materials Board, dated received by the Town of Mammoth Lakes March 29, 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.**

On November 15, 2000, the Town Council certified the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082). The 1999 SPEIR reviewed the existing conditions and conclusions of the original 1991 EIR and 1994 EIR Addendum, analyzed potential environmental impacts associated with the 1999 North Village Specific Plan (NVSP) Amendment in comparison to the previous environmental documentation, and identified mitigation measures to reduce potentially significant impacts. The 1999 SPEIR analyzed the potential impacts of developing the entire NVSP area with the maximum intensity permitted under the NVSP development standards. That amendment involved modifications to circulation and parking, height limitations, development opportunities, and setbacks and included the majority of the development standards and uses that are currently applicable. The 1999 SPEIR found that all impacts, with the exception of Air Quality, would be less than significant through compliance with existing standards and regulations and through the incorporation of the mitigation measures (modified as necessary) imposed under the 1991 EIR and 1994 EIR Addendum. The 1999 SPEIR concluded that impacts to Air Quality would be significant and unavoidable and that the project would contribute on some level to the ongoing violation of the state and federal PM10 standards.[1]

The proposed Residence Inn boutique hotel by Marriott project is consistent with all applicable development standards of the NVSP, is consistent with the scope and intensity of development analyzed for the site in the 1999 SPEIR, and will not result in any new environmental effects that were not previously analyzed in the certified 1999 SPEIR (SCH #99-092082). Pursuant to CEQA Guidelines §15168[c][2], when a project will not result in any new environmental effects that were not previously analyzed in a certified Program EIR, no new environmental compliance document is required since the scope and intensity of the project was fully covered by the 1999 SPEIR and none of the criteria outlined in CEQA Guidelines §15162, has occurred, as discussed below:

a. There are no substantial changes to the project from what was analyzed in the 1999 SPEIR that will require revisions to the previous EIR, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur. The project is consistent with all applicable NVSP development standards for the Specialty Lodging (SL) zone, including, but not limited to, density, site coverage, building area, building height, setbacks, and parking, and the 1999 SPEIR found that the potential impacts from a project at this site that conforms to all of the development standards would result in less than significant impacts with the incorporation of the mitigation measures imposed under the 1999 EIR and 1994 EIR Addendum.

b. There are no substantial changes with respect to the circumstances under which the project is being undertaken that will require major revisions to the previous EIR since the project site remains in a similar condition as it was when it was originally analyzed in the 1999 SPEIR and the project, as proposed, is consistent with what was analyzed in the 1999 SPEIR for the site. Additionally, no changes or amendments to the 1999 SPEIR with

[1] The Town was re-designated by the United States Environmental Protection Agency (EPA) as "in attainment" for the federal air quality standard for particulate matter less than 10 microns (PM_{10}).

respect to the project site have occurred. Therefore, since the circumstances under which the project is being undertaken remain unchanged, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects are anticipated to occur.

c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, to show that:

(1) The project will have one or more significant effects not previously discussed in the EIR since, as described in the Residence Inn CEQA Conformance Documentation, no changes have occurred with respect to the intensity of the development that was previously analyzed in the 1999 SPEIR and all potential environmental effects were found to be adequately analyzed in the 1999 SPEIR;

(2) Significant effects previously examined will be substantially more severe than shown in the previous EIR. As discussed in the Residence Inn CEQA Conformance Documentation, only impacts with regard to Air Quality were found to be significant in the previously certified 1999 SPEIR, and the potential impacts with regard to Air Quality from the proposed project were found to have been covered in the 1999 SPEIR since the project is within the scope of development that was intended for the project site;

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. The mitigation measures in the 1999 SPEIR reduce all potential impacts to a less than significant level, with the exception of impacts related to Air Quality, which were found to be significant due to ongoing region-wide violations of the State and Federal PM10 standards and no mitigation measure or alternative would adequately reduce that impact to a less than significant level, and therefore, there are no additional mitigation measures or alternatives that would be feasible that would reduce one or more significant effects of the project; and

(4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The mitigation measures in the 1999 SPEIR reduce all potentially significant impacts to a less than significant level, with the exception of impacts related to Air Quality, which were found to be significant due to ongoing region-wide violations of the State and Federal PM10 standards and no mitigation measure or alternative would adequately reduce that impact to a less than significant level. Therefore, there are no other mitigation measures or alternatives from those analyzed in the 1999 SPEIR which would reduce one or more significant effects on the environment.

Therefore, since none of the criteria in CEQA Guidelines §15162 apply, and the scope and intensity of the project was fully covered by the 1999 SPEIR, no new environmental compliance document is required pursuant to CEQA Guidelines §15168[c][2]. The applicable mitigation measures from the 1999 SPEIR remain applicable and are included as conditions of approval for the project.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR USE PERMIT (Municipal Code Section 17.68.050)

1. The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with the North Village Specific Plan;

The proposed condominium hotel use is consistent with the 2007 General Plan in that the North Village Specific Plan Land Use Designation is described in the General Plan as a designation intended to create a visitor-oriented entertainment, retail and, lodging district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail, and other services. The General Plan states that the specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

In addition to being consistent with the applicable land use designation, General Plan policies with which the project is consistent include, but are not limited to the following:

Economy Element

- Policy E.1.D, "*Encourage restaurants, retail, entertainment, lodging, and services.*" The project is a new condominium hotel use with amenities oriented to guests of the hotel, which include an indoor pool and jacuzzi, bar/lounge and dining area, outdoor patio with fire features, and a fitness center.
- Policy E.3.C, "*Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.*" The proposed condominium hotel is a well-recognized Residence Inn by Marriott flag hotel conveniently located within walking distance to The Village. The hotel increases lodging capacity and thereby contributes to destination resort visitation.

Community Design

- Policy C.2.A, "*Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*" The proposed hotel improves pedestrian connectivity to The Village through the addition of new sidewalk along the south and west sides of the property. A pedestrian oriented, sheltered outdoor patio area is provided adjacent to the sidewalk, and while the space is oriented to guests of the hotel it provides a visible area with seating and fire features, which invites social interaction as a gathering space or small event space.
- Policy C.2.F, "*Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.*" The project results in redevelopment of the subject site, which is currently developed with a multi-tenant, "strip commercial" building as well as industrial style storage units and uses. The proposed project will improve the appearance of the site and will replace the existing non-conforming uses with a lodging use that is more compatible with the adjacent residential apartment building and the nearby single-family residential neighborhood.

The North Village Specific Plan (NVSP) is the regulating document for allowable land use and development standards applicable to the site rather than Title 17 (Zoning Code). The proposed project is consistent with the land use objectives and development standards specified in the NVSP for the SL zone because the project adheres to the relatively lower permitted density and building height applicable to the SL zone, which provides a transition between North Village's resort orientation and the surrounding residential development.

The project would remove the existing strip commercial and light industrial buildings from the site which would improve the appearance of the property and provide the type of development intended for the North Village Specific Plan area.

The condominium hotel use will increase lodging capacity within close proximity to The Village core, where lodging uses are encouraged and anticipated. The project provides a lodging type that is family oriented in that the rooms include small kitchens and living areas. At the same time the project provided the traditional hotel lobby, and numerous amenities including, a bar/lounge and dining area, outdoor patio seating, a fitness center, indoor pool and jacuzzi, and fourth floor viewing balcony with seating and a fire feature.

The proposed project is also consistent with the North Village Specific Plan (NVSP) because the project conforms to the applicable NVSP development standards, including, but not limited to, permitted uses, density, building area, site coverage, snow storage, building height, setbacks, and parking.

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 proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity because the project is consistent with the intended uses for the site as specified in the North Village Specific Plan (NVSP), Specialty Lodging (SL) zoning designation, and the project complies with the development standards as specified in the NVSP for the subject site and evaluated in the 1999 SPEIR.

Construction of the proposed project is required to comply with the conditions of approval for the project, which include applicable mitigation measures that were included in the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082). The proposed development is designed to utilize the previously developed or disturbed areas of the site which enables preservation of a majority of existing forested areas on the north side of the property. Site improvements that benefit the surrounding developments and residential areas include new sidewalk along the south and west property frontages, creation of a pedestrian crosswalk at the southwest corner of the site and undergrounding electrical utilities within the project area.

3. **The Commission shall make such other findings as deemed necessary to support approval or denial of the proposed use.**

The proposed site is adequate in size and shape and has adequate access for the proposed use because it is able to accommodate a building that is consistent with all of the development standards of the North Village Specific Plan including adequate

understructure parking for the proposed use. The site will be improved to accommodate year-round emergency vehicle access and to accommodate adequate access and width for anticipated traffic to the developed site. The proposed structure and site improvements combine together in an attractive and visually cohesive manner that results in improved compatibility among neighboring uses.

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 Mammoth Lakes Zoning Code because the subject property is zoned North Village Specific Plan (NVSP), and the specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

   The proposed project is consistent with the NVSP because the project conforms to all applicable development standards for the Specialty Lodging zone of the NVSP including, but not limited to, allowable land uses, density, building area, site coverage, building height, setbacks, parking and snow storage, and design. Additionally, affirmative findings for approval of the project have been made as required by the Municipal Code, for both a Use Permit and Design Review application.

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 North Village Specific Plan (NVSP), and because the proposed condominium hotel is a permitted land use within the Specialty Lodging (SL) zone of the NVSP, and the proposed density is consistent with the maximum allowable density permitted for sites within the SL zone.

   The project would implement the goals and objectives of the North Village Specific Plan (NVSP) and the North Village District (*General Plan Neighborhood and District Character Element*) by providing a condominium-hotel use that would result in increased lodging capacity within the North Village which supports visitation as a resort destination, and provides amenities oriented to guests of the hotel as well as improved pedestrian connectivity through the addition of sidewalk along the south and west property frontages and a sheltered outdoor patio area with seating and fire features that invites social gathering and activity.

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

   The project is located within the North Village Specific Plan Area (NVSP), so it is subject to the North Village Design Guidelines rather than the Town of Mammoth Lakes Design Guidelines. The project is consistent with the North Village Design Guidelines because: (1) the site design takes advantage of the topography of the site in that the development utilizes the relatively level footprint of the existing developed and disturbed areas of the property, and avoids disturbing the undeveloped, forested areas of the site; (2) the proposed structure is sited to fit within the lower elevations of the property along Berner Street, which minimizes impacts to surrounding properties and maintains a natural buffer of native Jeffrey Pine trees along Forest Trail. The site design enables the development to be nestled into the site rather than dominating the skyline and view to the Sherwin's from Forest Trail; (3) the design of the hotel structure maximizes sun exposure onto sidewalk and pedestrian pathways leading to the Hotel entrance, as well as the outdoor patio area on the west side of the hotel.; (4) the roofline

of the hotel provides variation through varied wall heights and wall offsets. A parapet wall serves to screen roof-mounted equipment and the flat roof surface and incorporates a cornice that extends over the building wall to add depth to simple roof form. Three primary corners of the L-shaped building feature an embellished upward-sloping roof element supported by substantial wood beam details indicative of mountain town architecture; (5) the mass of the buildings are broken up through building offsets and changes in siding material and color, as well through the placement of recessed and extended balconies; (6) the base of the building is scaled to the pedestrian form through the use of stone siding material and storefront windows that define the first level of the hotel with pedestrian activity focused around the hotel entrance, lobby, and at the outdoor patio seating area located adjacent to the sidewalk on the west side of the hotel entrance. (7) the materials and colors are appropriate to The Village setting since they are primarily warm earth-tone colors and materials such as the stone and composite wood siding. The design incorporates accent colors and materials that are more contemporary such as the dark blue metal panel siding material used as an accent color and material and a grey metal panel siding and decorative grey metal screen material intended to filter lights from the parking garage and minimize the appearance of the parking garage; and (8) the landscape design proposes the use of native plants and trees that are appropriate to local climate and layers the different height of plant materials and natural boulders to create density within the landscape and to provide effective screening and softening at the edges of the hotel structure. Additional pedestrian-oriented elements are included in the landscape design including the semicircular concrete bench seating located along the sidewalk in front of the porte-cochere.

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 building is situated within the previously developed areas of the site, with the hotel frontage oriented south/west towards Berner Street and towards desirable views of the Sherwin range and Mammoth Mountain. The building orientation maximizes afternoon sun exposure to active pedestrian areas including the hotel entrance and the outdoor patio seating area. The design of the structure provides a modern aesthetic with a flat roof and parapet walls to screen roof top equipment. The hotel roof line features three embellished "towers" at the primary corners of the building. These roof structures are designed with an upward-sloping shed roof supported by substantial wood beams. The shed roof elements, include natural wood struts, beams, and rafters which add interesting structural details and warmth to the proposed color palette.

   The site and building design have been reviewed for consistency with the North Village Design Guidelines and staff presented an analysis of the project to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and successfully

improved the design and functionality of the building, as well as consistency with the North Village Design Guidelines.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the desired character of a mountain resort community, encourages increased pedestrian activity, and improves compatibility with neighboring land uses.

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

The proposed streetscape design includes a variety of site improvements such as new pedestrian sidewalk added to the north side of Berner Street along the south and west property frontage, and the addition of a semi-circular concrete pedestrian bench located at the southeast corner of the site adjacent to the sidewalk and porte-cochere. The project includes a pedestrian oriented outdoor patio seating area with fire features to create a gathering space that is visible from the street. And finally, the project will add a pedestrian crosswalk from the hotel property to the pedestrian easement that leads to The Village, as this will improve pedestrian safety as well as make the walking route to The Village easy to locate.

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.

All long-term parking for the condominium hotel use is located is an understructure parking garage. The appearance of the parking garage is screened with landscaping as well as metal architectural screens to filter light from inside the parking garage and minimize the appearance of the garage and vehicles. By utilizing tucked-under parking the building footprint will fit within previously developed areas of the site and the forested northern portion of the site will be preserved.

The new landscaping proposed along Berner Street will soften the appearance of the hotel structure and provide a buffer to surrounding land uses while mitigating stormwater runoff and the urban heat island effect. The new pedestrian sidewalk will help to prevent conflicts between vehicles and pedestrians; and the modifications to the access drives will provide improved site access and predictable vehicle maneuvers. The addition of a crosswalk across Berner Street will further help prevent conflicts between vehicles and pedestrians.

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.

While the current plan set does not provide detailed lighting specifications, Condition of Approval #17 included in the attached Resolution requires all exterior lighting to comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, to be verified prior to issuance of a certificate of occupancy. All lighting for the project will therefore be consistent with existing Municipal Code lighting requirements.

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 landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines. Many existing native pine trees will be preserved on the north side of the property which will screen the rear of the hotel structure from Forest Trail and several existing Jeffrey pines will be preserved around the perimeter of the property.

The Proposed landscaped materials include primarily native species that are appropriate to the local climate and achieve a natural aesthetic. The design achieves an effective screen through layering of shrubs and ground covers with native tree species including aspen, drought tolerant choke cherry, and limber pine. Landscape materials are placed in combination with clusters of native boulders that provide structure and natural variation to the landscape. The landscape plan enhances the architectural features of the building, especially the natural wood color of the wood composite siding. A Landscape documentation package is required a Condition of Approval #30 to ensure the new landscape will comply with the Water Efficiency Landscape Ordinance (WELO).

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 vesting tentative tract map and use permit as described in this Resolution and the associated staff report.

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 applicable 2007 General Plan and the North Village Specific Plan (NVSP) because the proposed condominium hotel use is a permitted use in the Specialty Lodging (SL) zone of the North Village Specific Plan and is consistent with intended uses described in the General Plan Land Use description for the NVSP. The General Plan land use description for the NVSP states that the designation is intended to create a visitor-oriented entertainment, retail, and lodging district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail and services.

The proposed map would subdivide the proposed condominium hotel use into 101 condominium hotel rooms, consistent with the permitted density of up to 48 rooms per acre applicable to the SL zoning designation. The project is also consistent with all of the applicable development standards prescribed by the NVSP, including, but not limited to, building area, site coverage, snow storage, building height, setbacks, and parking.

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 and the North Village Specific Plan because the NVSP establishes minimum parcel size for the creation of new parcels within the NVSP and allows for alternative parcel sizes to be established for condominium uses in accordance with the

proposed development, and subject to the approval of a subdivision map and use permit. The project complies with all other applicable development standards applicable to the Specialty Lodging zone of the North Village Specific Plan.

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

The proposed site design utilizes the previously developed portions of the site which are large enough to accommodate most of the proposed hotel structure. The project

d. 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 2.1 acres in size and condominium hotel uses are an allowable land use in the SL zone. The proposed project density is consistent with the permitted density of 48 rooms per acre, with a total of 101 condominium hotel rooms proposed.

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 project is not located within an environmentally sensitive area and the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082) found all impacts to biological resources would be less than significant.

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 because required mitigation measures from the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082) are included as conditions of approval to reduce health-related impacts to a less than significant level, 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 for those individuals occupying and using the condominium hotel facilities.

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 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/or are required through the conditions of approval for the project. the property has access to Berner Street, which has adequate street alignment and width to serve the project. An easement will be granted to the public for use of the new sidewalk that will be located along the south and west property frontage.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that the previously certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082) adequately covered all potential environmental impacts of the Residence Inn boutique hotel by Marriott project and no new or increased environmental impacts are expected to occur as a result of the project, and therefore, no new environmental compliance document is required pursuant to CEQA Guidelines §15168[c][2]; and
2. Approves the Residence Inn boutique hotel by Marriott project consisting of Tentative Tract Map 21-003, Use Permit 21-004, and Major Design Review 21-004 subject to the following conditions:

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

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

AYES: **BURROWS, ECKERT, KENNEDY**

NAYS:

ABSENT:

ABSTAIN: **CHANG, VANDERHURST**

ATTEST:

Sandra Moberly

Sandra Moberly,
Community and Economic Development Director

Jennifer Burrows

Jennifer Burrows,
Vice 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.

OWNER/APPLICANT:

I, Ashutosh Kadakia, CFO of Greens Berner Street, LLC, am the property owner and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Ashutosh Kadakia
CFO, Greens Berner Street, LLC
(Notary Required)

Date: 9/30/22

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~~ ORANGE

On 9/30/2022 before me, Cheryl A. Bokano, Notary Public
personally appeared Ashutosh Sharad Kadakia
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.

Cheryl A. Bokano
Signature of Notary

CHERYL A. BOKANO
Notary Public - California
Orange County
Commission # 2261140
My Comm. Expires Nov 1, 2022

EXHIBIT "A"
Resolution No. PEDC 2022-09
Case No. TTM 21-003, UPA 22-004, DR 22-004
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the Residence Inn boutique hotel by Marriott project, a 101-room condominium hotel with two levels of understructure parking for a minimum of 109 vehicle spaces, and amenities oriented to guests of the hotel. The guest amenities include a bar/lounge and dining area, outdoor patio with seating, an indoor pool, jacuzzi, fitness center, and a fourth floor covered viewing balcony with seating. The hotel rooms will be subdivided so that they may be sold individually as whole ownership units. The project design shall substantially conform with Project Plan Sheets A.1, A1.1, A1.2, A.3 through A15, dated March 23, 2022.
2. The approved site and building plans including: Tentative Tract Map 21-003 Sheets T1 – T7, dated March 4, 2022; Project Plan Sheets A.1, A1.1, A1.2, A.3 through A15, dated March 23, 2022; Preliminary Landscape Plan, dated July 8, 2021; and Color and Materials Board, March 29, 2022, as amended pursuant to these conditions of approval.
3. The following colors and materials shall be revised and approved by the Community and Economic Development Director prior to issuance of a building permit for the project:
    - The "Award Blue" color proposed for the metal cladding material shall be replaced to match the darker shade of blue that was reviewed and accepted by the ADP.
    - The proposed cultured stone material shall be replaced with a natural stone material as recommended by the Advisory Design Panel.
    - The proposed parking garage screening material shall be coated with a matte grey finish and shall feature the decorative pattern illustrated on the project rendering.
    - The Revised renderings do not depict tapered ends for exposed wood beams and rafters. This tapered end detail shall be incorporated into the final plans for all wood beams and rafters.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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 is prohibited, except as allowed through a temporary construction management plan approved by the Public Works Director.
9. 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.
10. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Pursuant to Government Code Section 66474.9 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.

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. 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.
19. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
20. Water and sewer improvements require a construction 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.
21. 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.
22. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
23. These 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.
24. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)

SPECIAL PLANNING CONDITIONS

25. The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendments. The applicable mitigation measures are included as conditions of project approval.
26. The Housing Mitigation requirements for this project shall be met through payment of the current applicable housing fee for residential uses in effect at the time of building permit submittal, unless an Alternate Housing Mitigation Plan (AHMP) in accordance with Municipal Code Chapter 17.136 is approved prior to building permit submittal. If an AHMP is proposed, it shall be reviewed by the Community and Economic Development Department prior to consideration of the AHMP by the Planning and Economic Development Commission. If the applicant requests that the AHMP be considered separately from the approval for the associated project, the applicant shall be responsible for payment of staff time at the Town's

established billing rates for the review and processing of the AHMP.

27. As required by the North Village Specific Plan (NVSP), the applicant shall comply with NVSP Housing Policy #3 that prohibits construction workers who reside outside of Mono or Inyo County to be housed in the RMF-1 zoning district. Documentation of the provision of housing for contractor employees shall be provided to the Town, upon request.
28. Since the project is proposed to be a condominium-hotel, the condominium-hotel floor plans and uses shall substantially conform with those shown in the plans approved by this Resolution, and shall meet the 'Hotel and Motel Requirements' described in Municipal Code §17.52.120.D.2. Evidence of compliance with the Hotel and Motel requirements shall be reviewed and approved by the Community and Economic Development Department prior to issuance of a certificate of occupancy. Project CC&Rs shall allow transient rentals and shall be reviewed and approved by the Community and Economic Development Department prior to approval of the final map.
29. The applicant shall submit Homeowner's Association CC&Rs for the maintenance and control of common area for review and approval by the Community and Economic Development Director prior to issuance of a Certificate of Occupancy.
30. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations), including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department prior to building permit issuance. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.

    Pursuant to the North Village Specific Plan, all trees greater than 12 inches dbh (diameter at breast height) that are required to be removed due to improvements, shall be replaced on a one-to-one basis either on-site or on an off-site approved by the Community and Economic Development Director. Trees recommended for removal based on health, overstock, etc. by a qualified professional are not required to be replaced. Trees used for revegetation and landscaping purposes shall be a minimum size of 2-inch caliper. Selective use of smaller native trees may be permitted. Shrubs used for revegetation and landscaping purposes shall be a minimum size of 2-gallon container category. If trees larger than 2-inch caliper are used, the total number of replacement trees may be reduced, subject to approval by the Community and Economic Development Director.
31. All retaining walls visible from off-site shall be natural stacked boulders, or made of split face block, faced with rock, or similarly treated to be compatible with the design of the project. (MC Section 17.36.040.C.)
32. Prior to issuance of a certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and installed/operational. Pursuant to Municipal Code §17.44.090.A,

the project shall provide bicycle parking at a minimum rate of 0.2 bicycle parking spaces per hotel unit for a minimum of 20 spaces (101 units x 0.2 = 20.2 spaces). Of those 20 spaces, 15% are required to be for short-term use (generally less than 8 hours) and 85% are required to be for long-term use (generally all day, overnight, or seasonally).

33. Pursuant to Mitigation Measure 5.3-3c from the 1999 SPEIR (see attached Mitigation Measures), the project shall use minimally reflective glass and all of the window glazing shall meet the performance standards of HP Sun II, or equivalent, low-e factory installed gray tinted glass in order to reduce reflectivity. All interior lights shall be "ambient" lighting with the fixtures directed upwards onto the walls and ceilings so as not to be directly visible through windows. Canned, recessed lights should not be visible through the windows from outside of the building or off-site.

34. Sign permits are required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines. The monument sign will require approval from the Planning and Economic Development Commission Design Committee. Depending on the number and sign of the signs, a Master Sign Program may be required. The Master Sign Program will require subsequent review from the Community and Economic Development Department and approval form the Planning and Economic Development Commission.

35. The exterior trash enclosure shown on the plans for the east side of the primary parking garage entrance shall be improved with a concrete slab and be constructed of materials and roofing compatible with that of the building and design that is architecturally compatible with the hotel structure. The enclosure shall be large enough to allow for the dumpster to be fully enclosed within the structure. All trash enclosures, receptacles, and food storage areas shall be animal resistant. A gated enclosure is strongly encouraged. The final location of the trash enclosure shall be reviewed and approved by the Town's Community and Economic Development Department and Public Works Department and Mammoth Disposal prior to building permit issuance.

36. All roof-mounted equipment shall be painted a dark color with matte finish.

37. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.

38. Snow rails shall be installed along the roof edge of the outdoor patio seating area on the west side of the structure.

39. Noise generated by the project shall meet the requirements of the Specific Plan and/or the Town's noise regulations, as applicable.

40. All of the condominium-hotel units within the project that will be rented on a transient / nightly basis are subject to the regulations of the Town's Quality of Life Ordinance (Municipal Code Chapter 5.40).

SPECIAL DISTRICT CONDITIONS

41. All requirements of the Mammoth Lakes Fire Protection District shall be met prior to issuance of grading or building permits, including, but not limited to, access roads, emergency access routes, private driveways, gates, fire hydrants, turnouts and turn-arounds, clear width for access, building access, vegetation management, fire-flow, water supply, fire suppression equipment, and fire sprinkler systems.
42. Prior to combustible materials being placed on-site, an all-weather access road shall be maintained or be constructed that serves all exterior portions of the structure to the satisfaction of MLFPD. During demolition and construction of the project, clear access shall be provided for fire apparatus and a reliable water supply shall be available at all times.
43. Access to and circulation through the project site for emergency vehicles shall comply with all Mammoth Lakes Fire Protection District and Town requirements. Access for emergency vehicles shall be provided to all areas of the site, including, but not limited to, the interior central common area. All circulation/access roadways, bridges, etc. shall be constructed to support the weight of emergency vehicles pursuant to the Mammoth Lakes Fire Protection District requirements.
44. The parking structure shall comply with all applicable building and fire codes, including, but not limited to, egress requirements and fire sprinkler requirements dependent on the use and occupancy classification of the parking garage.
45. Fire department connection's (FDC's) shall be provided in accordance with Mammoth Lakes Fire Protection District requirements. At a minimum, the FDC sites shall have a parking location outside of the roadway large enough for a large capacity fire engine and be located within 50-feet of a fire hydrant.
46. A fire control room with exterior access in the vicinity of the primary Fire Department Connection (FDC) shall be provided. The final location and size shall be determined in conjunction with the Mammoth Lakes Fire Protection District.
47. The Mammoth Lakes Fire Protection District reserves the right, at the owner's expense, to require the installation of a radio transceiver whenever a structure is constructed which inhibits standard portable two-way emergency radio communications.
48. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements.
49. 55. Roof access shall be in accordance with all Mammoth Lakes Fire Protection District requirements
50. Propane lines serving the project shall meet all fire and building code requirements and shall be equipped with a readily available 90-degree shut-off isolation valve on the exterior of the project and an excess flow valve designed into the system.
51. Pursuant to CA Senate Bill 7, water sub-meters shall be required for each individual condominium unit. This shall be shown on the plumbing plans and installation shall be verified by the Mammoth Community Water District prior to issuance of a certificate of occupancy.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

52. 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.
53. 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.
54. 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.
55. All new utility lines within, adjacent to, or serving the site shall be placed underground.
56. The site grading design and all building construction shall conform to State and Federal disabled access regulations.
57. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (CA-MUTCD).
58. 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.
59. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
60. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be a prevailing wage rates and the security shall include an additional 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

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

61. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
62. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
63. 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.
64. 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.

65. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.
66. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots, if any, require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.
67. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10. A street centerline monument well and monument shall be installed at the intersection of Berner Street and Forest Trail, and Berner Street and the easterly property boundary or on an appropriate offset.
68. 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.
69. 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).
70. 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.
71. 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.
72. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units
73. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
74. 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.

75. 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.
76. As required by the Town's Subdivision Ordinance Section 17.20.160 and Council Resolution 21-53, 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.
77. 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.

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

78. 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.
79. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
80. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
81. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
82. Construction of water and sewer improvements shall require water and sewer construction permits from the Mammoth Community Water District. Prior to work commencing for any and all water and sewer improvements, Applicant shall submit grading plans to the Town for review and approval, obtain a grading permit in accordance with the Municipal Code, and construct all mitigating measures and best management practices to prevent erosion and to protect existing trees.

83. 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.
84. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
85. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading on private property prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
86. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.
87. An engineered grading permit for the project shall not be issued unless one of the following has occurred:
    a. Submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete; or
    b. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration and/or stabilization of the site. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.
88. 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.
89. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.
90. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.
91. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.

92. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
93. 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.
94. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
95. 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.
96. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

97. Temporary and permanent erosion control plans shall be included with the grading, improvement, and building plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances or exemptions from the Lahontan District prior to any grading. All BMPs shall be shown on the erosion control plans. If the Town inspector determines that the BMPs in place are not adequate, then additional BMPs shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.
98. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.
99. 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 21-003, UPA 22-004, DR 22-004, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and 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." This note shall also be included within the construction staging and management plan.
100. Prior to combustible materials being placed on-site, an all-weather access road shall be identified or constructed serving all exterior portions of the structure to the satisfaction of MLFPD.
101. Existing Town streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction shall remain open for traffic at all times, with adequate detours and traffic control during actual construction.
102. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
103. All easements shall be shown on the grading and building permit plans.

104. A tree removal plan shall be approved prior to the issuance of a grading or building permit and any land disturbance. A pre-construction meeting shall be held on-site prior to any land disturbance to inspect clearing limit fencing. The applicant shall be responsible for obtaining the necessary Timber Harvest Permit, or exemption, prior to any tree removal.

105. 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.

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

106. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first building permit for the project. Evidence shall consist of the recording information of the final map.

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

107. 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.

108. 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.

109. The final condominium 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 condominium 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 condominium plans shall not occur prior to Town approval of the condominium plans. The condominium plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.

110. 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.

111. 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

112. Prior to issuance of a grading permit or building permit, applicant shall submit a snow removal/storage management plan for the hauling of snow 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. Pursuant to the North Village Specific Plan, the plan shall include provisions stating that snow and ice shall be removed daily and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement. This plan and provisions for maintenance of private driveways and drainage facilities shall be included in the CC&Rs prior to final map approval by Town staff.

113. Prior to or concurrent with the approval of final map by Town staff, Property Owner shall execute a non-exclusive easement agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for the purposes of sidewalk and snow storage, for a width of 10 feet adjacent to the southerly property line along Berner Street. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

114. The applicant shall construct public improvements consisting of sidewalk, curb, gutter, pedestrian ramps, storm drain and lighting improvements along Berner Street adjacent to the property, in conformance with Town Standards and acceptable to the Public Works Director. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work.

115. Prior to approval of the final map by Town Staff, applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

116. The Property Owner shall submit a petition to be annexed into the Town's Transit and Transportation Fee Community Facility District (CFD 2013-03), in consideration of: the Town's Vision Statement requiring a de-emphasis of the use of the automobile; occupancy and mode of travel expectations; and to mitigate the impacts of the project on air quality as required by CEQA. The annexation process shall be completed, and all fees associated with the annexation process paid by applicant, prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.

117. The Property Owner shall submit a petition to be removed from the North Village Benefit Assessment District, BAD 2002-2. The removal process shall be completed, and all fees associated with the removal process paid by applicant, prior to final map approval by staff.

118. The Property Owner shall submit a petition to form a North Village Community Facilities District (CFD), for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontage, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting. The formation process shall be completed, and all fees associated with the formation process paid by applicant, prior to final map approval by staff. The CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project. The Property Owner shall also enter into an agreement with the Town in which the Property Owner shall agree to waive their rights to vote in favor of the dissolution of the CFD. The agreement shall run with the land and shall be binding upon all future owners of the property.

119. In an effort to mitigate impacts of cut-through traffic through adjacent residential neighborhoods, prior to issuance of certificate of occupancy, Property Owner agrees that any promotional or informational materials referencing means of travel or directions to or from the project shall promote vehicular access via Minaret Road and Forest Trail (west of Berner Street) and shall deter access via Forest Trail (east of Berner Street), Berner Street (east of the project), Rusty Lane, Alpine Circle, and Mountain Boulevard.

120. In an effort to mitigate impacts of cut-through traffic through adjacent residential neighborhoods, prior to grading plan approval, applicant shall coordinate final driveway design and any appropriate signage (including "right turn only/no left turn" and "to Village/Main Street/Downtown"), to the satisfaction of the Public Works Department, to more clearly and/or physically direct traffic west/north on Berner Street towards Forest Trail and Minaret Road rather than east on Berner Street towards Alpine Circle, Rusty Lane, and Mountain Boulevard.

MITIGATION MEASURES FROM THE 1999 SPEIR

The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment (1999 SPEIR) including:

AESTHETICS

5.3-1a: To the maximum extent practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.

5.3-1b: Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code, Zoning, requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.

5.3-1c: Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

5.3-1d: The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.

5.3-1e: To the maximum extent practical, native trees and landscaping shall be concentrated around all structures located on the project site.

5.3-1f: Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.

5.3-1j: Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.

5.3-1k: Upon submittal of Final Development Plans to the Town for the development site, the applicant shall demonstrate that long-range views of the Sherwin Range are incorporated into the project design.

5.3-1m: The buffer for properties adjacent to the specific plan boundaries shall be defined as a building setback area of not less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20-foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access.

5.3-2a: Adoption of the North Village Specific Plan shall include all provisions for design review stated in the Plan, with all phases and developments proposed within the Specific Plan area undergoing review by a Town-appointed Design Review Committee and/or Planning Commission.

5.3-2b: The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.

5.3-3a: Low-intensity Street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.

5.3-3b: Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.

5.3-3c: The project shall use minimally reflective glass and all other materials used on exterior buildings and structures shall be selected with attention to minimizing reflective glare.

5.3-3d: Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.

AIR QUALITY

5.5-1a: In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State Air Pollution Control District (APCD) and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements.

a. The individual development projects shall comply with State, APCD, Town, and Uniform Building Code dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.

b. Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.

c. Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

d. Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.

e. All trucks hauling dirt, soil or other loose dirt material shall be covered.

5.5-1b: To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.

5.5-2a: In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), the project shall adhere to the regulations contained in the Air Quality Management Plan for the Town of Mammoth Lakes and Chapter 8.30, Particulate Emission Regulations, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following, as appropriate:

a. Bicycle racks, lockers or secure storage areas for bicycles;

b. Transit access, including bus turnouts;

c. Site access design shall avoid queuing in driveways; and

d. Mulch, groundcover, and native vegetation to reduce dust

5.5-2b: The project shall contribute on a fair share basis to the Town's street sweeping operations in order to reduce emissions and achieve the required Federal standard.

BIOLOGICAL RESOURCES

5.9-2a: The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town.

5.9-2b: Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.

5.9-2c: Irrigation, fertilization and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.

5.9-2d: To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project, which will describe in detail the species of trees and shrubs that will be used, where they will be planted and in what numbers, and the methods of planting and maintenance, which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.

5.9-2e: Under AB3180, once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.

5.9-2f: All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.

5.9-2g: To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.

5.9-2h: A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches dbh (diameter at breast height (54 inches above ground)) and significant stands on each project site shall be mapped prior to issuance of grading permits or clearing. A registered

forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made, those trees shall be retained and integrated into the design of each project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidable by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.

5.9-2i: Slash generated from construction or thinning operations shall be hauled from the site concurrent with the operation to prevent a breeding site for IPS. Logs shall be removed from the site as soon as possible.

5.9-2j: Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.

CULTURAL RESOURCES

5.11-1c: In the event that a material or potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project applicant shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.

5.11-2: If human remains are discovered, work shall cease and an appropriate representative of Native American Indian Groups and the County Coroner shall both be informed and consulted.

GEOLOGY AND SOILS

5.7-1: Prior to issuance of grading or building permits, geotechnical studies shall be completed and their recommendations shall be incorporated in the project design, as required by the Town's Safety Element.

5.7-2a: Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as required by the Town's Safety Element. All measures required by the Town shall be incorporated into final grading and building plans.

5.7-2b: The project applicant shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes within the project area are designed pursuant to slope requirements set forth within the Specific Plan and the standards of the Town's Municipal Code.

5.7-2c: All work shall be overseen by a licensed Civil Engineer (CE), Certified Engineering Geologist (CEG), or similar appropriately qualified professional, who shall report to the Town Engineer in order to ensure the standards of the applicable codes are met.

5.7-4: A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project applicant and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as

required by the Town's Safety Element. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.

5.7-7: The project operators shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.

HYDROLOGY AND WATER QUALITY

5.8-1: All drainage collection, retention, and infiltration facilities on the site shall be constructed and maintained in accordance with the *Mammoth Lakes Storm Drain Master Plan (SDMP)* and shall be designed in accordance with the *Master Plan Design Manual*, to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.

5.8-1b: A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff, which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.

5.8-1c: The following water conservation procedures shall be incorporated into project elements where feasible: landscape with low water-using plants; install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and use pervious paving material whenever feasible.

5.8-2a: An Erosion and Sediment Control Plan shall be prepared by the project proponents prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related to demolition and construction, would be regulated by the Uniform Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.

5.8-2c: A Waste Discharge Report (related to soil disturbance) shall be prepared by the project applicant and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to obtain a Waste Discharge Permit or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.

5.8-3: Best Management Practices (BMPs) shall be implemented to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.

NOISE

5.6-1a: Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090.

5.6-1b: Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

5.6-1c: The construction contractor shall provide temporary sound barriers around pile driving sites to the satisfaction of the Town Engineer should such activities take place in areas within 400 feet of existing residential units, if required to meet Chapter 8.16 requirements.

5.6-2a: The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.

5.6-2b: Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.

5.6-3c: Outdoor PA systems shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m. and shall not exceed the Town's Noise Ordinance standards at project property lines. Adherence with this measure is subject to periodic site inspections by the Town of Mammoth Lakes.

5.6-3d: Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Town Building Inspector.

PUBLIC SERVICES / RECREATION

5.10-1b: Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01 (or any updated version of that ordinance).

5.10-1c: An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be approved.

5.10-3: In accordance with A.B. 2926, the developer shall pay Developer Fees for commercial uses and for residential uses (condominiums).

5.10-4a: The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06 (or any updated version of that ordinance).

TRANSPORTATION AND TRAFFIC

5.4-5: The developer shall prepare and provide to the Town Engineer for review and approval, a Traffic Control Officer Monitoring Plan. The Plan shall outline at a minimum, scheduled days of monitoring together with a program to determine additional days of monitoring as may be determined by projected occupancy rates, performance criteria, duration of monitoring, and responsible parties.

5.4-6: New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.

UTILITIES AND SERVICE SYSTEMS

5.10-4b: The project applicant shall pay the appropriate fees to the Mammoth Community Water District (MCWD). All new water and wastewater conveyance facilities shall be located and installed within public rights-of-way or utility easements.

5.10-9: Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting; source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.

Signature: Jennifer Burrows
Email: jburrows@mono.ca.gov

Signature: Sandra Moberly
Sandra Moberly (Dec 14, 2022 15:30 PST)
Email: smoberly@townofmammothlakes.ca.gov

Attachment A_Resolution No. PEDC 2022-09

Final Audit Report 2022-12-14

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