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

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RESOLUTION NO. PEDC 2026-04

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING A TENTATIVE TRACT MAP (TTM) 25-002, USE PERMIT (UPA) 25-001, AND MAJOR DESIGN REVIEW (DR) 25-004 FOR THE WOODSITE RESORT RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) PROJECT LOCATED IN THE NORTH VILLAGE SPECIFIC PLAN (NVSP) SPECIALTY LODGING (SL) ZONE AT 5699 AND 5781 MINARET ROAD (APNs: 033-100-039-000 & 033-100-037-000)

WHEREAS, an application for consideration of a Tentative Tract Map, Use Permit, and Major Design Review was submitted by Mark Rafeh on behalf of the property owner, Crestwood Mammoth, LLC, for the "Woodsite" project, consisting of 67 residential units proposed to be subdivided as a Planned Unit Development (PUD) on an approximately 7.7-acre site. The proposed unit mix includes 26 duplexes, 4 triplexes, and 3 single-family residences, with all buildings designed as three-story structures featuring private garages. A two-story amenity building containing a gym with sauna and steam room, a lounge area, storage and exterior BBQ facilities is proposed to serve residents and visitors of the development. The application was submitted in accordance with the requirements of the North Village Specific Plan and the Town of Mammoth Lakes Municipal Code for property located within the Specialty Lodging (SL) zone of the North Village Specific Plan at 5699 and 5781 Minaret Road; and

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing on the application request on June 10, 2026, 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. CEQA Addendum to the 1999 NVSP Subsequent Program Environmental Impact Report (SCH #99-092082) dated June 4, 2026;

4. The 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SCH #99-092082), incorporated herein by reference;
5. Oral evidence submitted at the hearing;
6. Written evidence submitted at the hearing; and
7. Project plans consisting of:
    a. Tentative Tract Map Plan Sheets C1 – C8, date stamped on June 1, 2026;
    b. Architectural Plan Sheets 1 - 62 date stamped June 1, 2026;
    c. Landscape Plan Sheets 1 – 2 date stamped June 1, 2026; and
    d. Color and Material Board date stamped April 30, 2026.

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.**

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 Woodsite project together with the 1999 North Village Specific Plan Subsequent Program EIR (1999 SPEIR), 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 1999 SPEIR 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 1999 SPEIR.

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 1999 SPEIR.

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.

The analysis provided in the Addendum supports the conclusion that the proposed development of The Woodsite 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 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.

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 residential planned unit development project is consistent with the 2007 General Plan in that the North Village Specific Plan (NVSP) Land Use Designation is described by 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.

The NVSP designates the project site as being within the Specialty Lodging (SL) zone which has the following objectives:

- To provide a transition between the North Village's resort orientation and surrounding residential development;
- To provide special lodging opportunities which may not be available within the commercial space in the NVSP;
- To encourage development of employee housing and supporting residential facilities; and
- To lower development intensity for parcels located away from the Plaza Resort district and avoid strip commercial development patterns.

The project is also consistent with the land use policies for the Specialty Lodging zone of the NVSP, which include the following:

- Development shall be oriented toward visitor and resident lodging, resort condominiums, timeshare units, or employee housing.
- Development of parcels solely for commercial retail uses is prohibited to avoid strip commercial development and incompatibility with nearby residential uses.
- Predominantly understructure parking is required.

The proposed 67-unit residential planned unit development is oriented toward both resident and visitor lodging, allowing unit owners to occupy their units on a full-time basis while also providing the option for transient rental. Because the project would support visitation consistent with a resort destination, offers amenities designed to serve both owners and guests, and conforms to the applicable NVSP development standards, including permitted uses, density, building area, site coverage, snow

storage, building height, setbacks, and parking, the use is consistent with the General Plan, the North Village Specific Plan, and the required Use Permit findings of the Municipal Code.

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 public health and safety nor materially injurious to properties or improvements in the vicinity. The project is consistent with the intended uses for the site as established in the North Village Specific Plan (NVSP) under the Specialty Lodging (SL) zoning designation, which anticipates resort-oriented residential and lodging uses.

   The proposed subdivision would establish a planned unit development (PUD) in which each unit owner holds title to the land beneath their unit, and each residential unit may be sold individually. This common-interest ownership structure is expressly permitted within the NVSP when processed through a subdivision map and an accompanying use permit. The residential unit type allows owners to occupy their units on a long-term basis while also providing the option for transient or nightly rental. This flexibility supports visitation consistent with a resort destination and results in occupancy patterns similar to those of adjacent properties located to the north and east of the site.

   Construction and operation of the project are subject to all conditions of approval, including applicable mitigation measures adopted as part of the certified 1999 North Village Specific Plan Amendment Subsequent Program Environmental Impact Report (1999 SPEIR) (SCH #99-092082). Compliance with these requirements ensures that the project will be developed and maintained in a manner that protects public health and safety and avoids adverse effects on surrounding properties and improvements.

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

   The project has been designed and conditioned to ensure compatibility with surrounding land uses, compliance with applicable development standards, and consistency with the goals and policies of the North Village Specific Plan (NVSP). The project incorporates site planning, architectural design, landscaping, circulation, and operational characteristics that collectively support the proposed resort residential development consistent with the Specialty Lodging (SL) land use designation.

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 Municipal Code. The subject property is located within the North Village Specific Plan (NVSP) area, and therefore the allocation of density, permitted uses, and development standards are governed by the NVSP.

   The proposed project is consistent with the NVSP because it complies with the development standards applicable to the Specialty Lodging zone, including but not limited to allowable land uses, density, building area, site coverage, building height, setbacks, parking, snow storage, and design requirements. The project also satisfies all

required Municipal Code findings for approval of a Use Permit and Tentative Tract Map, both of which are required for approval of the Planned Unit Development (PUD) subdivision.

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

   The Woodsite project is consistent with the 2007 General Plan land use designation for the site, which is North Village Specific Plan (NVSP), because the proposed resort residential use is permitted within the Specialty Lodging (SL) zone of the NVSP and the proposed density is below the maximum allowable density for the site.

   The project is also consistent with the land use policies for the Specialty Lodging zone of the NVSP, which include the following:

   - Development shall be oriented toward visitor and resident lodging, resort condominiums, timeshare units, or employee housing.
   - Development of parcels solely for commercial retail uses is prohibited to avoid strip commercial development and incompatibility with nearby residential uses.
   - Predominantly understructure parking is required.

   The proposed 67-unit residential planned unit development is oriented toward visitor and resident lodging, allowing unit owners to occupy their units on a full-time basis while also providing the option for transient rental. Required parking is provided predominantly understructure. The project supports visitation consistent with a resort destination and offers amenities designed to serve both owners and guests.

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

   The project is consistent with the design guidelines applicable to the site. Since the property is located within the North Village Specific Plan (NVSP) area, the project 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 the proposed structures are appropriately scaled for a residential neighborhood and are designed to fit aesthetically within the mountain resort setting. This is achieved through the use of earth-tone colors and natural-appearing materials, including a cultured-stone building base and wood-like siding in varied wood-tone shades applied in both horizontal and vertical patterns to create visual interest and distinction between buildings.

   The proposed landscape plan incorporates California native plant materials suitable for the Mammoth Lakes region and uses layered vegetation to supplement preserved mature trees, providing effective screening and softening the edges of the development. Together, these architectural and landscape elements contribute to a cohesive mountain-resort character consistent with the intent of the North Village Design Guidelines.

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 design and building design have been reviewed for consistency with the North Village Design Guidelines by the Town's Advisory Design Panel (ADP) during two publicly noticed meetings held on October 15, 2025 and April 30, 2026. Between these meetings, the ADP also reviewed updated plans electronically, which led to the recommendation for a second in-person meeting to further evaluate the project. Through this process, the ADP provided consensus recommendations for revisions intended to improve the project's consistency with the applicable design guidelines.

Revisions made in response to ADP comments have successfully improved both the site design and architectural character of the project. With these changes, the proposed buildings and site improvements combine in an attractive and visually cohesive manner that is compatible with, and complementary to, the desired aesthetic character of the North Village and the broader mountain resort community.

The project promotes compatibility among neighboring land uses by retaining mature trees on the site and incorporating a sidewalk connection to the Minaret Road multi-use path (MUP) currently under construction, which will help encourage pedestrian activity. Collectively, these elements support a high-quality, pedestrian-oriented environment consistent with the intent of the North Village Design Guidelines.

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 is appropriate for resort residential use. A multi-use path (MUP) is currently under construction by the Town along the Minaret Road frontage, which will include standard street light fixtures. The project's landscape improvements will enhance the appearance and user experience of the MUP. Because the project is a residential development, the inclusion of street furniture is neither proposed nor required, and their absence is consistent with the character of the site and surrounding area.

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.

Each residential unit is provided with a private garage, and the required number of parking spaces for the resort residential use is met in accordance with the North Village Specific Plan (NVSP). A minimum of three parking spaces per unit is provided, including at least one exterior parking space located in the driveway directly in front of each garage.

In addition to private parking, the project includes seven exterior guest parking spaces located adjacent to the amenity building, ensuring convenient access for visitors. All parking spaces, both interior and exterior, are designed with standard dimensions and appropriate maneuvering areas, resulting in a safe and efficient parking layout.

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

All proposed exterior lighting consists of recessed can fixtures located on the undersides of covered entryways and balcony areas. These fixtures are designed to be recessed and shielded to minimize light pollution and light trespass. Condition of Approval #17 is included to ensure that all exterior lighting is inspected and verified for compliance with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to 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, as it promotes a natural, mountain appropriate aesthetic through the use of native plant species prevalent in the Mammoth Lakes region. As detailed in the Landscape Plan, a comprehensive tree planting, preservation, and replacement program has been provided, identifying the type, size, and location of trees to be incorporated into the site design. The plan also specifies the type, size, and location of additional landscape materials, including common yarrow, moonshine yarrow, silver lupine, old man southernwood, Walker's low catmint, bearberry, California fuchsia, sulfur buckwheat, and fragrant sumac.

The Landscape Plan retains existing mature trees throughout the site to preserve the forested character of the property. Of the 838 existing trees on the site—580 Jeffrey pine, 80 lodgepole pine, 2 quaking aspen, 151 red fir, and 25 white fir—262 trees will be retained, including 170 Jeffrey pine, 25 lodgepole pine, 2 quaking aspen, 56 red fir, and 3 white fir. Retained trees are required to be protected during construction in accordance with Municipal Code standards. Conditions of Approval 32 and 33 ensure that tree preservation measures are implemented and monitored throughout the construction process.

Additionally, Condition of Approval #30 requires submittal of a Landscape Documentation Package to verify that the new landscape complies with the Water Efficiency Landscape Ordinance (WELO).

Together, these measures ensure that the project's landscape design supports a cohesive mountain resort character, preserves significant natural features, and complies with applicable design and environmental standards.

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 (TTM 25-002) and Use Permit (UPA 25-001) as described in this PEDC Resolution No. 2026-04 and the associated staff report. The project has been reviewed for conformance with all applicable development standards, and the proposed design and site layout are consistent with the entitlements granted.

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 2007 General Plan and the North Village Specific Plan (NVSP). The proposed resort residential subdivision is a permitted use within the Specialty Lodging (SL) zone of the NVSP and aligns with the intended land uses described in the General Plan designation for the North Village Specific Plan area. The General Plan describes the NVSP as a visitor-oriented district intended to accommodate entertainment, retail, and lodging uses, including hotels and similar visitor accommodations supported by restaurants, retail, and related services. The proposed project is consistent with this vision and contributes to the lodging-focused character anticipated for the NVSP.

The subdivision would establish a planned unit development (PUD) in which each unit owner holds title to the land beneath their unit, and each residential unit may be sold individually. This subdivision format is permitted within the NVSP when processed through a subdivision map and an accompanying use permit.

The project also complies with all 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 improvement of the proposed subdivision are consistent with the applicable General Plan and the North Village Specific Plan (NVSP). The NVSP establishes minimum parcel sizes for the creation of new parcels and expressly allows alternative parcel configurations for common-interest development projects when approved through a subdivision map and use permit. The proposed subdivision conforms to these provisions and is consistent with the land use framework and development standards established for the NVSP area.

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

The site is physically suitable for the proposed density of development because the 7.7-acre property is zoned to allow up to 48 rooms per acre, or a maximum of 370 rooms. The proposed density of 255 rooms, or approximately 33 rooms per acre, is well within the allowable density established by the NVSP zoning designation applicable to the Project site.

The site's topography is conducive to accommodating the proposed development pattern. The subdivision layout incorporates an interior looped circulation street capable of supporting emergency service apparatus, ensuring reliable access throughout the project. Each building is designed with adequate driveway depth to accommodate exterior parking spaces in addition to those provided within individual garages. Together, these features demonstrate that the physical characteristics of the site can support the proposed density without creating access, circulation, or safety constraints.

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 Property is 7.7 acres in size and is zoned to allow up to 48 rooms per acre or a maximum of 370 rooms. The proposed density of 255 rooms or 33 rooms per acre complies with

the permitted site density as allocated by the NVSP district zoning designation applicable to the Project site. The 67 units on the 7.7-acre site equate to a units/acre density of approximately 9 units/acre.

Additionally, the topography of the site is conducive to accommodating the proposed density in that interior circulation streets are provided which will accommodate emergency service apparatus and the layout of each building provides adequate driveway depth to allow exterior parking spaces within each driveway as well as within the individual garages.

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 residential planned unit development (PUD) subdivision is not likely to cause substantial environmental damage or substantially injure fish or wildlife because the project site is not located within an environmentally sensitive area, and no sensitive biological resources have been identified on or adjacent to the property. Prior environmental analyses for the North Village Specific Plan (NVSP) area confirm that the site does not contain special-status species habitat, riparian areas, wetlands, or other regulated biological features.

Native vegetation within undeveloped portions of the NVSP area, including the Jeffrey pine–fir forest community, provides general foraging, nesting, and roosting habitat for common wildlife species. The 1999 Subsequent Program EIR (SPEIR) determined that this vegetation type is not considered sensitive and that potential impacts associated with vegetation removal or habitat disturbance would be reduced to less-than-significant levels through implementation of adopted mitigation measures and compliance with existing regulations. Requirements for tree protection, removal, and replacement further ensure that any necessary removal of mature trees to accommodate structures, access, or frontage improvements is minimized and appropriately mitigated.

A CEQA Addendum prepared for the Woodsite Project concluded that the proposed development would not result in new significant environmental effects or increase the severity of impacts previously identified in the 1999 SPEIR. The Addendum confirms that the subdivision and associated improvements remain within the scope of the previously analyzed environmental setting and mitigation framework.

Based on the environmental record, including the 1999 SPEIR, the Woodsite Project CEQA Addendum, and site-specific biological information, the subdivision design and proposed improvements are not expected to result in substantial environmental damage or injury to fish, wildlife, or their habitat.

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

The subdivision is not likely to result in serious public health problems because the project consists of a 67-unit resort residential development that has been fully evaluated for potential environmental impacts. A CEQA Addendum was prepared for the project, which incorporates all applicable mitigation measures from the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan (1999 SPEIR) (SCH #99-092082). These mitigation measures are included as conditions of approval and ensure that any potential health-related impacts such as air quality are reduced to a less-than-significant level.

No evidence was submitted during the planning review process indicating that the project would create serious public health concerns. Additionally, all necessary public services including water, sewer, fire protection, and emergency access are available to the site and can adequately serve future occupants. As a result, the subdivision design and associated improvements are not expected to cause serious health problems.

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 any easements acquired by the public at large for access through or use of the property. All existing easements affecting the site are accurately shown on the tentative tract map and have been reviewed as part of the project. Any additional easements needed to serve the subdivision, including those required by the Mammoth Community Water District, are secured through the project's conditions of approval and will be formally established prior to recordation of the final map.

The project site is accessed from Minaret Road, where a public multi-use path is being constructed within the public right of way adjacent to the property. With the exception of the designated entrance and exit points where vehicle traffic will cross the multi-use path, the subdivision design does not create any conflicts with existing or required easements.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that the CEQA Addendum prepared for the Woodsite 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
2. Approves the Woodsite project consisting of Tentative Tract Map (TTM 25-002), Use Permit (UPA 25-001) and Major Design Review (DR) 25-004 subject to the following conditions:

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

PASSED AND ADOPTED this 10th day of June 2026, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

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.

OWNER/APPLICANT:

I, Mark Rafeh, applicant and authorized signatory for Crestwood Mammoth, LLC, the property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____

Mark Rafeh, Authorized Signatory
Crestwood Mammoth, 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 _____, 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

EXHIBIT "A"
Resolution No. PEDC 2026-04
Case No. TTM 25-002, UPA 25-001, and DR 25-004
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the Woodsite project, a resort residential development consisting of 67 residential units subdivided as a Planned Unit Development (PUD) on an approximately 7.7-acre site. The approved unit mix includes 26 duplex units, 4 triplex buildings, 3 single-family residences, and one common area amenity building to serve owners and guests of the project.
2. This approval is based on the plans and exhibits date-stamped by the Town: Civil Plan Set (sheets C1 - C8) date stamped June 1, 2026, Architectural plan set (sheets 1 - 62) date stamped June 1, 2026, Landscape Plan (sheets 1-2) date stamped June 1, 2026. All development shall be in substantial conformance with the approved plans, except as modified by these conditions of approval or by subsequent Town approvals.
3. The following materials shall be reviewed and approved by the Community and Economic Development Director prior to issuance of a building permit for the project:
    - A program of specific tree protection measures shall be prepared by the developer and submitted to the Town for review and approval prior to the issuance of any construction or grading permits. All trees designated for preservation on the Civil Plan sheet C-3 and the Landscape Plan shall be physically tagged on site with an identification number that corresponds to the location information and tree numbering shown on an updated Civil Plan sheet C-3, allowing for ongoing monitoring throughout construction. Tree protection measures may include a combination of construction fencing, tree protection fencing, grading controls, and grading design adjustments. Tree protection measures shall be placed prior to tree removal at the site. Preserved trees shall not be marked with spray paint.
    - Submit an updated sidewalk plan demonstrating that the placement of the entry gate on the north side of the property will not impede sidewalk access into the project site.
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 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, 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.

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 construction 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 # 5.3-1a through 5.11-2.
26. The project's affordable housing mitigation requirements shall be met through full compliance with the Affordable and Workforce Housing Ordinance in effect at the time of building permit issuance, currently codified at the time of this approval in Municipal Code Chapter 17.132. Mitigation requirements shall not be deferred or vested under this approval, as this permit does not constitute a vesting tentative tract map.

27. In accordance with the North Village Specific Plan (NVSP), the applicant shall comply with NVSP Housing Policy #3, which prohibits construction workers who reside outside of Mono or Inyo County from being housed within the RMF-1 zoning district. Upon request by the Town, the applicant shall provide documentation demonstrating the housing arrangements for all contractor employees to verify compliance with this requirement.
28. All units that are rented transiently shall be subject to the regulations of the Town's Municipal Code Chapter 5.32 – Transient Rentals of Residential Units.
29. The applicant shall submit Owner's Association CC&Rs for the maintenance and control of common areas for review and approval by the Community and Economic Development Director prior to Final Map approval.
30. Prior to building permit issuance, the applicant shall submit a final landscape and irrigation plan and landscape documentation package to the Community and Economic Development Department for review and approval. The final plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission. The project shall comply with all requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations).
31. Landscape installation around each new building shall be inspected and approved by the Town prior to issuance of a Certificate of Occupancy for that building, unless an alternative landscape phasing plan is approved by the Town. All required landscape improvements for the project shall be fully installed prior to issuance of the final Certificate of Occupancy.
32. All landscape plantings shall be maintained in a healthy and growing condition at all times, as seasonally appropriate. Any plant material that becomes diseased or dies shall be replaced promptly. Landscaping and irrigation systems located within the public right-of-way, within or adjacent to the project area, shall be maintained by the property owner.
33. Conduct pre-construction surveys for nesting birds if construction is to take place during the nesting season (April 1 – August 31st). The applicant shall provide documentation demonstrating that a qualified wildlife biologist has conducted a pre-construction raptor survey no more than 30 days prior to the initiation of any tree removal or grading activities. The survey shall confirm the presence or absence of active raptor nests within at least a 300-foot radius of the project site. No tree removal or grading shall occur until the Town has reviewed and accepted the survey findings. If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFG) and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 25 feet is required by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the Town prior to initiation of grading in the nest-setback zone.

34. A program of specific tree protection measures including identification tags and fencing shall be prepared by the developer and submitted to the Town for review and approval prior to issuance of any construction permits, including, but not limited to, any grading permits. The approved tree protection measures shall be installed and verified by Town staff before any construction activity begins. Any violation of the approved tree protection measures, including removal or disturbance of required protection fencing, shall result in the issuance of a stop work order.
35. A sign permit shall be required prior to installation of any permanent monument or wall sign identifying the subdivision, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines.
36. One real estate development sign shall be allowed for each development site.
37. A real estate development sign shall be removed at or before expiration of the entitlement permits for the site (e.g., use permit, tentative map, etc.). However, if a building permit is issued for the site, the real estate development sign may remain and shall be treated as a site construction sign.
38. One site construction sign may be displayed after the issuance of a building permit for the site and shall be removed at or before final building inspection or the issuance of a Certificate of Occupancy. If the building permit expires, the sign shall be immediately removed.
39. All roof vents and/or equipment and any wall-mounted or ground-mounted HVAC equipment shall be painted a dark, matte color to blend with the roof and/or wall finish. For ground-mounted HVAC equipment, an architecturally designed enclosure may be acceptable. This shall be verified prior to issuance of each certificate of occupancy.
40. 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.

SPECIAL DISTRICT CONDITIONS

41. Circulation roads through the project site shall comply with all Mammoth Lakes Fire Protection District and Town requirements.
42. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements.
43. If the project includes gates at any vehicular or emergency access entrance, all such gates shall comply with the Town's adopted fire code and local fire access standards. Gates shall be equipped with an approved radio-controlled receiver or other Fire Department–approved remote-activation technology that allows emergency apparatus to open and close the gates without delay. All gate control systems shall be installed, tested, and approved by the Fire Department prior to final inspection or issuance of a certificate of occupancy.
44. Fire hydrants shall be provided within the project site to meet the MLFPD adopted fire code and Fire Department access and water-supply requirements. Hydrant

locations, spacing, and fire-flow capacity shall be shown on the improvement plans and are subject to review and approval by the Fire Department.

45. All 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.
46. Prior to issuance of a building permit, the Developer shall grant an easement to the Mammoth Community Water District (MCWD), by separate instrument, to document and preserve MCWD's access to Water Production Well 17 from the west and preserve minimum setbacks from hazards as defined by the State Water Resources Control Board. The easement shall be configured to accommodate the drilling and construction of a future replacement well which will require the same setbacks. The easement will serve as notice to future owners of well operation, maintenance, and construction activities (pump replacement, well drilling, etc.) that will be conducted on the property from time to time.
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.
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 25-002, UPA 25-001, DR 25-004, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2026xxxxx, 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. Prior to issuance of a building permit, one of the following shall be completed:
    a. Recordation of the final map. The applicant shall provide evidence to the Town that the map has been recorded prior to issuance of the building permit for the project. Evidence shall consist of the recording information on the final map; or
    b. If a building permit is issued prior to the recordation of the final map, the project shall be considered an apartment development under one ownership to comply with the State Subdivision Map Act, unless and until the final map is recorded. Under this scenario, no certificate of occupancy may be issued and no sale of the units may be made by the owner until a final map is recorded.
105. 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.
106. 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:

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. Construction of private streets and private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.
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 approval of grading permit by Town staff, 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.

113. Applicant shall reimburse the Town for the construction of public improvements for the Minaret Road MUP project in front of the Woodsite Frontage along Minaret Road. The amount owed will be based on the cost per linear foot of the construction of the MUP, shoulder, and required improvements for the Minaret MUP project in front of the Woodsite Frontage.

114. 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/multi-use path along Minaret 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.

115. Prior to final map approval by Town staff, 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.

116. Prior to final map approval by Town staff, applicant shall submit a petition to be annexed into the Town's Maintenance Community Facilities District (CFD 2023-1) for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontages, including but not limited to sidewalk/multi-use path, 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 annexation process shall be completed, and all fees associated with annexation process paid by applicant, prior to final map approval by staff. CFD 2023-1 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.

117. Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive agreement with the Town, in a form and content acceptable to satisfaction of both the Public Works Department and applicant, for the purposes of snow storage from the adjacent public road and multi-use path, in the Northern, approximately 200 feet by 100 feet, of the site.

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. 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

5.4-2i: 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.

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.