Planning and Economic Development Commission Agenda

Wednesday, August 12, 2026, 9:00 a.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

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

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please click this URL to join. https://monocounty.zoom.us/s/94467884456
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592
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Webinar ID: 944 6788 4456
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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

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

4. BUSINESS MATTERS

4.1 Consideration of Design Review (DR) 26-002 for a major modification to the approved “Rockspring” resort condominium development project located in the “Resort General” zone of the North Village Specific Plan (NVSP). The proposed modification would add a

a third level to the amenity building, providing an additional 5,855 square feet of amenity space. The proposed change remains consistent with the CEQA conformance analysis prepared for the Rockspring project, which determined that the project is in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

5. CONSENT AGENDA

5.1 Approve the minutes of the regular meeting of July 8, 2026.

6. COMMISSIONER REPORTS

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

Design Committee - Vice Chair Vereuck and Commissioner Fleming, with Commissioner Grand as the alternate

Parks and Recreation Master Plan Advisory Committee - Chair Vanderhurst with Commissioner Deaver as the alternate

7. DIRECTORS REPORT

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

8. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on Wednesday, September 9, 2026 at 9:00 a.m.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of Design Review (DR) 26-002 for a major modification to the approved "Rockspring" resort condominium development project located in the "Resort General" zone of the North Village Specific Plan (NVSP). The proposed modification would add a t Consideration of Design Review (DR) 26-002 for a major modification to the approved "Rockspring" resort condominium development project located in the "Resort General" zone of the North Village Specific Plan (NVSP). The proposed modification would add a third level to the amenity building, providing an additional 5,855 square feet of amenity space. The proposed change remains consistent with the CEQA conformance analysis prepared for the Rockspring project, which determined that the project is in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

Commission Meeting Date: 8/12/2026

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Staff recommends the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Major Design Review (DR) 26-002 with conditions as recommended by staff or with modifications.

Summary: The application requests approval for a major change to the amenity building portion of the approved Rockspring project. The revised project design includes adding a third level to the amenity building, providing approximately 5,855 square feet of new space to accommodate meeting rooms, a lounge, restrooms, and a small bar with a catering kitchen intended for use by owners, residents, and their guests. The existing ground-floor lobby/restaurant and second-floor health and wellness amenity areas will remain unchanged.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: August 12, 2026

AGENDA TITLE: Consideration of Design Review (DR) 26-002 for a major modification to the approved "Rockspring" resort condominium development project located in the "Resort General" zone of the North Village Specific Plan (NVSP). The proposed modification would add a third level to the amenity building, providing an additional 5,855 square feet of amenity space. The proposed change remains consistent with the CEQA conformance analysis prepared for the Rockspring project, which determined that the project is in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

Applicant/ Property Owner: Mark Rafeh / 6060 Minaret, LLC

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

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Receive Public Comments
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
    a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Design Review and CEQA findings, and approving Design Review (DR) 26-002 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or

Deny the Resolution

SUMMARY:

Proposal:	The requested major change to the approved Rockspring project design is to add a third level to the amenity building, thereby providing an additional 5,855 square feet of amenity space.
Project Name:	"Rockspring" - Resort Condominium Development
Location:	6040, 6042, and 6060 Minaret Road (APNs: 033-043-002-000, 033-043-001-000, and 033-043-003-000)
Size of Property:	Combined 2.6 acres (Approx. 113,080 square feet)

Zoning:	Resort General (RG) zone - North Village Specific Plan
General Plan:	North Village Specific Plan (NVSP)
Environmental Review:	The project conforms to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR)

KEY ISSUES:

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

I. INTRODUCTION AND BACKGROUND

On April 10, 2024, the Planning and Economic Development Commission (PEDC) voted 4-0 to approve Tentative Tract Map 24-002, Use Permit 24-001, and Major Design Review 24-001 for the "Rockspring" resort condominium development project. The originally approved project consisted of a five-story resort condominium building containing 118 units with a total of 198 bedrooms. Project features included one level of understructure parking for 127 vehicles, an exterior parking area for 14 vehicles, and a range of site amenities oriented toward condominium owners and guests. These amenities are primarily housed within a two-story centrally located amenity building, and included approximately 2,200 square feet of restaurant/reception area, accessory retail space, a fitness center, sauna, flex space, ski valet and lockers, and outdoor pools, spas, and a courtyard area. A Rough Grading Permit for the project was issued in August 2024.

On February 21, 2025, the Rockspring development team submitted an application for a Major Change to the Approved Project to allow revisions to building and site design elements, and reduce the total number of resort condominium units from 118 to 110. The PEDC approved the application on May 14, 2025, with a 5-0 vote. A building permit for construction of building foundation was issued on June 12, 2025, and the building permit for the structure was issued on February 4, 2026.

FIGURE 1 – PROJECT RENDERING APPROVED BY PEDC MAY 15, 2025



The development team submitted its current application for a major change to the approved project on June 23, 2026. The revised project design includes adding a third level to the amenity building, providing approximately 5,855 square feet of new space to accommodate meeting rooms, a lounge, restrooms, and a small bar with a

catering kitchen intended for use by owners, residents, and their guests. The existing ground-floor lobby/restaurant and second-floor health and wellness amenity areas will remain unchanged.

Pursuant to Municipal Code Section 17.64.070, the original review authority may authorize major changes to an approved site plan, architecture, or the nature of the approved land use. Because the PEDC served as the original review authority, the PEDC is required to hold a hearing on the proposed design change. The requested modification is classified as a major change because it would expand the scope or intensity of the previously approved project.

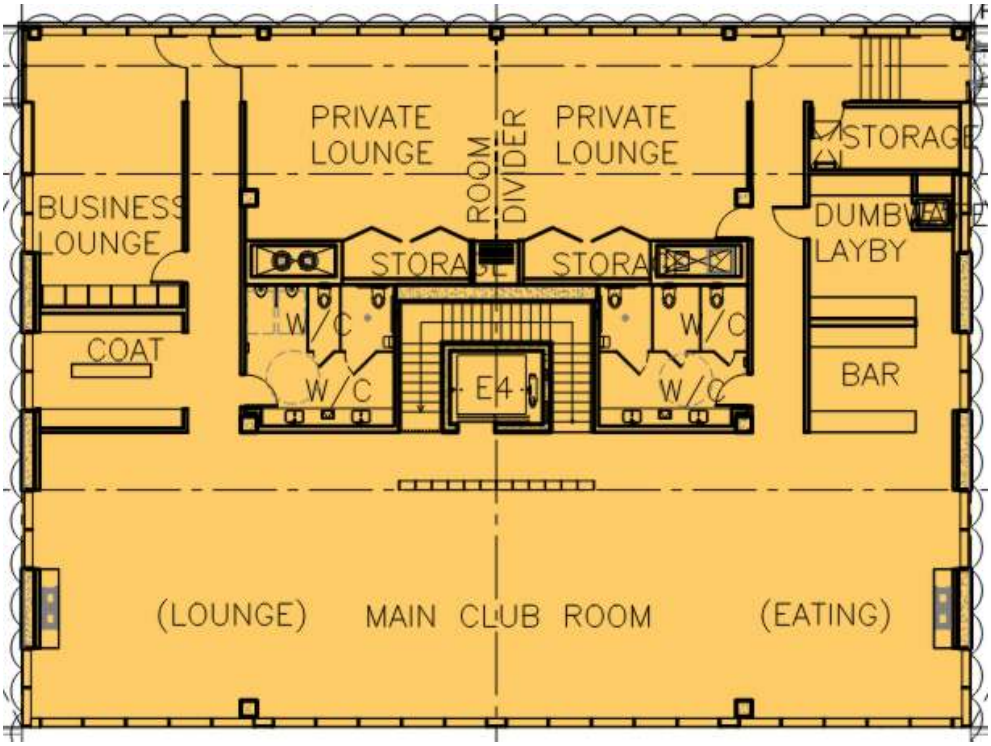
Project Proposal:

The revised project design changes the primary building façade facing Minaret Road. The proposed third-level addition to the two-story amenity building increases the building height by approximately 10 feet 8 inches, resulting in a new height of 43-feet 9-inches. The third-level design features a contemporary architectural aesthetic, with expansive window areas oriented toward Minaret Road. The proposed design remains consistent with the architecture of the approved amenity building.

FIGURE 2 –PROPOSED PROJECT DESIGN RENDERINGS – JUNE 26, 2026



FIGURE 3 –PROPOSED LEVEL 3 AMENITY FLOOR PLAN – JUNE 26, 2026



PEDC Design Committee Review

The PEDC Design Committee reviewed the application materials on July 8, 2026, and provided consensus comments requesting that the applicant submit additional renderings of the amenity building with enhanced roofline options to provide greater architectural detail and a more substantial roof eave. The applicant prepared two enhanced roofline options for Design Committee consideration which were submitted on July 17, 2026. The renderings were distributed to the Committee for review, and Option "A" was selected as the preferred roof design to be recommended for approval (see A**ttachment 3**).



· Front Perspective - Alternate Option A ·

North Village Specific Plan Consistency

The proposed change to the approved Rockspring project remains consistent with all NVSP development standards applicable to the RG zone. The project's conformance with the applicable development standards is described in greater detail in the Analysis of Key Issues and is demonstrated in **Table 3** below.

Table 3: Zoning Consistency for Amenity Building Modification

General Information			
General Plan: North Village Specific Plan (NVSP)		Specific Plan: North Village Specific Plan (NVSP) – Resort General (RG) District	
Zoning: North Village Specific Plan (NVSP)		Overlay Zone: NVSP Pedestrian Core Overlay	
Existing Land Use: Rockspring resort condominium development under construction		Permit(s) Required for application type: Major Design Review (DR)	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Area (sf/acre)	87,000 sf/acre maximum = 262,200 sq.ft.	225,848 sf (including structured parking)	Yes
Site Coverage	75% maximum or 84,831 sf allowed	71% (79,953 sf proposed)	Yes – No Change
Density Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Resort General (RG) – Dempsy/Nevados (Parcel 38)	198.25 rooms	198	Yes – No Change
Total condominium units	Maximum Rooms	110 units	Yes – No Change
Commercial Density [1]	450 sf = 1 room	Additional 5,855 square feet of commercial amenity is exempt from density because the amenities are intended to serve owners and guests of the project	Yes
Building Height			

[1] Commercial or restaurant space within a hotel/lodging use serving only the guests of that hotel are excluded from density calculations.

Permitted Height	Maximum 56 feet	43 feet 9 Inches (Amenity Building)	Yes
Projected Height	67 feet	Not Utilized	N/A
Building Levels	1-5	3	Yes
Setbacks from Minaret Road (west side)			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height: 35-54 feet	30-feet	Approx. 55 foot setback at closest amenity building corner to Minaret Road	Yes
Parking			
Resort Condominium, multi-family and transient uses of more than 50 units which have a lobby or on-site management, common parking, and may have accessory recreation amenity, meeting rooms, retail use or restaurant which is oriented to the guests of the project.	No additional parking is required for the amenity portion of the project based upon the applicable project classification.	N/A	Yes
TOTAL	**131**	**140**	**Yes**
Other			
Housing Mitigation: Consistent with the Town's current Housing Ordinance (M.C. §17.136). The applicant has indicated that existing affordable housing credits will be used to satisfy a portion of the housing mitigation requirements.			Yes

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

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

Below is staff's analysis of the project's consistency with the Design Review criteria. Staff finds that the proposed modification to the Rockspring amenity building meets the overall intent of the Design Review criteria.

Design Review Criteria:

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

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

The site plan and modified amenity building design have been evaluated for consistency with the North Village Design Guidelines and were reviewed by the PEDC Design Committee on July 8, 2026. The Design Committee provided consensus recommendations to revise and enhance the roof detail on the amenity building. In response, the applicant team incorporated modifications to create a more defined roofline and a larger, better-proportioned roof eave. With these enhancements included, the Design Committee supports approval of the Design Review application.

Overall, the proposed amenity building design, together with the Rockspring project site improvements, results in an attractive, well-integrated, and visually cohesive development. The addition of the third floor to the amenity building is compatible with the desired resort aesthetic and contributes positively to the overall design. The project promotes increased pedestrian activity and supports key goals and policies of both the North Village Specific Plan and the General Plan by locating lodging and associated amenity uses in an appropriate area that helps achieve the critical mass and mix of uses essential for the continued success of The Village.

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

The proposed modification to the Rockspring amenity building is primarily visible along the project's street-facing façade. This façade features a covered pedestrian arcade that extends the length of the building, establishing a pedestrian-scaled environment at the public access points. The proposed design change maintains these improvements, preserving the ability for pedestrians to divert from the sidewalk along Minaret Road and move through the site from north to south without walking adjacent to the busy roadway.

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

The required number of parking spaces for the Rockspring resort condominium project are provided on-site within the understructure parking garage and a small exterior parking area that accommodates up to fourteen vehicles. The proposed third level of the amenity building does not trigger a requirement for additional parking because the NVSP parking schedule does not require parking for amenities that are oriented to guests of the project. As a result, the existing parking layout continues to support the planned mobility system, minimize potential pedestrian–vehicle conflicts, and maintains safe and efficient vehicle circulation through the site.

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.

No additional exterior lighting is proposed as part of the third level addition to the Rockspring amenity building. 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 the issuance of a certificate of occupancy.

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

The landscape design for the Rockspring project is not affected by the proposed third-floor addition to the amenity building. The previously approved landscape plan remains consistent with the Town of Mammoth Lakes Design Guidelines, as it promotes a natural aesthetic through the use of native plant species that are adapted to the Mammoth Lakes region. The landscape design softens the perimeter of the development and enhances the architectural design, particularly the project's appearance from Minaret Road.

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

The proposed third floor addition to the amenity building portion of the Rockspring resort condominium development project was found to be in conformance with the 1999 North Village Specific Plan SPEIR (State Clearing House SCH#99-092082) because the project is consistent with all applicable development standards of the NVSP and is within the scope and intensity of the development that was intended for the site as analyzed in the 1999 SPEIR. Major Design Review application (DR) 26-002 does not result in any changes to the potential environmental impacts of the proposed project, and all potential environmental effects were found to have been adequately covered in the 1999 SPEIR and no new or increased environmental impacts are expected to occur as a result of project implementation. Therefore, no new environmental compliance document is required, pursuant to CEQA Guidelines §15168[c][2].

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the Major Design Review (DR) 26-002 meets the applicable requirements and recommends the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Major Design Review (DR) 26-002 with conditions as recommended by staff or with modifications.

All of the conditions of approval from the 2024 and 2025 approvals have been restated in the current resolution for clarity purposes. No additional or new conditions of approval have been added.

Attachments

Attachment A: Planning and Economic Development Commission Resolution 2026-08
Attachment B: Updated Project Plans date stamped June 23, 2026
Attachment C: Project Renderings for alternative roof design date stamped July 17, 2026

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

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

RESOLUTION NO. PEDC 2026-08

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING A MAJOR DESIGN REVIEW (DR) 26-002 FOR A MAJOR CHANGE TO THE APPROVED ROCKSPRING RESORT CONDOMINIUM DEVELOPMENT PROJECT LOCATED IN THE NORTH VILLAGE SPECIFIC PLAN (NVSP) RESORT GENERAL ZONING DISTRICT AT 6060, 6042, AND 6040 MINARET ROAD (APNs: 033-043-003-000, 033-043-001-000, 033-043-002-000)

WHEREAS, a request for consideration of a Major Design Review application was filed by Mark Rafeh on behalf of 6060 Minaret, LLC, for a major change to the approved "Rockspring" resort condominium development project, specifically the addition of a third floor to the amenity building portion of the development. The application was submitted in accordance with the North Village Specific Plan and Chapter 17.88 (Design Review) and Chapter 17.64.070 (Changes to an approved project) of the Town of Mammoth Lakes Municipal Code, for property located within the Resort General (RG) zone of the North Village Specific Plan (NVSP) at 6060, 6042, and 6040 Minaret Road; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the application request on August 12, 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. General Plan, North Village Specific Plan, Municipal Code, North Village Design Guidelines, and associated Land Use Maps;
3. The 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SCH #99-092082), incorporated herein by reference;
4. The May 14, 2025 and April 10, 2024 staff reports to the Planning and Economic Development Commission with exhibits, 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. Revised Architectural Plan Set date stamped June 23, 2026;
    b. Updated Project Renderings prepared for PEDC Design Committee date stamped July 17, 2026; and

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

SECTION 1. FINDINGS.

I. **CEQA.**

On November 15, 2000, the Town Council certified the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082). The 1999 SPEIR reviewed the existing conditions and conclusions of the original 1991 EIR and 1994 EIR Addendum, analyzed potential environmental impacts associated with the 1999 North Village Specific Plan (NVSP) Amendment in comparison to the previous environmental documentation, and identified mitigation measures to reduce potentially significant impacts. The 1999 SPEIR analyzed the potential impacts of developing the entire NVSP area with the maximum intensity permitted under the NVSP development standards. That amendment involved modifications to circulation and parking, height limitations, development opportunities, and setbacks and included the majority of the development standards and uses that are currently applicable. The 1999 SPEIR found that all impacts, with the exception of Air Quality, would be less than significant through compliance with existing standards and regulations and through the incorporation of the mitigation measures (modified as necessary) imposed under the 1991 EIR and 1994 EIR Addendum. The 1999 SPEIR concluded that impacts to Air Quality would be significant and unavoidable and that the project would contribute on some level to the ongoing violation of the state and federal PM_{10} standards.[1]

The proposed change to the amenity building portion of the approved Rockspring resort condominium development project remains consistent with all applicable development standards of the NVSP, is consistent with the scope and intensity of development analyzed for the site in the 1999 SPEIR and will not result in any new environmental effects that were not previously analyzed in the certified 1999 SPEIR (SCH #99-092082). Pursuant to CEQA Guidelines §15168[c][2], when a project will not result in any new environmental effects that were not previously analyzed in a certified Program EIR, no new environmental compliance document is required since the scope and intensity of the project was fully covered by the 1999 SPEIR and none of the criteria outlined in CEQA Guidelines §15162, has occurred, as discussed below:

a. There are no substantial changes to the project from what was analyzed in the 1999 SPEIR that will require revisions to the previous EIR, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur. The project is consistent with all applicable NVSP development standards specific to the Dempsey/Nevados site (Parcel 38) and the resort General (RG) zone, including, but not limited to, density, site coverage, building area, building height, setbacks, and parking, and the 1999 SPEIR found that the potential impacts

[1] The Town was re-designated by the United States Environmental Protection Agency (EPA) as "in attainment" for the federal air quality standard for particulate matter less than 10 microns (PM_{10}).

from a project at this site that conforms to all of the development standards would result in less than significant impacts with the incorporation of the mitigation measures imposed under the 1999 EIR and 1994 EIR Addendum.

b. There are no substantial changes with respect to the circumstances under which the project is being undertaken that will require major revisions to the previous EIR since the project site remains in a similar condition as it was when it was originally analyzed in the 1999 SPEIR and the project, as proposed, is consistent with what was analyzed in the 1999 SPEIR for the site. Additionally, no changes or amendments to the 1999 SPEIR with respect to the project site have occurred. Therefore, since the circumstances under which the project is being undertaken remain unchanged, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects are anticipated to occur.

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

(1) The project will have one or more significant effects not previously discussed in the EIR since, as described in the Rockspring resort condominium development project CEQA Conformance Documentation, no changes have occurred with respect to the intensity of the development that was previously analyzed in the 1999 SPEIR and all potential environmental effects were found to be adequately analyzed in the 1999 SPEIR;

(2) Significant effects previously examined will be substantially more severe than shown in the previous EIR. As discussed in the Rockspring resort condominium development project CEQA Conformance Documentation, only impacts with regard to Air Quality were found to be significant in the previously certified 1999 SPEIR, and the potential impacts with regard to Air Quality from the proposed project were found to have been covered in the 1999 SPEIR since the project is within the scope of development that was intended for the project site;

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. The mitigation measures in the 1999 SPEIR reduce all potential impacts to a less than significant level, with the exception of impacts related to Air Quality, which were found to be significant due to ongoing region-wide violations of the State and Federal PM_{10} standards and no mitigation measure or alternative would adequately reduce that impact to a less than significant level, and therefore, there are no additional mitigation measures or alternatives that would be feasible that would reduce one or more significant effects of the project; and

(4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The mitigation measures in the 1999 SPEIR reduce all potentially significant impacts to a less than significant level, with the exception of impacts related to Air Quality, which were found to be significant due to ongoing region-wide violations of the State and Federal PM_{10} standards and no mitigation measure or alternative would adequately reduce that impact to a less than significant level. Therefore, there are no other mitigation measures or alternatives from those analyzed in the 1999 SPEIR which would reduce one or more significant effects on the environment.

Therefore, since none of the criteria in CEQA Guidelines §15162 apply in this instance, and the scope and intensity of the project was fully covered by the 1999 SPEIR, no new environmental compliance document is required pursuant to CEQA Guidelines §15168[c][2]. The applicable mitigation measures from the 1999 SPEIR remain applicable and are included as conditions of approval for the project.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR 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 proposed major change to the approved Rockspring resort condominium development project is consistent with the applicable standards and requirements of the Town of Mammoth Lakes Zoning Code. The requested modification has been processed in accordance with the procedures outlined in Municipal Code Section 17.64.070 (Changes to an Approved Project). Additionally, the project site is located within the North Village Specific Plan area and is subject to the development standards applicable to the NVSP district.

The proposed addition of a third level to the amenity building is consistent with the North Village Specific Plan because the project continues to conform to the development standards for the Resort General zone, including allowable land uses, density, building area, site coverage, building height, setbacks, parking, snow storage, and design requirements.

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

The proposed change to the amenity building portion of the approved Rockspring project remains consistent with the 2007 General Plan land use designation for the site, which is designated North Village Specific Plan (NVSP), because the proposed resort condominium use with in-site amenities is a permitted land use within the Resort General (RG) zone of the NVSP, and the proposed density is consistent with the maximum allowable density permitted for the Dempsey/Nevados (Parcel 38) site.

The project would continue to meet the goals and objectives identified for the North Village Specific Plan (NVSP) and the North Village District (*General Plan Neighborhood and District Character Element*) by providing a resort condominium lodging use that results in increased lodging capacity within the North Village and thereby, supports visitation as anticipated for a resort destination.

The proposed third-floor addition to the amenity building expands the available site amenities by adding private meeting rooms, a lounge area, and a small bar with a catering kitchen oriented to guests of the project. This enhancement continues to provide programmed spaces that encourage social gathering and pedestrian activity.

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

The proposed change to the amenity building portion of the approved Rockspring project results in approximately 5,855 additional square feet devoted to owner and guest amenities. The additional building area remains consistent with the North Village Design Guidelines, as the amenity building maintains the stepped building massing along the primary façade and incorporates a varied roof form and articulated changes in building height.

The PEDC Design Committee reviewed the application materials on July 8, 2026, and provided consensus comments requesting enhanced roofline options to increase architectural detail and establish a more substantial roof eave. The applicant prepared two enhanced roofline options, and Option "A" was selected by the Design Committee as the preferred design to recommend for approval. With incorporation of roof design Option "A," the project is consistent with the applicable 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 plan and modified amenity building design have been evaluated for consistency with the North Village Design Guidelines and were reviewed by the PEDC Design Committee on July 8, 2026. The Design Committee provided consensus recommendations to revise and enhance the roof detail on the amenity building. In response, the applicant team incorporated modifications to create a more defined roofline and a larger, better-proportioned roof eave. With these enhancements included, the Design Committee supports approval of the Design Review application.

Overall, the proposed amenity building design, together with the Rockspring project site improvements, results in an attractive, well-integrated, and visually cohesive development. The addition of the third floor to the amenity building is compatible with the desired resort aesthetic and contributes positively to the overall design. The project promotes increased pedestrian activity and supports key goals and policies of both the North Village Specific Plan and the General Plan by locating lodging and associated amenity uses in an appropriate area that helps achieve the critical mass and mix of uses essential for the continued success of The Village

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 modification to the Rockspring amenity building is primarily visible along the project's street-facing façade. This façade features a covered pedestrian arcade that extends the length of the building, establishing a pedestrian-scaled environment at the public access points. The proposed design change maintains these improvements, preserving the ability for pedestrians to divert from the sidewalk along Minaret Road and move through the site from north to south without walking adjacent to the busy roadway.

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

The required number of parking spaces for the Rockspring resort condominium project are provided on-site within the understructure parking garage and a small exterior parking area that accommodates up to fourteen vehicles. The proposed third level of the amenity building does not trigger a requirement for additional parking because the NVSP parking schedule does not require parking for amenities that are oriented to guests of the project. As a result, the existing parking layout continues to support the planned mobility system, minimize potential pedestrian–vehicle conflicts, and maintains safe and efficient vehicle circulation through the site.

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.

No additional exterior lighting is proposed as part of the third level addition to the Rockspring amenity building. 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 the issuance of a certificate of occupancy.

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

The landscape design for the Rockspring project is not affected by the proposed third-floor addition to the amenity building. The previously approved landscape plan remains consistent with the Town of Mammoth Lakes Design Guidelines, as it promotes a natural aesthetic through the use of native plant species that are adapted to the Mammoth Lakes region. The landscape design softens the perimeter of the development and enhances the architectural design, particularly the project's appearance from Minaret Road.

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 change to the approved project is consistent with the associated Tentative Tract Map and Use Permit approvals and the conditions of approval from the original PEDC Resolution No. 2025-08 are included and restated in Exhibit "A".

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that the previously certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082) adequately covered all potential environmental impacts of the Rockspring resort condominium development project and no new or increased environmental impacts are anticipated as a result of the project modification, and therefore, no new environmental compliance document is required pursuant to CEQA Guidelines §15168[c][2]; and
2. Approves Design Review (DR) 26-002 subject to the following conditions:

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

PASSED AND ADOPTED this 12th day of August 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 6060 Minaret, 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
6060 Minaret, 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 2026-08

Case No. DR 26-002

CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the Major Design Review (DR) 26-002 for the addition of a third level to the amenity building portion of the "Rockspring" resort condominium development project, consisting of approximately 5,855 square feet of new amenity space oriented to guests of the project.
2. The approved building plans include: Architectural Project Plan Set date stamped June 23, 2026. Revised Project Rendering Option "A" date stamped July 17, 2026.

RESTATED PROJECT CONDITIONS FROM RESOLUTION No. PEDC 2025-08:

PLANNING CONDITIONS

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:
    - Applicant shall provide a 3 x 3-foot mock-up of the concrete base material for review and approval and to provide a realistic representation of the integral color and form liner design and texture.
    - Applicant shall provide the proposed gate or roll-up grate design for the parking garage entrances for review and approval.
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, 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 housing mitigation requirements for this project shall be mitigated through compliance with the Affordable and Workforce Housing Ordinance in effect at the time of building permit submittal. The subject property was assigned 40.41 Full-Time Equivalent Employee (FTEE) credits via a previous Implementation Agreement and Assignment of Credits. Pursuant to the Town's Affordable and Workforce Housing Ordinance, these credits can be used to satisfy the affordable housing requirements for this project. The current value of the credits is established by Town Council policy Resolution No. 2019-57. The number of credits used for the proposed project will be dependent on the Town Council fee value policy that is in effect at the time of building permit submittal.
27. As required by the North Village Specific Plan (NVSP), the applicant shall comply with NVSP Housing Policy #3 that prohibits construction workers who reside outside of Mono or Inyo County to be housed in the RMF-1 zoning district. Documentation of the provision of housing for contractor employees shall be provided to the Town, upon request.
28. Resort Condominiums shall only be rented on a short-term basis (not more than 30-days at a time). Only the owner of a resort condominium unit shall occupy their unit for longer than 30 consecutive days at a time. This shall be specified in the Owner's Association CC&Rs.
29. All resort condominium units are subject to the regulations of the Town's Quality of Life Ordinance (Municipal Code Chapter 5.40).
30. The applicant shall submit Owner's Association CC&Rs for the maintenance and control of common areas for review and approval by the Community and Economic Development Director prior to Final Map approval.
31. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations), including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department prior to building permit issuance. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.

    Pursuant to the North Village Specific Plan, all trees greater than 12 inches dbh (diameter at breast height) that are required to be removed due to improvements, shall be replaced on a one-to-one basis either on-site or on an off-site location approved by the Community and Economic Development Director. Trees recommended for removal based on health,

overstock, etc. by a qualified professional are not required to be replaced. Trees used for revegetation and landscaping purposes shall be a minimum size of 2-inch caliper. Selective use of smaller native trees may be permitted. Shrubs used for revegetation and landscaping purposes shall be a minimum 2-gallon container size. If trees larger than 2-inch caliper are used, the total number of replacement trees may be reduced, subject to approval by the Community and Economic Development Director.

32. Pursuant to Mitigation Measure 5.3-3c from the 1999 SPEIR (see Mitigation Measures below), the project shall utilize minimally reflective glass and all of the window glazing shall meet the performance standards of HP Sun II, or equivalent, low-e factory installed gray tinted glass in order to reduce reflectivity. All interior lights shall be "ambient" lighting with the fixtures directed upwards onto the walls and ceilings so as not to be directly visible through windows. Canned, recessed lights should not be visible through the windows from outside of the building or off-site.
33. Prior to issuance of a certificate of occupancy for the project, all required vehicle parking spaces shall be inspected and approved by the Community and Economic Development Department and the Public Works Department for compliance with the North Village Specific Plan requirements and the Town's Public Works Standards. At a minimum, there shall be 127 vehicle parking spaces with a minimum size of 9-feet x 18-feet and at least 14 exterior vehicle parking spaces with minimum size of 10-feet by 20-feet.
34. Sign permits are required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines. A monument sign will require approval from the Planning and Economic Development Commission Design Committee. Depending on the number and size of signs, a Master Sign Program may be required. The Master Sign Program will require subsequent review from the Community and Economic Development Department and approval form the Planning and Economic Development Commission.
35. All roof vents and/or equipment shall be painted a dark, matte color to blend with the roof.
36. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.
37. Placement of vents / and ventilation equipment for the parking garage and the mechanical equipment rooms shall be directed away from the adjacent residential condominium development located east of the site.
38. Noise levels generated by the project shall adhere to the requirements of the Specific Plan and/or the Town's noise regulations, as applicable.
39. The applicant shall screen the two transformers located in the northwest portion of the site with a decorative wall, fence, or dense landscape. The method of screening shall be approved by the Community and Economic Development Director prior to issuance of a building permit for the project.

SPECIAL DISTRICT CONDITIONS

40. Prior to combustible materials being placed on-site, an all-weather access road shall be maintained or be constructed that serves all exterior portions of the structure to the satisfaction of MLFPD. During demolition and construction of the project, clear access shall be provided for fire apparatus and a reliable water supply shall be available at all times.
41. Access to and circulation through the project site for emergency vehicles shall comply with all Mammoth Lakes Fire Protection District and Town requirements. Access for emergency vehicles shall be provided to all areas of the site, including, but not limited to, the interior

central common area. All circulation/access roadways, bridges, etc. shall be constructed to support the weight of emergency vehicles pursuant to the Mammoth Lakes Fire Protection District requirements.

42. The parking structure shall comply with all applicable building and fire codes, including, but not limited to, egress requirements and fire sprinkler requirements dependent on the use and occupancy classification of the parking garage.
43. Fire department connection's (FDC's) shall be provided in accordance with Mammoth Lakes Fire Protection District requirements. At a minimum, the FDC sites shall have a parking location outside of the roadway large enough for a large capacity fire engine and be located within 50-feet of a fire hydrant.
44. A fire control room with exterior access in the vicinity of the primary Fire Department Connection (FDC) shall be provided. The final location and size shall be determined in conjunction with the Mammoth Lakes Fire Protection District.
45. The Mammoth Lakes Fire Protection District reserves the right, at the owner's expense, to require the installation of a radio transceiver whenever a structure is constructed which inhibits standard portable two-way emergency radio communications.
46. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements.
47. Roof access shall be in accordance with all Mammoth Lakes Fire Protection District requirements
48. 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.
49. 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:

50. 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.
51. 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.
52. 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.
53. All new utility lines within, adjacent to, or serving the site shall be placed underground.
54. The site grading design and all building construction shall conform to State and federal disabled access regulations.
55. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).

56. 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.
57. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
58. 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:

59. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
60. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
61. All easements and dedications shall be in a form and content acceptable to the Public Works Director.
62. 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.
63. 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.
64. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.
65. 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.
66. 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.
67. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10. A street centerline monument well and monument shall be installed at the intersection of Canyon Boulevard and Lake Mary Road.

68. A form of security listed in Government Code Section 66499(a) shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map. The estimated amount of the surety shall be prepared by the licensed land surveyor preparing the final map and shall be approved by the Town Surveyor. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs.
69. All easements as shown on the tentative map shall be granted on the final map or recorded by separate document prior to or concurrent with recordation of the final map in a form and in content acceptable to the Town. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).
70. Easements shown on the tentative map to the benefit of an agency other than the Town or to other parties shall be shown on the final map as "Easements Reserved". The owner's statement on the final map shall reserve said easements unto themselves, their heirs and assigns.
71. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by Town staff. The originals of the executed documents shall be delivered to the Public Works Director together with the final map prior to approval of the final map.
72. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
73. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
74. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the final map by staff.
75. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.
76. As required by the Town's Subdivision Ordinance Section 17.20.160 and 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.
77. If the subdivider elects to file multiple final maps, then prior to submittal of the first final map for the project, the applicant shall submit a development schedule of phasing and improvements for review and approval by the engineering and planning divisions of the Town. The Town may impose additional conditions relative to phasing and the filing of multiple maps in accordance with Section 66456.1 of the Subdivision Map Act. Phasing may only be permitted if discontinuous rights-of-way and substandard lots are not created by the phasing.

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

78. Applicant shall be responsible for adhering to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise

provided by FGC or any regulation made pursuant thereto. Completion of, and submission to the California Department of Fish and Wildlife of, a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.

79. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
80. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
81. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
82. Construction of 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.
83. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
84. 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.
85. 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.
86. 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.
87. 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.
88. 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.

89. 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.
90. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.
91. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.
92. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
93. Prior to issuance of a grading permit or building permit, Applicant shall submit to the Town a geotechnical report that confirms that the proposed stormwater retention infiltrator locations will not be subject to groundwater entering the drywell or cause leaching. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with NPDES water quality Phase 2 requirements.
94. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
95. Drainage across the property shall be maintained. The design of the grading and drainage facilities shall not create concentrated discharges to adjacent properties and/or public rights of way in excess of historical flows. A registered civil engineer shall investigate existing facilities and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties. The Engineer shall verify that downstream facilities, and drainage channels accepting site flows are not adversely affected by an increase in runoff from this development. If the project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate the increased flows; otherwise, the applicant shall provide on-site detention for excess flows.
96. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the

grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

97. Temporary and permanent erosion control plans shall be included with the grading, improvement, and building plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances or exemptions from the Lahontan District prior to any grading. All BMPs shall be shown on the erosion control plans. If the Town inspector determines that the BMPs in place are not adequate, then additional BMPs shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.

98. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials 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.

99. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 24-002, UPA 24-001, DR 24-001, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and the grading permit and all conditions and requirements therein shall be adhered to by the contractor, his sub-contractors and any person performing any work on the project." This note shall also be included within the construction staging and management plan.

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

101. Existing Town streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction.

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

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

104. A tree removal plan shall be approved prior to 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.

105. The grading plan shall include tree protection measures to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, finish grading shall not disturb existing understory vegetation or retained trees. Grading operations shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plans, and as required by the Town.

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

106. 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.
107. 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.
108. 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:

109. 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.
110. 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.
111. The final condominium plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, and CC&Rs. The condominium plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Issuance of a certificate of occupancy and recordation of the condominium plans shall not occur prior to Town approval of the condominium

plans. The condominium plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.

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

113. 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.

114. 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

115. Prior to approval of final map 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.

116. Applicant shall construct public improvements consisting of sidewalk, curb, gutter, pedestrian ramps, retaining walls, storm drain and lighting in conformance with Town Standards and acceptable to the Public Works Director. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, or approval of the final map, whichever occurs first, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work. Prior to acceptance of the work, Applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

117. Prior to issuance of grading permit, Applicant shall coordinate with the Public Works Department on the final design and the appropriate signage relating to the two vehicular entrances from Minaret Road to more clearly delineate the flow of traffic.

118. Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of

10-feet beyond the edge of sidewalk along 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.

119. 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.

120. 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, 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.

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.

PROJECT DIRECTORY

PROJECT SPONSOR: 6060 MINARET LLC.
1055 ASHBURY STRET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

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LANDSCAPE: SWA GROUP
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TOWN OF MAMMOTH LAKES CA INC. 1984

RECEIVED
6/23/2026

SHEET INDEX

SHEET #	SHEET TITLE	SCALE
A0 SERIES: GENERAL		
A0.0	TITLE SHEET	N.T.S.
A0.2	PROJECT DATA	N.T.S.
~~A0.3A~~	~~SITE IMAGES~~	~~N.T.S.~~
~~A0.3B~~	~~SITE IMAGES~~	~~N.T.S.~~
A0.4	SITE PLAN	1/32"=1'-0"
~~A0.5~~	~~SHADOW STUDIES~~	~~N.T.S.~~
A0.6	SITE COVERAGE	N.T.S.
A0.7	IMAGES	N.T.S.
A0.8	IMAGES	N.T.S.
A0.9	IMAGES	N.T.S.
A0.10	IMAGES	N.T.S.
C SERIES: CIVIL		
C0.0	TENTATIVE TRACT MAP	AS NOTED
C1.0	EXISTING CONDITIONS PLAN	AS NOTED
C2.0	CONCEPTUAL SITE PLAN	AS NOTED
C3.0	CONCEPTUAL SITE GRADING PLAN	AS NOTED
C4.0	CONCEPTUAL SITE DRAINAGE PLAN	AS NOTED
C5.0	CONCEPTUAL SITE UTILITY PLAN	AS NOTED
C6.0	FIRE ACCESS PLAN	AS NOTED
L SERIES: LANDSCAPE		
L0.00	COVER SHEET	N.T.S.
L0.01	CIRCULATION DIAGRAM	AS NOTED
L0.02	TREE REMOVAL & PROTECTION PLAN	AS NOTED
L0.03	TREE REMOVAL TABLE	AS NOTED
L1.00	LANDSCAPE LAYOUT	AS NOTED
L1.01	LANDSCAPE LAYOUT ENLARGEMENT	AS NOTED
L2.00	LANDSCAPE SECTIONS	AS NOTED
L3.00	LANDSCAPE MATERIALS AND FURNITURE	AS NOTED
L4.00	PLANTING LIST AND IMAGES	AS NOTED
L4.01	CONCEPT PLANTING PLAN	AS NOTED
L5.00	WOODLAND GARDEN VIEWS	AS NOTED
A SERIES: ARCHITECTURAL		
A1.1	PLANS	
A1.2	PLANS	1/16" = 1'-0"
A1.3	PLANS	1/16" = 1'-0"
A1.4	PLANS	1/16" = 1'-0"
A1.5	PLANS	1/16" = 1'-0"
A2.1	SECTION	1/16" = 1'-0"
A2.2	SECTION	1/16" = 1'-0"
A3.1A	ELEVATIONS (EAST&WEST)	1/16" = 1'-0"
A3.1B	ILLUSTRATIVE ELEVATIONS (EAST&WEST)	1/16" = 1'-0"
A3.2A	ELEVATIONS (NORTH&SOUTH)	1/16" = 1'-0"
A3.2B	ILLUSTRATIVE ELEVATIONS (NORTH&SOUTH)	1/16" = 1'-0"
A3.3	MATERIAL ELEVATIONS	N.T.S.
A3.4	MATERIAL BOARD	N.T.S.
LT SERIES: LIGHTING		
LT0.00	GENERAL NOTES & LEGEND	N.T.S.
LT1.0	LANDSCAPE LIGHTING PLAN	AS NOTED
LT1.0A	LANDSCAPE LIGHTING PLAN	AS NOTED
LT1.0B	LANDSCAPE LIGHTING PLAN	AS NOTED
LT1.0C	LANDSCAPE LIGHTING PLAN	AS NOTED
LT1.0D	LANDSCAPE LIGHTING PLAN	AS NOTED
LT1.0E	LANDSCAPE LIGHTING PLAN	AS NOTED
LT1.0F	LANDSCAPE LIGHTING PLAN	AS NOTED
LT3.00	SITE LIGHTING CALCULATION	AS NOTED
SHEET TOTAL		51

ADDRESS INFORMATION

ADDRESS: 6060 MINARET RD
MAMMOTH LAKES, CA 93546

APN: 033-043-001; 033-043-002; 033-043-003

CROSS STREETS: MINARET RD. AND MAIN ST.

LOT AREA: ~113,080 SF (2.6 ACRES)

ZONE: NVSP-NORTH VILLAGE SPECIFIC PLAN,
PARCEL 38 (DEMPSEY/NEVADOS SITE)

LAND USE: RG-RESORT GENERAL ZONE
CONDOMINIUMS PERMITTED USE

CODES USED

2022 CBC (BUILDING)
2022 CFC (FIRE)
2022 CMC (MECHANICAL)
2022 CEC (ELECTRICAL)
2022 CPC (PLUMBING)
2022 CEC (ENERGY)
2022 CGBC (GREEN)
NFPA 13 - SPRINKLER SYSTEMS
NFPA 14 - STANDPIPE & HOSE
NFPA 72 - FIRE ALARM
2010 ADA
1998 FHA
2000 NORTH VILLAGE SPECIFIC PLAN

PROJECT SUMMARY

FIELD CHANGE PERMIT:

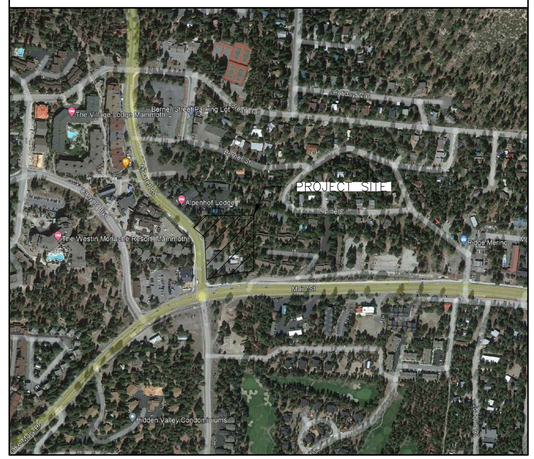
THIS IS A FIELD CHANGE PERMIT TO APP# BP24-00788. THE PURPOSE OF THIS SUBMITTAL IS TO DOCUMENT UPDATES TO THE AMENITY BUILDING. ADDITION OF A 3RD LEVEL OF AMENITY PROGRAMMING IS ALIGNED WITH THE TOWN OF MAMMOTH LAKES GENERAL PLAN CONFORMANCE STATEMENTS AND GOALS, POLICIES, AND ACTIONS. PROPOSED ADJUSTMENTS TO THE AMENITY BUILDING INTEND TO INTEGRATE INTO THE APPROVED PROJECT IN A COHESIVE MANNER THAT IS COMPATIBLE WITH AND COMPLEMENTS THE VISUAL AND AESTHETIC CHARACTER OF MAMMOTH; ENCOURAGE INCREASED PEDESTRIAN ACTIVITY; ENCOURAGE SOCIAL INTERACTION AND COMMUNITY ACTIVITY; AND OFFER A BROADER VARIETY OF SERVICES AND AMENITIES. PROPOSED CHANGES AFFECT ONLY THE AMENITY BUILDING; THERE ARE NO PROPOSED CHANGES TO THE RESIDENTIAL PORTION OF THE BUILDING. THERE ARE NO CHANGES TO LANDSCAPE, SITE DESIGN, EXTERIOR LIGHTING, OR CIVIL SCOPE.

PROJECT DATA (NO CHANGE)

THE PROJECT IS LOCATED AT 6060 MINARET RD. WITH A SITE AREA OF APPROXIMATELY 113,080 SF. THE PROPOSED NEW DEVELOPMENT WOULD BE FOR A 5 STORY MIXED USED DEVELOPMENT. THIS NEW DEVELOPMENT WOULD INCLUDE 110 UNITS (TOTAL OF 198 BEDROOMS), INCLUDING 6 LOCK-OFF UNITS, RESTAURANT AND SKI VALET. THE PROJECT SPONSOR PROPOSED DEMOLISHING THE EXISTING BUILDINGS ONSITE. THE NEW PROPOSED BUILDING WOULD BE APPROXIMATELY 53' IN HEIGHT (ABOVE PODIUM) AND BE A MIXTURE OF STUDIO, 1, 2, 3, AND 4 BEDROOM UNITS WITH AT-GRADE AND SUBTERRANEAN PARKING BELOW.

CONSTRUCTION TYPE: III-A OVER 1-A
OCCUPANCY: R-2 MULTI-FAMILY, S-2 GARAGE, M RETAIL, B OFFICE, A-2 DINING, A-3 GYM
SPRINKLERS: NFPA 13
ACCESSIBILITY: CBC 11A - PRIVATELY FUNDED 11A DWELLING
CBC 11B - COMMON SPACE

LOCATION MAP



RENDERING - PROPOSED NEW SCOPE



REVISIONS	DATE

OWNER:
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LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
COVER SHEET

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.0

AREA 3

	Gross SF		Net Square Footage: Residential (net)	Amenity	Parking
Level 1 (includes vault)	66,300		0	9,046	44,500
Level 2	40,300	61	31,345	4,062	0
Level 3	42,200		31,345	5,855	0
Level 4	36,300		31,345	0	0
Level 5	33,150		28,255	0	0
Total	218,250		122,290	18,963	44,500

UNIT DATA 4

Density Calculation

	Density (Rooms / Acre)	Area (Acre)	Room Count (bedroom, loft or other sleeping area in residential use per NVSP, 2000)
Base Density	48	2.6	125
Bonus Density			73
Permitted Density			198
Proposed Density			198

UNIT TABULATION

Type		STU	JNR	1BR		1BR+		2BR						3BR		4BR	Total
SubType		0A	0B	1A	1B	1C	1D	2A	2B	2C	2D	2E	2F	3A	3B	4A	–
Accessibility		11A	11A	11A	11A	11A	11A	11A	11A	11A	11A	11A	11A	11A	11A	11A	–
Area		460	520	675	645	1,045	980	1,045	1,045	980	1,435	1,450	1,500	1,500	2,420	2,535	–
Bedrooms		1	1	1	1	1	1	2	2	2	2	2	2	3	3	4	
Study		0	0	0	0	1	1	0	0	0	0	0	1	0	1	0	
Kitchen Type		K1	K1	K4	K4	K5	K5	K5	K2	K5	K6	K6	K3	K3	K6	K6	–
Bathroom Type		B1	B1	B2C	B2C	B2C, B8	B9, B8	B2B, B3	B2A, B5	B8, B9	B5, B7	B4, B7	B4, B6	B4, B6	B4, B7, B7	B4, B7, B7	–
Unit Count	Level 2	2	2	1	2	2	4	4	6	2	0	0	2	4	0	0	31
	Level 3	2	2	1	2	2	4	4	6	2	0	0	2	4	0	0	31
	Level 4	2	2	1	2	2	4	4	6	2	0	0	2	4	0	0	31
	Level 5	0	0	1	2	0	0	0	0	0	4	4	0	0	4	2	17
	Subtotal	6	6	4	8	6	12	12	18	6	4	4	6	12	4	2	
	Total	12		12		18		50						16		2	110
Bed Count		6	6	4	8	6	12	24	36	12	8	8	12	36	12	8	198
Tabulated Areas		2,760	3,120	2,700	5,160	6,270	11,760	12,540	18,810	5,880	5,740	5,800	9,000	18,000	9,680	5,070	122,290

PARKING DATA 5

Required	Units	Ratio	Stalls
Junior	6	1.05	6.3
1bd	12	1.05	12.6
1bd + study	12	1.05	12.6
1bd + lockoff studio (ratio include reduction)	6	1.50	9.0
2bd	44	1.05	46.2
2bd + study	6	1.05	6.3
3bd	12	1.75	21.0
3bd + study	4	1.75	7.0
4bd	2	1.75	3.5
Subtotal (Per NVSP Tbl 7, 10% Accs. To Guests	104		125
Check in (Per NVSP Tbl 7)			3
Total required			**128**
Total Provided			**140**
Provided per key			**1.35**
Restaurant (Primary Service to Residents)			**0**
ADA Stalls		2%	3
EV Stalls			
EV Chargers (5% of total parking spaces)		5%	7
EV Capable (10% of total parking sapces)		10%	14
EV Ready (25% w/ low power receptacles)		25%	35
Bicycle Parking			
Total Space Required	110	0.67	74
Long term - Provided			144
Short Term - Provided			12

PROJECT SUMMARY DATA 1

Summary Data	Permitted	Entitled	Proposed Project 61
Project Gross Sq Ft (Incl. Parking)	225,848	182,000	**218,250**
Quantity of Residential Bedrooms	198	198	**198**
Quantity of Parking Stalls	0	201	**140**
Height	56 ft	56 ft	**53 ft**
Site Coverage	75%	73%	**71%**

ZONING REQUIREMENTS DATA 2

Town of Mammoth Zoning Tabulations			
	Permitted / Required	Entitled	Proposed
Zoning Regulations	General plan, Zoning Code, North Village Specific Plan		
District / Zone	RG	RG	RG
Development Standards			
Minimum Parcel Size (SF)	20,000	113,080	113,080
Building Area (Sf/acre)	87,000 sf/acre maximum	49,710	66,931
Site coverage	75 % (84,8131 sf)	73%	71%
Snow Storage	Sufficient onsite	520 sf + snow melt	7,212 sf (60% of Asphalt)
Density			
Rooms per Acre	48 rooms / acre + 73.25 rooms	48 rooms / acre + 73.25 rooms	76.3
Total rooms (bedroom, loft or other sleeping area in residential use per NVSP, 2000)	198	198	198
Commercial Density	450 sf = 1 room	Excluded as restaurant space to primarily serve residents	Excluded as restaurant space to primarily serve residents
Building Height			
Permitted Height / Proposed Height	54' ft at 20' setback per NVSP tbl 5 / 56 ft	56 ft	53 ft
Projected height	67 ft	60 ft	54 ft typ. / 58' garage exhaust
Parking Garage	20 ft maximum height	12 ft	17 ft
Building Levels (parking podium excluded)		5	4
Setbacks (20% additionl setback permitted per 6.h.iv)			
Side Yard - North Side	10 ft min (no additonal setback allowed)	30 ft	17 ft (parking) / 25 ft for 50' bldg
Minaret Road Setbacks - West Side			
Min. distance to EOP at Proposed height	30 ft for 35'-54' ft bldg	66 ft (56ft bldg)	43.25 ft (50'+ ft bldg roofline)
	24 ft min. allowed w/ 20% reduction		39.5' at 5th lvl balcony
Min. distance to centerline Minaret	43 ft min distance	94 ft	73 ft
Main Street Setbacks - South Side (add 20% permitted)	30 ft for 35'-54' ft bldg	82 ft	86 ft (50 ft bldg)
Specific Boundry Setbacks - East Side			
Min. distance to PL at Proposed height (add. 20% permitted)	10' for 0' to 24' height/ 20 ft for 54 ft bldg.	22 ft	20 ft
Parking			
Studio, 1 bedroom, 2 bedroom (100 units @ 1.05 /unit)	96.6	-	-
3 bedroom (18 units @ 1.5 /unit)	28.0	-	-
Check-In Spaces	3.5	-	-
Total Required	128.1	201	-
Total Provided (Assigned Parking)	-	201	140
ADA Stalls (2% of total). Incl HC Van	2.8		4
EV Chargers (5% of total parking spaces)	7		7
EV Capable (10% of total parking sapces)	14		14
EV Ready (25% w/ low power receptacles)	35		35
Parking spaces per key	Not less than 1.05	-	1.27
Delivery Loading Area	Required	1	1
Bicycle Parking (0.67 per unit)	74	35	84
Long Term (provided at garage storage room)	63	-	72
Short Term (provided thoughout site)	11	-	12

REVISIONS	DATE

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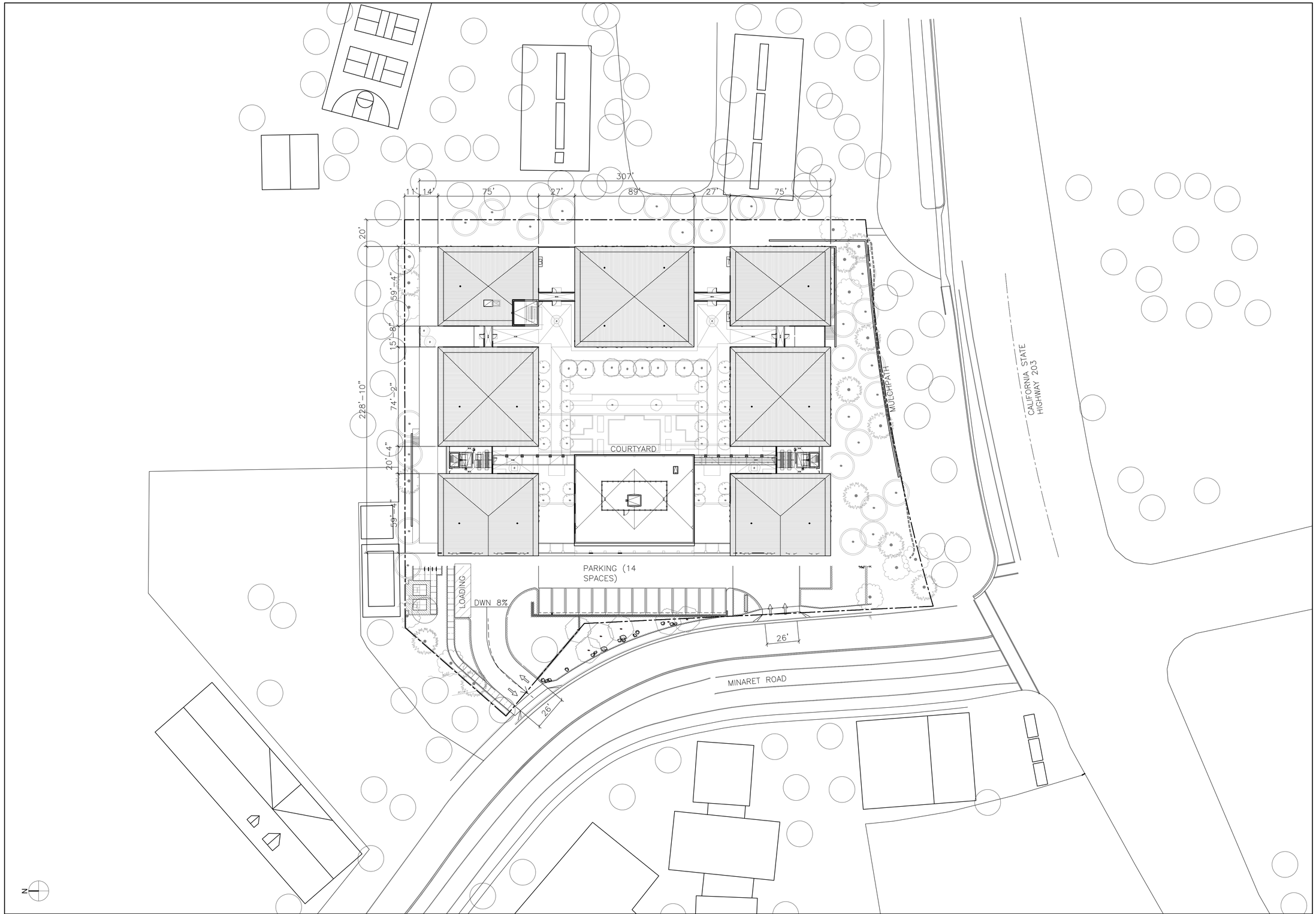
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No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
PROJECT DATA

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.2



SITE PLAN | 1

REVISIONS	DATE

OWNER:
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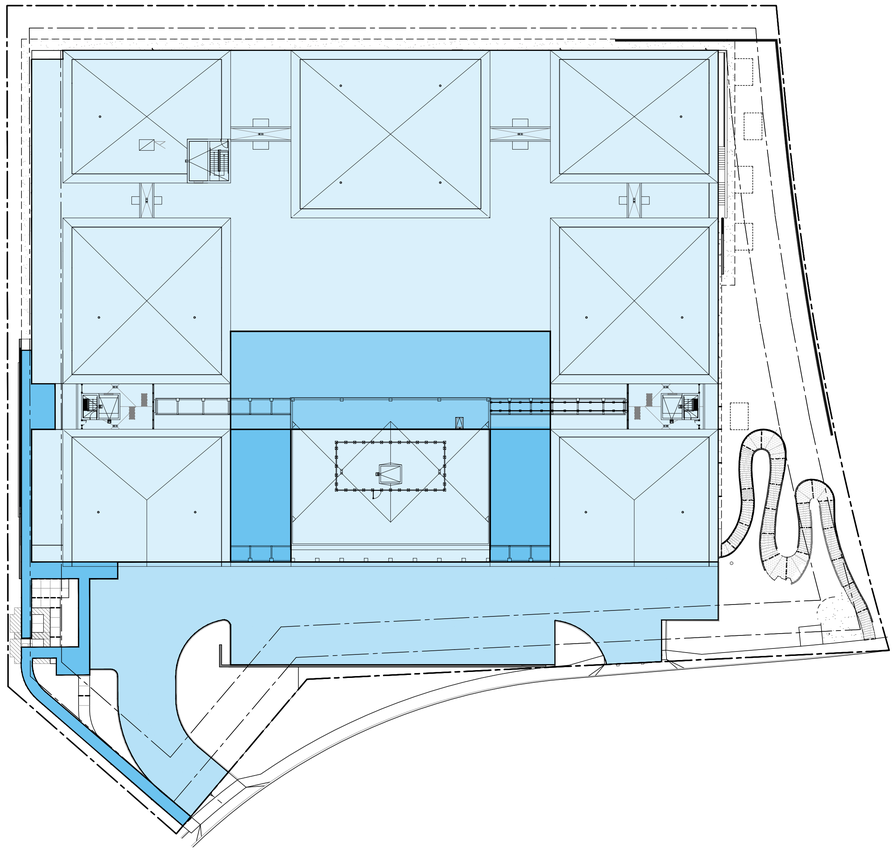
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ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SITE PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/32"= 1'-0"
DRAWN:	

SHEET NO:
A0.4



Lot Coverage	
Item	Area (SF)
Building Footprint	61,238
Paved Vehicle Access	13,424
Outdoor Courtyard	8,566
Walkways (Non-permeable)	2,298
In grade planting deduction	-5,573
Total	79,953
Site (2.6 Acres)	113,080
Lot Coverage	71%

N

SITE COVERAGE | 1

REVISIONS	DATE

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SHEET TITLE:
SITE COVERAGE

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.6



AMENITY BUILDING FRONT VIEW | 1

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SHEET TITLE:
IMAGES

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.7



VIEW FROM ENTRY APPROACH | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
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CIVIL ENGINEERS:
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1646 N. CALIFORNIA BLVD,
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LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
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94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH:
SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
IMAGES

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.8



WINTER VIEW ENTRY FROM MINARET ROAD | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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LANDSCAPE ARCHITECTS:
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E: JWONG@SWAGROUP.COM

GEOTECH:
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JOSEPH A. ADLER
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LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
IMAGES

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.9



NIGHT VIEW FROM MINARET ROAD | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
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LANDSCAPE ARCHITECTS:
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E: JWONG@SWAGROUP.COM

GEOTECH:
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PO BOX 5024,
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JOSEPH A. ADLER
T: 925.940.2210

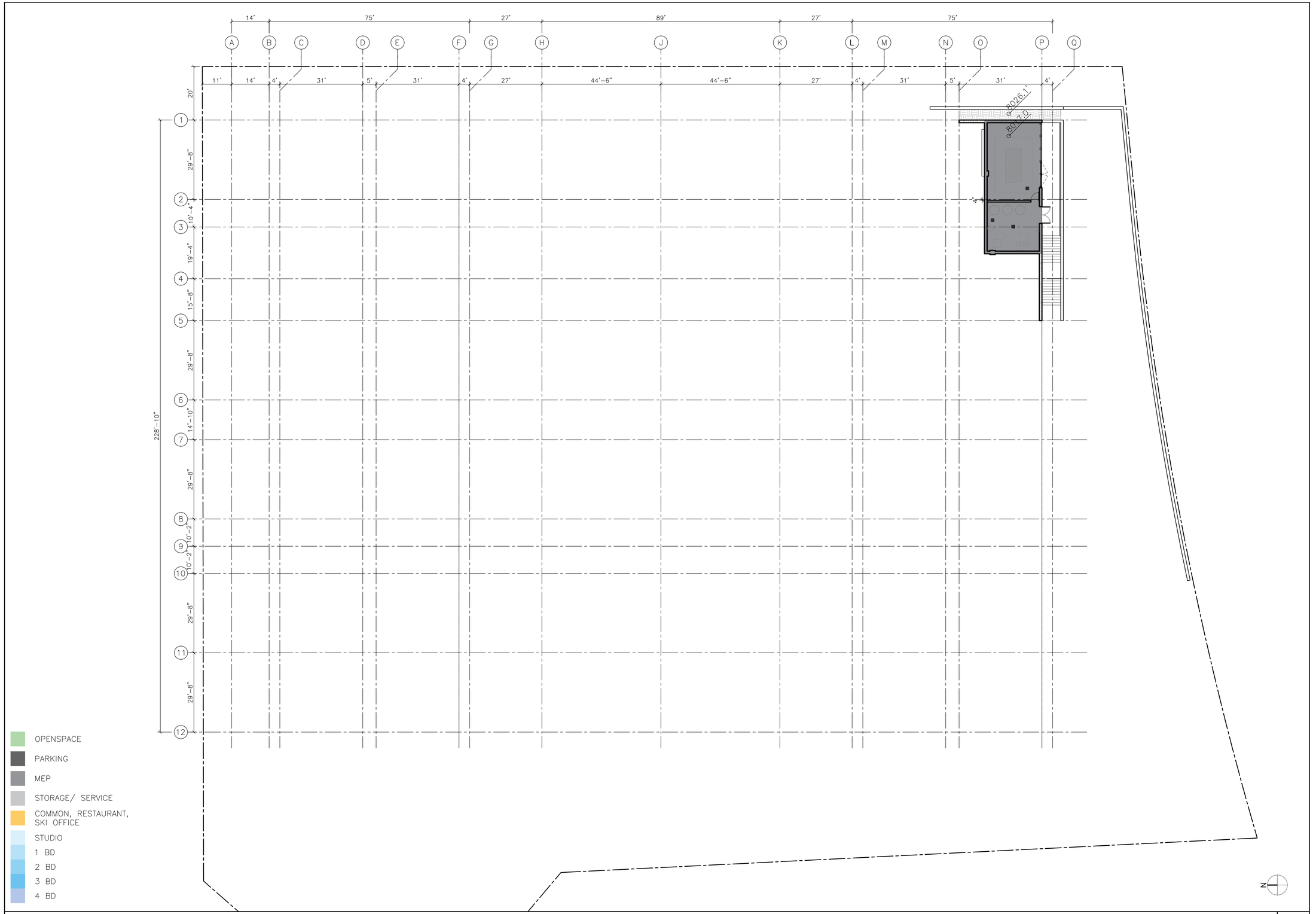
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
IMAGES

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.10



VAULT PLAN (LEVEL -1) | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

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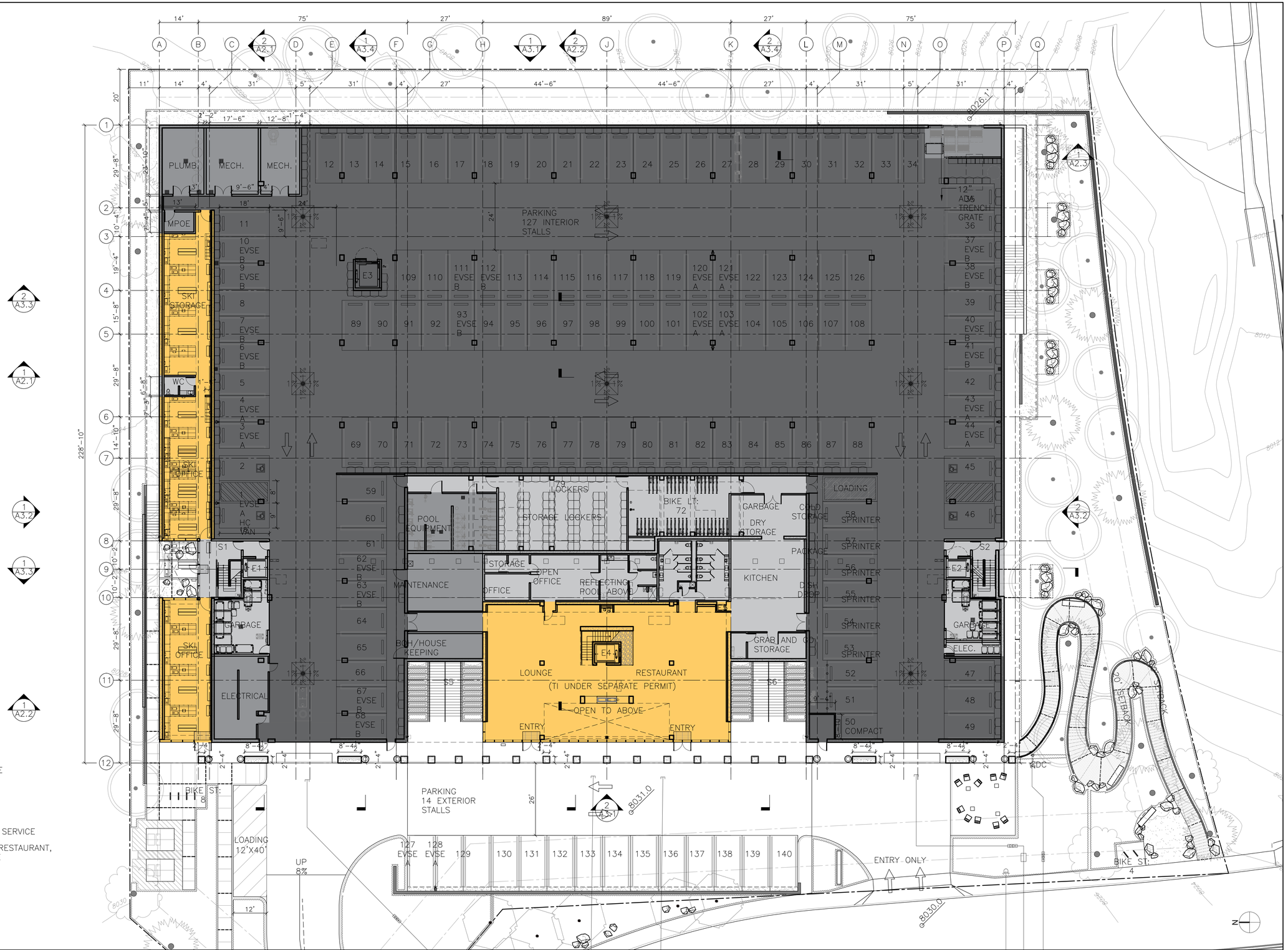
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.0



GROUND FLOOR PLAN (PARKING) 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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GEOTECH:
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PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

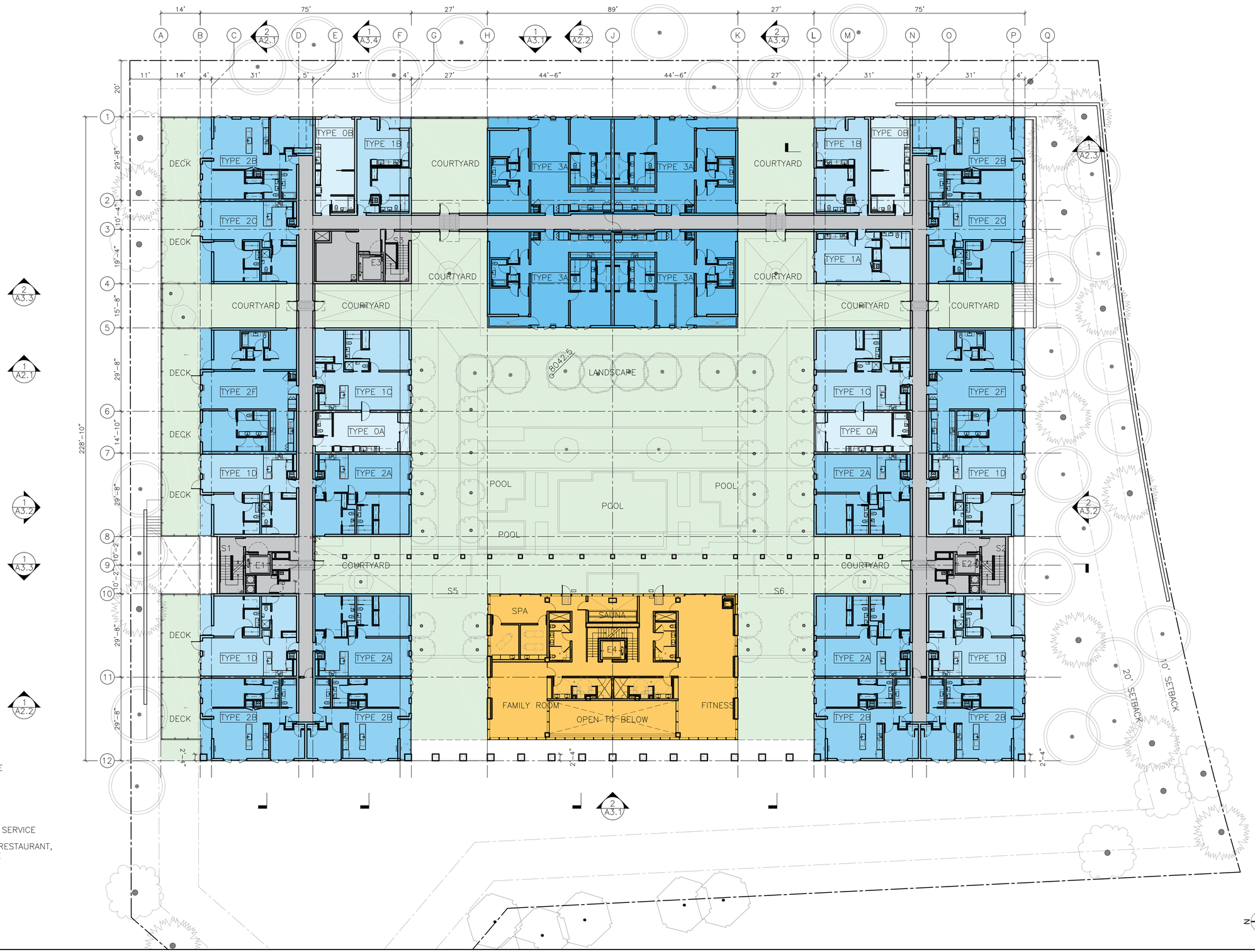
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.1



LEVEL 2 FLOOR PLAN (COURTYARD) | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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LANDSCAPE ARCHITECTS:
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GEOTECH:
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LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.2



LEVEL 3 FLOOR PLAN | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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GEOTECH:
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SIERRA GEOTECHNICAL SERVICES, INC.
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T: 925.940.2210

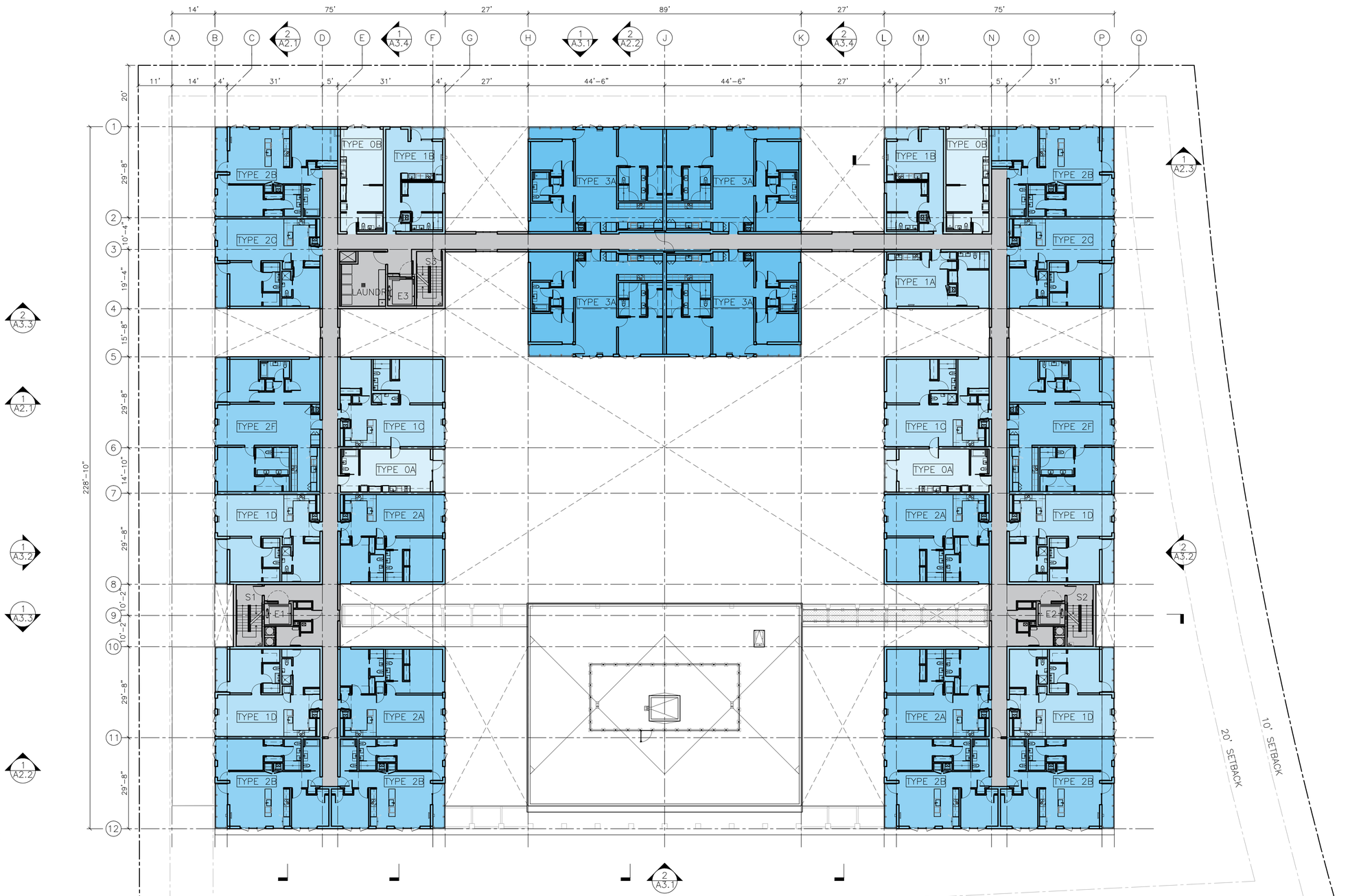
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.3



LEVEL 4 FLOOR PLAN | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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E: JWONG@SWAGROUP.COM

GEOTECH:
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MAMMOTH LAKES, CA 93546
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T: 925.940.2210

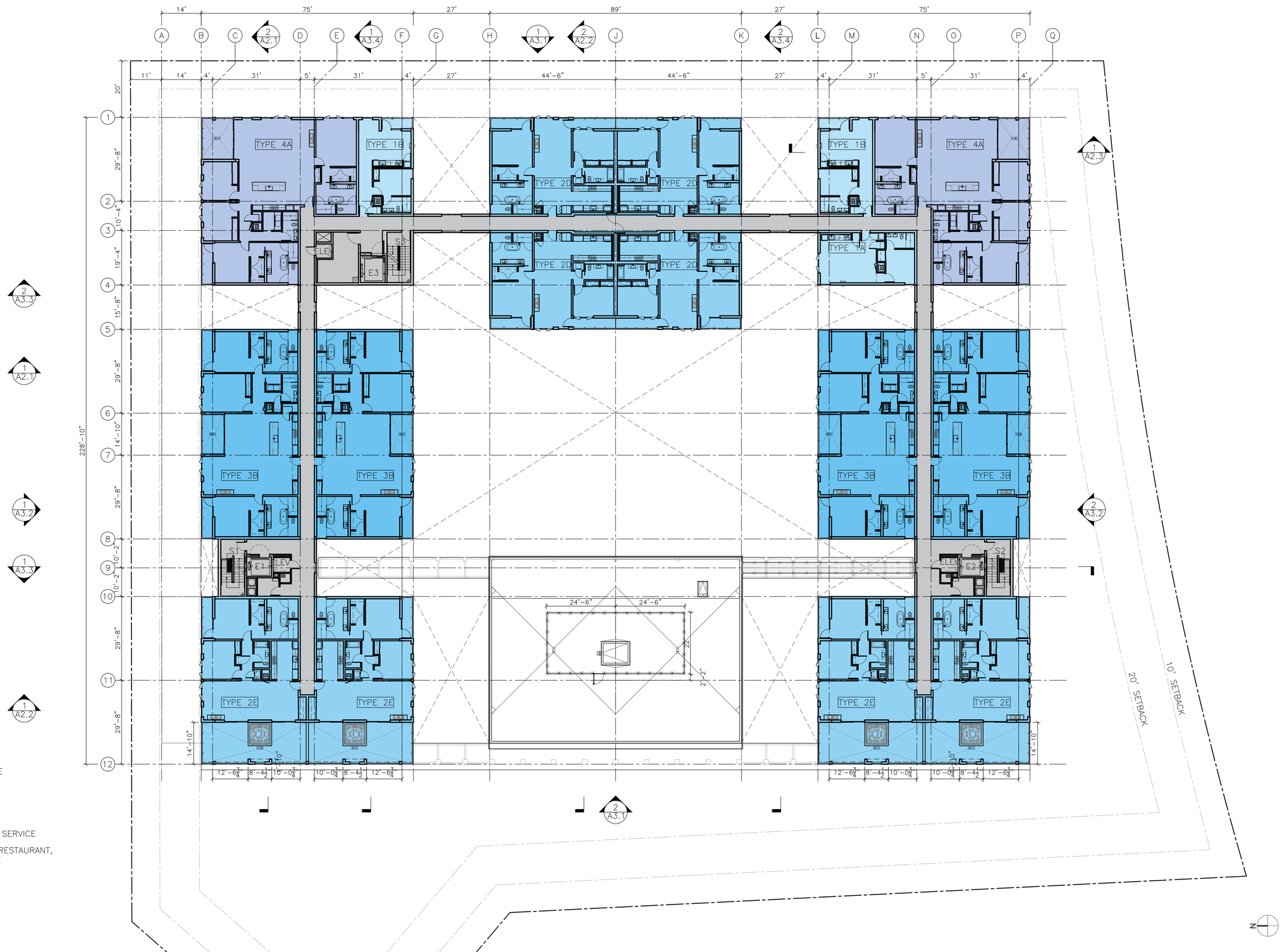
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.4



LEVEL 5 FLOOR PLAN (PENTHOUSE LEVEL) | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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E: JWONG@SWAGROUP.COM

GEOTECH:
SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

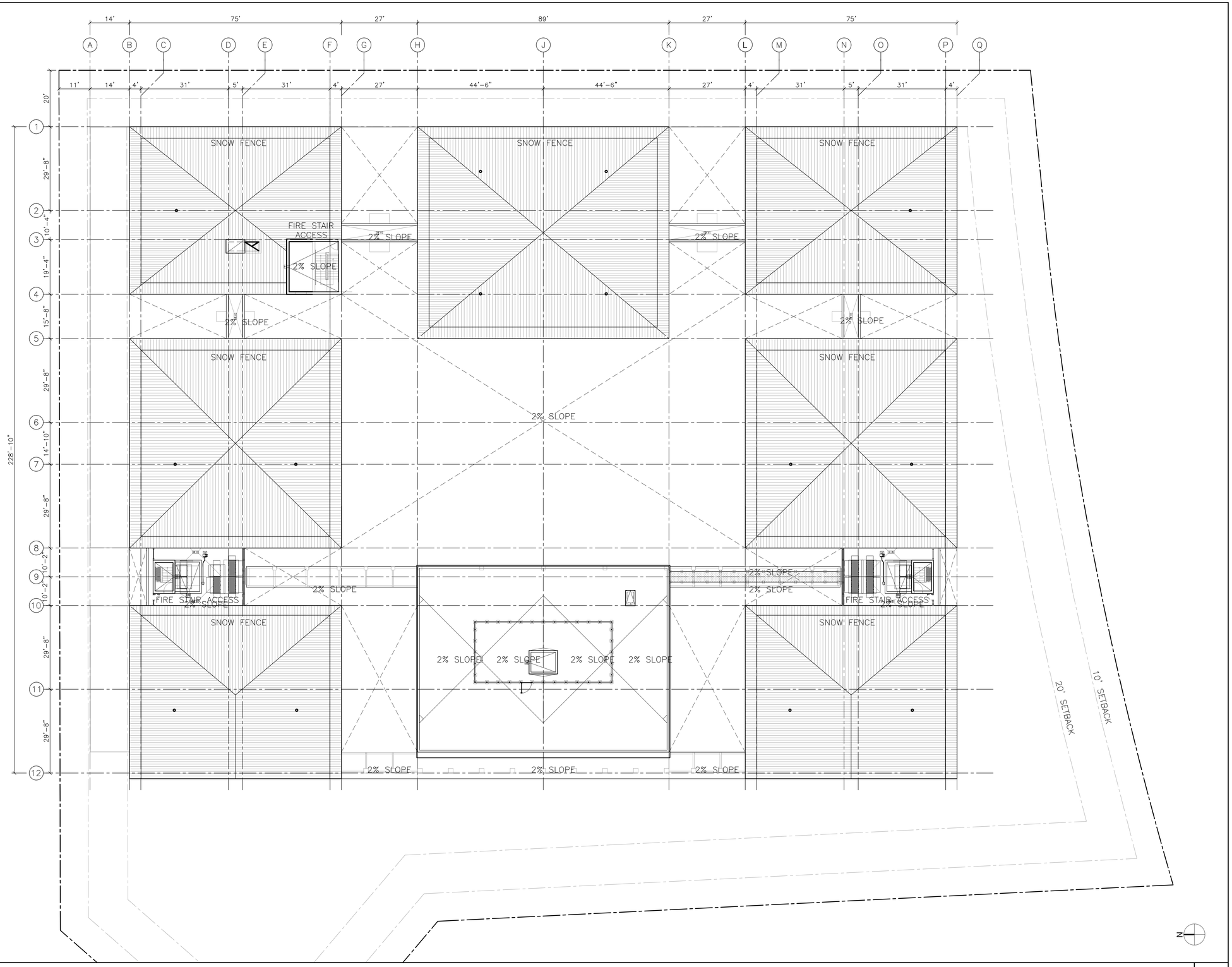
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.5



ROOF PLAN | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
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GEOTECH:
SIERRA GEOTECHNICAL SERVICES, INC.
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MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

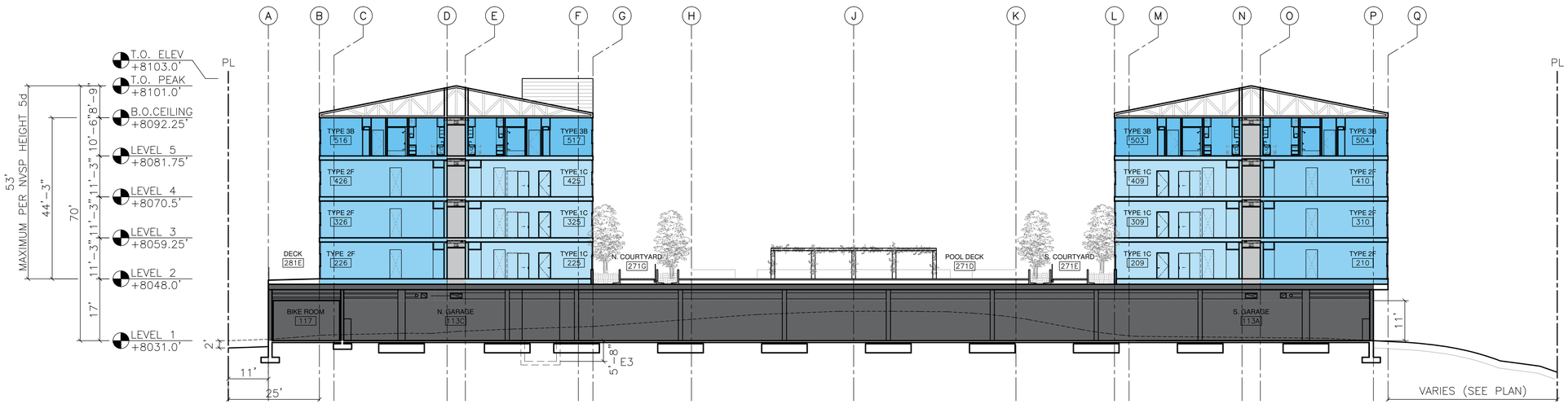
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A1.6



- OPENSPACE
- PARKING
- MEP
- STORAGE/ SERVICE
- COMMON, RESTAURANT, SKI VALET
- STUDIO
- 1 BD
- 2 BD
- 3 BD
- 4 BD

0' 5' 10' 20'

SECTION | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
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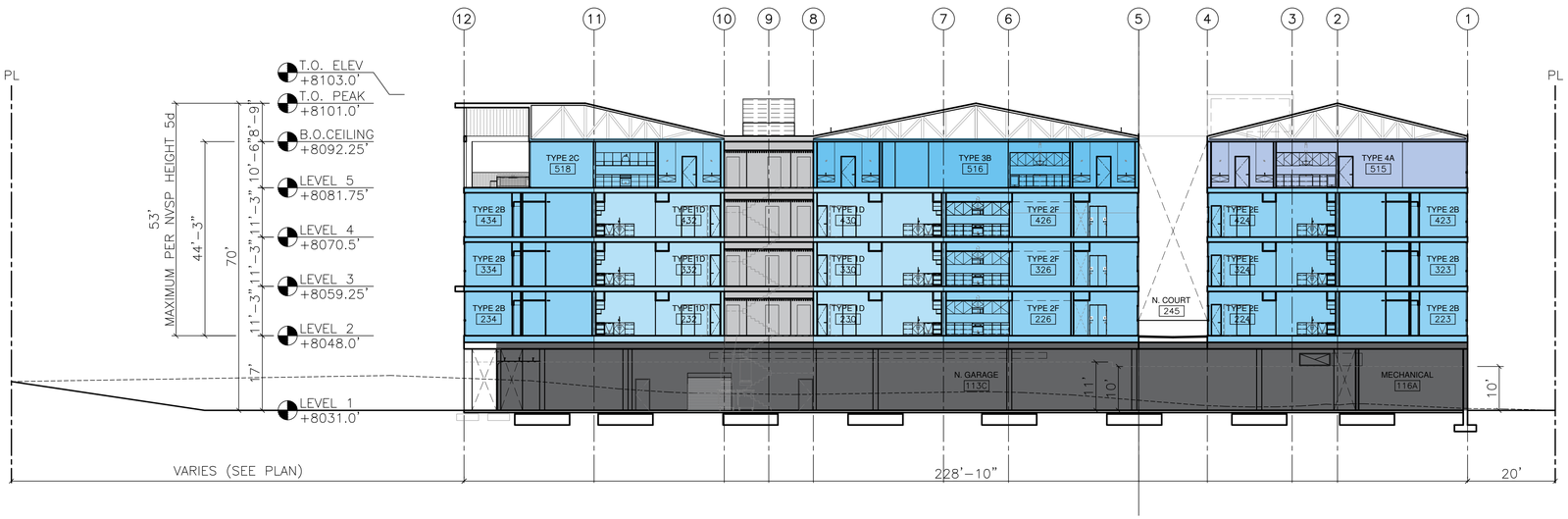
LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SECTION

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A2.1



- OPENSPACE
- PARKING
- MEP
- STORAGE/ SERVICE
- COMMON, RESTAURANT, SKI VALET
- STUDIO
- 1 BD
- 2 BD
- 3 BD
- 4 BD

0' 5' 10' 20'

SECTION 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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LICENSED ARCHITECT
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EXP. 09/30/2025
STATE OF CALIFORNIA

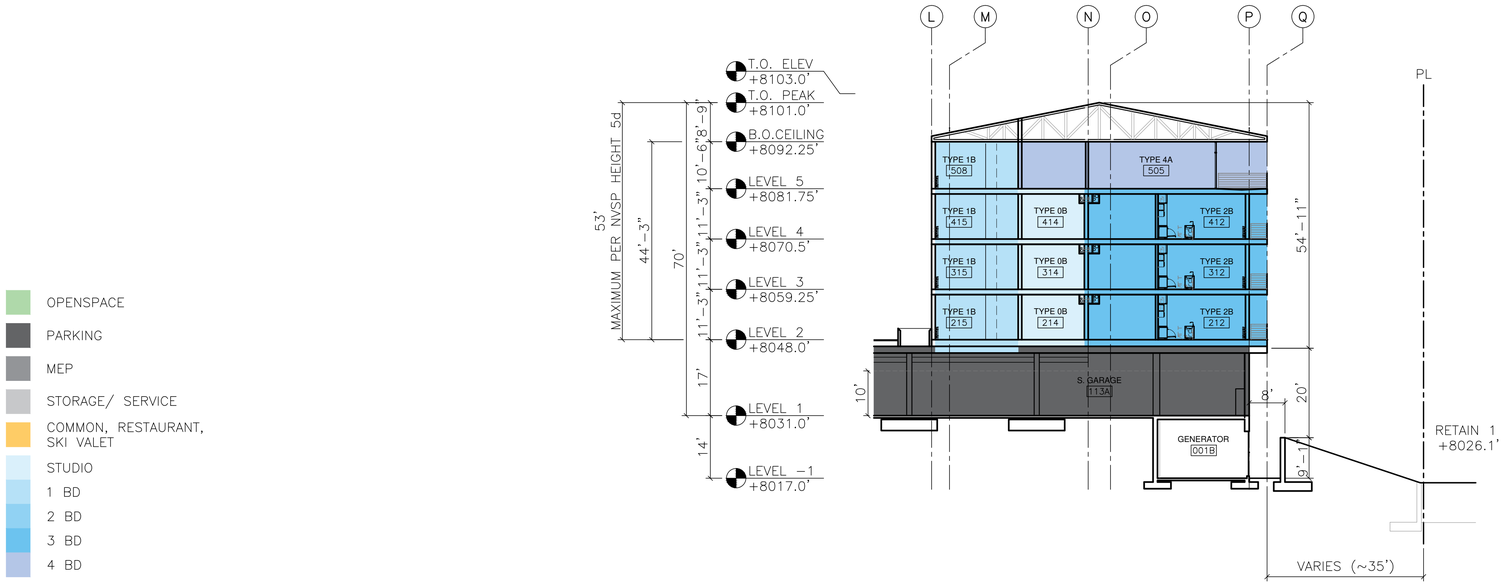
ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SECTION

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A2.2

NOT USED | 2



SECTION (@ VAULT) | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1555 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
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JOSEPH A. ADLER
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STRUCTURAL ENGINEERS:
DCI ENGINEERS
DCI ENGINEERS
523 W 6TH STREET, SUITE 616
LOS ANGELES, CA 90014
T: 213.298.3720
E: NLENAHAN@DCI.COM

MEP ENGINEERS:
ACIES
ACIES ENGINEERING
400 N MCCARTHY BLVD., SUITE 250
MILPITAS, CA 95035
T: 408.522.5255
E: ALEX@ACIES.NET

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Salas O'Brien
SALAS O'BRIEN
8825 RESEARCH DRIVE
IRVINE, CA 92618
T: 949.753.1553
E: VICTOR.BECERRA@SALASOBRIEN.COM

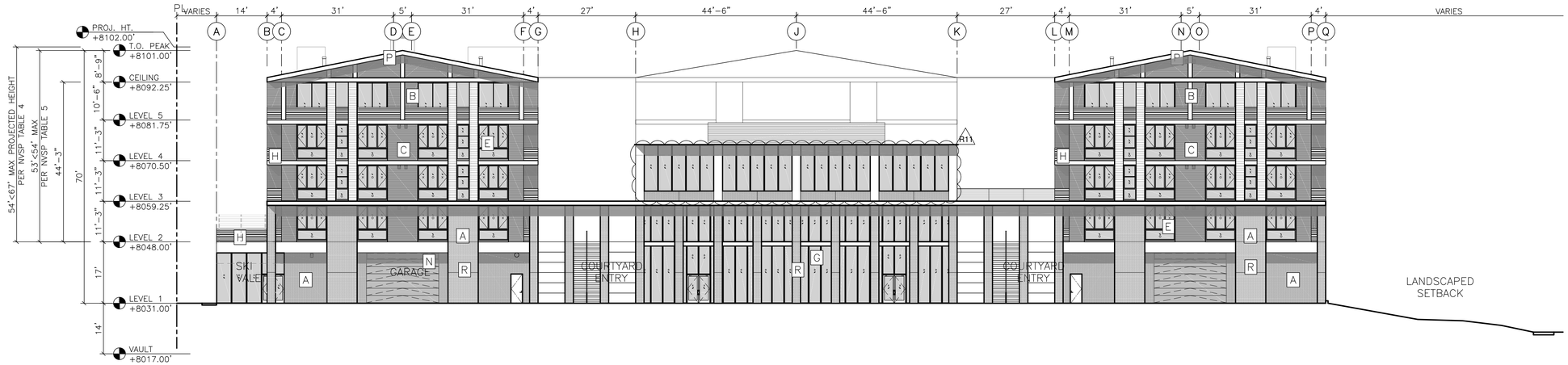
ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SECTIONS

SET:	100% CD SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
DRAWN:	SS|NAI

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SHEET NO:
A2.3



WEST ELEVATION | 2



0' 5' 10' 20'

EAST ELEVATION | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
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SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

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GEOTECH:
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MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

LICENSED ARCHITECT
NEIL B. KAYE
No. C 32794
EXP. 09/30/2025
STATE OF CALIFORNIA

ROCKSPRING
6060 MINARET RD

MAMMOTH LAKES,
CA 93546

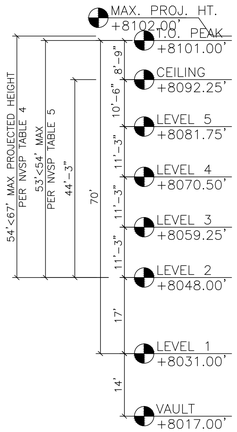
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REF.
ELEVATIONS

SET:	PLANNING SET
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SHEET NO:
A3.1A

ELEVATION LEGEND

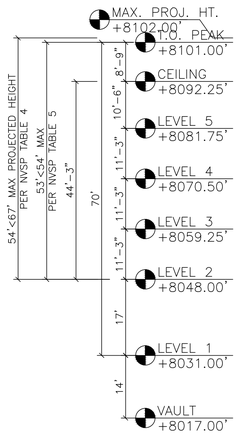
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B. FIBER CEMENT BOARD HORIZ. WOOD SIDING (ESPRESSO)
C. INTEGRAL COLOR BOARDFORM CONCRETE (DARK GREY)
D. ALUM OR VINYL FRAMED WINDOWS (DARK BRONZE)
E. MORTARSET STONE VENEER (DARK GREY)
F. HORIZONTAL SLAT GUARDRAIL (BLACK)
G. METAL STANDING SEAM ROOF (DARK BRONZE)
H. FIBER CEMENT BOARD FASCIA (CHARCOAL)

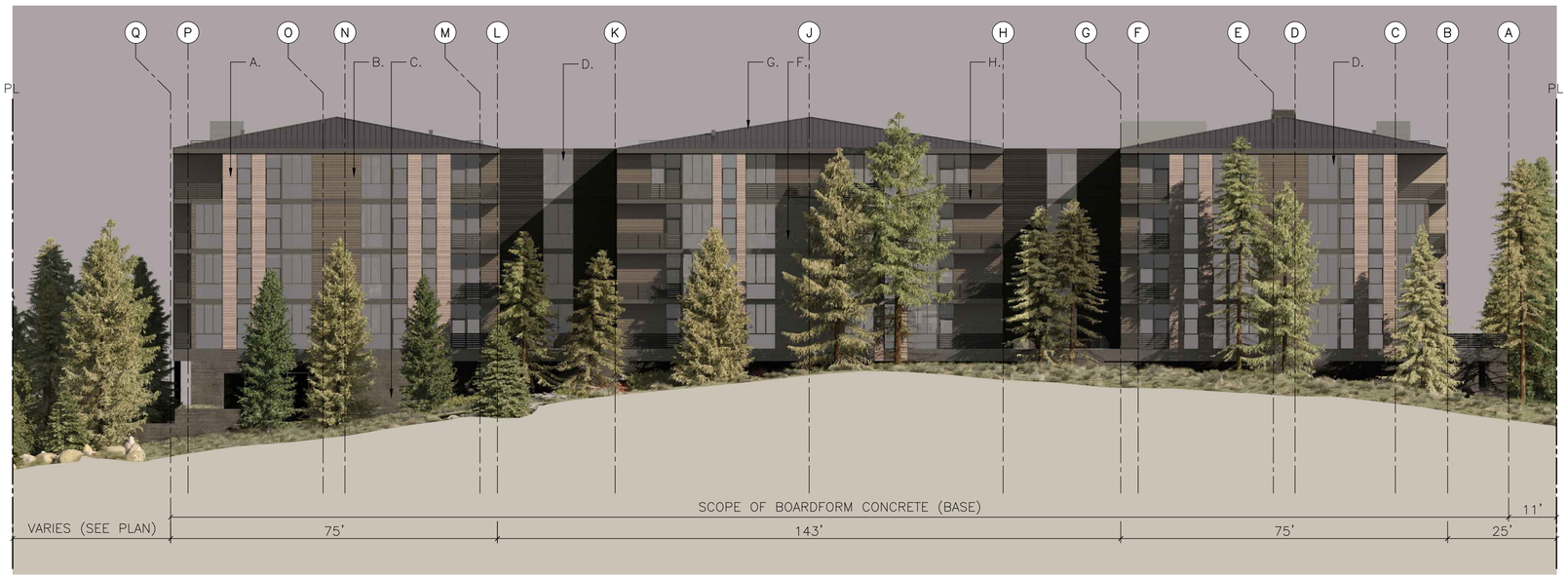




0' 5' 10' 20'

WEST ELEVATION | 2





0' 5' 10' 20'

EAST ELEVATION | 1

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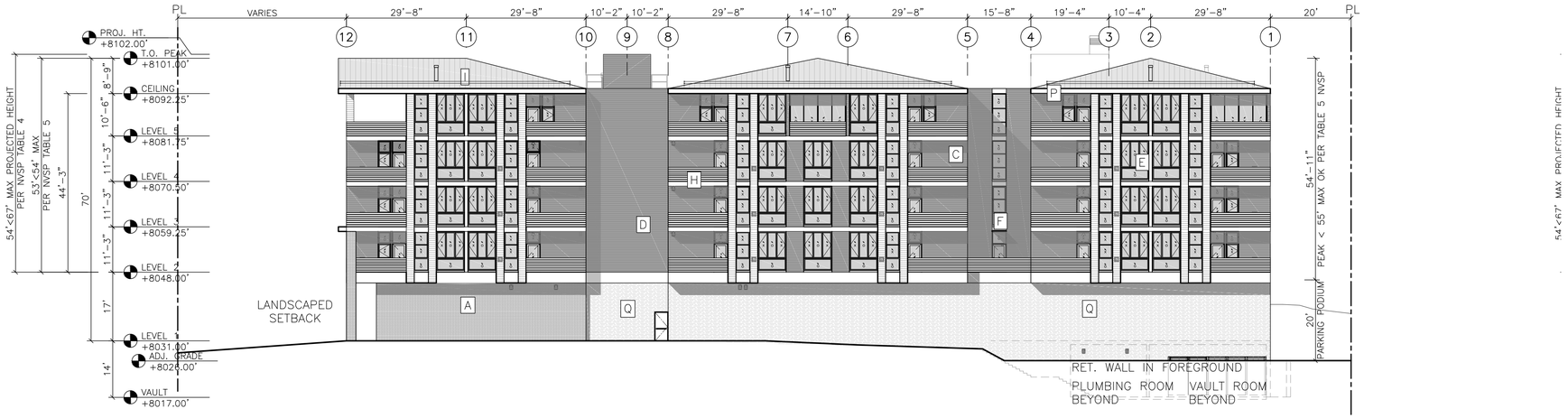
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STATE OF CALIFORNIA

ROCKSPRING
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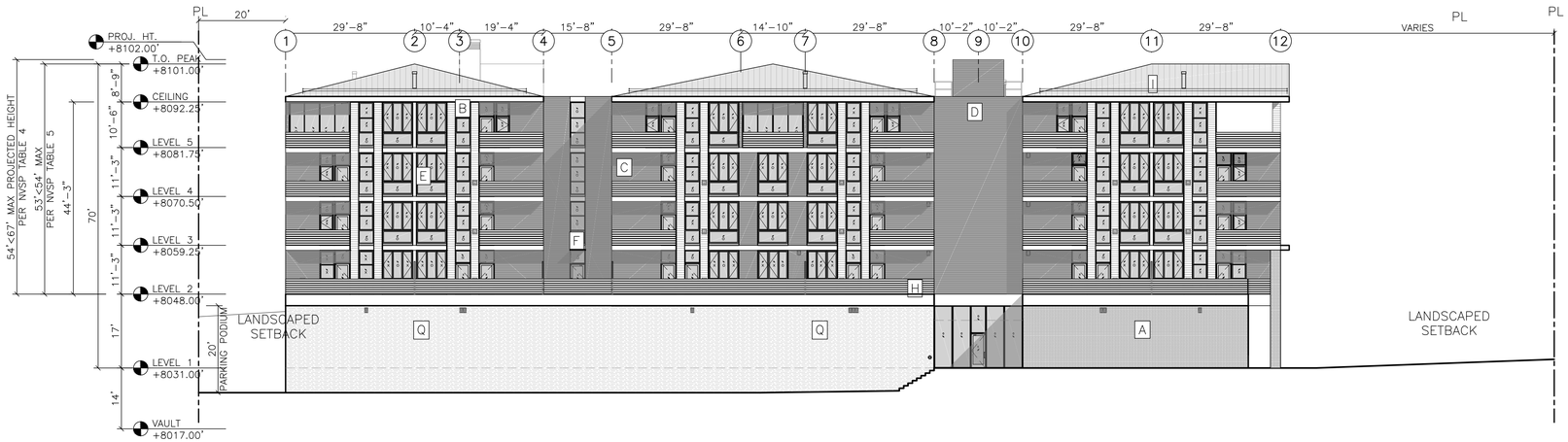
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ELEVATIONS

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
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SHEET NO:
A3.1B



SOUTH ELEVATION | 2



0' 5' 10' 20'

NORTH ELEVATION | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

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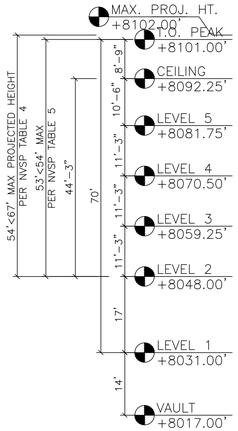
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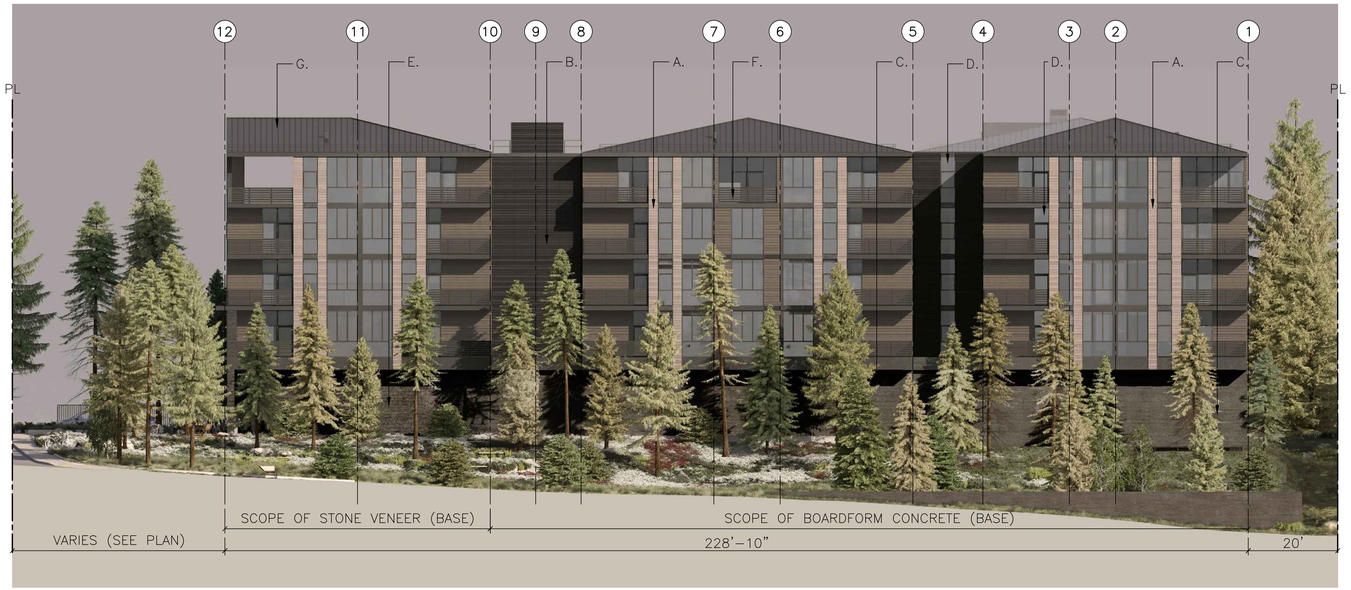
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SCALE:	1/16"= 1'-0"
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SHEET NO:
A3.2A

ELEVATION LEGEND

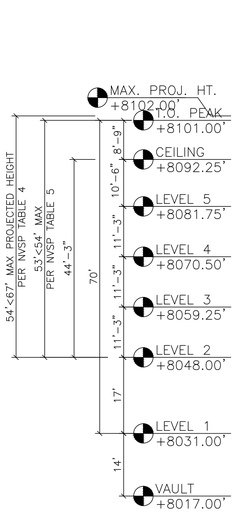
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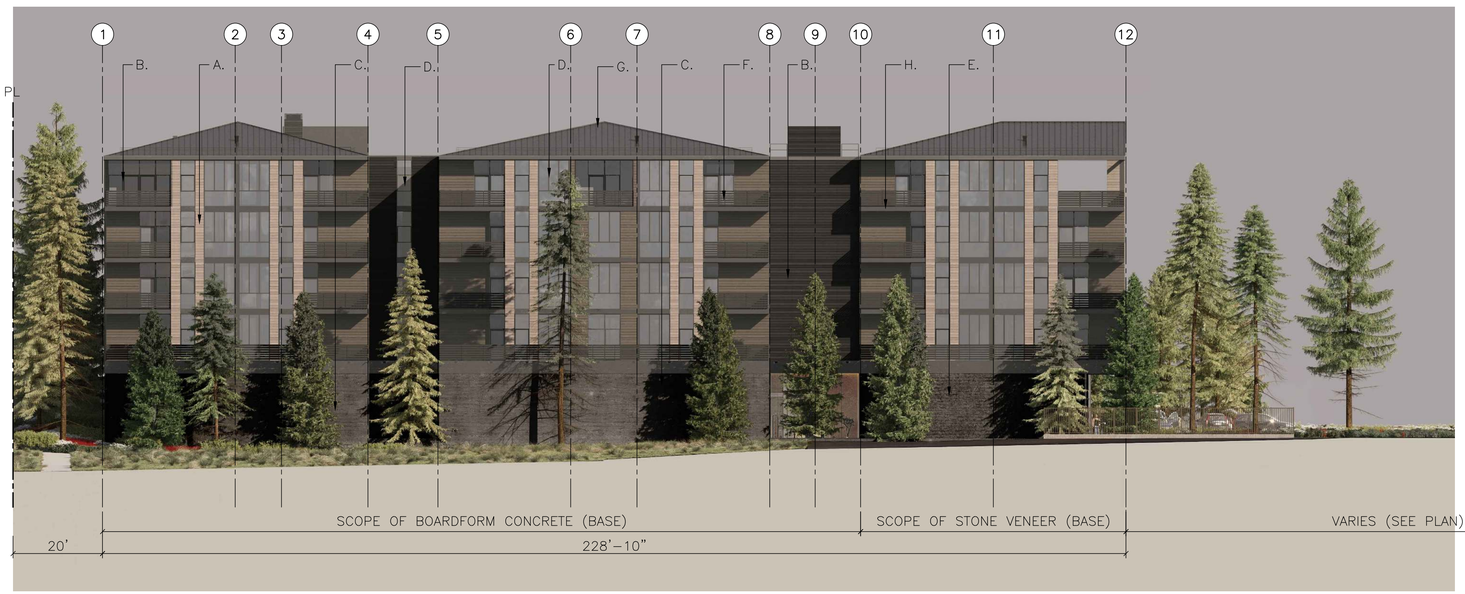




0' 5' 10' 20'

SOUTH ELEVATION | 2





0' 5' 10' 20'

NORTH ELEVATION | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
1555 ASHBURY STREET
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ACIES ENGINEERING
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E: ALEX@ACIES.NET

LOW VOLTAGE:
Salas O'Brien
SALAS O'BRIEN
8825 RESEARCH DRIVE
IRVINE, CA 92618
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E: VICTOR.BECERRA@SALASOBRIEN.COM

ROCKSPRING
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
ELEVATIONS

SET:	100% CD SET
DATE:	03-20-2026
SCALE:	1/16"= 1'-0"
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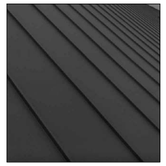
© COPYRIGHT STANLEY SAITOWITZ | NATOMA ARCHITECTS INC

SHEET NO:
A3.2B

NOTE: PHYSICAL MOCKUP TO BE PROVIDED ON SITE FOR REVIEW



THICKSET STONE VENEER
COLOR: DARK GREY



STANDING SEAM METAL ROOF
COLOR: DARK BRONZE



CERACLAD FCB SIDING
COLOR: CAPPUCINO



CERACLAD FCB SIDING
COLOR: ESPRESSO



CERACLAD FCB FASCIA
COLOR: CHARCOAL



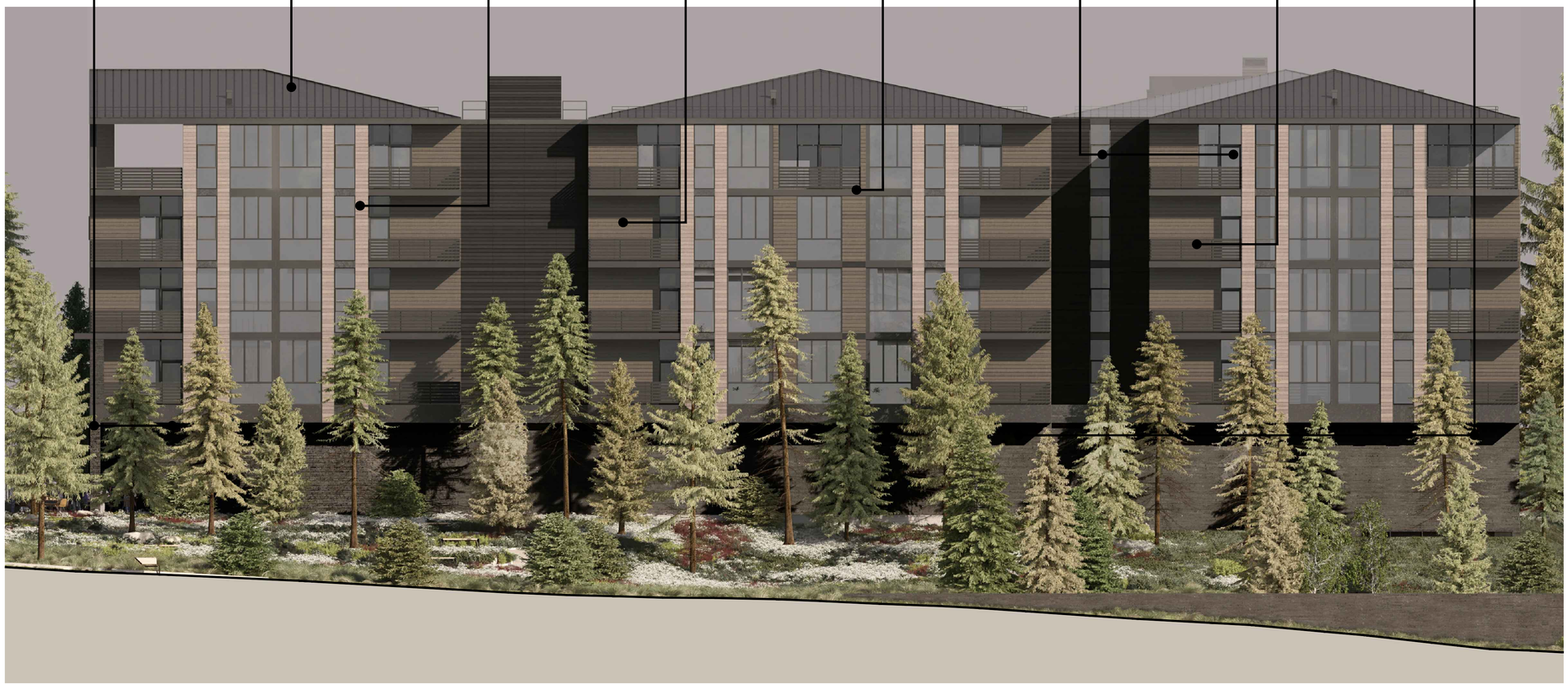
ALUMINUM- OR VINYL-FRAMED WINDOWS
COLOR: DARK BRONZE



HORIZONTAL SLAT GUARDRAIL (METAL)
COLOR: BLACK



INTEGRAL COLOR BOARDFORM CONCRETE
COLOR: FOX GRAY



MATERIAL ELEVATION | 1

REVISIONS	DATE

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CA 93546

SHEET TITLE:
ELEVATIONS

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A3.3



MATERIAL BOARD | 1

REVISIONS	DATE

OWNER:
6060 MINARET LLC.
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6060 MINARET RD
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CA 93546

SHEET TITLE:
MATERIAL BOARD

SET:	PLANNING SET
DATE:	03-20-2026
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A3.4

Rock Spring - 6060 Minaret

Proposed Revisions - Amenity Field Change

PCDC Work Session · 2026/07/08

Stanley Saitowitz | Natoma Architects

PCDC Meeting Summary - Corrections & Proposed Resolutions

TOWN OF Mammoth Lakes INC 1954 CA
RECEIVED
7/17/2026

Issue Raised: PCDC requested alternate options for the roof termination detailing of the revised Amenity Building. The objective of the alternate roof detail options was understood to be to add architectural detailing to provide visual interest though articulation or material change at the roof level.

PCDC made two recommendations.

Alternate Option A. Use a thicker profile roof projection to increase the visual weight of the overhang consistent with the typical roof overhang on the residential portion of the building. The thicker profile adds additional articulation at the roof level.

Alternate Option B. Articulate the roof with a drop cap to give the appearance of a cornice. The cap should project down to create a 12” roof detail to articulate the roof and projecting element through a material change.



· Arrival Perspective - Current Proposal ·



· Arrival Perspective - Alternate Option A ·



· Arrival Perspective - Alternate Option B ·



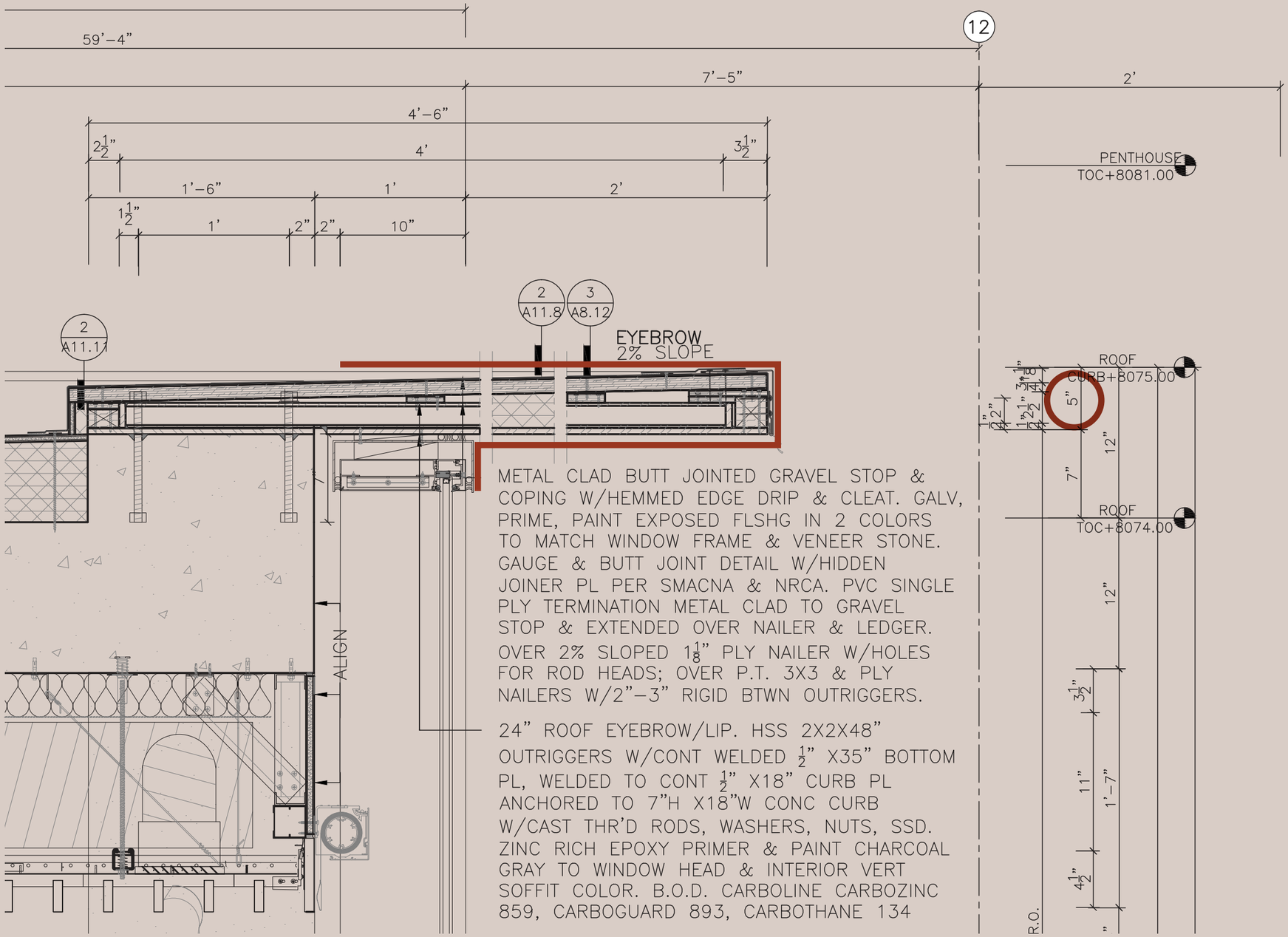
· Front Perspective - Current Proposal ·



· Front Perspective - Alternate Option A ·

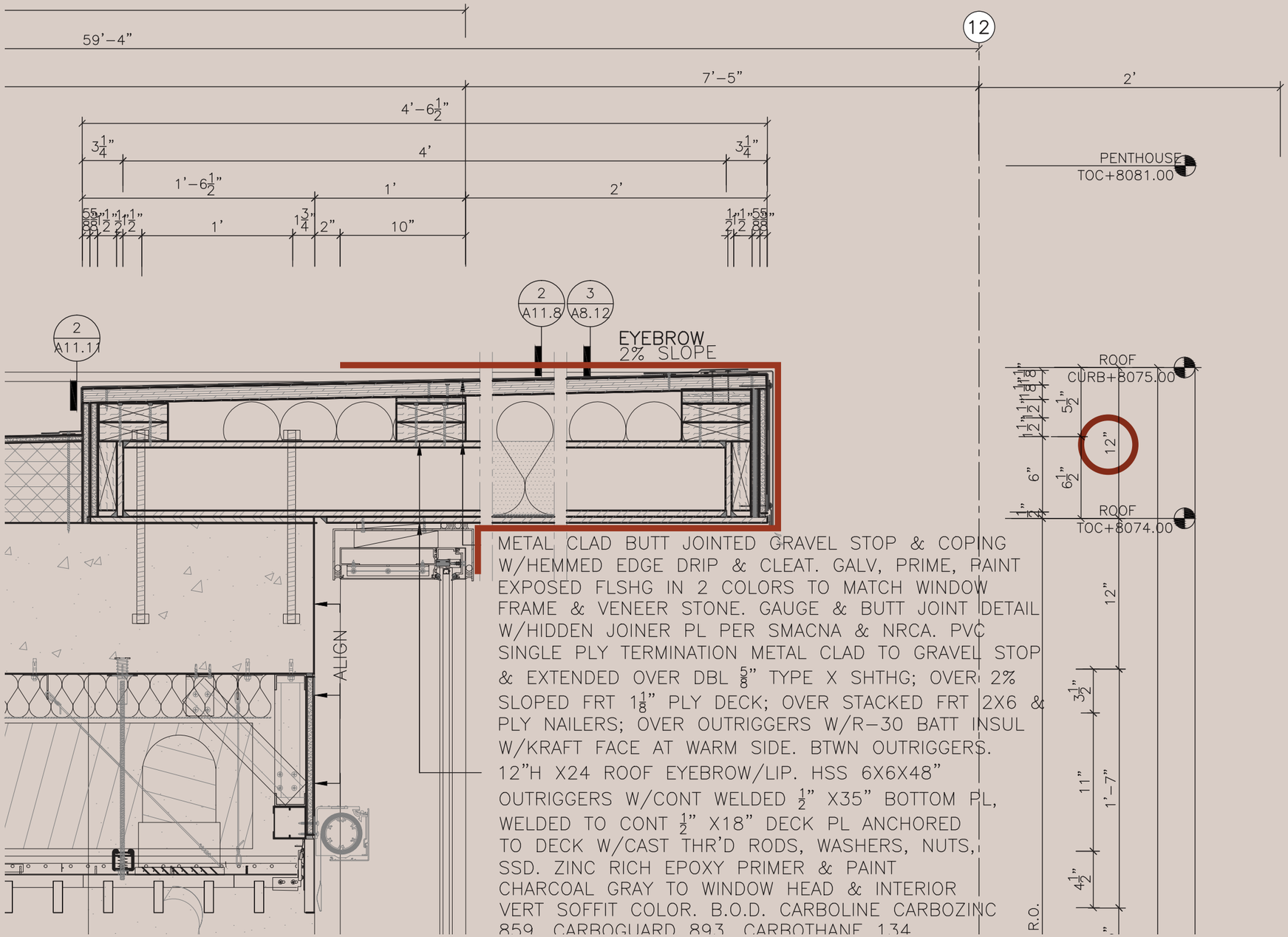


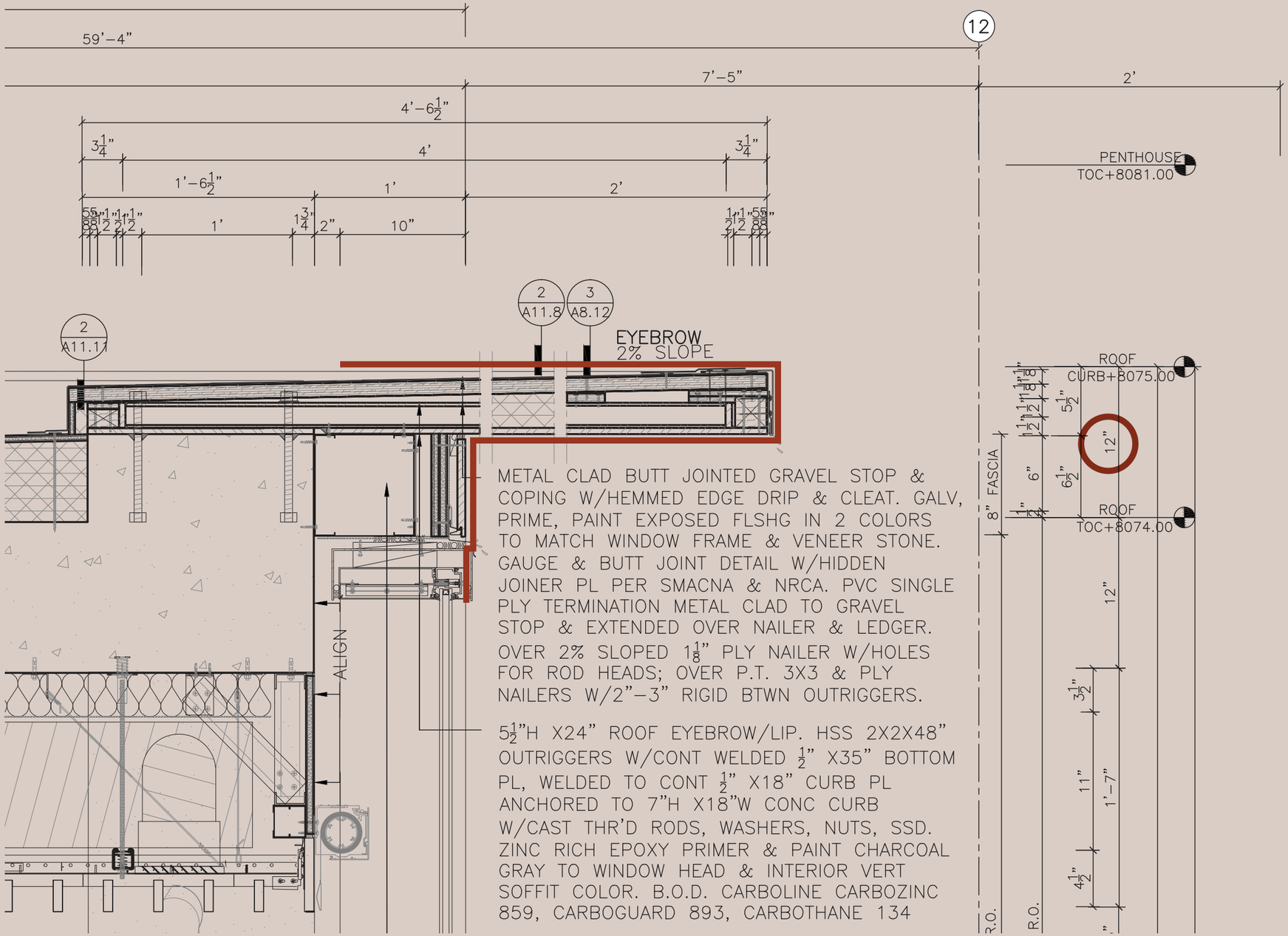
· Front Perspective - Alternate Option B ·



METAL CLAD BUTT JOINTED GRAVEL STOP & COPING W/HEMMED EDGE DRIP & CLEAT. GALV, PRIME, PAINT EXPOSED FLSHG IN 2 COLORS TO MATCH WINDOW FRAME & VENEER STONE. GAUGE & BUTT JOINT DETAIL W/HIDDEN JOINER PL PER SMACNA & NRCA. PVC SINGLE PLY TERMINATION METAL CLAD TO GRAVEL STOP & EXTENDED OVER NAILER & LEDGER. OVER 2% SLOPED $1\frac{1}{8}$” PLY NAILER W/HOLES FOR ROD HEADS; OVER P.T. 3X3 & PLY NAILERS W/2”–3” RIGID BTWN OUTRIGGERS.

24” ROOF EYEBROW/LIP. HSS 2X2X48” OUTRIGGERS W/CONT WELDED $\frac{1}{2}$” X35” BOTTOM PL, WELDED TO CONT $\frac{1}{2}$” X18” CURB PL ANCHORED TO 7”H X18”W CONC CURB W/CAST THR’D RODS, WASHERS, NUTS, SSD. ZINC RICH EPOXY PRIMER & PAINT CHARCOAL GRAY TO WINDOW HEAD & INTERIOR VERT SOFFIT COLOR. B.O.D. CARBOLINE CARBOZINC 859, CARBOGUARD 893, CARBOTHANE 134


59'-4"
12
7'-5"
2'
4'-6 1/2"
3 1/4"
4'
3 1/4"
1'-6 1/2"
1'
2'
5/8" 1" 1 1/2" 1 1/2"
1'
1 3/4" 2" 10"
1 1/2" 1" 5/8"
PENTHOUSE
TOC+8081.00
2
A11.8
3
A8.12
2
A11.1
EYEBROW
2% SLOPE
ROOF
CURB+8075.00
5 1/2"
12"
6"
6 1/2"
1"
ROOF
TOC+8074.00
ALIGN
12"
3 1/2"
11"
1'-7"
4 1/2"
R.O.
METAL CLAD BUTT JOINTED GRAVEL STOP & COPING W/HEMMED EDGE DRIP & CLEAT. GALV, PRIME, PAINT EXPOSED FLSHG IN 2 COLORS TO MATCH WINDOW FRAME & VENEER STONE. GAUGE & BUTT JOINT DETAIL W/HIDDEN JOINER PL PER SMACNA & NRCA. PVC SINGLE PLY TERMINATION METAL CLAD TO GRAVEL STOP & EXTENDED OVER DBL 5/8" TYPE X SHTHG; OVER 2% SLOPED FRT 1 1/8" PLY DECK; OVER STACKED FRT 2X6 & PLY NAILERS; OVER OUTRIGGERS W/R-30 BATT INSUL W/KRAFT FACE AT WARM SIDE. BTWN OUTRIGGERS. 12"H X24 ROOF EYEBROW/LIP. HSS 6X6X48" OUTRIGGERS W/CONT WELDED 1/2" X35" BOTTOM PL, WELDED TO CONT 1/2" X18" DECK PL ANCHORED TO DECK W/CAST THR'D RODS, WASHERS, NUTS, SSD. ZINC RICH EPOXY PRIMER & PAINT CHARCOAL GRAY TO WINDOW HEAD & INTERIOR VERT SOFFIT COLOR. B.O.D. CARBOLINE CARBOZINC 859 CARBOGUARD 893 CARBOTHANE 134


59’–4”
12
7’–5”
2’
4’–6½”
3¼”
4’
3¼”
1’–6½”
1’
2’
5/8”
1/8”
1/2”
1/2”
1’
1¾”
2”
10”
1/2”
1/8”
5/8”
PENTHOUSE
TOC+8081.00
2
A11.8
3
A8.12
2
A11.11
EYEBROW
2% SLOPE
METAL CLAD BUTT JOINTED GRAVEL STOP & COPING W/HEMMED EDGE DRIP & CLEAT. GALV, PRIME, PAINT EXPOSED FLSHG IN 2 COLORS TO MATCH WINDOW FRAME & VENEER STONE. GAUGE & BUTT JOINT DETAIL W/HIDDEN JOINER PL PER SMACNA & NRCA. PVC SINGLE PLY TERMINATION METAL CLAD TO GRAVEL STOP & EXTENDED OVER NAILER & LEDGER. OVER 2% SLOPED 1⅛” PLY NAILER W/HOLES FOR ROD HEADS; OVER P.T. 3X3 & PLY NAILERS W/2”–3” RIGID BTWN OUTRIGGERS.
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ALIGN
ROOF
CURB+8075.00
8” FASCIA
1/2”
1/2”
1/2”
1/2”
5½”
12”
6”
6½”
1/2”
ROOF
TOC+8074.00
12”
3½”
11”
1’–7”
4½”
R.O.
R.O.

Joe Madden
3852 Viewpoint Road/PO Box 8868
Mammoth Lakes, CA 93546

August 11, 2026

Chair Michael Vanderhurst
Vice Chair Dawn Vereuck
Commissioners Billy Deaver, Cynthia Fleming, Lana Grand

Subject: Planning and Economic Development Commission Meeting
August 12, 2026 Item 4A

Honorable Chair Venderhurst and Commissioners -

I'm writing to express concerns about the above item.

1. The agendized action was not properly noticed as required by Town Ordinance Chapter 17.64.070 (2)(b)(2). As a major modification to the project originally approved after a noticed public hearing (4/10/24), the public must be notified before consideration and approval of any significant changes thereto.

2. The assertion that the major modification is consistent with the EIR is unconfirmed since the applicant has not conducted a sound study for the proposed major modifications, as required on the original project.

3. Since the applicant is requesting 5,855 square feet as amenity space "for owners and guests", this limitation needs to be deed restricted. Failure to do so leaves an opportunity for the introduction of revenue-generating venues for weddings, parties and other traffic-inducing and noise impacts. The inclusion of 'catering and small bar' space on the plans is curious since there's an assertion that there will be no impact to parking and/or traffic.

I hereby request that these concerns be addressed and this item be agendized for a future properly noticed public meeting.

Sincerely,

Joe Madden

Cc: Kimberly Cooke

Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

July 8, 2026, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

Members Absent: Commissioner Billy Deaver

---

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Community and Economic Development Director Nolan Bobroff led the flag salute.

3. PUBLIC COMMENTS

Jennifer Burrows discussed the code compliance issue regarding slow and kids at play signs and a-frame signs in her neighborhood. She requested an agenda item to modify the Code to allow slow and kids at play signs. There was discussion among members of the Commission and Ms. Burrows.

Brianna Goico, President & CEO of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities and concerns. There was discussion among members of the Commission and staff.

4. PUBLIC HEARINGS

4.1 Consideration of Zoning Code Amendment 26-001 to amend Municipal Code Section 17.52.055 – Accessory Dwelling Units (ADUs). The proposed Zoning Code Amendment has been found to be exempt from CEQA.

The Chair opened the public hearing at 9:11 a.m.

Assistant Planner Tess Houseman gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

PUBLIC COMMENT:

John Armstrong, resident of the Knolls, outlined his concerns regarding setback and design standards with ADUs in the Town of Mammoth Lakes.

Community and Economic Development Director Nolan Bobroff responded to Mr. Armstrong's concerns.

The Chair closed the public hearing at 9:32 a.m.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution, making the required Municipal Code and CEQA findings and recommending to the Town Council approval of Zoning Code Amendment 26-001 as recommended by Staff.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (1): Commissioner Billy Deaver

Carried (4 to 0)

5. BUSINESS MATTERS

5.1 Consideration of the 5-year Capital Improvement Plan (CIP) for years 2026 - 2031 and adopt a resolution finding the CIP to be in conformance with the General Plan.

Public Works Director Haislip Hayes gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Moved by Commissioner Lana Grand
Seconded by Vice Chair Dawn Vereuck

Adopt the Resolution finding the draft 5-year CIP to be in conformance with the General Plan.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (1): Commissioner Billy Deaver

Carried (4 to 0)

5.2 General Plan conformance determination for the Mammoth Lakes Fire Protection District acquisition of the property located at 40 Mountain Boulevard that is developed with an 8-unit multifamily residential structure for the purpose of providing workforce housing for the Fire District.

Community and Economic Development Director Nolan Bobroff and Mammoth Lakes Fire Protection District Fire Chief Ales Tomaier outlined the information in the staff report. There was discussion among members of the Commission and staff.

Moved by Commissioner Lana Grand
Seconded by Vice Chair Dawn Vereuck

Adopt the Resolution finding the acquisition by the Mammoth Lakes Fire Protection District of the developed multi-family residential property located at 40 Mountain Boulevard to be in conformance with the Town's General Plan.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (1): Commissioner Billy Deaver

Carried (4 to 0)

6. CONSENT AGENDA

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Lana Grand

Approve the Consent Agenda.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (1): Commissioner Billy Deaver

Carried (4 to 0)

6.1 Approve the minutes of the regular meeting of June 10, 2026.

7. COMMISSIONER REPORTS

Chair Vanderhurst complimented the Chamber of Commerce for the amazing Fourth of July Parade this year.

8. DIRECTORS REPORT

This item was taken out of order.

Community and Economic Development Director Nolan Bobroff and Public Works Director Haislip Hayes spoke about code compliance efforts regarding unpermitted and illegal signs. There was discussion among members of the Commission and staff.

9. ADJOURNMENT

The Commission adjourned the meeting at 10:31 a.m.

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Jamie Gray, Town Clerk