Planning and Economic Development Commission Agenda

Wednesday, September 9, 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
*Callers - To Raise your hand press *9, To Unmute/Mute press *6*
Webinar ID: 944 6788 4456
International numbers available: https://monocounty.zoom.us/u/aeHBYOcpOu

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

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

4. PUBLIC HEARINGS

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

4.1 Reconsideration of Zoning Code Amendment 26-001 to amend Municipal Code Section 17.52.055 - Accessory Dwelling Units and to incorporate revisions as required by the State Department of Housing and Community Development (HCD) following their review of the

draft ADU ordinance. The proposed Zoning Code Amendment has been found to be exempt from CEQA.

5. BUSINESS MATTERS

5.1 Consideration of Administrative Permit (AP) 26-002 for the construction of a temporary 40 space surface parking lot on Site 3 within the Mammoth Crossing zone of the North Village Specific Plan (NVSP). The project is consistent with the certified 1999

North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

6. CONSENT AGENDA

6.1 Approve the minutes of the regular meeting of August 12, 2026.

6.2 Consider approval of Final Parcel Map 25-001.

7. COMMISSIONER REPORTS

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

Design Committee - 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

8. DIRECTORS REPORT

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

9. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on Wednesday, October 14, 2026 at 9:00 a.m.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Reconsideration of Zoning Code Amendment 26-001 to amend Municipal Code Section 17.52.055 - Accessory Dwelling Units and to incorporate revisions as required by the State Department of Housing and Community Development (HCD) following their review of the draft ADU ordinance. The proposed Zoning Code Amendment has been found to be exempt from CEQA.

Commission Meeting Date: 9/9/2026

Prepared by: Tess Houseman, Assistant Planner

Recommended Motion: 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.

Summary: The proposed amendment updates Municipal Code Section 17.52.055 – Accessory Dwelling Units as necessary to maintain consistency with the recent State legislation applicable to ADUs and JADUs. This item was previously considered at the public hearing on July 8, 2026, and following that public hearing, HCD provided a list of required changes to the draft ADU ordinance which have been incorporated into the draft ADU ordinance. Because the HCD-required changes made modifications to the draft ordinance that had not previously been considered by the PEDC, the PEDC is required to reconsider the draft ordinance pursuant to Government Code §65857.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: September 9, 2026

AGENDA TITLE: Reconsideration of Zoning Code Amendment 26-001 to amend Municipal Code Section 17.52.055 – Accessory Dwelling Units and to incorporate revisions as required by the State Department of Housing and Community Development (HCD) following their review of the draft ADU ordinance. The proposed Zoning Code Amendment has been found to be exempt from CEQA.

REQUESTING DEPARTMENT:
Community & Economic Development Department
Tess Houseman, Assistant Planner
Nolan Bobroff, Community and Economic Development Department Director

OBJECTIVE:
1. Staff Presentation
2. Public Hearing
3. Planning & Economic Development Commission (PEDC) Discussion
4. PEDC Action Options:
   a. Adopt the Planning and Economic Development Commission Resolution, making the required Municipal Code and CEQA findings and recommending to Town Council approval of Zoning Code Amendment 26-001 as recommended by Staff;
   b. Adopt the Planning and Economic Development Commission Resolution with modifications; or
   c. Deny the Planning and Economic Development Commission Resolution.

SUMMARY:

Project Name:	Zoning Code Amendment (ZCA) 26-001
Project Proposal:	The proposed amendment updates Municipal Code Section 17.52.055 – Accessory Dwelling Units as necessary to maintain consistency with the recent State legislation applicable to ADUs and JADUs. This item was previously considered at the public hearing on July 8, 2026, and following that public hearing, HCD provided a list of required changes to the draft ADU ordinance. Those changes have been incorporated into the draft ADU ordinance.
Location:	Town-wide
Zoning:	All zones where residential land uses are permitted
Applicant:	Town of Mammoth Lakes
Environmental Review:	The proposed amendment to implement State-mandated ADU and JADU law is statutorily exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17.

KEY ISSUES:

1. Can the findings be made for approval of the Zoning Code Amendment pursuant to Municipal Code Chapter 17.108?

2. Is the Zoning Code Amendment consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

Over the past couple of years, the State legislature has enacted a series of bills aimed at easing the statewide affordable housing shortage. A key component of that legislation has been the required relaxation of development standards for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in order to encourage the construction of ADUs and JADUs throughout the State. As State ADU and JADU laws are adopted, local agency ordinances are required to be updated as needed to maintain consistency with ADU and JADU law mandated by the State.

The Town's Zoning Code is an evolving document that may be updated as necessary, following the amendment procedures described within Municipal Code Chapter 17.108. The proposed Zoning Code Amendment as described within this report is not a comprehensive Zoning Code Amendment, and the proposed text amendments are limited to State-mandated changes in ADU and JADU regulations.

PEDC Reconsideration

The PEDC considered the draft ADU ordinance at the public hearing on July 8, 2026, where they recommended approval to the Town Council by a 4-0 vote.[1] Following that public hearing, staff received written comments on July 28, 2026 (see **Attachment #2**) from the State Department of Housing and Community Development (HCD) identifying additional necessary revisions to the draft ADU ordinance. Staff have incorporated the changes and updated the draft ADU ordinance where applicable to address HCD's concerns.

Project Proposal

The key components of the proposed Zoning Code Amendment are described below with a brief explanation of the rationale. For the complete text of the Zoning Code Amendment (additions shown in blue underlined text, deletions shown in ~~red strikeout text~~, and HCD required changes shown in highlighted yellow text), see **Attachment #1 – Exhibit "A"**. The written review comments provided by HCD are included as **Attachment #2**.

Municipal Code Section 17.52.055 - Accessory Dwelling Units (ADUs)

The proposed text amendments to the Town's Zoning Code will achieve compliance with State law applicable to ADUs and JADUs and consist of the following legislative bill incorporations: Senate Bill (SB) 477, Assembly Bill (AB) 2533, Senate Bill (SB) 1211, Assembly Bill (AB) 462, Senate Bill (SB) 543, and Assembly Bill (AB) 1154. In addition, the proposed text amendments also incorporate HCD's comments from the July 28, 2026 letter and minor revisions to improve clarity, order of content, and consistency in the use of specific phrases and terms.

The proposed Zoning Code Amendment consists of the following text amendments:

- Updates the referenced Government Code sections related to ADU and JADU law from Government Code Sections 65852.2 and 65852.22 to Government Code Sections 66310 through 66342. ***(SB 477)***
- Incorporates specific language that prohibits denial of a building permit for an existing, unpermitted ADU/JADU that was constructed prior to January 1, 2020, solely for Building Code violations or because the ADU/JADU does not comply with State law or an ordinance. A building permit for an existing, unpermitted ADU/JADU may be denied only if the local agency finds that the structure is substandard

[1] July 8, 2026 staff report and attachments are available here: https://pub-townofmammothlakes.escribemeetings.com/Meeting.aspx?Id=0416ab5a-1657-42e2-a26b-23a99a29b1a9&Agenda=Agenda&lang=English&Item=18&Tab=attachments

based on the existence of any of the conditions listed in Health and Safety Code Section 17920.3 and the conditions cannot be corrected. ***(AB 2533)***

- Introduces "State-Mandated ADUs" (i.e., "State-Exempt ADUs"), which are not subject to any objective development standards that are not authorized by Government Code Section 66323, subdivision (a). **(SB 1211)**
- Incorporates specific language that an uncovered parking space required for a primary dwelling unit and demolished in conjunction with construction of an ADU does not need to be replaced. ***(SB 1211)***
- Updates the number of detached ADUs permitted on multi-family lots by increasing the maximum from up to two (2) detached ADUs permitted on a lot with an existing multi-family dwelling to up to eight (8) detached ADUs permitted on a lot with an existing multi-family dwelling, provided the number of detached ADUs on the lot does not exceed the number of existing multi-family dwelling units on the lot. For lots with a proposed multi-family dwelling unit, up to two (2) detached ADUs are permitted. ***(SB 1211)***
- Incorporates the language that a Certificate of Occupancy may be issued for an ADU prior to issuance of a Certificate of Occupancy for a primary dwelling unit in cases where the Governor of California has issued a proclamation of a State of Emergency for that county pursuant to Government Code Section 66328. ***(AB 462)***
- Revises limitations in size for ADUs and JADUs to be based on square footage of interior habitable space and no longer based on square footage of gross floor area. ***(SB 543)***
- Incorporates specific language that prohibits development impacts fees with construction of an ADU that is 750 square feet or less in habitable space or with construction of a JADU that is 500 square feet or less in habitable space. For ADUs with more than 750 square feet in habitable space, development impact fees shall be charged proportionally in relation to the primary dwelling unit(s) square footage. ***(SB 543)***
- Incorporates specific language that review by the Town of a building permit for an ADU or JADU and/or the approval or denial of the building permit for an ADU or JADU shall be in accordance with the timelines and noticing requirements specified in State law. If the building permit application has been deemed incomplete or denied, the applicant may appeal this determination to the Commission in accordance with the requirements of Municipal Code Chapter 17.100. ***(SB 543)***
- Incorporates specific language that an ADU or JADU of 500 square feet or less of habitable space does not increase assessable space. ***(SB 543)***
- Incorporates the allowable number and type of ADUs under Government Code Section 66323. ***(SB 543)***
- Revises the existing owner-occupancy requirement for JADUs. If bathroom facilities are not shared between the primary dwelling unit and JADU or the property owner is a governmental agency, land trust, or housing organization, there are no owner-occupancy requirements. ***(AB 1154)***
- Removes the required deed restriction for ADUS, except for JADUs, which requires the recordation and enforcement of specific conditions. ***(AB 1154)***
- Includes minor text revisions to improve clarity, order of sections, and consistency in the use of specific phrases and terms.

Rationale: The proposed Zoning Code Amendment incorporates the addition of ADU and JADU requirements mandated by the State, and the proposed text amendments also incorporate minor revisions to improve clarity, order of content, and consistency in the use of specific phrases and terms.

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Can the findings be made for approval of the proposed Zoning Code Amendment pursuant to Municipal Code Chapter 17.108?

Amendments to the Town Zoning Code may be approved only after all of the findings required by Municipal Code Section 17.108.060 are made pursuant to Municipal Code Chapter 17.108. Below is staff's analysis of the proposed Zoning Code Amendment's consistency with each of the required findings.

(1) Mandatory findings required for all amendments:

a. The proposed amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan or master plan;

The proposed amendment maintains consistency with all other provisions of the General Plan, since the proposed amendment is intended to incorporate updates as required for compliance with recent State legislation applicable to ADUs and JADUs. In addition, the proposed amendment incorporates minor text revisions to improve clarity, order of content, and consistency in the use of specific phrases and terms.

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town; and

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town, since the proposed text amendments do not substantively alter the policies and intent of the General Plan or the Zoning Code and provide increased transparency for the public in understanding ADU and JADU requirements. The proposed text amendments incorporate improvements to the public interest, health, safety, convenience, or welfare of the Town by adopting more flexible standards to promote construction of ADUs and JADUs, which improves long-term housing availability and supports the public welfare consistent with State and local agency housing objectives.

c. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA), Public Resources Code § 21000 et seq.

The proposed Zoning Code Amendment is consistent with the California Environmental Quality Act (CEQA) in that the Amendment implements State ADU and JADU law, which is statutorily exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17. Therefore, no further environmental review is required.

- **CEQA Guidelines Section 15282(h)** The adoption of an ordinance regarding second dwelling units in a single-family or multi-family residential zone by a city or county.
- **Public Resources Code Section 21080.17** exempts local agencies from the California Environmental Quality Act (CEQA) when they adopt ordinances to implement State laws regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in residential zones.

(2) Additional finding for Zoning Code amendments. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The proposed amendment is intended to incorporate updates as required for compliance with recent State legislation applicable to ADUs and JADUs. The proposed amendment improves clarity, organization, and implementation of ADU and JADU standards, thereby assisting property owners, developers, and staff in understanding and applying the applicable regulations. Adoption of the proposed amendment supports the Town's housing goals and enables compliance with State legislation applicable to ADUs and JADUs.

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

The proposed Zoning Code Amendment is consistent with the California Environmental Quality Act (CEQA) in that the amendment implements State ADU and JADU law, which is statutorily exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17. Therefore, no further environmental review is required.

- **CEQA Guidelines Section 15282(h)** The adoption of an ordinance regarding second dwelling units in a single-family or multi-family residential zone by a city or county.
- **Public Resources Code Section 21080.17** exempts local agencies from the California Environmental Quality Act (CEQA) when they adopt ordinances to implement State laws regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in residential zones.

Public Hearing Notice

Notice for the original public hearing was published as a ¼ page advertisement within The Sheet newspaper on June 27, 2026, and July 4, 2026, and notice for the PEDC reconsideration of this application was published as a ¼ page advertisement within The Sheet newspaper on August 29, 2026, and September 5, 2026. Staff did not receive any public comments on this item at the time the staff report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Based on the analysis provided within this report, staff has determined that the required findings to support approval of the proposed Zoning Code Amendment can be made and recommends that the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required Municipal Code and CEQA findings and recommending that the Town Council take the following actions:

(1) Adopt the required Municipal Code findings; and
(2) Adopt the required CEQA findings pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17 that the proposed Zoning Code Amendment to implement State-mandated ADU and JADU law is statutorily exempt from the provisions of CEQA; and
(3) Approve Zoning Code Amendment 26-001 as recommended by staff.

Attachments

Attachment #1: Planning and Economic Development Commission Resolution No. 2026-10

Exhibit "A" – Zoning Code Text Amendments to Municipal Code Section 17.52.055 – Accessory Dwelling Units (ADUs)

Attachment #2: Department of Housing and Community Development (HCD) Draft ADU Ordinance Review Letter, dated July 28, 2026

RESOLUTION NO. PEDC 2026-10

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION RECOMMENDING TO THE TOWN COUNCIL APPROVAL OF ZONING CODE AMENDMENT (ZCA) 26-001 TO AMEND MUNICIPAL CODE SECTION 17.52.055 – ACCESSORY DWELLING UNITS (ADUS) TO INCORPORATE UPDATES AS REQUIRED FOR COMPLIANCE WITH RECENT STATE LEGISLATION APPLICABLE TO ADUS AND JADUS

WHEREAS, a request for consideration of Zoning Code Amendment (ZCA) 26-001 was filed by the Town of Mammoth Lakes to amend Municipal Code Section 17.52.055 – Accessory Dwelling Units (ADUs) to incorporate updates as required for compliance with recent State legislation applicable to ADUs and JADUs; and

WHEREAS, the proposed Zoning Code Amendment to Municipal Code Section 17.52.055 – Accessory Dwelling Units (ADUs) was processed in accordance with Municipal Code Chapter 17.108 – General Plan, Zoning Map, and Zoning Amendments; and

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing for ZCA 26-001, for which notice of the public hearing was provided in accordance with Government Code §65854, on July 8, 2026, at which time the public hearing was opened and all those desiring to be heard were heard; and

WHEREAS, following the conclusion of the public hearing on July 8, 2026, the Planning and Economic Development Commission voted 4-0 to recommend approval of ZCA 26-001 to the Town Council; and

WHEREAS, following the July 8, 2026 public hearing, staff received written comments on July 28, 2026 from the State Department of Housing and Community Development (HCD) for the draft ADU ordinance and determined that revisions to the draft ADU ordinance text were required to incorporate HCD's comments; and

WHEREAS, as a result of HCD's comments, the Planning and Economic Development Commission conducted a second duly noticed public hearing to reconsider ZCA 26-001, for which notice of the public hearing was provided in accordance with Government Code §65854, on September 9, 2026, at which time the public hearing was opened and all those desiring to be heard were heard; and

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

1. The September 9, 2026 and July 8, 2026 Planning and Economic Development Commission staff reports with attachments;

2. The Municipal Code;
3. Oral evidence submitted at the public hearing; and
4. Written evidence submitted at the public hearing.

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

SECTION 1: FINDINGS

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

The proposed Zoning Code Amendment is consistent with the California Environmental Quality Act (CEQA) in that the amendment implements State-mandated ADU and JADU law, which is statutorily exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17. Therefore, no further environmental review is required.

II. MUNICIPAL CODE FINDINGS

FINDINGS FOR ZONING CODE AMENDMENT (Municipal Code Section 17.108.060)

a. The proposed amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan or master plan;

The proposed amendment maintains consistency with all other provisions of the General Plan, since the proposed amendment is intended to incorporate updates as required for compliance with recent State legislation applicable to ADUs and JADUs. In addition, the proposed amendment incorporates minor text revisions to improve clarity, order of content, and consistency in the use of specific phrases and terms.

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town;

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town, since the proposed text amendments do not substantively alter the policies and intent of the General Plan or the Zoning Code and provide increased transparency for the public in understanding ADU and JADU requirements. The proposed text amendments incorporate improvements to the public interest, health, safety, convenience, or welfare of the Town by adopting more flexible standards to promote construction of ADUs and JADUs, which improves long-term housing availability and supports the public welfare consistent with State and local agency housing objectives.

c. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq; and

The proposed Zoning Code Amendment is consistent with the California Environmental Quality Act (CEQA) in that the amendment implements State-mandated ADU and JADU law, which is statutorily exempt from the provisions of CEQA pursuant to CEQA Guidelines

Section 15282(h) and Public Resources Code Section 21080.17. Therefore, no further environmental review is required.

d. Additional finding for Zoning Code amendments. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The proposed amendment is intended to incorporate updates as required for compliance with recent State legislation applicable to ADUs and JADUs. The proposed amendment improves clarity, organization, and implementation of ADU and JADU standards, thereby assisting property owners, developers, and Town staff in understanding and applying the applicable regulations. Adoption of the proposed amendment supports the Town's housing goals and enables compliance with mandatory State legislation applicable to ADUs and JADUs.

SECTION 2: PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS

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

1. Recommends that Town Council finds Zoning Code Amendment 26-001 is statutorily exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15282(h) and Public Resources Code Section 21080.17; and

2. Recommends to Town Council approval of Zoning Code Amendment 26-001 as described within Exhibit "A":

   (see "EXHIBIT A"); and

3. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 9h day of September 2026, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Nolan Bobroff Community & Economic Development Director	Michael Vanderhurst Chair of Mammoth Lakes Planning & Economic Development Commission

NOTE: Pursuant to Municipal Code Section 17.104.030, if the applicant disagrees with this determination, an appeal may be filed with the Town's Planning and Economic Development Commission. This determination is subject to Municipal Code Chapter 17.104, which specifies time limits for legal challenges.

EXHIBIT "A"

Case No. ZCA 26-001 – Resolution No. PEDC 2026-10

Zoning Code Text Amendments

(additions shown in blue underlined text, deletions shown in ~~red strikeout text~~, and HCD required changes shown in highlighted yellow text)

Changes to Use Classifications (Municipal Code Chapter 17.144) and Definitions (Municipal Code Chapter 17.148)

~~***Second Dwelling Unit.*** *See accessory dwelling unit (ADU).*~~

Habitable Space means space within a dwelling unit for living, sleeping, eating, cooking, or bathing. Also, conditioned space or livable space.

Municipal Code Section 17.52.055 - Accessory Dwelling Units (ADUS)

(a) *Purpose and applicability.* This section establishes standards for the development and operation of accessory dwelling units (~~previously known as second dwelling units and hereafter~~ also referred to as "ADUs") where allowed by Article II (Zoning Districts and Allowable Land Uses) and consistent with Government Code §§ ~~65852.2 and 65852.22~~ 66310-66342. An ADU that conforms to the development standards described herein is deemed to be an accessory use, and the ~~accessory dwelling unit~~ ADU(s) shall not count towards the overall density for the lot upon which it is located.

(b) *General requirements.* All ADUs shall be subject to the following requirements:

(1) *Primary dwelling.* ADUs are permitted as an accessory use only on lots or parcels containing a primary dwelling unit. If being constructed simultaneously with the primary dwelling unit, a Certificate of Occupancy for the ADU shall not be issued prior to the issuance of a Certificate of Occupancy for the primary dwelling unit. An exception may be granted only in cases where the Governor of California has issued a proclamation of a State of Emergency pursuant to Government Code § 66328.

(2) *Types of ADUs.*

a. *Attached ADU.* An ADU that is constructed as a physical expansion of a new or an existing single-family dwelling and maintains at least one wall in common with the new or the existing single-family dwelling.

b. ~~*Interior ADU.* An ADU that is either: (a) constructed within a new single-family dwelling unit; or (b) converted from existing space within the structure of an existing single-family or multi-family dwelling.~~ *Detached ADU.* An ADU that is located within a separate structure from the existing or proposed primary dwelling on the same lot and does not share a common wall with the primary dwelling, including detached garages.

c. ~~*Detached ADU.* An ADU that is located in a separate structure from the primary dwelling and does not share a common wall with the primary dwelling.~~ *Interior or Converted ADU.* An ADU that is either: (a) constructed within a new single-family dwelling unit; or (b) converted from existing space within an existing single-family dwelling or multi-family dwelling, including attached garages, storage areas or similar uses, or accessory structures.

d. *Junior ADU (JADU).* An ADU that is restricted to no more than 500 square feet in ~~size~~ habitable space and is contained entirely within a new or existing single-family dwelling.

e. *State-Mandated ADUs, also referred to as "State-Exempt ADUs".* These ADUs are not subject to specific development standards applicable to standard ADUs.

(3) *Owner occupancy and rental requirements.*

a. *Owner occupancy.* ~~There are no owner occupancy restrictions for long-term rentals of either the primary dwelling or the ADU for terms longer than 30 days. On a parcel with a primary dwelling unit and a JADU, the owner occupancy restrictions specified in Subsection (c)(5)d.e. (JADU Occupancy Requirements) shall apply.~~ There are no owner-occupancy requirements for a parcel developed in compliance with the provisions of this Section, except where required by Subsection (c)(5)(c) for a parcel developed with a primary dwelling unit and a JADU.

b. ~~*Short-term rental restriction.*~~ *Rental.* The ~~short-term~~ rental of an ADU for a period of 30 consecutive days or less (i.e., short-term rental, transient rental) is prohibited for all ADUs. The rental of an ADU for a period of 31 consecutive days or more (i.e., long-term rental) is permitted for all ADUs.

(4) *Sale of unit prohibited.* No ADU shall be sold or otherwise conveyed separately from the primary dwelling unit, except in instances as described in Government Code § 66341, such as if the ADU or the primary dwelling unit was built or developed by a qualified nonprofit corporation and all of the criteria outlined in Government Code § 66341 is met.

(5) *Minimum ~~floor area~~ habitable space.* An ADU shall have a minimum ~~gross floor area~~ habitable space of at least 150 square feet or the minimum required for an efficiency dwelling unit as defined in Health and Safety Code § 17958.1.

(6) *Required facilities.* All ADUs shall contain the following:

a. *Kitchen.* A kitchen separate from the primary dwelling unit, consistent with the definition of a kitchen specified in Chapter 17.148 of this Code; and

b. *Bathroom.* A bathroom separate from the primary dwelling unit. JADUs may share bathroom facilities with the primary dwelling unit, so long as unrestricted interior access to the bathroom facility is always available.

(7) *Design standards.*

a. *Roof design and materials.* When an ADU is constructed with reduced side or rear yard setbacks, where allowed by this section, the pitch of any portion of the roof within the reduced setback area shall not be directed towards the side or rear property line(s), or the structure shall have a non-shedding roof material and/or an engineered snowslide restraint device for the life of the structure.

b. *Architectural projections.* When an ADU is constructed with reduced side or rear yard setbacks, where allowed by this section, no portion of the structure, including the architectural features specified in Table 17.36.100 (Allowed Projections into Setbacks), shall ~~not~~ be located closer than four feet to the side and rear property lines.

Any portion of an ADU that is not dedicated entirely for use by the occupants of the ADU (e.g., second floor deck located above an ADU dedicated for use by the occupants of the primary dwelling unit) shall not be eligible to utilize the reduced setback requirement(s) set forth for the ADU and shall be required to meet the standard setback requirement(s) set forth for the primary dwelling unit, except for the allowed projections into setback areas described in Municipal Code Table 17.36.100.

(8) *Parking.*

a. No parking is required for an ADU.

b. If a garage, carport, ~~or~~ covered parking structure, or uncovered parking space providing required parking for a primary dwelling unit is demolished in conjunction with the construction of an ADU~~,~~ or converted to an ADU, replacement parking for the lost off-street parking is not required.

c. To encourage the provision of parking for ADUs, one additional on-site exterior parking space for properties with an ADU may be located within a setback area, provided that the following criteria are met:

1. The maximum lot coverage allowance for the applicable zoning district is not exceeded by more than 250 square feet, irrespective of any lot coverage exemptions provided for State-mandated ADUs, provided that the exceedance area is dedicated entirely for use by the occupants of the ADU;

2. Snow storage on the property complies with the size and location requirements specified in Section 17.36.110 (Snow Storage);

3. The additional exterior parking area is setback a minimum of ~~five~~ four feet from side property lines;

4. The additional exterior parking area shall be accessed by the same driveway as the primary dwelling unless a second driveway is approved pursuant to the "Residential Driveway Standards" for a second driveway specified in the Public Works Town Standards; and

5. Use of the setback to provide additional parking for an ADU shall require the property owner to indemnify and hold harmless the Town from any action or expense, including damage to vehicles as a result of snow removal, that may occur as a result of the use of the setback for parking.

d. Nothing within this section shall be deemed to permit on-street parking during any time when such parking is prohibited, including the on-street winter parking prohibition throughout Town from November 1 to April 30 (Section 10.16.150).

(9) *Building Code and permit requirements.* Each ADU shall obtain a building permit from the Town and shall be constructed in compliance with all applicable California Building Standards Code and Mammoth Lakes Fire Protection District Code requirements.

a. *Fire sprinklers.* An ADU is not required to have fire sprinklers if fire sprinklers are not required for the primary dwelling unit. An ADU is required to have fire sprinklers if fire sprinklers are required for the primary dwelling unit. The construction of an ADU does not trigger the requirement for fire sprinklers to be installed within the existing primary dwelling unit. This requirement pertains to all ADUs, including JADUs, as per State law.

b. *Manufactured or modular home.* A manufactured or modular unit that is permanently attached to a foundation and that complies with the California Building Standards Code (CBSC) and Health and Safety Code (HSC) § 18007 may be used as an ADU in compliance with this section. A mobile home, recreational vehicle, or other movable habitable space (e.g., park model home, tiny home, etc.) ~~that does not comply with the California Building Standards Code~~ shall not be used as an ADU~~, unless it is modified to meet the aforementioned standards~~.

c. An ADU with 750 square feet or less of habitable space or a JADU with 500 square feet or less of habitable space shall be exempt from development impact fees. For ADUs with

more than 750 square feet of habitable space, development impact fees shall be charged proportionally in relation to the primary dwelling unit(s) square footage.

d. The review by the Town of a building permit for an ADU and/or the approval or denial of the building permit for an ADU shall be in accordance with the timelines and noticing requirements specified in State law. If the building permit application has been deemed incomplete or denied, the applicant may appeal this determination to the Commission in accordance with the requirements of Municipal Code Chapter 17.100.

~~(10)~~ e. *Illegal ADUs.* This section shall not validate any existing illegal ADUs, including unpermitted ADUs. To convert an illegal ADU to a legal, conforming unit, the standards and requirements for the conversion shall be the same as for a new ADU. ~~For any illegal ADU built before January 1, 2020, upon an owner's request, the city's building official shall delay enforcing any building standards if the building official determines that correcting the violation is not necessary to protect health and safety. This provision shall sunset on January 1, 2025.~~ An existing, unpermitted ADU that was constructed before January 1, 2020, may not be denied a building permit solely for building code violations or because the ADU does not comply with State law or the requirements of this Section. A building permit for an existing, unpermitted ADU may be denied only if the Town finds that the structure is deemed substandard based on the existence of any of the conditions listed in Health and Safety Code § 17920.3 and the substandard conditions cannot be corrected. A property owner applying to convert an existing, unpermitted ADU built prior to January 1, 2020, into a legal ADU shall not be required to pay development impact fees or connection or capacity charges except when utility infrastructure is required to comply with Health and Safety Code § 17920.3 and when the fee is authorized by State law.

f. *Ministerial Approval.* Permits for ADUs shall be reviewed and issued ministerially and shall not include any discretionary processes, provisions, or requirements for those ADUs.

(10) *Assessed value.* An ADU or JADU with 500 square feet or less of habitable space does not increase assessable space.

~~(11) *Deed restriction.* Prior to issuance of a temporary or final Certificate of Occupancy for the ADU, recordation of a deed restriction in a form approved by the Town ensuring ongoing compliance with the applicable State and local ADU provisions of this section shall occur.~~

(11) *Existing nonconforming conditions.* The existence of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU shall not be required to be corrected as a condition for the approval of a building permit for an ADU.

(12) *ADU ~~R~~removal.* If an ADU is removed or converted into another use after a Certificate of Occupancy has been issued for the ADU, any deviations from development standards (e.g., setback~~s~~ requirements, lot coverage, parking) or exemptions granted specific to the ADU use (e.g., reduced or exempt fees) shall be brought into compliance with the standards and regulations in effect at the time. ~~Upon approval of the reversion request by the Town, the deed restriction applicable to the ADU shall be rescinded from title.~~

(c) *Requirements for ADUs constructed on lots with single-family dwellings.* In zoning districts where single-family residential uses are permitted and where an ADU is constructed on a lot or parcel containing an existing or proposed single-family dwelling, the following requirements shall apply in addition to the general requirements specified in Subsection (b) above.

(1) *Number of accessory dwelling units (ADUs) allowed*.

a. *Standard ADUs.* Where ADUs are permitted, in addition to the primary dwelling unit, a property owner may construct one (1) ADU that is either interior, attached, or detached.

b. *State-mandated ADUs.* ~~On properties with either a primary single family dwelling, or a primary single-family dwelling and a detached ADU not exceeding 800 square feet in size, one additional junior accessory dwelling unit (JADU) is permitted consistent with Subsection (c)(5) below.~~ On properties with a primary single-family dwelling, one (1) detached ADU of 800 square feet or less of habitable space, one (1) interior ADU, and one (1) JADU of 500 square feet or less of habitable space, or any combination thereof, are permitted in accordance with Government Code § 66323.

~~(2) *Interior accessory dwelling units.*~~ [Moved to Section 4 below]

~~(3)~~(2) *Attached accessory dwelling units.*

a. *Access.*

1. Attached ADUs shall have exterior access separate from the main entrance ~~to~~ of the primary dwelling unit.

2. Interior access between the attached ADU and the primary dwelling unit shall be prohibited. An attached ADU may have access to an attached garage only if the garage is entirely dedicated for use by residents of the ADU and if the garage is not accessible to the primary dwelling unit.

   In the event that practical difficulties and/or hardships result from the strict enforcement of the interior access prohibition, the Director may grant an exception to this requirement if it is determined that:

   A. The existing building design makes it impractical to close off the interior access or there is a substantial cost or other hardship associated with closing off the interior access; and

   B. It can be demonstrated that the unit will function as a complete independent living facility regardless of the provision of interior access.

   The exemption request shall include any information determined necessary by the Director to make those determinations.

b. *Maximum size.* The ~~gross floor area~~ habitable space of the attached ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one-bedroom, not to exceed 1,200 square feet.

c. ~~*Rear and side*~~ *Side and rear setbacks and height.* Portions of an attached ADU that do not exceed 25 feet in exterior building height may encroach into required side or rear yard setbacks but shall maintain a minimum setback of four feet from the side and rear property lines. Any portion of an attached ADU that exceeds 25 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

d. *Front setback.* ~~A minimum front setback standard shall not be applied if it would prohibit construction of an ADU~~ Front setback requirements cannot be used to prohibit construction of an attached ADU~~,~~ where there is no other feasible location on a parcel to allow for construction of ~~an 800 square foot ADU~~ an attached ADU with 800 square feet or less of habitable space that meets building height limits and complies with four-foot side and rear setbacks.

e. *Lot coverage.* Lot coverage limitations shall not preclude the development of ~~a maximum 800 square foot attached ADU~~ an attached ADU with 800 square feet or less of habitable space. Attached ADUs that exceed 800 square feet in ~~gross floor area~~ habitable space shall comply with the lot coverage limitation applicable to the property.

~~(4)~~(3) *Detached accessory dwelling units.*

a. *Maximum size.* A detached ADU shall not exceed 1,200 square feet in ~~gross floor area~~ habitable space. A Detached ADU~~s~~ located on a lot that contains a JADU and/or an interior ADU shall not exceed 800 square feet in ~~gross floor area~~ habitable space.

b. *Side and rear setbacks and height.* Portions of a detached ADU that do not exceed 18 feet in exterior building height may encroach into required side or rear yard setbacks~~,~~ but shall maintain a minimum setback of four feet from the side and rear property lines. Any portion of a detached ADU that exceeds 18 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property. A detached ADU can be up to two feet taller (for a maximum of 20 feet) if necessary to match the roof pitch of the ADU to that of the ~~main house~~ primary dwelling unit.

c. *Front setback.* Front setback requirements cannot be used to prohibit construction of a~~n~~ detached ADU~~,~~ where there is no other ~~alternative~~ feasible location on a parcel to allow for construction of ~~an 800 square foot ADU~~ a detached ADU with 800 square feet or less of habitable space that meets building height limits and complies with four-foot side and rear setbacks.

d. *Lot coverage.* Lot coverage limitations shall not preclude the development of ~~a maximum 800 square foot detached ADU~~ a detached ADU with 800 square feet or less of habitable space. Detached ADUs that exceed 800 square feet in ~~gross floor area~~ habitable space shall comply with the lot coverage limitation applicable to the property.

e. *Legal nonconforming setbacks for conversions of existing structures.* A legal nonconforming structure with regard to setbacks that is converted into a detached ADU, or partially or completely demolished and replaced with a new detached ADU structure, shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and building height. The maximum ~~gross floor area~~ habitable space of the detached ADU shall not exceed the size limitation specified above.

(4) Interior or conversion accessory dwelling units. [Previously was Section 2 above]

a. *Access.*

1. Interior ADUs shall have exterior access separate from the main entrance ~~to~~ of the primary dwelling unit.

2. Interior access between the interior ADU and the primary dwelling unit shall be prohibited. An interior ADU may have access to an attached garage only if the garage is entirely dedicated for use by residents of the ADU and if the garage is not accessible to the primary dwelling unit.

   In the event that practical difficulties and/or hardships result from the strict enforcement of the interior access prohibition, the Director may grant an exception to this requirement if it is determined that:

   A. The existing building design makes it impractical to close off the interior access or there is a substantial cost or other hardship associated with closing off the interior access; and

B. It can be demonstrated that the unit will function as a complete independent living facility regardless of the provision of interior access.

The exemption request shall include any information determined necessary by the Director to make those determinations.

b. *Maximum size.* ~~The gross floor area of the interior ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one bedroom, not to exceed 1,200 square feet.~~ A size limitation shall not be applied to the habitable space of an Interior or Conversion ADU constructed on a lot or parcel containing an existing or proposed single-family dwelling.

c. *Expansion for ingress/egress.* Interior ADUs located within an existing single-family dwelling may include an expansion of the existing structure of up to 150 square feet of conditioned or unconditioned space for the purpose of ~~accommodating ingress or egress to/from the ADU~~ providing access to/from the primary entrance of the ADU~~, provided that the expansion area is non-habitable non-livable space and not fully enclosed (e.g., front porch, covered stairway, breezeway, wheelchair ramp)~~. This space:

1. Shall be excluded from lot coverage limitations applicable to the property; and
2. May encroach into required side or rear yard setbacks but shall maintain a minimum setback of four feet from the side and rear property lines.

d. *New construction.* When an interior ADU is constructed ~~concurrently~~ simultaneously with a new single-family dwelling, the following shall apply in addition to the other standards in this section:

1. Lot coverage limitations shall not preclude the development of a maximum 800-square-foot ADU; and
2. Portions of an interior ADU constructed as part of a new single-family dwelling that do not exceed 16 feet in exterior building height may encroach into required side or rear yard setbacks but shall maintain a minimum setback of four feet from the side and rear property lines. Any portion of an interior ADU that exceeds 16 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

(5) *Junior accessory dwelling units (JADU).*

a. *Access.*

1. JADUs shall have exterior access separate from the main entrance ~~to~~ of the primary dwelling unit.
2. Interior access from the JADU to the primary dwelling unit may be maintained; however, if the required bathroom facilities are shared with the primary dwelling unit, unrestricted interior access to the bathroom facility is required at all times. If interior access is maintained, ~~the tenant of the JADU shall be able to lock the shared door from the interior of the JADU for privacy~~ an adjoining door shall be provided between the JADU and the primary dwelling unit, and the door shall be affixed with locks on both sides of the door to maintain privacy and separation between the JADU tenant and owner.

b. *Maximum size.* The ~~gross floor area~~ habitable space of the JADU shall not exceed 500 square feet and must be contained entirely within a single-family dwelling. No expansion

of the single-family dwelling is permitted for the purposes of accommodating a JADU, except in instances where the expansion area complies with all general development standards applicable to the property.

c. *Owner-occupancy restriction.* On a parcel with a primary dwelling unit and a JADU and where the required bathroom facilities are shared, only one of the units may be rented on a long-term basis, and the property owner must use the remaining portion of the primary dwelling or the JADU as their primary or seasonal residence with unrestricted access to the bathroom facility allowed at all times. In instances ~~when there is both a detached ADU and a primary dwelling unit with a JADU, the owner occupancy requirement described herein shall only apply to the primary dwelling unit or the JADU~~ where the required bathroom facilities are not shared or where the property owner is another governmental agency, land trust, or housing organization, there are no owner-occupancy requirements.

d. *Deed restriction.* Prior to issuance of a temporary or final Certificate of Occupancy for the JADU, recordation of a deed restriction in a form approved by the Town ensuring ongoing compliance with the applicable State and local JADU provisions of this section shall occur. The deed restriction shall run with the land, shall be filed with the permitting agency, and shall include both of the following:

1. Prohibition of the sale of the JADU separate from the sale of the single-family residence, which includes the statement that the deed restriction may be enforced against future purchasers.

2. Restriction of the size of the JADU consistent with this section.

(d) *Requirements for ADUs constructed on lots with multi-family dwellings.* In zoning districts where multi-family residential uses are permitted and where an ADU is constructed on a lot or parcel containing an existing or proposed multi-family ~~residential use~~ structure that contains two or more attached residential units on a single lot that is not otherwise subdivided (e.g., condominium), the following requirements shall apply in addition to the general requirements specified in Subsection (b) above.

(1) *Number of accessory dwelling units (ADUs) allowed.*

~~a. A maximum of two detached ADUs; and/or~~

~~b. One interior ADU per existing multi-family residential structure or a number of interior ADUs equal to 25 percent of the existing multi-family dwelling unit count, whichever is greater.~~

a. On a lot with a proposed multi-family structure, a maximum of two (2) detached ADUs are allowed.

b. On a lot with an existing multi-family structure, the following types and number of ADUs are allowed:

(i) A maximum of ~~two~~ eight (8) detached ADUs are allowed, provided the number of ADUs does not exceed the number of existing residential units on the lot.

(ii) One (1) interior ADU per existing multi-family residential structure or a number of interior ADUs equal to 25 percent of the existing multi-family dwelling unit count in that structure, whichever is greater.

(2) *Detached accessory dwelling units (ADU).*

a. *Maximum size.* ~~The gross floor area of a detached ADU shall not exceed 1,200 square feet.~~ A size limitation shall not be applied to the habitable space of detached ADU(s) constructed on a lot or parcel containing an existing or proposed multi-family structure.

b. *Rear and side setbacks and height.* Portions of a detached ADU on a parcel developed with one or more multi-family dwellings that do not exceed 18 feet in exterior building height may encroach into required side or rear yard setbacks~~,~~ but shall maintain a minimum setback of four feet from the side and rear property lines. Any portion of a detached ADU that exceeds 18 feet in exterior building height shall comply with the standard side and rear yard setbacks applicable to the property.

c. *Front setback.* A minimum front setback standard shall not be applied if it would prohibit construction of an ADU, where there is no other feasible location to allow for construction of ~~an 800-square-foot ADU~~ the number of detached ADUs allowed with 800 square feet or less of habitable space that meets the height limits and complies with four-foot side and rear setbacks.

d. *Lot coverage and floor area ratio (FAR).* Lot coverage limitations or floor area ratio (FAR) limitations, where applicable, shall not preclude the development of a maximum of ~~two~~ eight ~~800-square-foot detached ADU units~~ detached ADUs with 800 square feet or less of habitable space on a lot with an existing multi-family dwelling use, provided the number of ADUs does not exceed the number of existing units on the lot, or a maximum of two ~~800-square-foot detached ADU units~~ detached ADUs with 800 square feet or less of habitable space on a lot with a proposed multi-family dwelling. Detached ADUs that exceed 800 square feet in gross floor area shall comply with the lot coverage limitation or the FAR limitation applicable to the property.

e. *Legal nonconforming setbacks for conversions of existing structures.* A legal nonconforming structure with regard to setbacks that is converted into a detached ADU, or partially or completely demolished and replaced with a new detached ADU structure, shall be in the same location and shall not exceed the dimensions of the original structure, including footprint, floor area, and building height. The maximum ~~gross floor area~~ habitable space of the detached ADU shall not exceed the size limitation specified above.

(3) *Interior or conversion accessory dwelling units (ADU).*

a. *Space requirements.* Non-habitable spaces (e.g., storage rooms, boiler rooms, passageways, attics, basements, garages, etc.) located within portions of existing multi-family residential structures may be converted into interior ADUs~~, provided that the size of the unit complies with the minimum floor area specified in Subsection (b)(5) above and~~ if the space complies with the State Building Standards for a dwelling. No expansion of the multi-family residential structure(s) is permitted for the purposes of accommodating an ADU.

b. *Maximum size.* A size limitation shall not be applied to the habitable space of interior ADU(s) constructed on a lot or parcel containing an existing or proposed multi-family structure.

City of Mammoth Lakes ADU Draft Ordinance Flyover

Reviewed by Hani Baker
Reviewed on 7/28/26

The following comments reflect conflicts between current State ADU Laws and the current ADU regulations found in City of Mammoth Lake's Draft Ordinance 2026. Where local ADU regulations conflict with State ADU Law without basis in any superseding laws, the City must adopt an ADU Ordinance to bring the local regulations into compliance with State ADU Law. This flyover review represents a non-exhaustive list of conflicts to identify major inconsistences particularly due to recent State ADU Law updates.

1) Chapters 17.144 (Classifications) and Chapter 17.148 (Definitions) – *Accessory Dwelling Unit (ADU)* –The Ordinance states, "Also referred to as a Second Dwelling Unit." However, State ADU Law does not refer to ADUs as Second Dwelling Units. This reference can be mistaken with State Housing Law SB9, second dwelling units or "two-unit projects" per MLMC 17.52.260. The City should amend the Ordinance to clarify the difference between ADUs and second dwelling units.

2) Section 17.52.055 (b)(2)c. – *Conversion ADU* – the Ordinance defines a conversion ADU as "An ADU that is either: (a) constructed within a new single-family dwelling unit; or (b) converted from existing space within the structure of an existing single-family dwelling or multi-family dwelling." However, State ADU Law specifies a conversion ADU per Government Code section 66314, subdivision (d)(3) as "The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages." The City should amend the Ordinance to add the full description of a conversion ADU, "including attached garages, storage areas or similar uses, or an accessory structure."

3) Section 17.52.055 (b)(2)e. – *Ministerial Approval* – the Ordinance states that State-Mandated ADUs, also referred to as "State-Exempt ADUs" are required to be approved ministerially." However, Government Code section 66316 states that "An existing accessory dwelling unit ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes…". The City should amend the Ordinance to state all ADUs shall be approved ministerially.

4) 17.52.055(b)(9)b. – *Manufactured or modular home* – The Ordinance states, "A manufactured or modular unit that is permanently attached to a foundation and that complies with the California Building Standards Code may be used as an ADU in compliance with this section." While it is correct that most ADUs must comply with the CBSC, as it may be locally amended, this is not the case for manufactured homes that

are used as ADUs. Manufactured homes must comply with Health and Safety Code (HSC) section 18007.

The Ordinance continues “A *mobile home*, recreational vehicle, or other movable habitable space (e. g., park model home, tiny home, etc.) that does not comply with the California Building Standards Code shall not be used as an ADU, unless it is modified to meet the aforementioned standards. However, mobile homes, recreational vehicles, and park model homes, by definition, do not comply with the CBSC or HSC section 18007 and are never permitted as ADUs. The City must amend the Ordinance to provide the correct construction standards for manufactured homes and remove reference to non-approved units as ADUs.

5) Section 17.52.055(b)(12) – *Deed Restriction* – The Ordinance states, “Prior to issuance of a temporary or final certificate of occupancy for the ADU, recordation of a deed restriction in a form approved by the Town ensuring ongoing compliance with the applicable provisions of this Section shall occur.” However, Government Code section 66315 requires that no additional standards, other than those provided in Government Code section 66314, shall be used, or imposed on accessory dwelling units. Deed restrictions would be an additional standard which may not be required.

Additionally, JADUs must be deed restricted for separate-sale and size limit per Government Code section 66333, subdivision (c) and “Require the recordation of a deed restriction, which shall run with the land, shall be filed with the permitting agency, and shall include both of the following: (1) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.(2) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this article.” Therefore, although deed restrictions are required for JADUs, the City must amend the Municipal Code to remove the deed restriction requirements on ADUs.

6) Section 17.52.055(c)(4)b. – *Conversion ADU Size Limits* – The Ordinance states, “The habitable space of the interior ADU shall not exceed the greater of 50 percent of the primary dwelling habitable space or 850 square feet for a studio or one-bedroom unit or 1,000 square feet for a unit with more than one-bedroom, not to exceed 1,200 square feet.” However, Government Code section 66314, subdivision (d)(3) and Government Code section 66323, subdivision (a)(1) do not establish a size limit on conversion ADUs that are created within existing structures for ADUs created pursuant to Government Code section 66323 or a local ADU ordinance, except that ADU must always be ‘accessory to’ a primary meaning the remainder of the primary dwelling must meet the definition for a primary dwelling.

7) Section 17.52.055(d)(2)a. – *Detached ADU Maximum size* – The Ordinance states, “Maximum size. The habitable space of a detached ADU shall not exceed 1,200 square feet.” While this is true for ADU’s created under Government Code section 66314, detached ADUs with a proposed or existing multifamily dwelling under Government Code section 66323, subdivision (a)(4)(A), the Statute does not establish a size limit.

The City must amend the Ordinance to specify applicability of size limits according to State ADU Law.

8) Section 17.52.055(d)(3)b. – *Conversion ADU Size Limits Based on the Number of Bedrooms* – The Ordinance states, “An existing accessory structure, including but not limited to guest dwelling units previously approved by the City and constructed with City building permits, may be converted to an ADU with a maximum overall square footage of the greater of: (1) up to 850 square feet of interior livable space for ADUs with one bedroom or less, or 1,000 square feet of interior livable space for an ADU with more than one bedroom; or (2) the square footage of the existing accessory structure.” However, State ADU does not allow the City to limit the size of a conversion ADU based on bedroom size. Government Code section 66321, subdivision (b)(2) allows a local agency to “establish by ordinance… A maximum square footage requirement for either an attached or detached accessory dwelling unit” that is not less than either “Eight hundred fifty square feet of interior livable space”, or “One thousand square feet of interior livable space for an accessory dwelling unit that provides more than one bedroom”. Conversion ADUs are not included in this allowance. The Ordinance cannot limit the size of a conversion ADU based on the number of bedrooms. The City must amend the Ordinance to conform to State ADU Law.

9) Section 17.52.055 (c)(5)c. – *Owner Occupancy* – The Ordinance states, “On a parcel with a primary dwelling unit and a JADU and where the required bathroom facilities are shared, only one of the units may be rented on a long-term basis, and the property owner must use the remaining portion of the primary dwelling or the JADU as their primary or seasonal residence with unrestricted access to the bathroom facility allowed at all times.” While this is correct, Government Code section 66333, subdivision (b) continues “Owner-occupancy shall not be required if the junior accessory dwelling unit has separate sanitation facilities, or if the owner is another governmental agency, land trust, or housing organization.” The City must amend the Ordinance to include all exceptions to owner-occupancy requirements.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of Administrative Permit (AP) 26-002 for the construction of a temporary 40 space surface parking lot on Site 3 within the Mammoth Crossing zone of the North Village Specific Plan (NVSP). The project is consistent with the certified 1999 Nor

Commission Meeting Date: 9/9/2026

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Administrative Permit and CEQA findings, and approving Administrative Permit (AP) 26-002 with conditions as recommended by staff

Summary: The proposed temporary surface parking lot includes 40 spaces and covers approximately 17,984 square feet. The layout consists of two connected parking areas located on previously disturbed portions of the site. No tree removal is required for construction of the parking lot. Parking will be available to the general public and operated as a paid facility, with on-site signage providing users with a QR code or similar digital access method through which they can register their vehicle and pay using a mobile device.

The proposed parking lot is a stand-alone interim improvement and is not intended to constitute a phase of, or early construction for, the broader Mammoth Crossing development.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: September 9, 2026

AGENDA TITLE: Consideration of Administrative Permit (AP) 26-002 for the construction of a temporary 40-space surface parking lot on Site 3 within the Mammoth Crossing zone of the North Village Specific Plan (NVSP). The project is consistent with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

Applicant/ Property Owner: Edgardo Pena Colorado / New Course Enterprises, 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 Administrative Permit and CEQA findings, and approving Administrative Permit (AP) 26-002 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution

SUMMARY:

Proposal:	Construction of a temporary 40-space surface parking lot on Site 3 within the Mammoth Crossing zone of the North Village Specific Plan.
Project Name:	MC Site 3 temporary surface parking facility
Location:	5920 Minaret Road, 5948 and 3943 Main Street (APNs 033-110-021-000 , 033-110-020-000 , 033-110-019-000).
Size of Property:	Combined 1.66 acres (Approx. 72,309.6 square feet)
Zoning:	Mammoth Crossing (MC) 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. **Can the required findings for approval be made pursuant to MC Section 17.84.040 – Administrative Permits?**
2. **Is the proposed project consistent with the California Environmental Quality Act (CEQA)?**

I. INTRODUCTION AND BACKGROUND

On June 26, 2026, the Planning Division received an entitlement application for the Mammoth Crossing Development Project. The project includes proposed development on Mammoth Crossing Sites 1 through 3, with a J.W. Marriott resort condominium development proposed for Site 3. The entitlement application is currently under review. A project information webpage has been created to provide public information about the proposal and its entitlement status: https://www.townofmammothlakes.ca.gov/1418/Mammoth-Crossing-Project.

On July 9, 2026, the property owner, submitted an Administrative Permit application for the construction of a 40-space temporary surface parking lot on Site 3 within the Mammoth Crossing zone (see **Figure 1 – Proposed Location**). The proposed parking lot would be a paid parking option for the general public and would operate through a digital self-service payment system. An existing parking lot on Mammoth Crossing Site 2 was recently repaved and restriped to provide temporary paid parking and was permitted through a Grading Permit because the parking lot already existed. The current proposal for Site 3 requires an Administrative Permit and Commission approval because the site is currently vacant and unimproved. Site 3 parcels have been used for off-site construction staging and material storage for various construction projects, and the portion proposed for the temporary parking lot has been previously disturbed.

FIGURE 1 –PROPOSED LOCATION



Pursuant to the North Village Specific Plan parking standards (pages 74–75), Standard No. 10 requires temporary surface parking lots to be approved by the Planning Commission (PEDC). An Administrative Permit is the appropriate entitlement for the proposed temporary surface parking lot because the NVSP requires Administrative Permit approval for freestanding parking structures within the Mammoth Crossing zone and allows for appropriate conditions to be imposed on the project.

Project Proposal:

The proposed temporary surface parking lot includes 40 spaces and covers approximately 17,984 square feet. The layout consists of two connected parking areas located on previously disturbed portions of the site, so no tree removal is required for construction. Parking will be available to the general public and operated as a paid facility, with on-site signage providing users with a QR code or similar digital access method through which they can register their vehicle and pay using a mobile device.

FIGURE 2 –PROPOSED PARKING LOT SITE PLAN – JULY 8, 2026



North Village Specific Plan Consistency

The proposed temporary surface parking lot is consistent with the applicable NVSP development standards for the MC 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 1** below.

Table 1: Zoning Consistency for Temporary Surface Parking Lot

General Information			
General Plan: North Village Specific Plan (NVSP)		Specific Plan: North Village Specific Plan (NVSP) – Mammoth Crossing (MC) District	
Zoning: North Village Specific Plan (NVSP)		Review Authority: PEDC	
Existing Land Use: Vacant Land		Permit(s) Required for application type: Administrative Permit	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Site Coverage	60% maximum or 43,385.76 sf allowed on three involved parcels	41% (17,984 sq.ft. proposed)	Yes
Setbacks			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
West Side	12-feet	Approx. 43 feet	Yes
North Side	10-feet	Approx. 30 feet	Yes
South Side	45 feet	Approx 71 feet	Yes
East Side	25 feet	Approx 155 feet	Yes

FIGURE 3 – MAMMOTH CROSSING SITE 3 SETBACK REFERENCE IMAGE

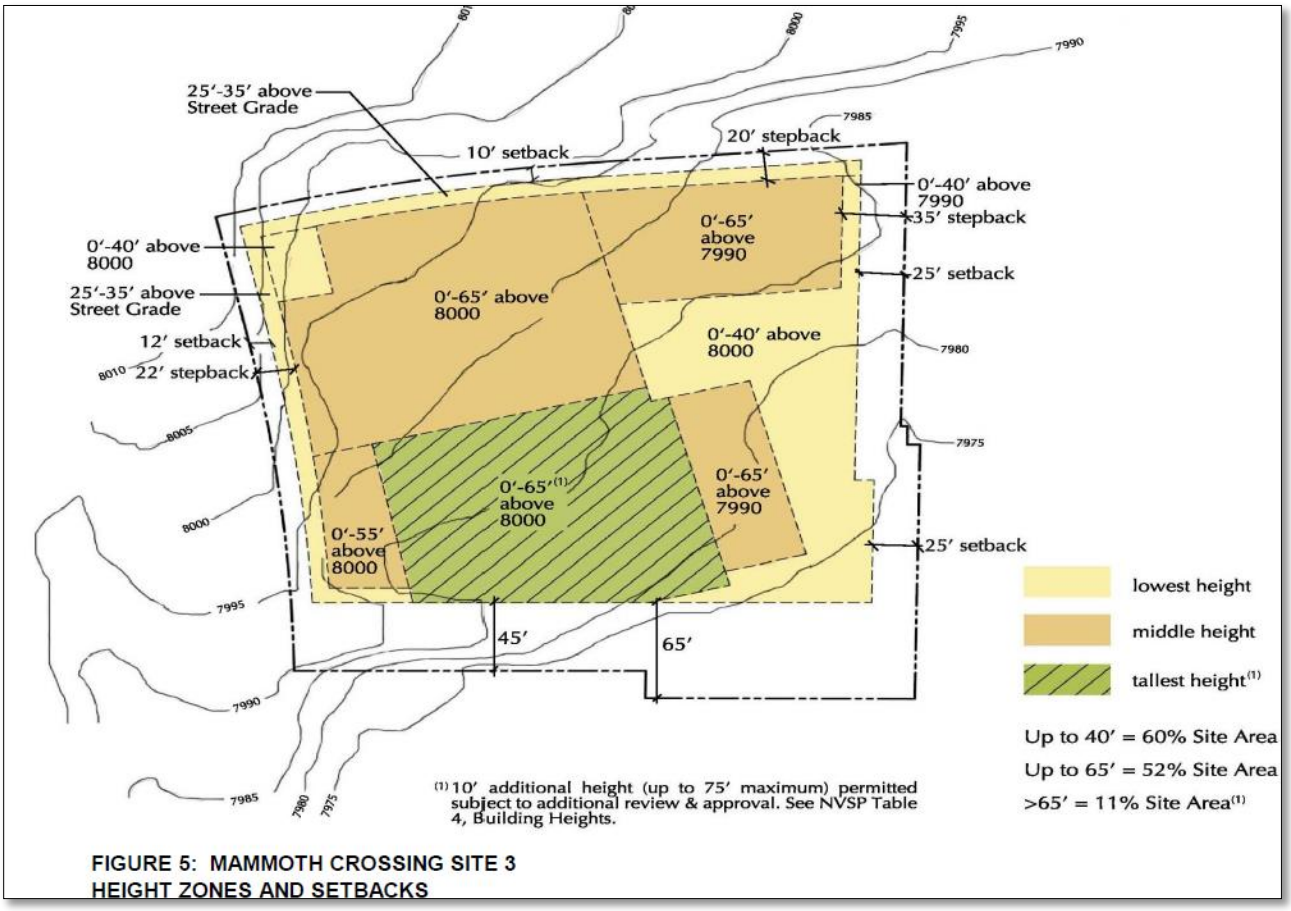


FIGURE 5: MAMMOTH CROSSING SITE 3
HEIGHT ZONES AND SETBACKS

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Administrative Permit criteria and required Findings pursuant to MC Chapter 17.84?

The North Village Specific Plan requires Administrative Permit approval for new freestanding parking structures located within the Mammoth Crossing zone of the NVSP. Because the proposed temporary surface parking lot functions as a stand-alone paid parking facility, it was determined that the same Administrative Permit process applies and that PEDC approval is required based on the applicable standard in the NVSP for temporary surface parking lots. The purpose of Administrative Permit review is to evaluate land-use activities that may be desirable within the applicable zoning district and compatible with adjacent uses, but whose potential effects on a site and its surroundings cannot be fully understood until a specific location and project design are proposed.

Staff has determined that the required findings for approval of an Administrative Permit, pursuant to Section 17.84.040 (Administrative Permit Findings) of the Town of Mammoth Lakes Municipal Code, can be made. Staff's analysis supporting these findings is included in the PEDC Resolution provided as **Attachment 1**.

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

The proposed construction of a temporary 40 space surface parking lot is consistent with the applicable development standards of the NVSP and temporary surface parking lots may be permitted with approval by the

Planning and Economic Development Commission. The project 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 beyond those previously evaluated in the certified 1999 SPEIR (SCH #99-092082). Pursuant to CEQA Guidelines §15168(c)(2), when a project does not create new environmental impacts not previously analyzed in a certified Program EIR, no additional environmental documentation is required. The proposed project remains fully within the scope of the 1999 SPEIR, and none of the conditions outlined in CEQA Guidelines §15162 have occurred.

Therefore, because none of the criteria in CEQA Guidelines §15162 apply in this case, and the scope and intensity of the project were fully analyzed in the 1999 SPEIR, no new environmental compliance document is required pursuant to CEQA Guidelines §15168(c)(2). All applicable mitigation measures from the 1999 SPEIR remain in effect and have been incorporated as conditions of approval for the project.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed Administrative Permit (AP) 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 Administrative Permit (AP) 26-002 with conditions as recommended by staff or with modifications.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution 2026-09
Attachment 2: Civil Plan Sheets 1-4 dated July 8, 2026
Attachment 3: Application Narrative

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 2026-09

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING ADMINISTRATIVE PERMIT (AP) 26-002 FOR A TEMPORARY SURFACE PARKING LOT LOCATED ON SITE #3 OF THE MAMMOTH CROSSING ZONE IN THE NORTH VILLAGE SPECIFIC PLAN (NVSP) AT 5920 MINARET ROAD, AND 5948 and 3943 MAIN STREET (APNs: 033-110-021-000, 033-110-020-000, 033-110-019-000)

WHEREAS, a request for consideration of an Administrative Permit was filed by Edgardo Pena Colorado on behalf of New Course Enterprises, LLC, for construction of a temporary 40-space temporary surface parking lot. The application was submitted in accordance with the North Village Specific Plan and Chapter 17.84 (Administrative Permits) of the Town of Mammoth Lakes Municipal Code, for property located within the Mammoth Crossing (MC) zone of the North Village Specific Plan (NVSP) at 5920 Minaret Road and 5948 and 3943 Main Street; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the application request on September 9, 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. Oral evidence submitted at the hearing;
5. Written evidence submitted at the hearing; and
6. Project plans consisting of:
    a. Civil plan sheets 1-4 dated July 8, 2026;
    b. Project narrative, dated August 27, 2026

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

SECTION 1. FINDINGS.

I. CEQA.

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 construction of a temporary 40-space surface parking lot is consistent with the applicable development standards of the NVSP. Temporary surface parking lots are permitted within the NVSP with approval by the Planning and Economic Development Commission. The project is also 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 beyond those previously evaluated in the certified 1999 SPEIR (SCH #99-092082). Pursuant to CEQA Guidelines §15168(c)(2), when a project does not create new environmental impacts not previously analyzed in a certified Program EIR, no additional environmental documentation is required. The proposed project remains fully within the scope of the 1999 SPEIR, and none of the conditions outlined in CEQA Guidelines §15162 have occurred.

Therefore, because none of the criteria in CEQA Guidelines §15162 apply in this case, and the scope and intensity of the project were fully analyzed in the 1999 SPEIR, no new environmental compliance document is required pursuant to CEQA Guidelines §15168(c)(2). All applicable mitigation measures from the 1999 SPEIR remain in effect and have been incorporated as conditions of approval for the project.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR ADMINISTRATIVE PERMIT (Municipal Code Section 17.84.040)

1. The proposed use is consistent with all applicable sections of the general plan and this chapter and is consistent with any applicable specific plan or master plan;

The proposed temporary 40 space surface parking lot is consistent with the policies and development standards of the General Plan and the North Village Specific Plan (NVSP). The use is proposed as a stand-alone interim improvement and is not intended to constitute a phase of, or early construction for, the broader Mammoth Crossing development. The NVSP

[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}).

specifically allows temporary surface parking lots with Planning Commission approval. Because the physical improvements are limited to those necessary to establish and operate the temporary paid parking facility, including paving, grading, drainage, and erosion control measures as shown in the civil plans, the proposed use and associated site construction comply with the applicable requirements of the NVSP.

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

   The temporary surface parking lot use is intended to remain only until the property is needed for future development or the temporary use is otherwise discontinued. The location of the parking lot does not require the removal of existing trees, and a dense forested buffer is maintained between the project site and the residential subdivision and Holiday Haus property located to the east. The temporary surface parking lot will be available to the public and will provide an additional 40 parking spaces that could help accommodate parking demand during peak visitation periods.

   Based on the limited scope of improvements, the temporary nature of the use, and the retention of existing forested buffer, the proposed project will not be detrimental to public health or safety and will not result in material injury to nearby properties or improvements.

3. **Any other findings the Director deems necessary to support approval or denial of the proposed use.**

   Conditions of approval for this Administrative Permit have been included to ensure proper operation and maintenance of the temporary parking facility. Specifically, the applicant is required to obtain a Sign Permit prior to the installation of any signage associated with the parking lot. In addition, a condition of approval requires the applicant to provide a designated contact person responsible for ongoing maintenance and for addressing any issues related to parking operations. These conditions ensure that the temporary paid parking facility is managed appropriately and in a manner that protects the public and maintains compatibility with surrounding land uses.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082) adequately addresses all potential environmental impacts associated with the proposed temporary surface parking lot, and that no new or increased environmental impacts are anticipated from its construction or operation. Therefore, no new environmental compliance document is required pursuant to CEQA Guidelines §15168(c)(2); and
2. Approves Administrative Permit (AP) 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 9th day of September 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, Robert Laughlin, authorized signatory for New Course Enterprises, LLC, the property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____

Robert Laughlin, New Course Enterprises, 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 2026-09
Case No. AP 26-002
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes Administrative Permit (AP) 26-002 for the construction of a 40-space temporary surface parking lot.
2. The approved plans include: Civil plan sheets 1-4 dated July 8, 2026.
3. 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.
4. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
5. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
6. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new structures.
7. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials is prohibited, except as allowed through a temporary construction management plan approved by the Public Works Director.
8. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
10. Prior to the issuance of a 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.
11. Prior to issuance of a building permit or grading permit, a pre-construction inspection with Town staff shall be scheduled to verify that tree protection fencing has been installed in accordance with the approved plans and is adequate to protect preserved trees during construction of the parking lot.
12. Where compliance with the conditions of approval or applicant-initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
13. The applicant shall defend, with counsel selected by the Town, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town

and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall be entitled to control the defense of any action.

14. If any exterior lighting is installed, it 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. Prior to the installation of any lighting, an Exterior Lighting Plan shall be reviewed and approved by the Town.
15. 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.
16. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building construction can begin on-site.
17. 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.
18. 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.

SPECIAL PLANNING CONDITIONS

19. 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.
20. 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.
21. The project shall adhere to the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). If any landscaping is proposed, a landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department prior to building permit issuance.

    The applicant is not authorized to remove any trees larger than 12 inches dbh (diameter at breast height) as a part of this interim parking lot development project. In the event that any trees larger than 12 inches dbh do need to be removed as a part of this project, the applicant shall submit a request to the Town and receive approval from the Town prior to any tree removal work; however, approval is not guaranteed and may require tree replacement if approval is granted.
22. 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. 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 from the Planning and Economic Development Commission.
23. Prior to final inspection, the applicant shall provide the Town with the contact information for the individual responsible for monitoring the operations and maintenance of the temporary paid parking lot.
24. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, driveways, and parking 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.

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.

TEMPORARY PARKING LOT IMPROVEMENTS

for

MAMMOTH CROSSING – SITE 3

APN 033–110–017, –018,
–019, –020 & –021

GRADING AND SITEWORK SPECIFICATIONS:

A. GENERAL

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THESE STANDARDS, THE LATEST VERSION OF THE CALTRANS STANDARD SPECIFICATIONS (CSS), AND THE LATEST VERSION OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
2. WORK SHALL BE DONE IN CONFORMANCE WITH THE MOST RECENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. THE TOWN'S REPRESENTATIVE AND ALL OTHER INTERESTED PARTIES SHALL BE NOTIFIED AT LEAST FORTY–EIGHT (48) HOURS PRIOR TO THE START OF WORK.
4. AT LEAST FORTY–EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, UNDERGROUND SERVICE ALERT (USA) SHALL BE NOTIFIED AT THE REGIONAL NOTIFICATION CENTER, WITH A REQUEST THAT UTILITY OWNERS MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR FACILITIES. ALL APPROPRIATE UTILITY COMPANIES SHALL ALSO BE CONTACTED. UTILITIES SHALL BE POTHOLED AT CROSSINGS AND TIE–INS PRIOR TO EXCAVATION WORK. ALL MEASURES SHALL BE TAKEN TO PROTECT UTILITIES AND STRUCTURES FOUND AT THE SITE.
5. PRIOR TO BEGINNING CONSTRUCTION ALL REQUIRED PERMITS MUST BE OBTAINED.
6. PRECONSTRUCTION MEETING ARE REQUIRED BEFORE ANY WORK IS TO BEGIN, EXCEPT FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN.
7. WORK IN TOWN OF MAMMOTH LAKES RIGHT OF WAY SHALL COMPLY WITH THE TERMS, CONDITIONS, AND REQUIREMENTS OF THE TOWN ENCROACHMENT PERMIT.
8. THE CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST NUISANCE BY CLEANING, SWEEPING, AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE TOWN'S REPRESENTATIVE THROUGHOUT THE CONSTRUCTION OPERATION. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES.
9. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE MAMMOTH LAKES PLANNING DEPARTMENT AND CONSTRUCTION SHALL STOP UNTIL FURTHER NOTICE.
10. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED TIMBER OPERATOR ONLY. TIMBER OPERATOR SHALL NOTIFY CALIFORNIA DEPARTMENT OF FORESTRY (714) 782–4140 PRIOR TO COMMENCING WORK. ALL TREE REMOVAL SHALL CONFORM TO THE APPROVED TIMBER HARVEST PLAN, IF REQUIRED, AND CALIFORNIA DEPARTMENT OF FORESTRY.
11. ONE SET OF SURVEY STAKES SHALL BE PROVIDED FOR EACH PHASE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR THE COST OF RESETTING STAKES DESTROYED BY CONSTRUCTION OPERATIONS.
12. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR ONLY AT SITES APPROVED BY THE TOWN OF MAMMOTH LAKES DEPARTMENT OF PUBLIC WORKS. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER OR IN AREAS APPROVED BY THE TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT FOR USE ON SLOPES AND DISTURBED AREAS.

B. CONTROL OF WORK:

1. HOURS OF WORK SHALL BE IN ACCORDANCE WITH THE GRADING PERMIT, OR BETWEEN 7:00 AM AND 8:00 PM MONDAY THROUGH SATURDAY, THE GRADING PERMIT TAKING PRECEDENCE. OPERATIONS ON SUNDAYS AND TOWN HOLIDAYS ARE PERMITTED ONLY ON APPROVAL OF THE TOWN MANAGER OR TOWN ENGINEER AND LIMITED TO 9:00 AM TO 5:00 PM.
2. THE LIMITS OF CONSTRUCTION SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION, AND POSTED SO AS TO PREVENT DAMAGE TO VEGETATION AND DISTURBANCE TO SOILS OUTSIDE OF THE AREA OF CONSTRUCTION.
3. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN PROSECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC. CONVENIENT ACCESS TO DRIVEWAYS, HOUSES, AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITION. NO MORE THAN ONE CROSSING OR INTERSECTION STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME. ACCESS TO BUSINESSES AND RESIDENCES SHALL BE MAINTAINED AT ALL TIMES.

B. SAFETY:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND OTHER LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY OF WORKERS AND ALL OTHERS. THIS MAY INCLUDE THE ISSUANCE OF PERSONAL PROTECTIVE EQUIPMENT.
2. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE TOWN OF MAMMOTH LAKES ORDINANCES AND STANDARDS AND IN CONFORMANCE OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY.
3. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF GENERAL OSHA STANDARDS FOR THE PROTECTION OF WORKMEN AND THE GENERAL PUBLIC. OSHA PERMITS ARE REQUIRED FOR TRENCHES OVER 5 FEET DEEP. A WORKER PROTECTION PLAN SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE TOWN FOR APPROVAL FOR ALL EXCAVATIONS GREATER THEN 4 FEET.
4. ALL OPERATIONS INVOLVING THE STORAGE AND HANDLING OF EXPLOSIVES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF DIVISION II, PART I, OF THE CALIFORNIA HEALTH AND SAFETY CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES AND REGULATIONS. DRILLING AND BLASTING SHALL ONLY BE DONE UNDER THE DIRECTION OF LICENSED PERSONNEL. ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY SHALL BE TAKEN DURING BLASTING OPERATIONS AND ADEQUATE WARNING SHALL BE GIVEN TO WORKERS, INSPECTORS, AND PROPERTY OWNERS THAT BLASTING IS IN PROGRESS. THE TOWN SHALL BE NOTIFIED PRIOR TO ANY BLASTING.

D. EXECUTION:

1. ALL CUT AND FILL SLOPES SHALL BE REVEGETATED AND/OR LANDSCAPED TO PREVENT EROSION.
2. CUT AND FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 2:1, UNLESS OTHERWISE NOTED, AND SHALL BE REVEGETATED TO CONTROL EROSION. STOCKPILED TOPSOIL WILL BE SPREAD EVENLY TO A DEPTH OF 4" MINIMUM OVER SLOPES AND DISTURBED AREAS, THEN LANDSCAPED OR SEEDED TO PREVENT EROSION WITH THE SEED MIXTURE INDICATED IN THE TECHNICAL PROVISIONS SECTION 20, "EROSION CONTROL AND HIGHWAY PLANTING" OF THE CSS. SEEDED SLOPES SHALL BE STABILIZED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SC150", GEOTEXTILES OR APPROVED EQUAL, SECURED PER MANUFACTURES RECOMMENDATIONS.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED. ALL DAMAGE CAUSED TO PUBLIC STREET, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS, OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE TOWN'S REPRESENTATIVE. ALL IMPROVEMENTS REMOVED AS A COURSE OF WORK SHALL BE REPLACED AS APPROVED BY THE OWNER AND TOWN REPRESENTATIVE.
4. FINISHED GRADES IN ALL AREAS SHALL COMPLY WITH PLAN ELEVATIONS. NO AREAS SHALL BE LEFT SUCH THAT A PONDING CONDITION OCCURS.
5. AT NO TIME SHALL THE CONTRACTOR DEWATER THE SITE BY PUMPING INTO THE EXISTING STORM DRAIN OR SUBDRAIN SYSTEM WITHOUT AGENCY APPROVED FILTRATION.
6. ALL SITE WORK SHALL BE COMPLETED PRIOR TO OCT. 15 OF EACH YEAR. ANY WORK PROPOSED AFTER THIS DATE REQUIRES APPROVAL BY THE TOWN ENGINEER.

E. MATERIALS:

1. AGGREGATE BASE SHALL BE CLASS 2, ¾" MAXIMUM GRADING, AND SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES" OF THE CSS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–1557–00.
2. ASPHALT CONCRETE SHALL BE TYPE A HMA, ½" AGGREGATE GRADATION, PG64 GRADE BINDER AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE", OF THE CSS. SEAL COAT OF SS–1 OR CSS–1 ASPHALT SHALL BE APPLIED AT 40 TO 70 LITERS PER SQUARE METER TO NEW ASPHALT CONCRETE PAVED SURFACES. TACK COAT BETWEEN PAVEMENT LIFTS (75 MM MAX. LIFT) OR FOR CAPPING EXISTING PAVEMENT SHALL BE CSS–1 OR SS–1 APPLIED AT 45 LITERS PER SQUARE METER PER SECTION 94 "ASPHALTIC EMULSIONS" OF THE CSS.
3. CORRUGATED METAL PIPE CULVERTS SHALL CONFORM TO THE PROVISIONS IN SECTION 66, "CORRUGATED METAL PIPE", OF THE CSS AND SHALL BE 12 GAGE. CORRUGATED STEEL FLARED END SECTIONS SHALL CONFORM TO THE PROVISIONS IN SECTION 75, "MISCELLANEOUS METAL", AND SECTION 70, MISCELLANEOUS FACILITIES" OF THE CSS.
4. PLASTIC PIPE STORM DRAIN SHALL CONFORM TO THE PROVISIONS IN CSS SECTION 64–2.02C "CORRUGATED POLYETHYLENE PIPE". PIPE SHALL BE TYPE S HDPE.
5. SLURRY CEMENT BACKFILL SHALL CONFORM TO THE PROVISIONS IN SECTION 19–3.062, "SLURRY CEMENT BACKFILL", OF THE CSS.
6. PORTLAND CEMENT CONCRETE SHALL BE CLASS I IN ACCORDANCE WITH SECTION 90 OF THE CSS. AGGREGATE USED FOR CONCRETE SHALL BE NON–REACTIVE. CONCRETE SHALL CONTAIN 6% ENTRAINED AIR. CONCRETE SHALL BE SEALED WITH SILICONE–BASED SEALER, "SYNAK" OR APPROVED EQUAL, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. ALL SITE CONCRETE (USED FOR SIDEWALKS, CURBS, SWALES AND EXPOSED UTILITY RIMS) SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 34.5MPA (5000 P.S.I.). REINFORCING STEEL, IF REQUIRED, SHALL BE DEFORMED BILLET–STEEL BARS CONFORMING TO THE SPECIFICATIONS OF ASTM A 615 GRADE 40 OR 60.
8. INSTALLATION OF TRAFFIC STRIPES AND PAVEMENT MARKINGS WILL BE IN CONFORMANCE WITH THE PROVISIONS OF SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS", OF THE CSS.

F. INSPECTION:

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

A. CONSTRUCTION STAKING: TRIAD/HOLMES ASSOCIATES – (760) 934–7588

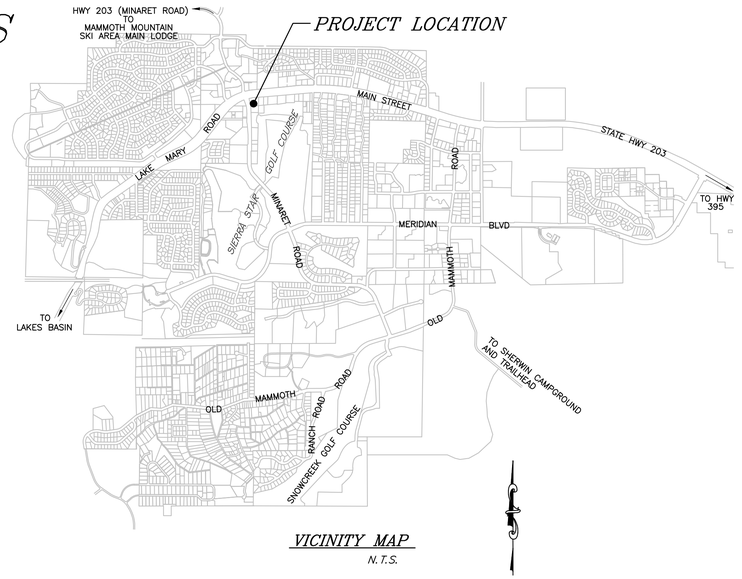
B. INSPECTION: TOWN OF MAMMOTH LAKES – PUBLIC WORKS DEPARTMENT (760) 965–3650.

C. SOILS ENGINEER: SIERRA GEOTECHNICAL SERVICES, INC. – (760) 937–4608

9. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY. SHOULD ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE SOILS ENGINEER. THE EXPENSE OF RETESTING SUCH AN AREA SHALL BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.



INDEX MAP
1" = 60'



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET 1 – TITLE SHEET
SHEET 2 – GRADING & DRAINAGE PLAN
SHEET 3 – CONSTRUCTION DETAILS
SHEET 4 – EROSION CONTROL PLAN

RECORD OWNER

PEAK MAMMOTH OWNER, LLC

CIVIL ENGINEER/SURVEYOR

TRIAD/HOLMES ASSOCIATES
549 OLD MAMMOTH ROAD, #202
PO BOX 1570
MAMMOTH LAKES, CA 93546
CONTACT: TOM PLATZ
(760) 934–7588

GEOTECHNICAL ENGINEER

SIERRA GEOTECHNICAL SERVICES INC.
169 WILLOW STREET
BISHOP, CA 93514
CONTACT: JOSEPH A. ADLER
(760) 937–4608

REPORTS: "GEOTECHNICAL INVESTIGATION, XXXXXXXXX",
SGSI PROJECT NO. X.XXXXX.X; DATED XXXXXXXX XX, 202X.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

IF TRIAD/HOLMES ASSOCIATES (THA) IS NOT RETAINED TO PROVIDE CONSTRUCTION–PHASE SERVICES, INCLUDING CONSTRUCTION SURVEYING, OR IF SUCH SERVICES ARE PROVIDED BY OTHERS, THE OWNER AND CONTRACTOR ACKNOWLEDGE THAT THESE SERVICES NORMALLY INCLUDE COORDINATION OF CIVIL ENGINEERING ACTIVITIES DURING CONSTRUCTION. THE OWNER AND CONTRACTOR FURTHER ACKNOWLEDGE THAT THEY ASSUME FULL RESPONSIBILITY FOR THE INTERPRETATION AND IMPLEMENTATION OF THE CONTRACT DOCUMENTS AND WAIVE ANY CLAIM AGAINST THA ARISING FROM OR RELATED TO SUCH SERVICES PROVIDED BY OTHERS. IN ADDITION, THE CLIENT AGREES TO INDEMNIFY AND HOLD THA HARMLESS FROM ANY LOSS, CLAIM, LIABILITY, OR COST ARISING OUT OF MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS, OR CHANGES TO THESE CONTRACT DOCUMENTS MADE BY OTHERS.

THE EXISTANCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, CROSSINGS AND POINTS OF CONNECTION PRIOR TO STARTING WORK.

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

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

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

BENCHMARK

TEMPORARY BENCHMARK PER TOWN OF MAMMOTH LAKES VERTICAL DATUM:

PROJECT BENCHMARK IS A 60D NAIL 6.0' EAST OF EAST EDGE OF PAVEMENT MINARET ROAD.

ELEVATION=7991.36

ESTIMATED EARTHWORK QUANTITIES

CUT = 2,150 CUBIC YARDS EXPORT = 2,075 CUBIC YARDS
FILL = 75 CUBIC YARDS

THE EARTHWORK QUANTITIES INDICATED DO NOT INCLUDE ALLOWANCES FOR SHRINKAGE, ROCK LOSS, STRIPPING, FOUNDATION OR TRENCH SPOILS, COMPACTION, CONSOLIDATION, OR OVER–EXCAVATION. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL QUANTITIES AND BASE ANY BID PRICE ON THEIR OWN CALCULATIONS.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BOS	BOTTOM OF STAIR
CL	CENTERLINE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX, EXIST	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
INV	INVERT
NTS	NOT TO SCALE
PA	PLANTER AREA
PL	PROPERTY LINE
SSMH, SMH	SEWER MANHOLE
SS	SANITARY SEWER
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TOS	TOP OF STAIR
TW	TOP OF WALL
WV	WATER VALVE

LEGEND

	PROPERTY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE OR RIGHT OF WAY
	EDGE OF PAVEMENT
12"P	TREE TYPE & SIZE P=PINE/F=FIR/S=SNAG
1005	EXISTING GROUND CONTOUR & ELEV.
OHU	OVERHEAD UTILITIES
	FIRE HYDRANT
S	SEWER MANHOLE
SS	EXISTING SEWER LINE
TBM	TEMPORARY BENCHMARK
1005	PROPOSED GROUND CONTOUR & ELEV.
	DIRECTION OF RUNOFF
	RETAINING WALL

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY
triad@thainc.com
760.934.7588

REGISTERED PROFESSIONAL ENGINEER
MATTHEW B. PETRONI
C 69473
EXP 6/30/28
STATE OF CALIFORNIA
7/8/26

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REVISIONS:	BY:

PREPARED FOR:
–
–
–
–
PH: XXX–XXX–XXXX
CONTACT: –

MAMMOTH CROSSING – SITE 3

TITLE SHEET

TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 07/08/2026
SCALE AS SHOWN
DRAWN MBP
JOB NO. 01.4565.1
DWG 1
SHEET 1 OF 4

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CONSTRUCTION NOTES

1. CONSTRUCT ASPHALT PAVING PER SECTION DETAIL, SHEET 3.
2. NOT USED.
3. CONSTRUCT SHOULDER BACKING FOR ASPHALT PAVING PER DETAIL, SHEET 3.
4. CONSTRUCT GRADED EARTHEN SWALE PER DETAIL, SHEET 3.
5. NOT USED.
6. CONSTRUCT RETENTION BASIN PER DETAIL, SHEET 3.
7. CONNECT TO EXISTING AC PAVING PER DETAIL, SHEET 3.

LEGEND

NEW ASPHALT

UNCERTIFIED FILL TO BE REMOVED TO NATURAL GRADE

TREES TO BE REMOVED: (0) ZERO

800-227-2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

MINARET ROAD

EAST BEAR LAKE DRIVE

LIMITS OF GRADING

AREA OF UNCERTIFIED FILL TO BE REMOVED TO NATURAL GRADE

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

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A 60D NAIL 6.0' EAST OF EAST EDGE OF PAVEMENT MINARET ROAD.
NAVD 88 / TOML ADJ. ---

BASIS OF BEARING:
DESCRIPTION:
NONE

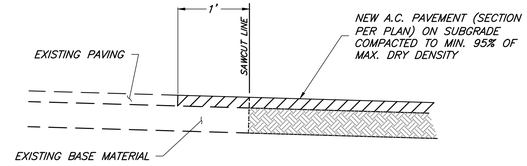
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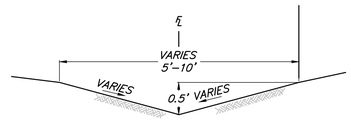
PROJECT:
MAMMOTH CROSSING – SITE 3
TEMPORARY PARKING IMPROVEMENTS
GRADING & DRAINAGE PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE: 07/08/2026
SHEET NO: SHEET 2 OF 4
PROJECT: 01.4565.1

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7 ASPHALT BUTT JOINT
N.T.S.



4 GRADED EARTHEN SWALE DETAIL
N.T.S.

Storage Volume Calculation

Rainfall Quantity	1 in	=	0.083 ft

Tributary Area and Average Runoff Coefficient

Surface Type	Area A		C
Roof	0 sf	0%	0.95
AC	17984 sf	100%	0.90
Concrete	0,000 cf	0%	0.95
Landscape/Natural	0,000 cf	0%	0.30
Total Area	17,984 sf	100%	**0.90**

Required Storage
Volume Required = Tributary Area * Average Runoff Co

Area A	**1349 cf**

RETENTION/DETENTION STORAGE SYSTEM SIZING

DESIGN ASSUMPTIONS: Town of Mammoth Lakes
AGENCY DESIGN STORM EVENT: 1 IN/HR STORM DURATION: 1 HR
NATIVE SOIL INFILTRATION RATE (P): 1 IN/HR

RETENTION/DETENTION STORAGE = BOTTOM PERIMETER AREA * PONDING DEPTH PIPE + SIDE SLOPE WEDGE VOLUME
BOTTOM BASIN AREA (Ab)
BASIN BOTTOM AREA: 487 SF
BASIN BOTTOM PERIMETER LENGTH (Pb): 91 LF

BASIN PONDING DEPTH (Db):
BASIN DEPTH (Db): 2.0 FT Vb= 974 CF

BASIN SIDE SLOPE EFFECTIVE VOLUME (Vside slope)
VOLUME (side slope) = 0.5 * [(x :1 * Db)*Db] * Pb

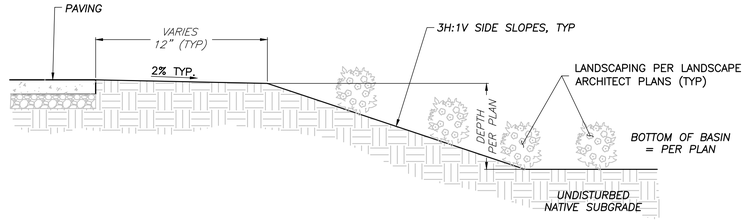
BASIN SIDE WALL SLOPE: 3.0 :1

Vside 546 CF

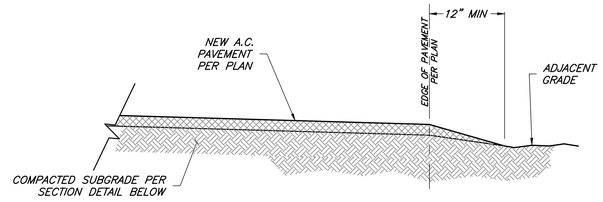
TOTAL MITIGATED VOLUME OVER STORM DURATION: 1560.6 CF
Vb + Vside + (Infiltration Rate * Basin Bottom Area)

FINAL RETENTION/DETENTION SYSTEM SIZE SUMMARY:

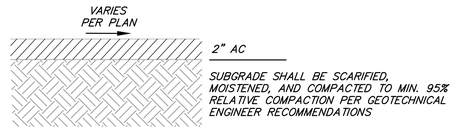
	Impervious Area			BASIN FINAL DESIGN DIMENSIONS						STORAGE VOLUME (CF)	STORAGE ≥ RUNOFF?
NO.	DESCRIPTION	IMPERVIOUS AREA (SF)	CALCULATED RUNOFF (CF)	BASIN NO.	BOTTOM AREA (SF)	PERIMETER LENGTH (LF)	EFFECTIVE DEPTH (FT)	SIDE SLOPE (H:)			
1	Site	17984	1349	1	487	91	2.0	3.0	:1	1,560.6	OK
2		0	0	2	0	0	0.0	0.0	:1		
3			0	3	0	0	0.0		:1		
4			0	4	0	0	0.0		:1		
5			0	5	0	0	0.0		:1		
6			0	6	0	0	0.0		:1		
7			0	7	0	0	0.0		:1		
TOTAL		17,984	1,349							1,561	



6 RETENTION BASIN
N.T.S.



3 SHOULDER BACKING FOR ASPHALT PAVING
N.T.S.



1 TYPICAL PAVEMENT SECTION
N.T.S.

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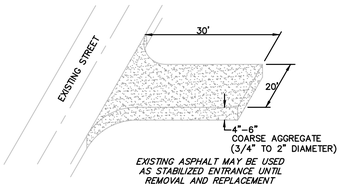
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PROJECT:
MAMMOTH CROSSING – SITE 3
TEMPORARY PARKING IMPROVEMENTS
CONSTRUCTION DETAILS
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

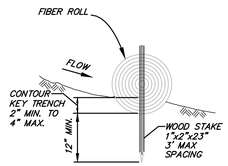
DATE: 07/08/2026
SHEET NO: SHEET 3 OF 4
PROJECT: 01.4565.1

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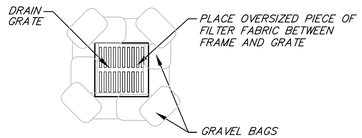
EXISTING ASPHALT MAY BE USED AS STABILIZED ENTRANCE UNTIL REMOVAL AND REPLACEMENT

1 **STABILIZED CONSTRUCTION ENTRANCE**
N.T.S.



ENTRENCHMENT DETAIL IN SLOPE AREA

2 **FIBER ROLL DETAIL**
N.T.S.



3 **DROP INLET PROTECTION DETAIL**
N.T.S.

EROSION CONTROL CONSTRUCTION NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.
2. INSTALL FIBER ROLL PER DETAIL HEREON.
3. INSTALL DROP INLET PROTECTION PER DETAIL HEREON.

LEGEND

FIBER ROLL

800-227-2600
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT



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REGISTERED PROFESSIONAL ENGINEER
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EXP. 6/30/28
STATE OF CALIFORNIA
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PROJECT:
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EROSION CONTROL PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE: 07/08/2026
SHEET NO:
SHEET 4
OF 4
PROJECT: 01.4565.1

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bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

MEMORANDUM

TO: Kimberly Cooke, Senior Planner; Nolan Bobroff, Community & Economic Development Director; Haislip Hayes, Public Works Director, Town of Mammoth Lakes

FROM: Edgardo Pena Colorado, AIA, Bull Stockwell Allen

RE: **Project Narrative - Site 3 Temporary Parking Lot**

DATE: August 27, 2026

CC: Bobby Laughlin, Mark Carney, Kanishk Sharma, John Ashworth

The Applicant proposes a temporary 40-stall parking lot on Site 3 within the Mammoth Crossing zoning district to provide additional parking capacity for the surrounding area while the property continues through longer-term planning, design, and entitlement activities.

The temporary parking improvements are associated with the following parcels identified in the accompanying civil drawings:

- **5920 Minaret Road** — APN 033-110-021-000
- **5948 Main Street** — APN 033-110-020-000
- **3923 Main Street** — APN 033-110-017-000
- **3921 Main Street** — APN 033-110-018-000
- **3943 Main Street** — APN 033-110-019-000

These parcels correspond with the APNs identified in the Civil plan set, included with this submittal.

The temporary parking lot is proposed as a stand-alone interim use and is not intended to constitute a phase of, or early construction for, the larger Mammoth Crossing development. Improvements are limited to those necessary to establish and operate the 40-stall parking area, including associated paving, grading, drainage, and erosion-control work as shown in the accompanying civil plans.

The parking lot will operate through a digital self-service payment system. On-site signage will provide users with a QR code or similar digital access method through which they can register their vehicle and pay for parking using a mobile device. This approach avoids the need for permanent payment kiosks or staffed facilities and is consistent with the temporary nature of the use.

Given the interim nature of the parking lot, the Applicant is also requesting a waiver or modification of the otherwise applicable parking lot lighting requirements. Installation of a permanent lighting system would require additional infrastructure that would likely be removed or substantially modified when the property is ultimately developed. The requested waiver is limited to this temporary use and is not intended to apply to, or establish a precedent for, future development of Site 3.

The temporary parking use is intended to remain only until the property is needed for future development or the temporary use is otherwise discontinued. Any future development of Site 3 will proceed through a separate entitlement, design, and permitting process and will independently address all applicable development standards.

Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

August 12, 2026, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

Members Absent: Commissioner Billy Deaver, Commissioner Lana Grand

---

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Senior Planner Kim Cooke led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

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).

Senior Planner Kim Cooke gave a presentation outlining the information in the staff report. There was discussion among members of the Commission, staff, and the applicant team.

PUBLIC COMMENT:

Paige Fisher, The Sheet, asked why the change came up so late in the design process. Mark Rafeh, applicant, responded.

Rob Schaubmayer, Alpenhof Lodge and Clocktower Cellar, spoke about parking issues related to the project.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Cynthia Fleming

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 and modified by the Commission as follows:

Prior to issuance of a building permit for the modified project, the applicant shall submit an updated acoustical analysis that reflects all project modifications, including the proposed changes to building design, mechanical equipment, and operational characteristics. The updated analysis shall evaluate potential noise generated by all mechanical systems and project uses and demonstrate continued compliance with all applicable Town noise standards. Any recommended noise mitigation measures identified in the updated analysis shall be incorporated into the project design to the satisfaction of the Town.

Prior to issuance of first certificate of occupancy, Applicant shall submit a final Events Management Plan which shall be reviewed and approved by the Community and Economic Development and Public Works Departments. The plan shall be mutually agreed to by the Town and Property Owner and shall address, at a minimum, defined event types (small, medium, and large), noise, parking management, frequency of

events, operating hours, and required notification of all neighbors within 300 feet of the property for medium and larger events. The neighbor notification shall include a general description of the event to be held and provide contact information for a management representative that can be reached during event operation in the event of an operating issue.

For (2): Commissioner Cynthia Fleming, and Chair Michael Vanderhurst

Against (1): Vice Chair Dawn Vereuck

Absent (2): Commissioner Billy Deaver, and Commissioner Lana Grand

Carried (2 to 1)

5. CONSENT AGENDA

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Cynthia Fleming

Approve the Consent Agenda.

For (3): Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (2): Commissioner Billy Deaver, and Commissioner Lana Grand

Carried (3 to 0)

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

6. COMMISSIONER REPORTS

Chair Vanderhurst announced that tomorrow night was the final Sierra Summer Night event at Mammoth Creek Park.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff thanked Town staff for Sierra Summer Nights events this summer. Mr. Bobroff gave an update regarding current code compliance, planning, and building activities. There was discussion among members of the Commission and staff.

Public Works Director Haislip Hayes gave an update regarding the Hillside parking lot project. There was discussion among members of the Commission and staff.

8. ADJOURNMENT

The Commission adjourned the meeting at 10:00 a.m.

Jamie Gray, Town Clerk

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consider approval of Final Parcel Map 25-001

Commission Meeting Date: 9/9/2026

Prepared by: Matthew Freedman, PE, Associate Engineer

Recommended Motion: Find Final Parcel Map 25-001 to be in accordance with the conditionally approved Tentative Parcel Map and approve the Final Parcel Map; Find that all applicable conditions of approval of the Tentative Parcel Map have been satisfied; and Authorize recordation of Final Parcel Map 25-001:

a) After payment of any outstanding fees; and

b) After no less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed

Summary: The requested action will allow for the recordation of the subject Final Map located at 102 East Bear Lake Drive to subdivide the parcel into two lots.

A final map must be based upon a field survey and it must substantially conform to the approved Tentative Map, the applicable conditions as set forth in the tentative map resolution, and the conditions of all discretionary approvals associated with the project.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: September 9, 2026

AGENDA TITLE: Consider approval of Final Parcel Map 25-001 for the split of one lot into 2 parcels, located at 102 East Bear Lake Dr.
Applicant / Property Owner: Jeff Dagan / Jeff Dagan Family Trust

REQUESTING DEPARTMENT:
Community & Economic Development
Nolan Bobroff, Director
Matthew Freedman, PE, Associate Engineer

OBJECTIVE:

PEDC action to:

a. Option 1: Find Final Parcel Map 25-001 to be in accordance with the conditionally approved Tentative Parcel Map and approve the Final Parcel Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 25-001:
    1. After payment of outstanding fees.
    2. No less than ten calendar-days after the approval of the Final Parcel Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

b. Option 2: Find that Final Parcel Map 25-001 is not in accordance with the conditionally approved Tentative Parcel Map and deny the Final Parcel Map.

SUMMARY:

Proposal:	The Requested Action will allow for the recordation of the subject Final Map. A final map must be based upon a field survey and it must substantially conform to the approved Tentative Map, the applicable conditions as set forth in the tentative map resolution, and the conditions of all discretionary approvals associated with the project.
Location:	102 East Bear Lake Drive (APN 033-421-035-000)
Size of Property:	0.41 acres (17,956 sq. ft.)
Zoning:	Resort (R)
General Plan:	Lodestar Master Plan (LMP)

Location Map:



KEY ISSUES:

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

I. INTRODUCTION AND BACKGROUND

Project Description:
Final Parcel Map 25-001 would subdivide an approximately 0.41 acre site along East Bear Lake Drive into two lots. Following the subdivision, both lots would meet the minimum requirements for lots in the Resort Zone. Both parcels would provide buildable areas that meet minimum Code requirements and would not increase the areas of disturbance. The northern existing accessory dwelling unit would turn into a single family home and would be located on Parcel 1, and the southern existing single family home would be located on Parcel 2. A new access easement in favor of Parcel 2 is required for the small sliver of land between the existing edge of pavement and the Parcel 2 boundary and a new sewer easement in favor of Parcel 1 is required along the western edge of Parcel 2.

Project Analysis:
Tentative Parcel Map 25-001 was originally approved on December 10, 2025. The Town has reviewed the Final Parcel Map and has found that the final parcel map is in accordance with the conditionally approved tentative parcel map and that all of the applicable Tentative Parcel Map conditions of approval have either been met or are expected to have been met prior to the September 9, 2026 PEDC meeting.

Environmental Analysis:
Pursuant to CEQA Guidelines Section 15315, the approval of final subdivision maps is statutorily exempt from the requirements of CEQA since they are considered to be a ministerial project and no further action under CEQA is required.

Staff Findings and Recommendation:

1. Find Final Parcel Map 25-001 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Parcel Map;
2. Find that all applicable conditions of approval of the Tentative Parcel Map have been satisfied;
3. Authorize recordation of Final Parcel Map 25-001:
    a. After payment of outstanding fees.
    b. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

Attachments:

Attachment 1: Final Parcel Map 25-001
Attachment 2: Approved Tentative Parcel Map 25-001
Attachment 3: PEDC Resolution 2025-14

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this parcel map.
We also hereby reserve to ourselves, our heirs, and assigns that private access easement over Parcel 1 for the benefit of Parcel 2 as shown on this map. We also hereby reserve to ourselves, our heirs and assigns, that 10–foot wide private sewer easement over Parcel 2 for the benefit of Parcel 1 as shown on this map.

As Owner: Jeff M. Dagan & Karen L. Dagan, Trustees of the Dagan Family Trust Dated May 10, 2006

_____ _____
Jeff M. Dagan, Trustee Karen L. Dagan, Trustee

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)
County of) ss.

On _____ before me,
_____ a Notary Public,

personally appeared Jeff M. Dagan & Karen L. Dagan _____,
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, and that by his, hers, 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:
Signature _____
Print Name _____
A Notary Public in and for said state
Principal place of business is the County of _____
My commission expires: _____
Commission No. of Notary: _____

SIGNATURE OMISSIONS

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

Mammoth Community Water District for sewer purposes: 280/409 O.R
Southern California Edison for utility purposes: Instrument No. 2017005031

Those interests reserved by the United States of America per "N"/473, "Q"/546" and "S"/79 O.R. are included in this map, without consent, under the provisions of Section 66436, Subsection a–4 of the Subdivision Map Act.

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of _____, 2026. The Commission found the Parcel Map to be in substantial conformance with the approved or conditionally approved tentative parcel map and any amendments thereto.

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

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

TAX COLLECTOR'S CERTIFICATE

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

Mono County Tax Collector

_____ By: _____
Date Deputy Mono County Tax Collector

TOWN ENGINEER'S STATEMENT

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

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

TOWN SURVEYOR'S STATEMENT

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

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

RECORDER'S CERTIFICATE

Filed this ___ day of _____ , 2026 at _____ __.M., in Book _____ of Parcel Maps at Pages _____ , inclusive, at the request of Jeff Dagan.

Instrument No. _____ Fee: _____

Queenie Barnard By: _____
Mono County Recorder Deputy Mono County Recorder

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Jeff Dagan in September, 2025. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative tract map. I hereby state that all the monuments are of the character and occupy the positions indicated, and that such monuments are sufficient to enable the survey to be retraced.

_____ _____
Date Kevin Anderson P.L.S. 10058

SOILS NOTE

A Preliminary Geotechnical Investigation, Work Order No. 3.30514, was prepared for this property, by Sierra Geotechnical Services, Inc, revised Date August 2, 2005 under the signature of Thomas A Platz, R.C.E. 41039 and Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Public Works Department – Engineering Services Division. As contained by Tract Map No. 16–002.

PARCEL MAP NO. 25–001

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 2 AS SHOWN ON THE MAP ENTITLED TRACT MAP NO. 16–002 RECORDED IN BOOK 11 OF TRACT MAPS AT PAGES 9 THROUGH 9B, IN THE OFFICE OF THE MONO COUNTY RECORDER.

SHEET 1 OF 2

Z:\01 Mammoth\4547 Dagan East Bear Lake Drive\Acad\4547FPM.dwg Aug 14,2026 - 3:01pm, smars

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

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

The herein described land lies within the Mammoth Lakes Community Facilities Bond District No. 2004-01 and is subject to any liens or assessments thereof.

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

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

The effect of an Instrument entitled "Development Agreement by and among The Town of Mammoth Lakes and Intrawest Affiliates" executed by Intrawest California Holdings, Inc., a California Corporation, et al; Recorded April 4, 2002, as Instrument No. 2002002529 of Official Records.

An Assignment Agreement , effective as of March 15, 2006, by MMSA Development L.L.C. (F/K/A Intrastar Mammoth L.L.C., a Delaware Limited Liability Company ("Assignor Developer") and Intrastar Mammoth Village Subsidiary I L.L.C., a Delaware Limited Liability Company ("Assignee Developer").
Recorded November 20, 2007 as Document No. 2007007524 in the Official Records.

Covenants, Conditions and Restrictions (Sierra Star Golf Course Overflight Covenants-lots) made - May 7, 2002 by and between Intrawest California Holdings, Inc., a California Corporation and Intrawest/Lodestar Limited Partnership, a California Limited Patnership;
Recorded June 4, 2002 as Document No. 2002004322 in the Official Records.

Conditions and restrictions as a general plan for the improvement of Tract No. 16-002, as contained in deeds for other lots in said tract.

A Declaration of Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based on race, color, religion, gender, gender identity, familial status, marital status, disability, handicap, national origin, ancestry, medical condition or genetic information, as set forth in the below document, which, among other things, may contain or provide for easements; assessments, liens and the subordination thereof; said covenants, conditions, and restrictions provide that violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value: Executed by Gray Bear, L.L.C., a Nevada Limited Liability Company. Recorded July 21, 2016 as Document No. 2016002621 in the Official Records. Modified by Gray Bear Homeowners Association, a California nonprofit mutual benefit corporation and Gray Bear II/III Homeowners Association, a California nonprofit mutual benefit corporation. Recorded September 25, 2023 as Document No. 2023002397 in the Official Records.

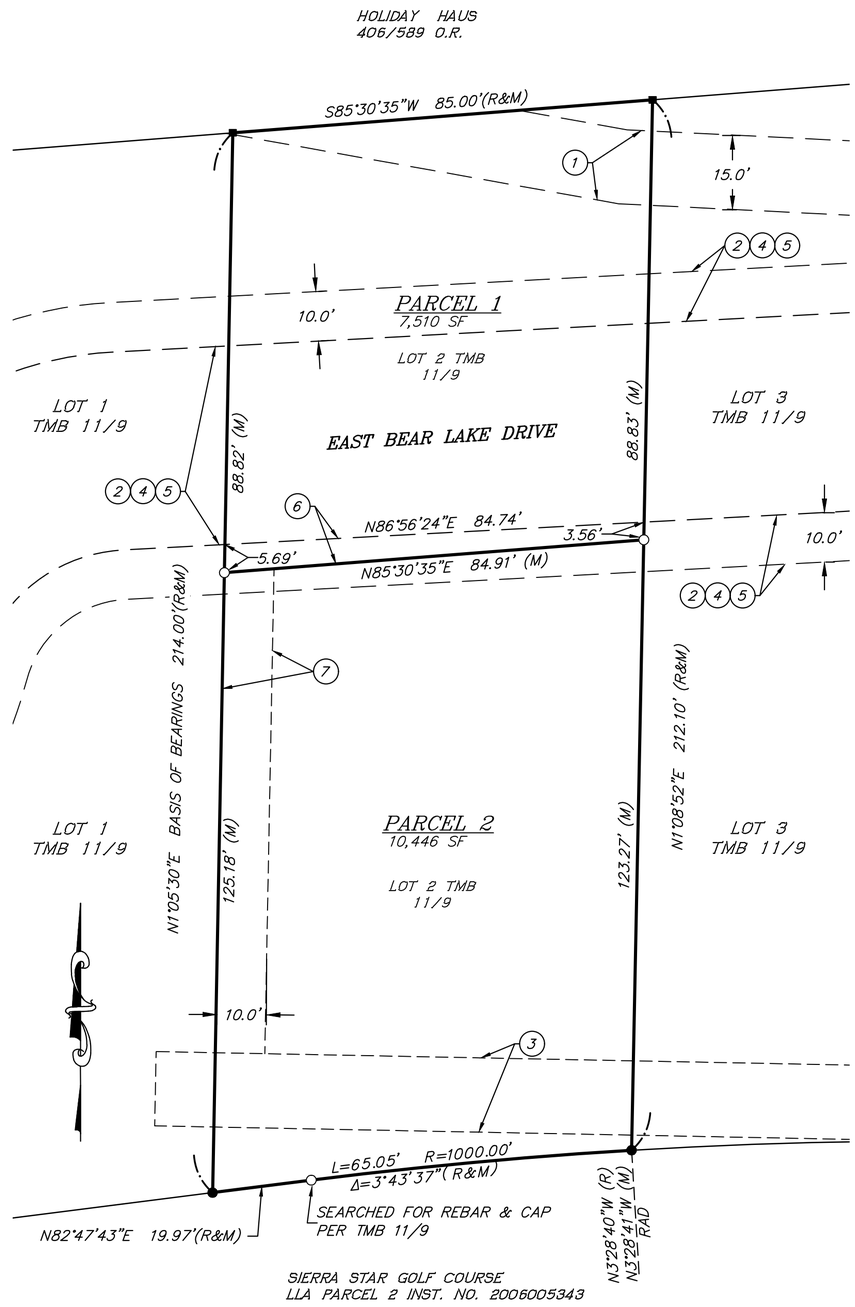
Resolution No PEDC-2016-01 a Resolution of The Town of Mammoth Lakes Planning and Economic Development Commission approving Tentative Tract Map 15-003, and Use Permit 15-003 to allow a thirty-two lot single family subdivision, transient and single-family homes for property located at 1001 and 1501 East Bear Lake Dr. (APN: 033-421-035-000 and 033-330-063-000), subject to the conditions contained therein
Recorded: May 16, 2001, as Instrument No. 2016001538, of Official Records.

Resolution No PEDC-2016-02 a Resolution of the Mammoth Lakes Planning and Economic Development Commission approving Tentative Tract Map 16-002, to allow an eight-lot single-family subdivision for property located at 80, 102, 118, 136, 154, 172, and 194 East Bear Lake Dr.
Recorded: February 1, 2017, as Instrument No. 2017000427, of Official Records.

Matters contained in that certain document entitled: Use Restriction Covenant (Second Dwelling Unit) Executed by Jeff Dagan.
Recorded: November 19, 2018 as Document No. 2018004378 of Official Records.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N01°05'30"E, BEING THE BEARING BETWEEN FOUND MONUMENTS AS SET PER TRACT MAP NO. 16-002 RECORDED IN TRACT MAP BOOK 11 PAGE 9A IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA.



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ○ SET REBAR AND PLASTIC CAP "L.S. 10058" UNLESS OTHERWISE STATED
- ● FOUND REBAR & PLASTIC CAP STAMPED"L.S. 4428" PER TMB 11/9
- ■ FOUND LEAD AND TAG STAMPED "L.S. 4428" PER TMB 11/9

TMB TRACT MAP BOOK
(R) RECORD INFORMATION PER TMB 11 PAGES 9-9B
(M) MEASURED INFORMATION PER FIELD SURVEY

EASEMENT LEGEND

(1) AN EASEMENT AGREEMENT BETWEEN GRM PROPERTIES II LLC AND MAMMOTH COMMUNITY WATER DISTRICT PER INST. NO 2013005910 O.R.

(2) AN EASEMENT AGREEMENT BETWEEN GRAY BEAR LLC AND GRAY BEAR HOMEOWNERS ASSOCIATION PER INST. NO. 2015003474 O.R.

(3) A 15' WIDE SEWER EASEMENT RESERVED PER TRACT NO. 16-002, TMB 11/9

(4) A ROAD EASEMENT AND MAINTENANCE AGREEMENT BETWEEN GRAY BEAR LLC AND GRAY BEAR II/III HOMEOWNERS ASSOCIATION PER INST. NO. 2016003909 O.R.

(5) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL AND COMMUNICATIONS SYSTEMS PER INST. NO. 2017005031 O.R.

(6) A PRIVATE ACCESS EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2, RESERVED HEREON.

(7) A 10' WIDE PRIVATE SEWER EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1, RESERVED HEREON

EASEMENT NOTES

UN-LOCATABLE EASEMENTS

RESERVATIONS TO U.S.A. FOR WATER RIGHTS PER:
- BOOK "N", PAGE 473 O.R.
- BOOK "Q", PAGE 546 O.R.
- BOOK "S", PAGE 79 O.R.

EASEMENTS THAT MAY AFFECT BUT ARE NOT LOCATED ON THE SUBJECT PROPERTY :

- SEWER EASEMENT, MCWD, BOOK 280, PAGE 409 O.R.
- GOLF IMPROVEMENTS, BOOK 874, PAGE 329 O.R.
- EASEMENT AGREEMENT, DOC. 2003003399 O.R.
- ACCESS EASEMENTS, DOC. 2006006079 O.R.
- EMERGENCY ACCESS, DOC. 2006006081 O.R.
- IRRIGATION EASEMENT, DOC. 2013005836 O.R.
- 40' ACCESS EASEMENT OVER LOTS 2, 4 AND 5 AND EMERGENCY EASEMENT APPURTENANT TO LOT 1 SHOWN ON TRACT MAP 36-222 AND 16-002.
- EASEMENT AGREEMENT, DOC. 2015002735 O.R. & DOC. 2015002736 O.R.

PARCEL MAP NO. 25-001

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 2 AS SHOWN ON THE MAP ENTITLED TRACT MAP NO. 16-002 RECORDED IN BOOK 11 OF TRACT MAPS AT PAGES 9 THROUGH 9B, IN THE OFFICE OF THE MONO COUNTY RECORDER.

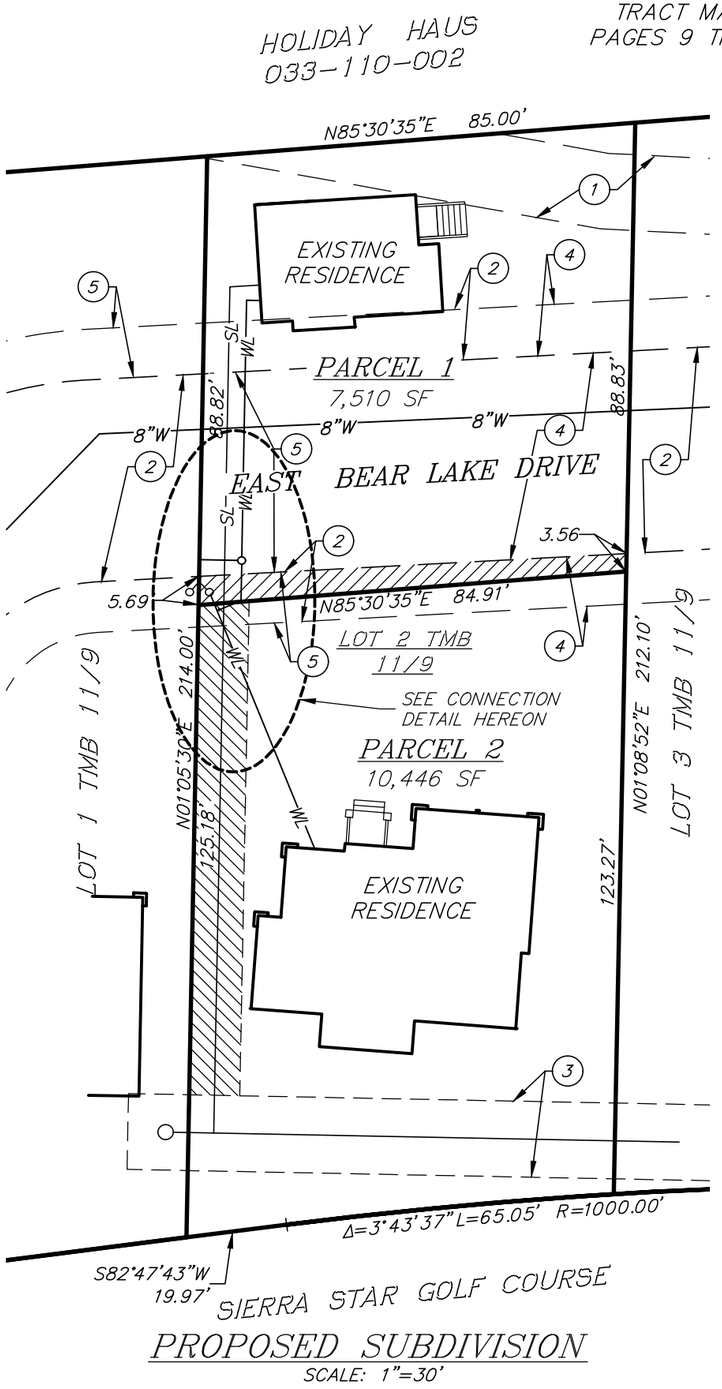
triad/holmes assoc.

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TENTATIVE PARCEL MAP NO. 25-001

IN THE TOWN OF MAMMOTH LAKES MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 2 AS SHOWN ON THE MAP ENTITLED TRACT MAP NO. 16-002 RECORDED IN BOOK 11 TO TRACT MAPS AT PAGES 9 THROUGH 9B, IN THE OFFICE OF THE MONO COUNTY RECORDER.



PROPOSED SUBDIVISION

SCALE: 1"=30'

SITE NOTES

ASSESSOR'S PARCEL NO.:	033-421-035-000
EXISTING ZONING:	R-RESORT
LAND USE DESIGNATION:	R-RESORT
EXISTING LOT AREA:	17,956 S.F., 0.41 ACRES
PARCEL 1 AREA:	7,510 S.F.
PARCEL 2 AREA:	10,446 S.F.
FRONT SETBACK:	20'
REAR SETBACK:	20'
SIDE SETBACK:	10'

LEGAL DESCRIPTION

LOTS 2 AS SHOWN ON TRACT MAP NO. 16-002, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 9, 9A AND 9B OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
COMMUNICATIONS:	VERIZON
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DIST.
PROPANE:	AMERIGAS

OWNER/SUBDIVIDER

DAGAN FAMILY TRUST 5-10-06
JEFF & KAREN DAGAN
P.O. BOX 8139
MAMMOTH LAKES, CA. 93546 PHONE:
818-438-1119

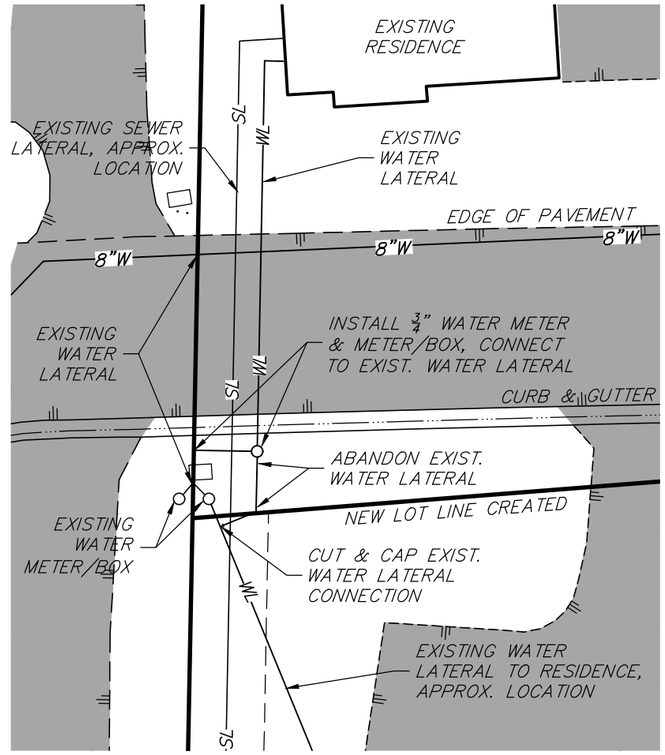
PREPARED BY

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

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



CONNECTION DETAIL

SCALE: 1"=20'

EASEMENT LEGEND

PROPOSED ACCESS EASEMENT RESERVED FOR THE BENEFIT OF PARCEL 2, 391 S.F.

PROPOSED 10' WIDE SEWER LINE EASEMENT RESERVED FOR THE BENEFIT OF PARCEL 1.

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

(2) EASEMENT AGREEMENT PER INST. NO. 2015003474 O.R. FOR UTILITIES, ROADS AND SNOW STORAGE AS SHOWN THEREIN.

(3) 15' WIDE SEWER EASEMENT TRACT MAP NO. 16-002.

(4) EASEMENT AND MAINTENANCE AGREEMENT PER INST. NO. 2016003909 O.R.

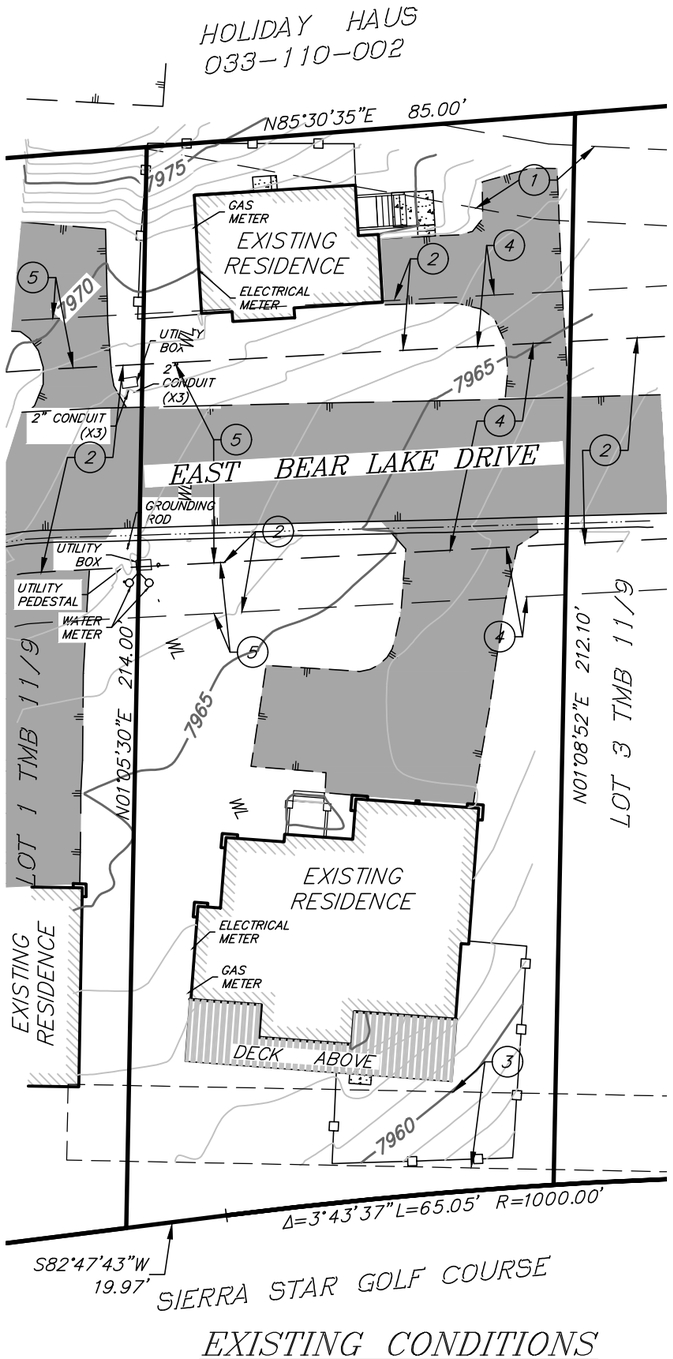
(5) SOUTHERN CALIFORNIA EDISON EASEMENT PER DOC. 2017005031 O.R.

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TENTATIVE PARCEL MAP NO. 25-001

IN THE TOWN OF MAMMOTH LAKES MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 2 AS SHOWN ON THE MAP ENTITLED TRACT MAP NO. 16-002 RECORDED IN BOOK 11 TO TRACT MAPS AT PAGES 9 THROUGH 9B, IN THE OFFICE OF THE MONO COUNTY RECORDER.



EXISTING CONDITIONS

EASEMENT LEGEND

1. EASEMENT AGREEMENT WITH M.C.W.D. PER INST. NO. 2013005910 O.R.
2. EASEMENT AGREEMENT PER INST. NO. 2015003474 O.R. FOR UTILITIES, ROADS AND SNOW STORAGE AS SHOWN THEREIN.
3. 15' WIDE SEWER EASEMENT TRACT MAP NO. 16-002.
4. EASEMENT AND MAINTENANCE AGREEMENT PER INST. NO. 2016003909 O.R.
5. SOUTHERN CALIFORNIA EDISON EASEMENT PER DOC. 2017005031 O.R.

EASEMENT NOTES

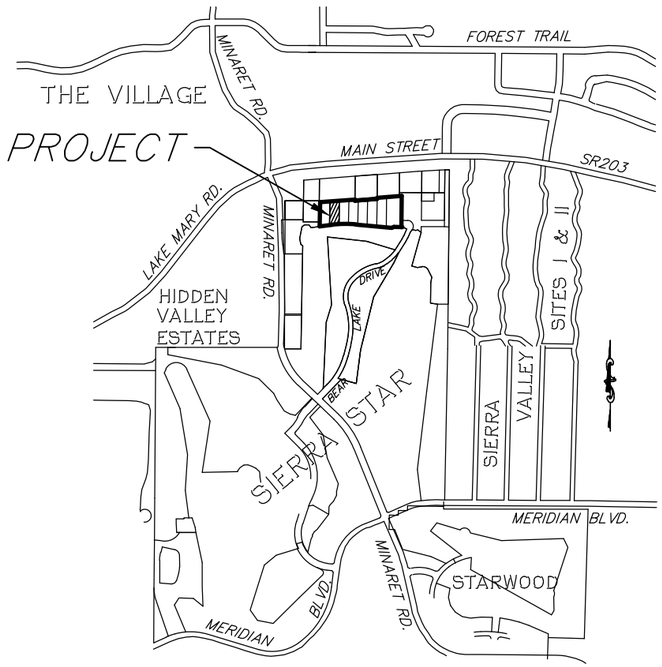
UN-LOCATABLE EASEMENTS

RESERVATIONS TO U.S.A. FOR WATER RIGHTS PER:

- BOOK "N", PAGE 476 O.R.
- BOOK "Q", PAGE 546 O.R.
- BOOK "S", PAGE 79 O.R.

EASEMENTS THAT MAY AFFECT BUT ARE NOT LOCATED ON THE SUBJECT PROPERTY :

- SEWER EASEMENT, MCWD, BOOK 280, PAGE 409 O.R.
- GOLF IMPROVEMENTS, BOOK 874, PAGE 329 O.R.
- EASEMENT AGREEMENT, DOC. 2003003399 O.R.
- ACCESS EASEMENTS, DOC. 2006006079 O.R.
- EMERGENCY ACCESS, DOC. 2006006081 O.R.
- IRRIGATION EASEMENT, DOC. 2013005836 O.R.
- 40' ACCESS EASEMENT OVER LOTS 2, 4 AND 5 AND EMERGENCY EASEMENT APPURTENANT TO LOT 1 SHOWN ON TRACT MAP 36-222 AND 16-002.
- EASEMENT AGREEMENT, DOC. 2015002735 O.R. & DOC. 2015002736 O.R.



VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- WOOD FENCE
- FLOWLINE
- EDGE OF PAVEMENT
- CONCRETE
- PAVERS
- ASPHALT

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

Z:\01 Mammoth\4547 Dagan East Bear Lake Drive\Acad\01.4547 E Bear Lake TOPO.dwg Oct 08,2025 - 11:53am, jpfei

Recording Requested by and
When Recorded Mail To:

Town of Mammoth Lakes
Community & Economic Development Department
P.O. Box 1609
Mammoth Lakes, CA 93546

Recorded in Official Records
County of Mono County

Queenie Barnard
Clerk-Recorder-Registrar

DOC # 2026000100

01/12/2026 01:14 PM
Titles: 1 Pages: 8
Fees: $0.00
Taxes: $0.00
azamarripa
CA SB2 Fee: $0.00
Total: $0.00

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

RESOLUTION NO. PEDC 2025-14

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE PARCEL MAP 25-001 TO SUBDIVIDE AN EXISTNG PARCEL INTO TWO LOTS, LOCATED AT 102 EAST BEAR LAKE DRIVE (APN: 033-421-035-000)

WHEREAS, a request for consideration of a Tentative Parcel Map was filed by the applicant, Jeff Dagan, to allow a lot split for a property that is currently developed with a single-family residence and an accessory dwelling unit. The lot split will result in two lots, each containing a single-family residence. This is being done in accordance with the Town of Mammoth Lakes Municipal Code and the State Subdivision Map Act for a property located within the Resort (R) zoning district in the Lodestar at Mammoth Master Plan Development Area 2 at 102 East Bear Lake Drive; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on December 10, 2025, at which time all those desiring to be heard were heard; and

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

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, Municipal Code, State Subdivision Map Act, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing; and
5. Project plans consisting of Tentative Parcel Map 25-001 received by the Town of Mammoth Lakes on October 8, 2025.

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

SECTION 1. FINDINGS.

I. **CEQA.**

The subject application is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15315, Minor Land Divisions. This exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial uses into four or fewer parcels when the division is conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed project meets this criteria since (1) the site is within an urbanized area zoned for residential uses, (2) the resulting subdivision will result in four or fewer parcels (total of two parcels), (3) the division is in conformance with the General Plan and zoning for lot requirements and use, (4) no variances or exceptions are required, (5) all services and access to the proposed parcels are available, (6) the parcel was not involved in a division of a larger parcel within the previous 2 years (last subdivided in August 2017), and (7) the parcel does not have an average slope of greater than 20 percent.

Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, are applicable, as described below:

a. Minor Land Division projects are classified as Class 15 by the California Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, and 11;

b. The cumulative impact from successive projects over time will not be significant because the use is consistent with the allowed and previously anticipated uses for the zone;

c. The proposed activity will not have a significant effect on the environment because the site has been previously developed, and the development is consistent with all development and design standards of the Zoning Code and the Lodestar at Mammoth Master Plan;

d. The site is not adjacent to a scenic highway;

e. The site is not located on a hazardous waste site pursuant to the list of Hazardous Waste Substances maintained by the Town; and

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

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

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

The site has a land use designation of Resort (R) and is subject to the requirements of the Lodestar Master Plan (LMP). The LMP identifies the site as being within Development Area 2 and the existing uses on the site (i.e., single-family residence plus accessory dwelling unit) and the proposed uses on the subdivided site (i.e., two single family residences) are permitted uses within that development area.

The design of the subdivision is consistent with the applicable requirements since the dimensions of the resulting subdivided lots are consistent with the Lot Size requirements and the existing structures meet the setback requirements specified in the LMP. The resulting subdivided lots exceed the 7,500 sq ft minimum lot size for single family lots (the Parcel 1 area is 7,510 sq ft and the Parcel 2 area is 10,446 sq ft) and exceed the minimum 75-foot lot depth and width requirements. The existing structures adhere to the 20-foot setback from the access road pavement and meet the setbacks for

single-family detached structures on individual lots. The residence on Parcel 1 is approximately 20 feet from the access road pavement and maintains at least a 20-foot front setback and 10-foot side and rear setbacks (rear setback requirement for lots not adjacent to the golf course is 10 feet) and the residence on Parcel 2 is approximately 50 feet from the access road pavement and maintains at least a 20-foot front setback, 10-foot side setbacks, and a 20-foot rear setback (rear setback requirement for lots adjacent to the golf course is 20 feet). Any future development on the parcels resulting from this parcel map, such as additions to the existing structures, must adhere to the LMP development standards for single-family detached structures on individual lots within Development Area 2 and may not be possible if the addition would encroach into setbacks or exceed lot coverage.

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

No changes to the design or improvements to the properties are proposed as part of this project.

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

The site is physically suitable for the type of development because the existing single-family residence and accessory dwelling unit are within a residential neighborhood that is developed at a similar intensity and with similar uses.

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

The site is within Development Area 2 of the LMP, which has a maximum allowable density of 210 residential units. After this parcel is split resulting in two single-family residences, the overall density in Development Area 2 will remain below the maximum density specified in the Master Plan. The accessory dwelling unit was not previously included as a unit for purposes of density since accessory dwelling unit(s) are not counted towards the overall density for the lot upon which it is located.

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

The design of the subdivision is not likely to cause substantial environment damage or substantially injure fish or wildlife because the site has been previously developed and no additional development is proposed or envisioned by the subdivision. Additionally, the property is not located within an environmentally sensitive area as documented in the 1991 Lodestar at Mammoth EIR and the subsequent 2017 Addendum #5 to the Lodestar at Mammoth EIR that was prepared for the Gray Bear III subdivision. Those documents determined that no new or more severe environmental impacts would occur as a result of the Gray Bear III development, and therefore the resulting lot split subdivision would not exacerbate those conditions since no new development will occur as a result of the subdivision. The current lot split subdivision was found to be categorically exempt from environmental review pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines.

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

There has been no evidence submitted during the planning process to indicate that the lot split subdivision or the existing developed uses on the subject site would cause serious public health problems. All necessary public services are currently provided or can be extended to the site to assure health and safety for those individuals occupying and using the site facilities.

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

The design of the subdivision will not conflict with easements on the property. The parcel is currently bisected by East Bear Lake Drive. Subdividing the lot will have no impact on access through the site as the existing easements for the road, utilities, and snow storage will be maintained and a new access easement in favor of Parcel 2 and a new utility easement in favor of Parcel 1 are required to be recorded with the final map. There will be no changes to the public's ability to travel through the parcel.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that this project is categorically exempt pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approves Tentative Parcel Map 25-001 subject to the following conditions:

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

PASSED AND ADOPTED this 10th day of December 2025, by the following vote, to wit:

AYES: VANDERHURST, VEREUCK, DEAVER, FLEMING, GRAND

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

Nolan Bobroff,
Community and Economic Development Director

Michael Vanderhurst
Michael Vanderhurst (Jan 2, 2026 13:28:11 PST)

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.

PROPERTY OWNER:

We, Jeff and Karen Dagan, authorized signatories for the Dagan Family Trust, the property owner, do hereby attest that we have read, and agree to, the conditions of approval stipulated within this Resolution.

Jeff Dagan
(Notary Required)

Date: 12/12/25

Karen Dagan
(Notary Required)

Date: 12/12/25

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 December 12, 2025, before me, Samuel Taylor, Notary Public, personally appeared Jeff Dagan, Karen Dagan, 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

SAMUEL TAYLOR
Notary Public - California
Mono County
Commission # 2502199
My Comm. Expires Nov 13, 2028

EXHIBIT "A"
Resolution No. PEDC 2025-14
Case No. TPM 25-001

1. This approval authorizes the following: Subdivision of subject property at 102 East Bear Lake Drive (APN: 033-421-035-000) into two parcels. as shown on Sheets 1- 2 of Tentative Parcel Map 25-001, dated received by the Town on October 8, 2025.

2. This permit and all rights hereunder shall automatically terminate unless the recordation of a Final Map is completed within two years after the issuance of this permit or an extension of time has been granted in accordance with Municipal Code Section 17.64.060.B.

3. 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.

4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.

5. 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.

6. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of this permit.

7. 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.

8. Pursuant to Government Code Section 66474.9 the subdivider shall defend, with counsel selected by the Town, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Government Code Section 66499.37. The Town shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense.

PLANNING SPECIAL CONDITIONS

9. The use restriction for the existing Accessory Dwelling Unit, recorded in the Official Records of Mono County, California on November 19, 2018 as Document #2018004378, will be rescinded and considered null and void upon recordation of the final map splitting the parcel into two parcels since the existing accessory dwelling unit will have been converted to a single family residence. A 'Rescission of Use Restriction for an Accessory Dwelling Unit' shall be recorded subsequent to the recordation of the final map. Town staff will prepare the document for recordation.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

10. 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.

11. Nothing in the approval of this tentative tract map shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State or federal standard, policy, regulation or law, unless specifically provided for herein.

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

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

13. All easements and dedications shall be in a form and content acceptable to the Public Works Director, and draft copies shall be provided to Public Works for review.

14. 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

15. 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.

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

17. 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.

18. 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

19. 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.

20. 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.

21. 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.

22. 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.

ENGINEERING SPECIAL CONDITIONS

23. The proposed access easement reserved for the benefit of Parcel 2 shall be included in the new title report(s). Said easement shall be in a form acceptable to the Public Works Director and a draft copy shall be provided to Public Works for review prior to recordation.