Town Council Agenda

Wednesday, July 6, 2022, 4:00 p.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Town Council:

Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, Councilmember Kirk Stapp

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)
NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.
NOTE: All comments will be limited to a speaking time of five minutes.

NOTE: This meeting will be conducted pursuant to the provisions of Assembly Bill 361 which amends certain requirements of the Ralph M. Brown Act. While Suite *Z* is still open to the public, it is strongly encouraged that you watch the Town Council meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov , on the local government cable channel 18, or via Zoom. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov. before and during the meeting.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please type in or cut and paste in this URL to join. https://monocounty.zoom.us/s/92958002088
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 +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923
Webinar ID: 929 5800 2088
International numbers available: https://monocounty.zoom.us/u/acobwlnMsm

Public comments can also be given through Zoom by logging in or dialing in and raising your hand.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENTS

   The Public Comment portion of the agenda provides the public with an opportunity to address the Town Council on matters not otherwise listed on the agenda. Under California law the Town Council is prohibited from generally discussing or taking action on items not included in the agenda; however, the Town Council may briefly respond to comments or questions from members of the public. Therefore, the Town Council 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 Mayor for the opportunity to be heard when the item comes up for Council consideration.
4. CORRESPONDENCE
5. ADDITIONS TO THE AGENDA

   Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary.
6. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)
7. COUNCIL PRESENTATIONS

   7.1. Recognition of outgoing Parks and Recreation Commission Members Betsy Truax, Sean Turner, Laurel Martin, and Christi Constable.
8. PUBLIC PRESENTATIONS

   8.1. Update from ORMAT on CDVI Project Revegetation and Restoration Mitigation Work. (30 minutes)
9. STAFF PRESENTATIONS

   9.1. Introduce new Permit Technician Kevin Bessenbacher.

   9.2. Proclamation of the Town Council of the Town of Mammoth Lakes, State of California, declaring July 2022 as Park and Recreation Month.
10. CONSENT AGENDA

    10.1. Approve the minutes of the regular meeting of June 15, 2022.

    10.2. Approve the resolution re-authorizing the Town Council to meet virtually during the COVID-19 pandemic declared emergency.

    10.3. Appoint Paul Chang to the Mono County Local Transportation Commission.

    10.4. Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2004-1 (Fractional) Mello Roos District.

    10.5. Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2005-1 (In Lieu DIF) for Fiscal Year 2022/23.

10.6. Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2013-3 (Transit Services) for fiscal year 2022/23.

10.7. Re-appoint Michael Vanderhurst and Greg Eckert to the Planning and Economic Development Commission and appoint Silver Chesak, Scott Reif, Greg Newbry, Dan O'Connell, and Ben Wisner to the Parks and Recreation Commission.

10.8. Accept Payment Approval Report No. 22-50 in the amount of $441,420.67. Accept Payment Approval Report No. 22-51 in the amount of $2,052,248.41.

11. PUBLIC HEARINGS

Public Hearing Procedure.

The Mayor will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Town Council. Call for testimony. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Town Council will deliberate the matter and arrive at a decision.

11.1. Public hearing continued from the June 15, 2022, Town Council meeting, for consideration of three appeals received for the May 11, 2022, Planning and Economic Development Commission decision to approve the Limelight Hotel entitlement application (Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001.

11.2. Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Assessment District 93-1 (Juniper Ridge).

11.3. Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Assessment District 93-4, Zone 1 (The Bluffs) – Maintenance District No.1.

11.4. Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district Old Mammoth Road Benefit Assessment District No. 2002-1.

11.5. Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district North Village Benefit Assessment District No. 2002-2, Zone 1.

11.6. Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Benefit Assessment District No. 2014-1 (Mammoth View).

12. POLICY MATTERS

12.1. Lease Agreement for Edison Hall between Mammoth Lakes Foundation and Town of Mammoth Lakes.

12.2. Land Use Planning Agreement between the Town of Mammoth Lakes and Mammoth Lakes Foundation.

12.3. Approve re-establishment of the Inyo-Mono Broadband Consortium under the Eastern Sierra Council of Governments (ESCOG) and for ESCOG to apply for funding under the California Advanced Services Fund.

12.4. Authority to work with Golden State Connect Authority (GSCA) to apply for $500,000 in grant funding for a broadband deployment plan for Mammoth Lakes.

12.5. Approval of lease agreement with Mammoth Unified School District, Mono County Office of Education, and the Town for development of tennis and pickleball courts.

12.6. Award contract for the Laurel Mountain Road Rehabilitation and Sidewalk Project to Spiess Construction Co., Inc

12.7. Award Chaparral Road Extension Contract to Spiess Construction in the amount of $1,798,471.00.

13. COUNCILMEMBER REPORTS

Informational reports from Councilmember representatives on committees, commissions, and organizations; general reports on Councilmember activities

14. CLOSED SESSION

14.1. Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Council will meet with its representatives, Town Manager Daniel C. Holler, Administrative Services/Finance Director Rob Patterson, and HR Manager Amanda Pelham

with respect to the following Employee Organizations: Mammoth Lakes Police Officers Association and the Mammoth Lakes Sergeants Association.

15. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

16. ADJOURNMENT

The Town Council will adjourn to a regular meeting to be held on Wednesday, July 20, 2022 at 4:00 p.m.

June 29, 2022

Letter to the Editor
Provided to both the Mammoth Times and The Sheet

This is an open letter to the Town Council of the Town of Mammoth Lakes. It will be submitted to the Town as Public Comment for the regular meeting of July 6.

Subject: AB 1666 (passed 56-12 and signed by the Governor)
SCA 10 (passed 58-16, State Constitutional Amendment, November 2022 ballot)

The Town Council is no stranger to discussions on national and state issues. The Council often receives information related to actions the State of California is contemplating or has taken. It is quite normal for the Council to provide correspondence to the State. Sometimes these letters voice support, sometimes opposition, sometimes they are neutral. The matters discussed are typically those that may be considered important to residents, businesses, and visitors to the area. The subjects have been as critical as massive international and national issues such as COVID-19, Climate Change, National Forest Resource Management, and Affordable Housing. They have also included topics such as land use processes, electric vehicle charging, solar energy, and tax exemptions for school supplies. There was one issue on the list in 2021 that discussed whether or not bicyclists should have to come to a full stop at stop signs. Dozens of subjects, including some of international importance such as COVID-19, down to, yes, bicyclists at stop signs. If an issue is likely to affect the daily or long-term lives of residents, businesses, or visitors to the area, the issue has been reviewed and, very often, input has been provided to our State or Federal Representatives or the governmental bodies as a whole. The Town Council has not been shy about weighing in. Certainly, the Town Council should weigh in on a proposed Constitutional Amendment that will be placed on the November 2022 ballot.

The State of California has passed AB 1666 and SCA 10 in response to current and anticipated federal and state (other states) responses to the overturning of Roe v. Wade. SCA 10 is a State of California Constitutional Amendment that will be placed on the November 2022 ballot. It is anticipated more actions will follow. I request our Town Council place an item on the next available agenda to consider a letter to provide comment on these two specific actions by the State and to comment on the issue as a whole.

This is an issue that has or will affect us all. Each of us needs to choose how to respond. We can simply ignore it, we can become fully engaged, or, at the very least we should be well informed so that, if we choose, we can let others know where we stand and where our local representatives stand. We choose what subjects we talk about with coworkers, with friends, with family, on our chairlifts, on our hikes, on our bike rides, at your church, at our bars, in our restaurants or our kitchen tables. We as individuals can choose to approach 'uncomfortable' issues as we see fit.

The Town Council has seen fit to take action to provide comment on many issues in the past. Many 'uncomfortable' and many national and state issues have been addressed. All the COVID-19 discussions were not 'fun.' Any argument that Roe v. Wade is a 'national' or 'state' issue that we cannot or should not address locally would be weak at best. This is an issue that affects us internationally, nationally, statewide, regionally and locally. From the Supreme Court to your kitchen table. Roe v. Wade has and will affect all of us.

Roe v. Wade was decided on January 22, 1973, nearly 50 years ago. I was a senior in high school. 1973 saw a great many historic things – a few I recall: designated hitter era began, Secretariat won the Triple Crown, Willie Mays retired, there were two mass shootings (two!), War in Vietnam ended, Watergate, The Godfather, Laugh In, Wounded Knee, first hand-held cellular phone, World Trade Center in New York City opened, FedEx began

operations, Skylab, first ATM patent, DEA founded, hip hop began, Alaska pipeline, The Exorcist, and the Endangered Species Act. A busy year. And we've had our ups and downs in the decades since.

1973 was a memorable year, with many historic events. 2022 has the potential to be one of those years. In recent days, three monumental issues have once again been thrust into our headlines. This letter's subject is only Roe v. Wade. It needs to stay focused, so this letter will not comment on two other issues that will affect us - the Supreme Court's decisions on guns (NY State Rifle & Pistol Association v. Bruen, NY State Police) and the separation of church and state (Kennedy v. Bremerton School District). Do not take that as a comment that these two are not important. Indeed, the State of California has already begun taking steps to address these issues as they can. They will also affect us locally.

The Town Council has provided input over the years on a great number of important national, state and regional issues. Don't back off on this one. The State of California has already taken action. It is our responsibility to provide input to our State and Federal elected representative. It is our responsibility to let people know where we stand. SCA 10 is a State of California Constitutional Amendment that will be on the ballot in November.

It's time to make a statement on these specific legislative actions and on this issue as a whole. Roe v. Wade may not be a 'comfortable' topic, but it is one that must be addressed, with individual Town Council members needing to take a stand, either through comments or their votes. If anyone would like to argue that this need not be discussed as it is a 'personal' issue, I quite agree. Unfortunately, the Supreme Court has seen to it that it is not a personal issue. It appears it is now an issue that the federal government and the states will decide for you.

"We must always take sides. Neutrality helps the oppressor, never the victim. Silence encourages the tormentor, never the tormented."

Grady Dutton
Mammoth Lakes

Phillip L. Kiddoo
Air Pollution Control Officer

GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT

157 Short Street, Bishop, California 93514-3537
760-872-8211 Fax: 760-872-6109

June 1, 2022

Nolan Bobroff
Associate Planner/Housing Coordinator
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

RE: 2021-2022 Mammoth Lakes PM10 and Meteorological Summary

Dear Mr. Bobroff:

The Great Basin Unified Air Pollution Control District (District) has monitored air quality in the Town of Mammoth Lakes since 1984. The District recently finalized the data completing the 2021-2022 air monitoring year ending March 15, 2022. District staff is pleased to provide the Town with this summary of air quality measurements recorded by the District between March 16, 2021 and March 15, 2022. The PM10 data presented are the regulatory data of record from the District's 1-in-3-day Partisol Sequential filter-based monitor. The District had been testing a continuous Teledyne-API T640x PM monitor in Mammoth since September 2018, however, that monitor which utilizes a light-scattering method as a surrogate for mass measurements had proven to measure concentrations significantly higher than the filter-based monitor considered by EPA as the gold standard for monitoring. Based on these results, the T640X monitor was replaced by a Thermo 1405 continuous PM10 monitor in April 2022. This monitor utilizes a direct mass measurement that compares well with the filter-based monitor. Hourly PM10 concentration data from the new monitor are publicly available in real time on the District website: https://www.gbuapcd.org/.

During the March 16, 2021 to March 15, 2022 monitoring period, the Federal PM10 standard (150 $\mu g/m^3$ for a 24-hour average) was exceeded on zero (0) days. Since the Partisol was operated with a 1-in-3-day sampling schedule, the calculated number of Federal exceedances was also zero (0) days. The California State PM10 standard (50 $\mu g/m^3$ for a 24-hour average) was exceeded on five (5) days during the monitoring period. Considering the Partisol 1-in-3-day sampling schedule, the calculated number of State exceedances was fifteen days (15) days for the monitoring period.

Three (3) of the monitored State exceedances in 2021-2022 were due to wildfire smoke impacts, while two (2) were due to local sources. The Town of Mammoth Lakes was impacted by wildfire smoke in August 2021 with the Dixie Fire (Butte County) and Caldor Fire (El Dorado National Forest). Wildfire smoke again impacted the Town in mid-September through early October from the KNP Complex (Sequoia and Kings Canyon National Parks). While the Town of Mammoth Lakes did experience wildfire smoke impacts in summer 2021, monitored conditions were not as severe as in previous wildfire seasons, primarily due to the distance from the fires and prevailing winds blowing the smoke elsewhere. Wildfire smoke events causing PM10 exceedances may be

excluded from determining compliance with the air quality standards under the US Environmental Protection Agency Exceptional Event Rule, however this does not provide relief to residents or visitors exposed to high concentrations of particulate matter due to wildfire smoke impacts.

The two (2) non-wildfire-smoke exceedances of the State standard occurred on 12/18/2021 measuring 64.3 µg/m³ and 1/11/2022 measuring 53.3 µg/m³. These winter-time exceedances were analyzed and determined to be caused by local sources, primarily woodburning stoves, though road cinders may have had a minor contributing impact.

Exceedance days and PM10 levels are listed in Table 1 for the 2021-2022 air monitoring year. An exceedance summary comparing the 2021-2022 monitoring year with past monitoring years is presented in Table 2. Both tables include exceedances caused by wildfire smoke events that have been excluded from regulatory determinations.

Figure 1 shows the daily average PM10 values during the wildfire smoke season between August and October 2021. Figure 2 shows the daily average PM10 values for the entire monitoring year, superimposed on the prior three monitoring years for comparative purposes.

Figure 3 shows the daily average PM10 concentration during the wildfire smoke season since 1992. The figure shows that during eight of the past nine summers smoke from large-scale wildfires has impacted the Town of Mammoth Lakes.

Please contact Chris Howard, Senior Research Systems Analyst, at 760-872-8211 with any questions you may have regarding this report.

Thank you,

Deputy APCO for

Phillip L. Kiddoo
Air Pollution Control Officer

Table 1. Town of Mammoth Lakes Federal and State PM10 exceedances: March 16, 2021 - March 15, 2022.

Date	PM10 Average (µg/m³)	Federal PM10 Exceedance	State PM10 Exceedance
8/23/2021	64.7	No	Yes
9/16/2021	67.5	No	Yes
10/4/2021	84.5	No	Yes
12/18/2021	64.3	No	Yes
1/11/2022	53.3	No	Yes

Table 2. Comparison of Federal and State PM10 exceedances with prior monitoring years.

Air Monitoring Year	Federal PM10 Exceedances (>150 µg/m³)	State PM10 Exceedances (>50 µg/m³)
09-10	0	25
10-11	0	36
11-12	0	5
12-13	0	19
13-14	2	17
14-15	0	3
15-16	0	20
16-17	0	21
17-18	0	6
18-19*	4	18
19-20*	0	9
20-21*	24	39
21-22*	**0**	**15**
* calculated number of exceedances due to less than 1:1 daily capture rate		

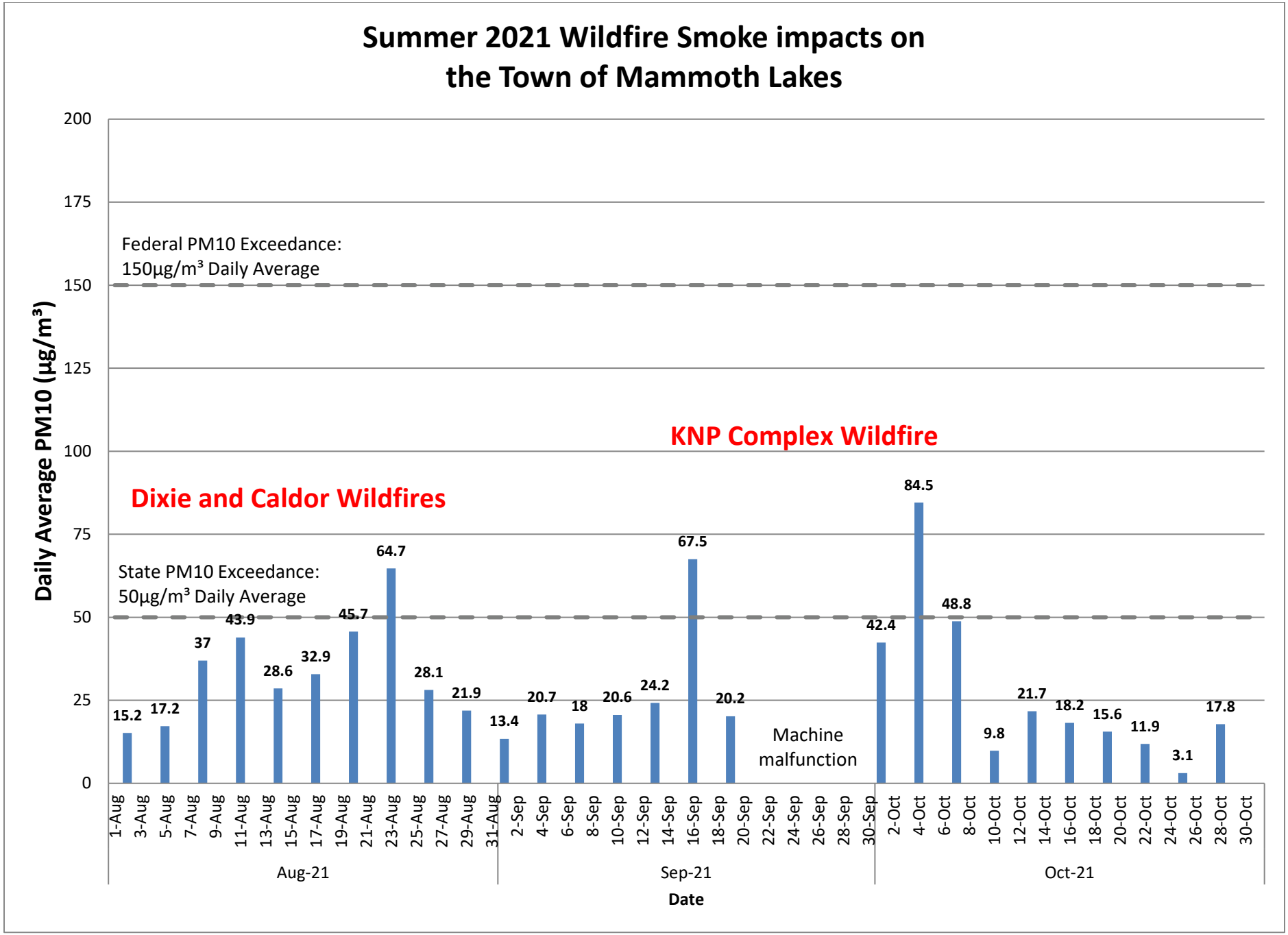


Figure 1: Summer 2021 Wildfire Smoke Impacts on the Town of Mammoth Lakes.

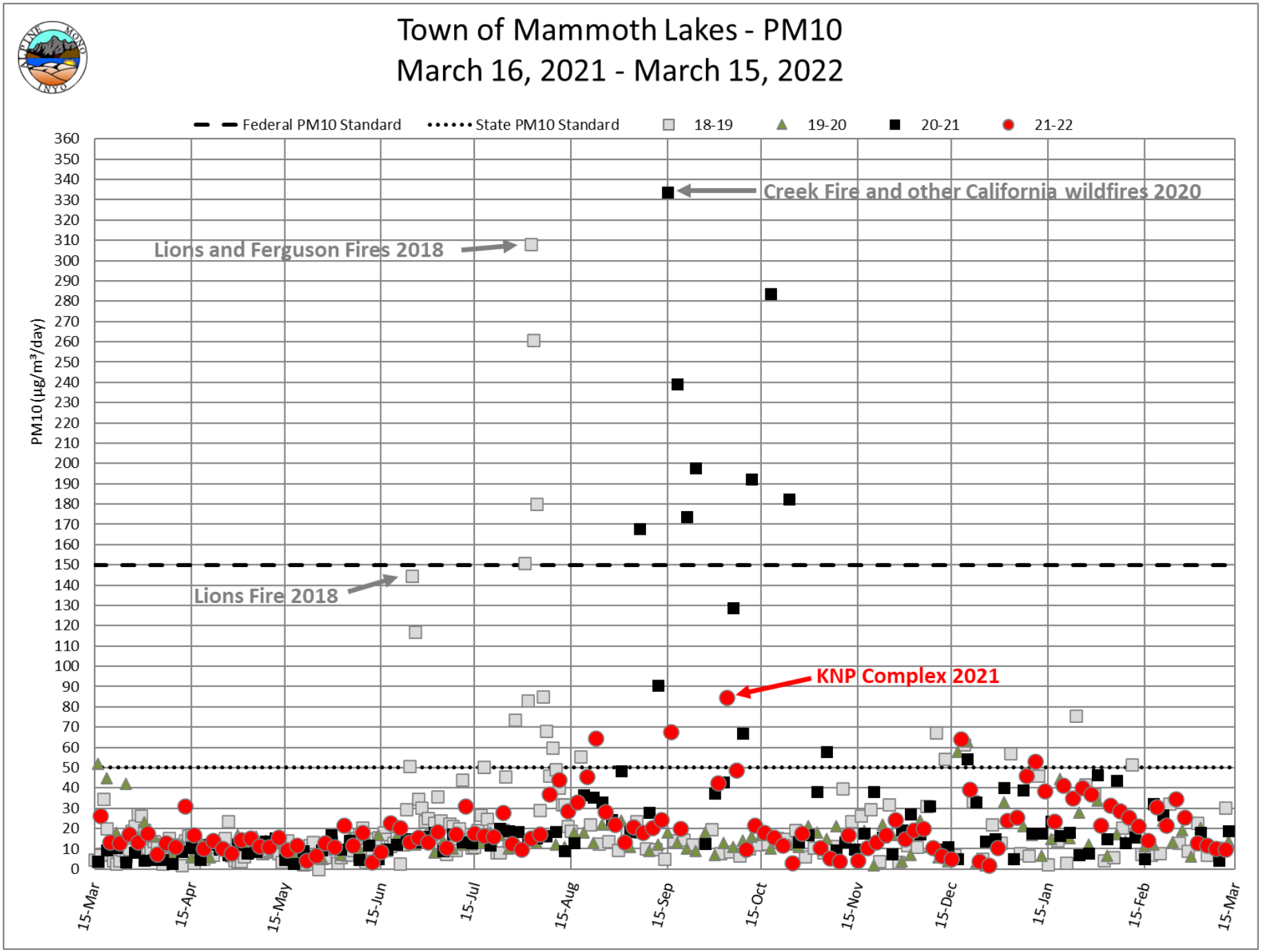


Figure 2: Town of Mammoth Lakes - PM10, March 16, 2021 - March 15, 2022. Note 1-in-3-day schedule from 8/18/2018-3/15/2022.

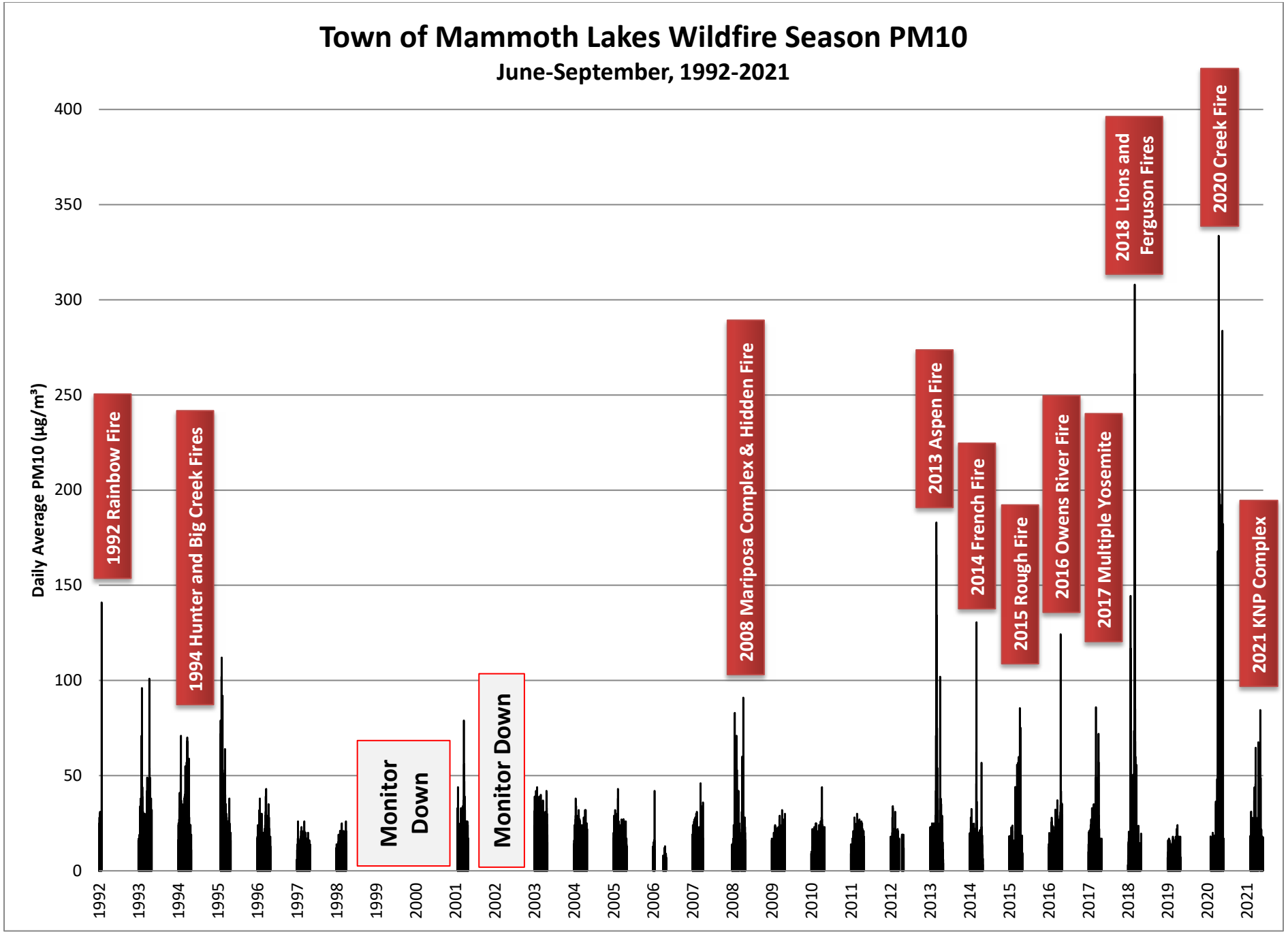


Figure 3: Town of Mammoth Lakes Wildfire Season PM10, June-September, 1992-2019, except 2020-2021, whose fire seasons were July-October.

Town of Mammoth Lakes
Town Manager's Office
437 Old Mammoth RD, Suite 230
P.O. Box 1609 Mammoth Lakes, CA 93546
Phone (760) 965-3601, Fax 934-7493
dholler@townofmammothlakes.ca.gov
www.townofmammothlakes.ca.gov

Collective Partnership Agreement Letter
Community Economic Resilience Fund: Eastern Sierra Region

June 27, 2022

Sierra Business Council
Via email: **cerf@sierrabusiness.org**

Dear HRTC Convener:

On behalf of the Town of Mammoth Lakes I am pleased to inform you that we agree with the goals of the Community Economic Resilience Fund (CERF) proposal for the Eastern Sierra region developed by the Sierra Business Council, who would act as both the Fiscal Agent and the Regional Convener.

We have reviewed the initial governance model for the High Road Transition Collaborative (HRTC). We understand that this governance model may change as the process evolves.

We agree to participate in the CERF process and agree to participate in the development of the governance model, the outreach and engagement plan, and the development of a budget for the project. We are committed to working collaboratively with a wide range of regional stakeholders from a diverse set of interests to participate in the process to create a more inclusive, equitable, and competitive regional economy.

The Town of Mammoth Lakes is the economic hub for Mono County's visitor driven economy. Mammoth Mountain Ski Area is the region's largest ski resort attracting over 1 million skier visits per year. The natural draw of the Inyo National Forest provides a wide variety of summer and winter activities (i.e., hiking, fishing, camping, off-roading, snowmobiling, mountain biking, etc.) in and around the Town and attracts over 2 million visitors per year. The Town provides support services for visitors and residents, including lodging, dining, rental and for sale equipment, medical services, public services, commercial and professional services, transit, entertainment, retail and other shopping opportunities. The town is also home to the Cerro Coso Community College Eastern Sierra Campus which provides a venue for students to earn an AA degree while living in Mammoth Lakes. The Town accounts for 75% of the assessed value of the County and over half of the county population resides in the Town.

The Town has a forward-looking General Plan and several supporting adopted plans and guiding documents that are actively being implemented. With its Housing Now! work

program, the Town has taken a leadership role in producing affordable workforce housing for our community. The Town is actively engaged with federal partner agencies to enhance the quality of our local and visitor experience. We are part of a several regional efforts to improve forest health and reduce the threat of catastrophic wildfire. We are founding member of the Eastern Sierra Sustainable Recreation Partnership (ESSRP), a member of Eastern Sierra Council of Governments (ESCOG), and have partnered on various regional improvement projects. The knowledge, talent and capacity of Town staff is a key factor in securing millions of dollars in grant funds over the past few years which have allowed us to advance Town Council priorities and meet community needs. The ability to achieve goals, to work regionally and sub-regionally with federal, state, and local partners is demonstrated throughout our planning and execution of on the ground projects.

Our primary contact for this process will be:

Contact person: Sandra Moberly, Community & Economic Development Director
Email Address: smoberly@townofmammothlakes.ca.gov
Phone: (760)965-3633

Thank you for your time and consideration.

Authorized Signatory

Daniel C. Holler
Town Manager

Date: June 30, 2022

VISION

The Vision of the Eastern Sierra Community Economic Resilience Fund HRTC is to engage in a data-informed, inclusive, and transparent planning process to develop a regional economic recovery plan and set of projects that will encourage the generation of high road jobs.

GOALS

The planning process will focus on inclusivity for all regional stakeholders, with special emphasis on historically less engaged stakeholders such as disinvested communities, tribal communities, and workers.

The planning process will utilize the skills and knowledge of local entities and organizations and ongoing regional processes, including those developed by local governments, workforce training organizations, economic development organizations, regional educational institutions, and community-based organizations.

The planning process will be guided by Sierra Business Council as regional fiscal agent and convener but will be governed by a diverse and representative HRTC council and a series of topical committees, where power is shared and all ideas are welcomed.

The planning process will include a vigorous, multi-channel, and bilingual public outreach plan specifically designed to reach traditionally disinvested workers and communities, and represent the geographic and cultural diversity of the region.

The planning process will result in a regional economic recovery and transition plan that will emphasize job quality and access, economic competitiveness and resiliency, regional equity, and the long-term sustainability of the region. The planning process will align with state policies across a broad range of objectives, including the need to advance a climate-resilient and carbon-neutral economy.

The final adopted plan will include a broad range of data including stakeholder and asset mapping, identification of opportunities for alignment with existing regional economic planning processes and documents, a regional labor market and economic cluster analysis, and identification of regional climate and public health trends. The final adopted plan will also include specific strategies for the growth of targeted industries, strategies for increasing economic diversification, and strategies for increasing economic equity.

The final adopted plan is likely to be one regional plan with two subcomponents addressing a specific set of east side and west side strategies and implementation opportunities. The plan will identify specific projects for inclusion in future CERF funding proposals.

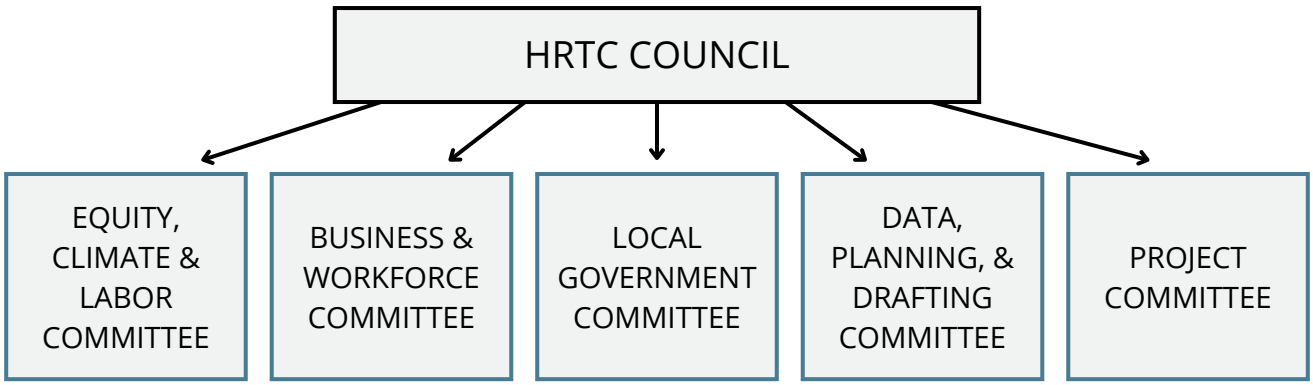
SIERRA BUSINESS COUNCIL

PROPOSED GOVERNANCE MODEL
Eastern Sierra CERF Region

This draft governance structure is intended to include representation from the large geography of our Eastern Sierra region and include representation on the High Road Transition Collaborative (HRTC) Council or HRTC Committees of all of the required and suggested stakeholders. A non-voting participant will chair the HRTC Council meetings.

The HRTC is intended to conduct all of its Council and Committee meetings in a public forum, in a transparent manner, in a hybrid-meeting format, with each stakeholder enjoying equal status and authority.

The composition of the HRTC Council and Committees may change over time as additional stakeholders are engaged. The governance model also allows for the addition of Committees as circumstances or direction changes based on data analysis and dialogue. The name of the HRTC may be changed after the grant is awarded.



HRTC COUNCIL

- 21 members + Non-voting Chair
- 3 from each county (or cities within counties)
- 5 are chairs of the Committees
- Represents the diversity of required stakeholders

COMMITTEE STRUCTURE

- 7 voting members per Committee
- Open ex officio membership
- 1 voting member from each County
- Committee chair sits on HRTC board
- Committee decisions matriculate to board

DECISION MAKING PROCESS

Decision making in committees and board based on modified consensus model (Support, Can Live With, Abstain, Oppose)

1. Straw Poll
2. Discussion
3. Poll-No consensus triggers vote.

Operational decisions require a majority vote of committee and board members.
Project decisions require a ⅔ vote of committee and board members.

ROLE DESCRIPTIONS & APPROXIMATE TIME COMMITMENTS

The HRTC process is required to be highly public, participatory, and transparent in nature. The HRTC will welcome all community stakeholders, and fairly and equitably consider all ideas brought forward by stakeholders. The CERF program calls for an 18-24 month planning process but we will make our best effort at completing the public portion of the effort in 18 months.

HRTC meetings will be hybrid meetings allowing for both in-person and virtual attendance, and will be held alternately (depending upon weather) on the east side and west side of the Sierra crest. In-person attendance at a majority of the meetings (depending upon pandemic) is expected.

Stipends will be available to voting members who are non-elected officials (and allowed to accept payment for meetings and committee obligations). Stipends are optional and intended to increase participation from stakeholders with lower resources or capacity to engage in the CERF process. Mileage and lodging costs will be reimbursed for all participating voting members if approved in advance.

The HRTC structure proposed by Sierra Business Council (SBC) requires 51 individual stakeholders to act as voting members, and one non-voting member to act as the HRTC Board Chair. The various roles are described in detail below.

HRTC COUNCIL, COMMITTEE, AND PUBLIC PARTICIPANTS

High Road Transition Collaborative Council Member

Council members will be expected to participate in one 1 ½ hour-long hybrid meeting per month for 18-24 months, to need approximately 3 hours per month for document review and comment, and to occasionally meet with community stakeholders.

Approximate Time Commitment: 6-8 hours per month or 70-90 hours per year
Proposed Number of Council Members: 21
An SBC project manager will staff the Council.

High Road Transition Collaborative Board Chair

The Council chair will be a non-voting member. The Chair will be expected to attend each 1 ½ hour-long monthly Council meeting for 18-24 months, usually but not always, in person, to need approximately 3 hours per month for document review, and to communicate on a regular basis with Council members to ensure all issues are being forwarded to the Council.

Approximate time commitment: 10 hours per month or 120 hours per year
An SBC project navigator will staff the Council chair.

High Road Transition Collaborative Committee Member

Committee members are expected to participate in one 1 ½ hour-long hybrid meeting per month for 18-24 months, to need approximately 3 hours per month for document review and comment, and to meet occasionally with community stakeholders.

Approximate Time Commitment: 6-8 hours per month or 70-90 hours per year
Proposed Number of Committee Members: 35 (7 voting members for each of the 5 committees)
An SBC project navigator will staff the Committees.

High Road Transition Collaborative Committee Liaison

One member of each committee will also serve on the Council. This position will require participation in two 1½ hour per month meetings plus approximately 4 hours per month of document review.

Approximate Time Commitment: 8-12 hours per month or 96-144 hours per year
Proposed Number of Committee Liaisons: 5

High Road Transition Collaborative Participant

Committee membership is open to all public participants, however there are only 7 voting members per committee. The public is encouraged to participate in as many meetings as they choose.

Project Team

Fiscal Agent: SBC will act as the Fiscal Agent. The Fiscal Agent is responsible for the project application, receives the funding, manages contracting, manages the overall finances of the project, makes disbursements to contractors, and acts as the intermediary in grant management, including grant reporting. The Fiscal Agent must have legal authority, history, and capacity to administer state funds.

Regional Convener: SBC will act as the Regional Convener. SBC is the lead organization tasked with organizing an inclusive group of regional stakeholders to form the HRTC and implement the planning grant in its region. SBC anticipates the program will be staffed with a project manager, two community project navigators (one on the west side and one on the east side), and will issue contracts to other community organizations for portions of the public outreach, engagement, and capacity building activities necessary.

Capital Project Update

July Update
Created 6-27-22

Project	Notes
CRC	The 3 center ribs of the structure have been erected and anchored, and the exterior layer of fabric has been stretched across them. Contractor has resolved the conflict between foundation rebar and structure baseplates. Continued erection of structure is scheduled to resume 6/27, with 8 ribs expected by the end of the week, weather permitting. Electrical trenching and patch-back in OMR south of the project site is complete.
CRC - Mobility Hub	Contractor has completed the bus turnout on OMR and is moving forward with the sidewalk and bus shelter foundations and stem wall.
CRC - Interior Work	Town staff has provided contractor scope, awaiting proposal
The Parcel PH 1	Construction of Building A1 foundations are nearly complete, along with a majority of the structural concrete columns. Formwork for exterior board-formed concrete “shotcrete” walls is being erected. Trenching for on-site underground utilities is underway. Excavation of Building B1 foundations is ongoing, with concrete expected this week. Topsoil has been removed over the new Inyo Street footprint, and is being stockpiled for future use just south of the Phase 1 location. Trenching of public sewer and storm drain within the new road is expected to begin this week.
2021 Road Rehabilitation	Contractor is scheduled to resume work the week of July 4, starting with installation of pedestrian ramp “detectable warning pavers” and bollards on the MUPs, and reconstruction of Red Fir Rd. Contractor will then move on to reconstruction of Mountain Blvd, Majestic Pines Dr (between Kelly/Silver Tip and Meridian) and Monterey Pine Rd (south leg) in coordination with AmeriGas’s installation of new underground propane lines.
Bluffs Slurry Seal	Contractor is scheduled to perform the work between August 1-3, with completion of pavement markings on Aug 8.
Ballfields Rehabilitation Whitmore/Shady	Contract has been executed, and minor changes or clarifications to the project discussed with contractor. Work will begin after July 4th
60 Joaquin	Contract has been awarded and sent to design-build team, they are coordinating with modular factories regarding details of the contract and expect to be able to execute within about a week. Town staff will then coordinate with the design team regarding design schedule, which is expected to begin in July, followed by PEDC entitlement, with a groundbreaking in late summer or early fall.
OMR Beautification	No bids were received. Town staff is reaching out to several landscape contractors to determine interest in negotiating to perform the work this summer/fall.
Main Street Landscaping	No bids were received. Town staff is reaching out to several landscape contractors to determine interest in negotiating to perform the work this summer/fall.
HSIP Intersection crossings	Consultant is finalizing plans. Staff anticipates bidding in July and awarding in August, with work occurring in Sept and Oct.

Chaparral Extension (The Parcel)	One bid was received from Spiess Construction in the amount of $1.8M. The project is fully funded from SB1 funds, Council is being asked to award contract at the July 6 TC meeting. Construction start date will be coordinated with the contractor.
Laurel Mountain Rd Rehab & Sidewalk	Two bids were received, with the low bid coming from Spiess Construction in the amount of $2.94M. The project is fully funded from SB1, STIP, General Fund, Road Rehab, and IIG funds. Council is being asked to award contract at the July 6 TC meeting. Construction start date will be coordinated with the contractor and is expected to take 2 construction seasons.
Fuel Island	Staff has been working with the relevant environmental authorities to determine options for remediation of the existing underground tanks to prolong their life and reduce the overall cost of the project.
Minaret MUP	Staff have reviewed and commented on 60% plans and are awaiting final design plans. No construction funding has yet been identified.
Main Street MUP	Staff continues to work with Caltrans on initial plans, Caltrans approval is expected by 7/11. Town will then work with Consultant to move on to detailed engineering design phase. No construction funding has yet been identified.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Update from ORMAT on CDVI Project Revegetation and Restoration Mitigation Work.

Council Meeting Date: 7/6/2022

Prepared by: Daniel C. Holler, Town Manager

Recommended Motion: This is an informational presentation only and no formal recommendation is provided.

Summary: A revegetation and restoration implementation plan is part of ORMAT'S CDIV project. This work includes places around Shady Rest Park. ORMAT representatives will provide an update on the work to date and ongoing efforts.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Proclamation of the Town Council of the Town of Mammoth Lakes, State of California, declaring July 2022 as Park and Recreation Month.

Council Meeting Date: 7/6/2022

Prepared by: Stuart Brown, Parks and Recreation Director

Recommended Motion: Adopt the Proclamation declaring July as Park and Recreation Month in the Town of Mammoth Lakes.

Summary: Since 1985, America has celebrated July as the nation's official Park and Recreation Month. Created by the National Recreation and Park Association (NRPA). Park and Recreation Month specifically highlights the essential and powerful role local park and recreation professionals play in building stronger, more vibrant, and more resilient communities across the country and here in Mammoth Lakes.

This July, we are bringing attention to how important it is to rise up and support the field of parks and recreation, because every day, park and recreation professionals rise up for their communities in service of equity, climate-readiness, and overall health and well-being.

The Town of Mammoth Lakes Parks and Recreation Department is leading initiatives and providing opportunities for people of all ages, abilities, and identities to achieve healthier lifestyles, promote and understand nature and environmental resilience, as well as bringing the community closer through a variety of programs and services. Join us for FREE swim days at the Whitmore Pool, the annual beach volleyball tournament at Shady Rest Park, Men's and Coed Softball tournaments at Shady Rest Park, and register for any of our signature or contracted parks and recreation summer camps.

Learn more about Park and Recreation Month and find additional resources by visiting: www.nrpa.org/July or follow us on Facebook at MammothParksnRec, online at www.townofmammothlakes.ca.gov or by calling (760) 965-3690.

We are all recreation – all the time!

Proclamation of the Town Council of The Town of Mammoth Lakes, State of California, Declaring July 2022 as Park and Recreation Month

WHEREAS parks and recreation programs are a vital part of communities throughout this country, including the Town of Mammoth Lakes; and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS local parks, facilities and multi-use paths offer solace, independence, exercise, and the ability to enjoy healthy activities with family members outdoors, and

WHEREAS parks and recreation professionals rise up every day to build stronger, more vibrant and more resilient communities; and

WHEREAS the U.S. House of Representatives has designated July as Park and Recreation Month; and

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes, State of California, that July is recognized as Park and Recreation Month in the Town of Mammoth Lakes.

APPROVED AND ADOPTED this 6th Day of July 2022

_____

LYNDA SALCIDO, Mayor

ATTEST:

_____

JAMIE GRAY, Town Clerk

Town Council of Mammoth Lakes

Minutes of Regular Meeting

June 15, 2022, 3:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, Councilmember Kirk Stapp

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1. CALL TO ORDER

The Mayor called the meeting to order at 3:03 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Sandra Moberly led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. ADDITIONS TO THE AGENDA

There were no additions to the agenda.

5. REPORTS FROM COMMISSIONS AND/OR DEPARTMENTS (AS NEEDED)

Police Chief Al Davis, Sergeant Joe Vetter, and School Resource Officer Daniel Hansen gave an update regarding current police department activities. There was discussion among members of Council and staff.

Public Works Director Haislip Hayes gave an update regarding current public works activities. There was discussion among members of Council and staff.

Trails Manager Joel Rathje gave an update regarding current trails activities.

Community and Economic Development Director Sandra Moberly gave an update regarding The Parcel and current planning activities. There was discussion among members of Council and staff.

Parks and Recreation Director Stuart Brown gave an update regarding current parks and recreation activities.

6. STAFF PRESENTATIONS

6.1 Introduce new Outdoor Recreation Manager Lawson Reif.

Town Manager Daniel C. Holler introduced Mr. Reif to the Council and the community.

PUBLIC COMMENT:

Andy Ott, Viewpoint homeowner, welcomed Mr. Reif to the community.

7. PUBLIC PRESENTATIONS

7.1 Presentation by Mammoth Lakes Chamber of Commerce on FY21-22 Work Program and Work Plan for FY22-23. (20 Minute Presentation)

Town Manager Daniel C. Holler introduced Ken Brengle, Executive Director of the Mammoth Lakes Chamber of Commerce. Mr. Brengle gave a presentation outlining the Chamber's accomplishments from last year and goals for next year. Mr. Brengle introduced Assistant Director Brianna Goico and Workforce Housing and Content Coordinator Emily Peters. There was discussion among members of Council and Chamber staff.

8. CONSENT AGENDA

Moved by Councilmember Bill Sauser
Seconded by Councilmember Kirk Stapp

Approve the Consent Agenda.

For (4): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Absent (1): Councilmember Sarah Rea

Carried (4 to 0)

8.1 Approve the minutes of the regular meeting of June 1, 2022.

8.2 Approve the resolution re-authorizing the Town Council to meet virtually during the COVID-19 pandemic declared emergency.

8.3 Adopt the resolution approving the Mammoth Lakes Recreation Measure U Programming Funding Recommendations.

8.4 Approve and adopt the resolution establishing a reclassification of specified full-time, permanent General Employees' Association (GEA) and Public Works Employees' Association (PWEA) positions.

8.5 Adopt the resolution authorizing temporary closure of certain Town roads for the annual Fourth of July Parade and Freedom Mile run on July 4, 2022.

8.6 Accept Payment Approval Report No. 22-49 in the amount of $173,168.36.

9. PUBLIC HEARINGS - Will not begin before 4:00 p.m.

9.1 Public Hearing to consider three appeals of the May 11, 2022 Planning and Economic Development Commission Decision to Approve the Limelight Hotel Project (Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Design Review (DR) 22-001).

Town Attorney Andrew Morris gave an update on the status of the project.

The Mayor Pro Tem opened the public hearing at 4:23 p.m.

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

Patrick Tierney, Aspen Skiing Company Senior Corporate Counsel, reported that they planned to remove the geothermal component from the project description. He said that they would develop a letter agreement with the Mammoth Community Water District (MCWD) for a plan for sampling and mitigation.

Mark Busby, General Manager of the MCWD, said that they had productive meetings with Limelight. He said that after the letter agreement was signed, they planned to withdraw the appeal.

Jo Bacon said that she had discussions with the MCWD. She said that she would not be able to attend on July 6 and gave her personal comments that were in addition to her appeal.

Councilmember Sarah Rea arrived at 4:28 p.m.

Bruce Favish, Westin Homeowners Association, said that they supported the continuance of the hearing and that they were in discussions with Limelight. He outlined his concerns from the appeal.

Steve Bernard, President of the Westin Homeowners Association, outlined his concerns with the project.

Michelle Sullivan asked that the term "Westin height variance" be removed from the project documents.

At 4:43 p.m. the Mayor Pro Tem continued the public hearing to July 6, 2022.

The Mayor Pro Tem called a recess at 4:43 p.m. and the Council reconvened at 4:53 p.m.

9.2 Approval of Appropriations Limit, Investment Policy, and Annual Budget for Fiscal Year 22-23.

The Mayor Pro Tem opened the public hearing at 4:54 p.m.

Administrative Services/Finance Director Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

The Mayor Pro Tem closed the public hearing at 5:43 p.m.

Moved by Councilmember Bill Sauser
Seconded by Mayor Pro Tem John Wentworth

Adopt a resolution establishing the Town of Mammoth Lakes appropriations limit for Fiscal Year 22-23.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

Moved by Councilmember Bill Sauser
Seconded by Mayor Pro Tem John Wentworth

Adopt a resolution reaffirming the Town of Mammoth Lakes Investment Policy for Fiscal Year 22-23.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

Moved by Councilmember Bill Sauser
Seconded by Mayor Pro Tem John Wentworth

Adopt a resolution reaffirming the Town of Mammoth Lakes Reserve Policy for Fiscal Year 22-23.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

Moved by Councilmember Bill Sauser
Seconded by Mayor Pro Tem John Wentworth

Adopt a resolution reaffirming the Town of Mammoth Lakes Debt Policy for Fiscal Year 22-23.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

Moved by Councilmember Bill Sauser
Seconded by Mayor Pro Tem John Wentworth

Adopt a resolution approving the Annual Budget for the Town of Mammoth Lakes for Fiscal Year 22-32, as presented.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

9.3 Town of Mammoth Lakes FY22-23 Master Fee Schedule Update.

The Mayor Pro Tem opened the public hearing at 5:49 p.m.

Administrative Services/Finance Director Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

John Morris, Mammoth Lakes Lodging Association, asked a question regarding the lodging certificate cost. Mr. Patterson responded.

The Mayor Pro Tem closed the public hearing at 6:00 p.m.

Moved by Councilmember Bill Sauser
Seconded by Mayor Lynda Salcido

Adopt the attached resolution establishing and updating a master schedule of fees and charges for Town services for FY22-23.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

10. POLICY MATTERS

10.1 Mammoth Lakes Tourism – Contract Updates, Deliverables, and Compensation for FY22-23. (Continued from the meeting of June 1, 2022.

Administrative Services/Finance Director Rob Patterson outlined the information in the staff report. There was discussion among members of Council and staff.

PUBLIC COMMENT:

John Morris, Treasurer of the Mammoth Lakes Tourism Board, thanked the Council and said that their Board was very involved in the process.

Moved by Councilmember Bill Sauser
Seconded by Councilmember Kirk Stapp

Authorize the annual updates to the Mammoth Lakes Tourism (MLT) contract for marketing services specifically contract deliverables (Exhibit B) and annual compensation (Exhibit C) for FY22-23.

For (5): Mayor Lynda Salcido, Mayor Pro Tem John Wentworth, Councilmember Sarah Rea, Councilmember Bill Sauser, and Councilmember Kirk Stapp

Carried (5 to 0)

10.2 Mammoth Lakes Tourism FY22-23 Operating Budget. (Continued from the meeting of June 1, 2022.)

This item was taken out of order.

Town Manager Daniel C. Holler and Administrative Services/Finance Director Rob Patterson introduced John Urdi, Executive Director of Mammoth Lakes Tourism (MLT). Mr. Urdi and MLT staff gave a presentation regarding MLT's Strategic Plan and budget for fiscal year 2022-23.

PUBLIC COMMENT:

Ron Cohen, Mammoth Mountain Ski Area, outlined his "must-do" list for MLT. He asked Council to consider funding destination management.

11. COUNCILMEMBER REPORTS

Councilmember Stapp reported on the Mammoth Lakes Housing wait list.

Councilmember Sauser attended the Local Transportation Commission meeting, attended the Mammoth Trails Committee meeting, met with the Town Manager and the new Office of Outdoor Recreation Manager Lawson Reif, and attended the Eastern Sierra Transit Authority Board meeting.

Councilmember Rea attended the Chamber Workforce Housing Steering Committee meeting.

Mayor Pro Tem Wentworth attended the Eastern Sierra Council of Governments meeting and the Local Transportation Commission meeting.

12. CLOSED SESSION

At 7:55 p.m. the Town Manager announced that the Council would be entering into closed session for purposes as stated in the agenda.

12.1 Pursuant to Government Code Section 54957.6.(a), Conference with Labor Negotiators, the Council will meet with its representatives, Town Manager Daniel C. Holler, Administrative Services/Finance Director Rob Patterson, and HR Manager Amanda Pelham with respect to the following Employee Organizations: Mammoth Lakes Police Officers Association and the Mammoth Lakes Sergeants Association.

13. ANNOUNCEMENT OF ACTION TAKEN AFTER CLOSED SESSION

The Council reconvened from closed session at 8:40 p.m. and announced that there was no reportable action taken.

14. ADJOURNMENT

The Council adjourned the meeting at 8:40 p.m.

_____
Jamie Gray, Town Clerk

RESOLUTION NO. 22-

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA,
RE-AUTHORIZING THE TOWN COUNCIL TO MEET VIRUTALLY DURING THE
COVID-19 PANDEMIC DECLARED EMERGENCY

WHEREAS, the Town of Mammoth Lakes supports transparency in government, and meetings of the Town Council and other legislative bodies of the Town are conducted in compliance with the Brown Act (Government Code Section 54950 et seq), so that members of the public may attend, observe, and participate; and

WHEREAS, Government Code Section 54953(e) is a provision of the Brown Act establishing special rules that apply under specific circumstances to meetings of local government legislative bodies that are conducted remotely via teleconference; and

WHEREAS, using the special rules will facilitate continuing to conduct meetings remotely during the COVID-19 pandemic; and

WHEREAS, the Town Council does hereby find that allowing for conducting public meetings virtually will support social distancing and reduces the potential risk to the public, elected officials and employees to be infected by or to spread COVID-19; and

WHEREAS, a required condition for the use of the Section 54953(e) rules is the existence of a state of emergency declared by the Governor pursuant to Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code Section 8558; and

WHEREAS, an additional required condition is that state or local officials have imposed or recommended measures to promote social distancing, or that the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Governor of California declared a Statewide state of emergency due to the COVID-19 virus on Wednesday, March 4; and

WHEREAS, on March 15, 2020 the Mono County Health Officer declared a local health emergency, including finding "that there is an imminent and proximate threat to public health from the introduction of COVID-19 in Mono County;" and

WHEREAS, the Mono County Director of Public Health has recently issued a memorandum recommending that social distancing be used as one means of reducing the spread of COVID-19; and

WHEREAS, on October 6, 2021, the Town Council adopted a resolution finding that pursuant to Government Code Section 54953(e), the legislative bodies of the

Town of Mammoth Lakes shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code Section 54953, as authorized by subdivision (e) of Section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Section 54953;

WHEREAS, as a condition of extending the use of the provisions found in Section 54953(e), the Town Council must reconsider the circumstances of the state of emergency that exists in the Town of Mammoth Lakes, and the Town Council has done so; and

WHEREAS, emergency conditions continue to exist in the Town of Mammoth Lakes, as reflected by the ongoing state of emergency declared by the Governor; and

WHEREAS, requiring the meetings of the Town Council and other legislative bodies of the Town of Mammoth Lakes to be conducted entirely in person would create a risk to the health and safety of the members of the public who might attend, the members of the Town Council, Town staff, and other persons attending meetings; and

WHEREAS, the Town of Mammoth Lakes continues to comply with the requirements of Section 54953(e) to ensure public access to meetings of Town legislative bodies, including by providing notice and posting meeting agendas, allowing members of the public to access the meeting and provide comments via an Internet-based service option, and providing an opportunity for the public to address legislative bodies and offer comment in real time.

NOW, THEREFORE, BE IT RESOLVED that the recitals set forth above are true and correct and are incorporated into this resolution by this reference; and

IT IS FURTHER RESOLVED that the Town Council of the Town of Mammoth Lakes hereby declares that a State and County emergency continues to exist due to the existence or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within the Town of Mammoth Lakes due to the COVID-19 virus; and

IT IS FURTHER RESOLVED that the Mono County Director of Public Health has issued a memorandum recommending the continued use of social distancing as a means to reduce the spread of COVID-19, and that the COVID-19 state of emergency impacts the ability of the Town Council to safely meet in person; and

IT IS FURTHER RESOLVED that the Mammoth Lakes Town Council finds the use of virtual meetings, as provided for under AB 361 as approved by the State Legislature and signed by the Governor, continues to be a prudent and safe means to conduct the Town's business respecting the recommendation to use social distancing as a precaution to reduce the spread of COVID-19; and

IT IS FURTHER RESOLVED that the Town staff and legislative bodies are hereby authorized and directed to continue taking all actions necessary to carry out the

intent and purpose of this Resolution including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act; and

IT IS FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) August 6, 2022, or such time the Town Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the Town of Mammoth Lakes may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

APPROVED AND ADOPTED THIS 6th day of July 2022.

_____
LYNDA SALCIDO, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Appoint Paul Chang to the Mono County Local Transportation Commission.

Council Meeting Date: 7/6/2022

Prepared by: Haislip Hayes, PE Public Works Director / LTC Co-Executive Director

Recommended Motion: Appoint Paul Chang to the Mono County Local Transportation Commission.

Summary:
Consistent with State law and established bylaws, the Mono County Local Transportation Commission (MCLTC) consists of six commissioners. Three commissioners appointed by the Town of Mammoth Lakes Town Council and three commissioners appointed by the Mono County Board of Supervisors. Each appointing authority may also select up to three alternative members to serve in the absence of their respective regular members. The Town of Mammoth Lakes appointments have recently included two Town Councilmembers and a member of the Planning and Economic Development Commission (PEDC). There are many benefits of including the PEDC in transportation issues discussed by the MCLTC. The Planning and Economic Development Commission Mobility Committee serves as an advisory body to the Planning and Economic Development Commission and staff regarding prioritization of Walk Bike Ride action items. PEDC participation in the MCLTC will provide for better integration of regional transportation planning efforts with local transportation planning efforts. The Council has appointed the Town Manager as an alternate member.

TOWN COUNCIL STAFF REPORT

Title: Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2004-1 (Fractional) Mello Roos District.

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council adopt the attached Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2004-1 (Fractional) Mello Roos District for Fiscal Year 2022/23.

BACKGROUND:

In 2005 the Town Council established Town of Mammoth Lakes Community Facilities District No. 2004-1 (Fractional) Mello Roos District. The District includes all fractional use developments within the Town, and the Town is authorized to levy a special tax upon these developments. The special tax is levied upon the property owners that annex into the District to fund authorized services and capital projects.

ANALYSIS:

The Municipal Code requires fractional/timeshare projects to annex into the Mello Roos District and pay the annual special tax. The special tax levied by the District is used to fund services in parks maintenance and the ice rink operations. Over time it is expected that the district will have increasing revenue as additional fractional/timeshare units are constructed and begin paying the special tax.

The resolution before the Council imposes the District's special tax at the rate of $81.63 per week, or portion of week, of interest in a fractional unit. It also finds there are authorized services to be funded from the $200,003.64 in anticipated tax proceeds for Fiscal Year 2022/23. Amounts to be collected on the County tax bill must be submitted to the County by early August.

FINANCIAL CONSIDERATIONS:

The special tax, if levied as recommended, is anticipated to generate $200,003.64 in revenue that can be used for services such as parks maintenance and recreation. This is not a General Fund Tax, but a Mello Roos Tax. It is restricted to certain programs or services that were not in existence prior to formation of the Mello Roos District. This will continue funding what has been in place for multiple years and will continue to partially fund parks maintenance staff and ice rink operations. The annual levy, if approved by Council, will continue to be levied in the future.

The Mello Roos tax along with multi-use facilities revenues are programmed to fund multi-use facility operations. It is recommended that any funds collected not required for the current year would be used to repay the Parks, Recreation, and Trails Fund for loans from the Parks, Recreation, and Trails Reserve that have been made to help fund the ice rink in prior fiscal years.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ESTABLISHING THE ANNUAL SPECIAL TAX AND LEVYING SPECIAL TAXES FOR TOWN OF MAMMOTH LAKES COMMUNITY FACILITIES DISTRICT NO. 2004-01 FOR FISCAL YEAR 2022/23

The Town Council (the "Council") of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council (the "Town Council") of the Town of Mammoth Lakes, California (the "Town"), has previously formed the Town of Mammoth Lakes Community Facilities District No. 2004-01 (the "Community Facilities District") under and pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"); and

WHEREAS, the Town Council, as the legislative body of the Community Facilities District, is authorized under the Act to levy special taxes to pay for the costs of certain facilities, services, and to authorize the issuance of bonds secured by the special taxes under the Act; and

WHEREAS, the Town Council, by prior ordinance, authorized and levied special taxes within the Community Facilities District; and

WHEREAS, Section 53340 of the Act provides that the legislative body of a community facilities district may provide, by resolution, for the levy of the special tax in the current year or future tax years at the same rate or at a lower rate than the rate provided by ordinance, if the resolution is adopted and a certified list of all parcels subject to the special tax levy including the amount of the tax to be levied on each parcel for the applicable tax year, is filed by the clerk or other official designated by the legislative body with the county auditor; and

WHEREAS, the Town Council desires to levy the special tax within the Community Facilities District for Fiscal Year 2022/23.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The Town Council hereby determines that the special tax requirement of the Community Facilities District for Fiscal Year 2022/23 is $200,003.64 and hereby levies the special taxes for Fiscal Year 2022/23 at the rate of $81.63 per week, or portion of week, of right of use or occupancy in a fractional unit. The rate of the special tax to be collected to pay for the costs and expenses for Fiscal Year 2022/23 for the Community Facilities District is hereby determined and established in the table below.

Type of Property	Weeks Owned	2022/23 Special Tax Rate
Fractional-Use Unit with 0 Lock Off	7 Weeks	$571.44
Fractional Use Unit with 1 Lock Off	7 Weeks	1,142.88
Fractional-Use Unit with 0 Lock Off	9 Weeks	734.70

A detailed list of the special tax levied against each parcel subject to the special tax is set forth in Exhibit A hereto, which is approved by the Town Council and incorporated herein by reference. Based on Mono County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the Mono County Auditor-Controller. The special tax amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the Rate and Method of Apportionment for the Community Facilities District. The Town Clerk is hereby authorized and directed to file with the Mono County Auditor-Controller, a certified list of all parcels subject to the Special Tax levy in Fiscal Year 2022/23 and the amount of the special tax to be levied on each such parcel for Fiscal Year 2022/23.

3. Town officers and staff are hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the levy of special taxes for Fiscal Year 2022/23 as provided in this Resolution.

4. Any actions heretofore taken by the officers and staff of the Town with respect to the levy of the special taxes for Fiscal Year 2022/23 are hereby approved, confirmed, and ratified.

5. This Resolution shall take effect immediately upon its adoption.

6. The Town Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 6th day of July, 2022.

_____
Lynda Salcido, Mayor
Town of Mammoth Lakes

ATTEST:

_____
Jamie Gray, Town Clerk

Town of Mammoth Lakes

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-045-112-501	$571.44	$0.00	$571.44
033-045-112-502	571.44	0.00	571.44
033-045-112-503	571.44	0.00	571.44
033-045-112-504	571.44	0.00	571.44
033-045-112-505	571.44	0.00	571.44
033-045-112-506	571.44	0.00	571.44
033-045-112-507	571.44	0.00	571.44
033-045-112-508	571.44	0.00	571.44
033-045-114-501	1,142.88	0.00	1,142.88
033-045-114-502	1,142.88	0.00	1,142.88
033-045-114-503	1,142.88	0.00	1,142.88
033-045-114-504	1,142.88	0.00	1,142.88
033-045-114-505	1,142.88	0.00	1,142.88
033-045-114-506	1,142.88	0.00	1,142.88
033-045-114-507	1,142.88	0.00	1,142.88
033-045-114-508	1,142.88	0.00	1,142.88
033-045-121-501	571.44	0.00	571.44
033-045-121-502	571.44	0.00	571.44
033-045-121-503	571.44	0.00	571.44
033-045-121-504	571.44	0.00	571.44
033-045-121-505	571.44	0.00	571.44
033-045-121-506	571.44	0.00	571.44
033-045-121-507	571.44	0.00	571.44
033-045-121-508	571.44	0.00	571.44
033-045-122-501	571.44	0.00	571.44
033-045-122-502	571.44	0.00	571.44
033-045-122-503	571.44	0.00	571.44
033-045-122-504	571.44	0.00	571.44
033-045-122-505	571.44	0.00	571.44
033-045-122-506	571.44	0.00	571.44
033-045-122-507	571.44	0.00	571.44
033-045-122-508	571.44	0.00	571.44
033-045-123-501	571.44	0.00	571.44
033-045-123-502	571.44	0.00	571.44
033-045-123-503	571.44	0.00	571.44
033-045-123-504	571.44	0.00	571.44
033-045-123-505	571.44	0.00	571.44
033-045-123-506	571.44	0.00	571.44
033-045-123-507	571.44	0.00	571.44
033-045-123-508	571.44	0.00	571.44

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-045-124-501	571.44	0.00	571.44
033-045-124-502	571.44	0.00	571.44
033-045-124-503	571.44	0.00	571.44
033-045-124-504	571.44	0.00	571.44
033-045-124-505	571.44	0.00	571.44
033-045-124-506	571.44	0.00	571.44
033-045-124-507	571.44	0.00	571.44
033-045-124-508	571.44	0.00	571.44
033-045-211-501	571.44	0.00	571.44
033-045-211-502	571.44	0.00	571.44
033-045-211-503	571.44	0.00	571.44
033-045-211-504	571.44	0.00	571.44
033-045-211-505	571.44	0.00	571.44
033-045-211-506	571.44	0.00	571.44
033-045-211-507	571.44	0.00	571.44
033-045-211-508	571.44	0.00	571.44
033-045-212-501	571.44	0.00	571.44
033-045-212-502	571.44	0.00	571.44
033-045-212-503	571.44	0.00	571.44
033-045-212-504	571.44	0.00	571.44
033-045-212-505	571.44	0.00	571.44
033-045-212-506	571.44	0.00	571.44
033-045-212-507	571.44	0.00	571.44
033-045-212-508	571.44	0.00	571.44
033-045-213-501	571.44	0.00	571.44
033-045-213-502	571.44	0.00	571.44
033-045-213-503	571.44	0.00	571.44
033-045-213-504	571.44	0.00	571.44
033-045-213-505	571.44	0.00	571.44
033-045-213-506	571.44	0.00	571.44
033-045-213-507	571.44	0.00	571.44
033-045-213-508	571.44	0.00	571.44
033-045-214-501	571.44	0.00	571.44
033-045-214-502	571.44	0.00	571.44
033-045-214-503	571.44	0.00	571.44
033-045-214-504	571.44	0.00	571.44
033-045-214-505	571.44	0.00	571.44
033-045-214-506	571.44	0.00	571.44
033-045-214-507	571.44	0.00	571.44
033-045-214-508	571.44	0.00	571.44

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-045-215-501	571.44	0.00	571.44
033-045-215-502	571.44	0.00	571.44
033-045-215-503	571.44	0.00	571.44
033-045-215-504	571.44	0.00	571.44
033-045-215-505	571.44	0.00	571.44
033-045-215-506	571.44	0.00	571.44
033-045-215-507	571.44	0.00	571.44
033-045-215-508	571.44	0.00	571.44
033-045-216-501	571.44	0.00	571.44
033-045-216-502	571.44	0.00	571.44
033-045-216-503	571.44	0.00	571.44
033-045-216-504	571.44	0.00	571.44
033-045-216-505	571.44	0.00	571.44
033-045-216-506	571.44	0.00	571.44
033-045-216-507	571.44	0.00	571.44
033-045-216-508	571.44	0.00	571.44
033-045-217-501	571.44	0.00	571.44
033-045-217-502	571.44	0.00	571.44
033-045-217-503	571.44	0.00	571.44
033-045-217-504	571.44	0.00	571.44
033-045-217-505	571.44	0.00	571.44
033-045-217-506	571.44	0.00	571.44
033-045-217-507	571.44	0.00	571.44
033-045-217-508	571.44	0.00	571.44
033-045-218-501	571.44	0.00	571.44
033-045-218-502	571.44	0.00	571.44
033-045-218-503	571.44	0.00	571.44
033-045-218-504	571.44	0.00	571.44
033-045-218-505	571.44	0.00	571.44
033-045-218-506	571.44	0.00	571.44
033-045-218-507	571.44	0.00	571.44
033-045-218-508	571.44	0.00	571.44
033-045-221-501	571.44	0.00	571.44
033-045-221-502	571.44	0.00	571.44
033-045-221-503	571.44	0.00	571.44
033-045-221-504	571.44	0.00	571.44
033-045-221-505	571.44	0.00	571.44
033-045-221-506	571.44	0.00	571.44
033-045-221-507	571.44	0.00	571.44
033-045-221-508	571.44	0.00	571.44

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-045-222-501	571.44	0.00	571.44
033-045-222-502	571.44	0.00	571.44
033-045-222-503	571.44	0.00	571.44
033-045-222-504	571.44	0.00	571.44
033-045-222-505	571.44	0.00	571.44
033-045-222-506	571.44	0.00	571.44
033-045-222-507	571.44	0.00	571.44
033-045-222-508	571.44	0.00	571.44
033-045-223-501	571.44	0.00	571.44
033-045-223-502	571.44	0.00	571.44
033-045-223-503	571.44	0.00	571.44
033-045-223-504	571.44	0.00	571.44
033-045-223-505	571.44	0.00	571.44
033-045-223-506	571.44	0.00	571.44
033-045-223-507	571.44	0.00	571.44
033-045-223-508	571.44	0.00	571.44
033-045-224-501	571.44	0.00	571.44
033-045-224-502	571.44	0.00	571.44
033-045-224-503	571.44	0.00	571.44
033-045-224-504	571.44	0.00	571.44
033-045-224-505	571.44	0.00	571.44
033-045-224-506	571.44	0.00	571.44
033-045-224-507	571.44	0.00	571.44
033-045-224-508	571.44	0.00	571.44
033-045-311-501	1,142.88	0.00	1,142.88
033-045-311-502	1,142.88	0.00	1,142.88
033-045-311-503	1,142.88	0.00	1,142.88
033-045-311-504	1,142.88	0.00	1,142.88
033-045-311-505	1,142.88	0.00	1,142.88
033-045-311-506	1,142.88	0.00	1,142.88
033-045-311-507	1,142.88	0.00	1,142.88
033-045-311-508	1,142.88	0.00	1,142.88
033-045-314-501	1,142.88	0.00	1,142.88
033-045-314-502	1,142.88	0.00	1,142.88
033-045-314-503	1,142.88	0.00	1,142.88
033-045-314-504	1,142.88	0.00	1,142.88
033-045-314-505	1,142.88	0.00	1,142.88
033-045-314-506	1,142.88	0.00	1,142.88
033-045-314-507	1,142.88	0.00	1,142.88
033-045-314-508	1,142.88	0.00	1,142.88

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-045-315-501	1,142.88	0.00	1,142.88
033-045-315-502	1,142.88	0.00	1,142.88
033-045-315-503	1,142.88	0.00	1,142.88
033-045-315-504	1,142.88	0.00	1,142.88
033-045-315-505	1,142.88	0.00	1,142.88
033-045-315-506	1,142.88	0.00	1,142.88
033-045-315-507	1,142.88	0.00	1,142.88
033-045-315-508	1,142.88	0.00	1,142.88
033-045-318-501	1,142.88	0.00	1,142.88
033-045-318-502	1,142.88	0.00	1,142.88
033-045-318-503	1,142.88	0.00	1,142.88
033-045-318-504	1,142.88	0.00	1,142.88
033-045-318-505	1,142.88	0.00	1,142.88
033-045-318-506	1,142.88	0.00	1,142.88
033-045-318-507	1,142.88	0.00	1,142.88
033-045-318-508	1,142.88	0.00	1,142.88
033-045-321-501	571.44	0.00	571.44
033-045-321-502	571.44	0.00	571.44
033-045-321-503	571.44	0.00	571.44
033-045-321-504	571.44	0.00	571.44
033-045-321-505	571.44	0.00	571.44
033-045-321-506	571.44	0.00	571.44
033-045-321-507	571.44	0.00	571.44
033-045-321-508	571.44	0.00	571.44
033-045-322-501	571.44	0.00	571.44
033-045-322-502	571.44	0.00	571.44
033-045-322-503	571.44	0.00	571.44
033-045-322-504	571.44	0.00	571.44
033-045-322-505	571.44	0.00	571.44
033-045-322-506	571.44	0.00	571.44
033-045-322-507	571.44	0.00	571.44
033-045-322-508	571.44	0.00	571.44
033-045-411-501	1,142.88	0.00	1,142.88
033-045-411-502	1,142.88	0.00	1,142.88
033-045-411-503	1,142.88	0.00	1,142.88
033-045-411-504	1,142.88	0.00	1,142.88
033-045-411-505	1,142.88	0.00	1,142.88
033-045-411-506	1,142.88	0.00	1,142.88
033-045-411-507	1,142.88	0.00	1,142.88
033-045-411-508	1,142.88	0.00	1,142.88

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

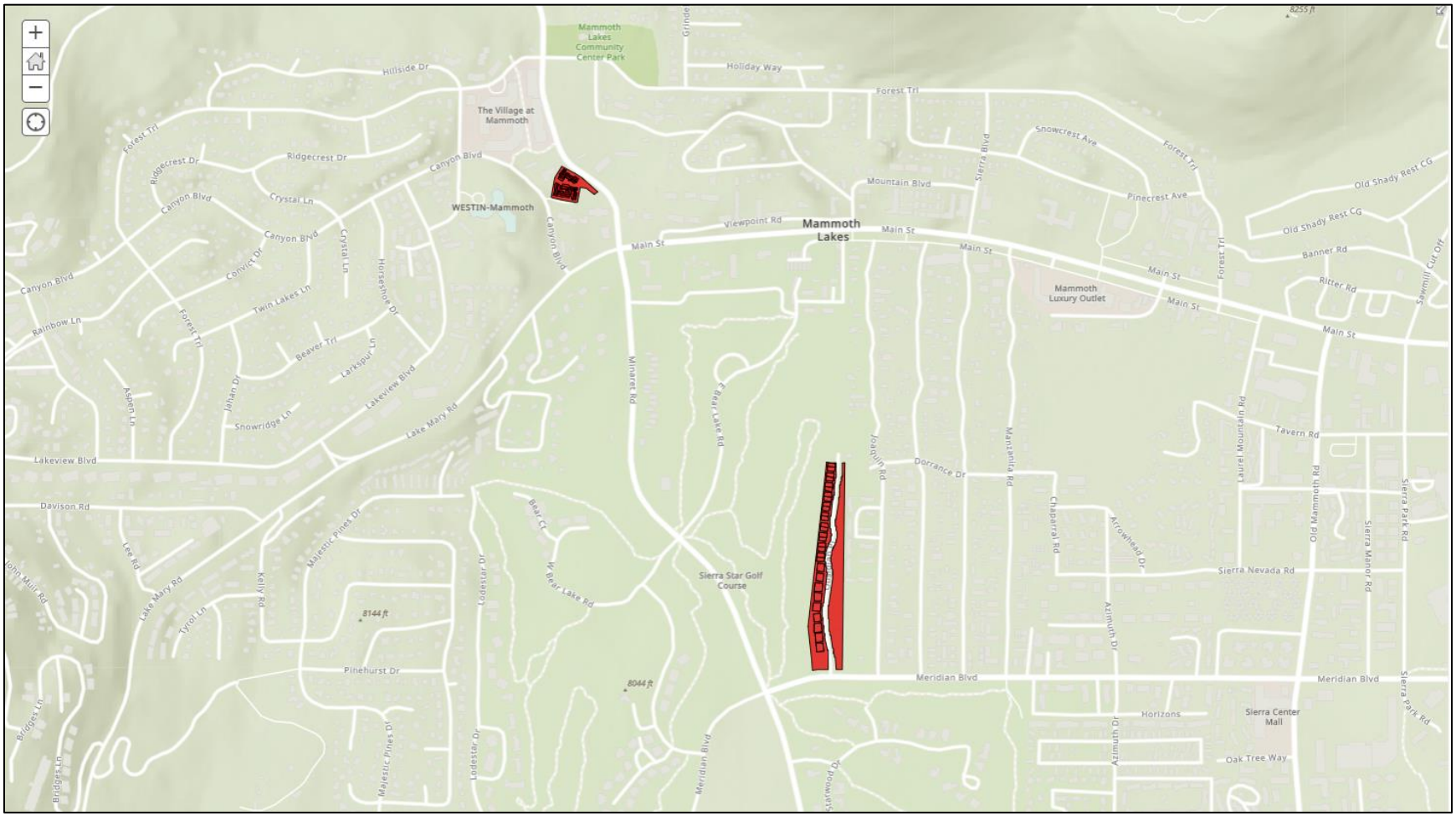
APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-045-414-501	1,142.88	0.00	1,142.88
033-045-414-502	1,142.88	0.00	1,142.88
033-045-414-503	1,142.88	0.00	1,142.88
033-045-414-504	1,142.88	0.00	1,142.88
033-045-414-505	1,142.88	0.00	1,142.88
033-045-414-506	1,142.88	0.00	1,142.88
033-045-414-507	1,142.88	0.00	1,142.88
033-045-414-508	1,142.88	0.00	1,142.88
033-045-415-501	1,142.88	0.00	1,142.88
033-045-415-502	1,142.88	0.00	1,142.88
033-045-415-503	1,142.88	0.00	1,142.88
033-045-415-504	1,142.88	0.00	1,142.88
033-045-415-505	1,142.88	0.00	1,142.88
033-045-415-506	1,142.88	0.00	1,142.88
033-045-415-507	1,142.88	0.00	1,142.88
033-045-415-508	1,142.88	0.00	1,142.88
033-045-418-501	1,142.88	0.00	1,142.88
033-045-418-502	1,142.88	0.00	1,142.88
033-045-418-503	1,142.88	0.00	1,142.88
033-045-418-504	1,142.88	0.00	1,142.88
033-045-418-505	1,142.88	0.00	1,142.88
033-045-418-506	1,142.88	0.00	1,142.88
033-045-418-507	1,142.88	0.00	1,142.88
033-045-418-508	1,142.88	0.00	1,142.88
033-370-001-501	734.71	(0.01)	734.70
033-370-001-502	734.71	(0.01)	734.70
033-370-001-503	734.71	(0.01)	734.70
033-370-001-504	734.71	(0.01)	734.70
033-370-001-505	734.71	(0.01)	734.70
033-370-001-506	734.71	(0.01)	734.70
033-370-002-501	734.71	(0.01)	734.70
033-370-002-502	734.71	(0.01)	734.70
033-370-002-503	734.71	(0.01)	734.70
033-370-002-504	734.71	(0.01)	734.70
033-370-002-505	734.71	(0.01)	734.70
033-370-002-506	734.71	(0.01)	734.70
033-370-004-501	734.71	(0.01)	734.70
033-370-004-502	734.71	(0.01)	734.70
033-370-004-503	734.71	(0.01)	734.70
033-370-004-504	734.71	(0.01)	734.70

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2004-01

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-370-004-505	734.71	(0.01)	734.70
033-370-004-506	734.71	(0.01)	734.70
033-370-005-501	734.71	(0.01)	734.70
033-370-005-502	734.71	(0.01)	734.70
033-370-005-503	734.71	(0.01)	734.70
033-370-005-504	734.71	(0.01)	734.70
033-370-005-505	734.71	(0.01)	734.70
033-370-005-506	734.71	(0.01)	734.70
033-370-006-501	734.71	(0.01)	734.70
033-370-006-502	734.71	(0.01)	734.70
033-370-006-503	734.71	(0.01)	734.70
033-370-006-504	734.71	(0.01)	734.70
033-370-006-505	734.71	(0.01)	734.70
033-370-006-506	734.71	(0.01)	734.70
033-370-007-501	734.71	(0.01)	734.70
033-370-007-502	734.71	(0.01)	734.70
033-370-007-503	734.71	(0.01)	734.70
033-370-007-504	734.71	(0.01)	734.70
033-370-007-505	734.71	(0.01)	734.70
033-370-007-506	734.71	(0.01)	734.70
033-370-009-501	734.71	(0.01)	734.70
033-370-009-502	734.71	(0.01)	734.70
033-370-009-503	734.71	(0.01)	734.70
033-370-009-504	734.71	(0.01)	734.70
033-370-009-505	734.71	(0.01)	734.70
033-370-009-506	734.71	(0.01)	734.70
033-370-024-000	0.00	0.00	0.00
033-370-025-000	0.00	0.00	0.00
033-370-026-000	0.00	0.00	0.00
033-370-028-000	0.00	0.00	0.00
270 Parcels	**$200,004.06**	**($0.42)**	**$200,003.64**

Map of Properties within Community Facilities District 2004-1 (Fractional) Mello Roos as of June 2022



2004-1 (Fractional)

TOWN COUNCIL STAFF REPORT

Title: Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2005-1 (In Lieu DIF) for Fiscal Year 2022/23.

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council adopt the attached resolution ordering the levy and collection of assessment within the Community Facilities District No. 2005-1 (In Lieu DIF) for Fiscal Year 2022/23.

BACKGROUND:

In 2008, the Town Council established Town of Mammoth Lakes Community Facilities District No. 2005-1. The District permits a property owner to avoid paying a portion of the Development Impact Fees and instead annex into the District and pay an annual special tax. The Town is authorized to levy a special tax upon these property owners that annex into the District and the special tax will fund authorized services and capital projects.

ANALYSIS:

Fiscal Year 2022/23 will be the fifteenth fiscal year during which a property owner will be subject to the In Lieu DIF special taxes for this District.

The resolution before the Council imposes the District's Maximum Facilities Special Tax and the Maximum Services Special Tax at the authorized adjusted rate for Fiscal Year 2022/23. It also finds that there are authorized services and authorized facilities to be funded from the tax proceeds for the fiscal year. Amounts to be collected on the County tax bill must be submitted to the County by the beginning of August.

The primary expenses are for administering the District and a funding contribution to capital projects listed on the Capital Improvement Program.

FINANCIAL CONSIDERATIONS:

The special tax, if levied as recommended, is anticipated to generate $2,683.64 in revenue for fiscal year 2022/23.

Future annexations added into the In Lieu District by future development provides an option for a developer to defer certain Development Impact Fees and 'pass it on' to future property owners, thereby reducing the cost to a developer.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ESTABLISHING THE ANNUAL SPECIAL TAX AND LEVYING SPECIAL TAXES FOR TOWN OF MAMMOTH LAKES COMMUNITY FACILITIES DISTRICT NO. 2005-01 FOR FISCAL YEAR 2022/23

The Town Council (the "Council") of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council (the "Town Council") of the Town of Mammoth Lakes, California (the "Town"), has previously formed the Town of Mammoth Lakes Community Facilities District No. 2005-01 (the "Community Facilities District") under and pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"); and

WHEREAS, the Town Council, as the legislative body of the Community Facilities District, is authorized under the Act to levy special taxes to pay for the costs of certain facilities, services, and to authorize the issuance of bonds secured by the special taxes under the Act; and

WHEREAS, the Town Council, by prior ordinance, authorized and levied special taxes within the Community Facilities District; and

WHEREAS, Section 53340 of the Act provides that the legislative body of a community facilities district may provide, by resolution, for the levy of the special tax in the current year or future tax years at the same rate or at a lower rate than the rate provided by ordinance, if the resolution is adopted and a certified list of all parcels subject to the special tax levy including the amount of the tax to be levied on each parcel for the applicable tax year, is filed by the clerk or other official designated by the legislative body with the county auditor; and

WHEREAS, the Town Council desires to levy the special tax within the Community Facilities District for Fiscal Year 2022/23.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The Town Council hereby determines that the special tax requirement of the Community Facilities District for Fiscal Year 2022/23 is $2,745.58 and hereby levies the special taxes for Fiscal Year 2022/23 at the rate and by land use listed on Table A. A detailed accounting of the tax levied against each parcel subject to the tax is set forth in Exhibit A hereto which is approved by the Town Council and incorporated herein for reference. Based on Mono County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the Mono County Auditor-Controller. The special tax amount to be levied and collected for the resubmitted parcel(s) shall be determined in

accordance with the Rate and Method of Apportionment for the Community Facilities District. The Town Clerk is hereby authorized to direct and file with the Mono County Auditor-Controller, a certified list of all parcels subject to the Special Tax levy in Fiscal Year 2022/23 and the amount of the special tax to be levied on each such parcel for Fiscal Year 2022/23.

3. Town officers and staff are hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the levy of special taxes for Fiscal Year 2022/23 as provided in this Resolution.

4. Any actions heretofore taken by the officers and staff of the Town with respect to the levy of the special taxes for Fiscal Year 2022/23 are hereby approved, confirmed, and ratified.

5. This Resolution shall take effect immediately upon its adoption.

6. The Town Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 6th day of July, 2022.

_____
Lynda Salcido, Mayor
Town of Mammoth Lakes

ATTEST:

_____
Jamie Gray, Town Clerk
Town of Mammoth Lakes

Table A

Fiscal Year 2022/23

Town of Mammoth Lakes

Community Facilities District No. 2005-01

Maximum Facilities Special Tax

Special Tax Classification	Building Square Footage	Number of Bedrooms	Maximum Special Tax
Single Family Non-Transient Property	>3,000 sf	N/A	$2,277.20
Single Family Non-Transient Property	1,500 - 3,000 sf	N/A	$1,528.90
Single Family Non-Transient Property	<1,500 sf	N/A	$781.94
Single Family Transient Property	N/A	N/A	$2,847.71
Multi-Unit Non-Transient Property	N/A	>=2	$1,328.37
Multi-Unit Non-Transient Property	N/A	<2	$681.00
Multi-Unit Transient Property	N/A	>=2	$1,837.50
Multi-Unit Transient Property	N/A	<2	$935.38
Mobile Home Property	N/A	N/A	$1,650.03
Commerial/Office Property (sq ft)	N/A	N/A	$1.77
Industrial Property (sq ft)	N/A	N/A	$0.76

Maximum Services Special Tax

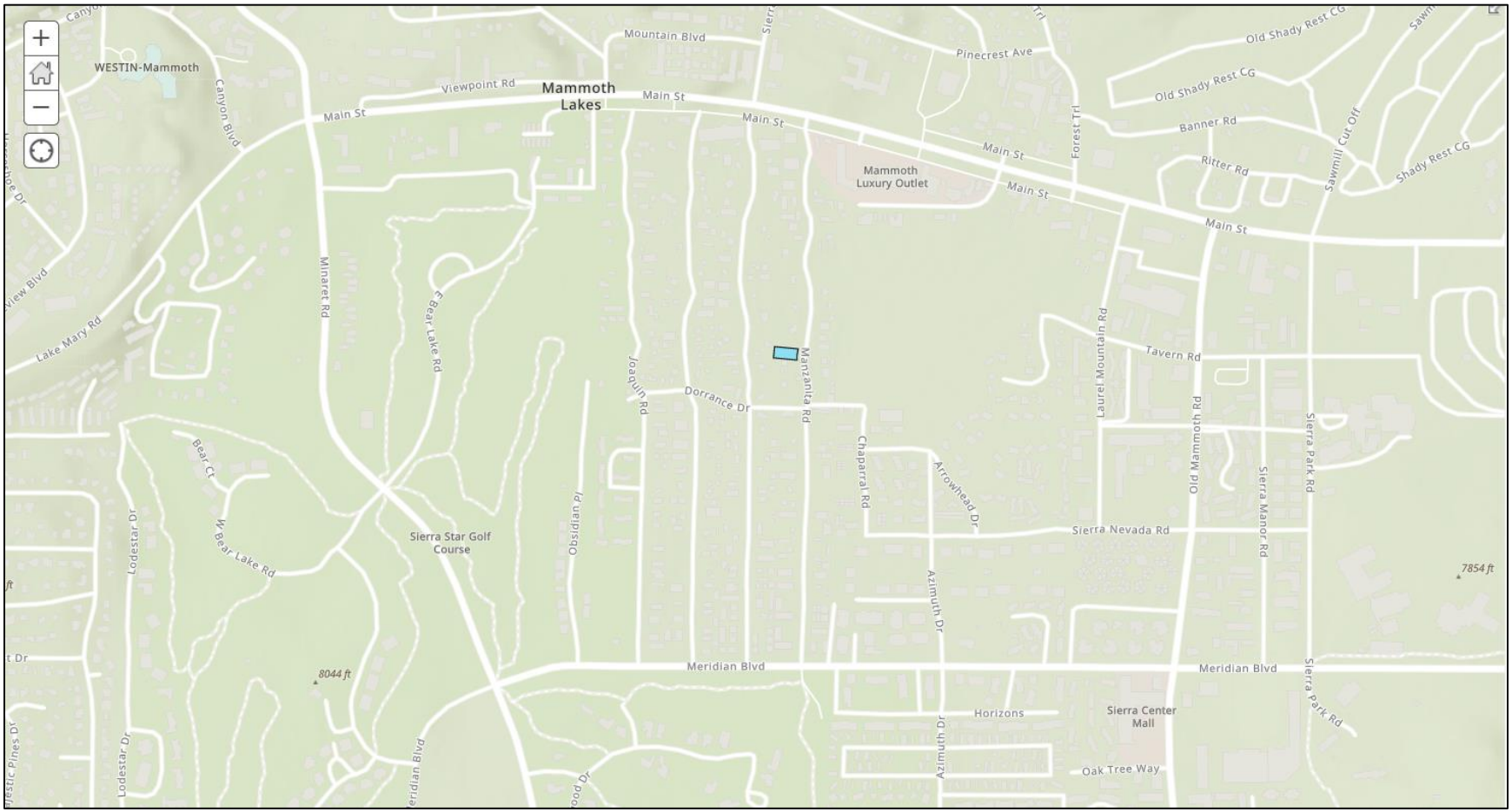
Special Tax Classification	Building Square Footage	Number of Bedrooms	Maximum Special Tax
Single Family Non-Transient Property	>3,000 sf	N/A	$468.38
Single Family Non-Transient Property	1,500 - 3,000 sf	N/A	$314.56
Single Family Non-Transient Property	<1,500 sf	N/A	$160.74
Single Family Transient Property	N/A	N/A	$569.54
Multi-Unit Non-Transient Property	N/A	>=2	$272.99
Multi-Unit Non-Transient Property	N/A	<2	$139.96
Multi-Unit Transient Property	N/A	>=2	$367.22
Multi-Unit Transient Property	N/A	<2	$187.07
Mobile Home Property	N/A	N/A	$339.50
Commerial/Office Property (sq ft)	N/A	N/A	$0.36
Industrial Property (sq ft)	N/A	N/A	$0.15

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2005-01

APN	Special Tax Classification	Facilities Special Tax	Services Special Tax	Estimated Total Special Tax Levy Amount
033-147-010-000	SFR Non-Transient >3,000 sf	$2,277.20	$468.38	$2,745.58

Map of Properties within Community Facilities District 2005-1 (In Lieu DIF) as of June 2022



2005-1 (In Lieu DIF)

TOWN COUNCIL STAFF REPORT

Title: Adopt the Resolution ordering the levy and collection of assessment within the Community Facilities District No. 2013-3 (Transit Services) for fiscal year 2022/23.

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council adopt the attached resolution ordering the levy and collection of assessment within Community Facilities District No. 2013-3 (Transit Services) for Fiscal Year 2022/23.

BACKGROUND:

The Town developed the Community Facilities District (CFD) 2013-3 (Transit Services) in 2014 for subdivisions in the Resort Zone that allow transient occupancies. The imposition of such a tax at an appropriate rate would satisfy the fiscal impact requirements of the Town's mitigation requirements for the 2007 General Plan Environmental Impact Report and the Intrawest Development Agreement to which the parcels are subject. The Town Council adopted Goals and Policies for Community Facilities District at the March 6, 2013 meeting. The Notice of Intent was adopted by Town Council Resolution No. 14-147 on April 2, 2014.

Properties are not subject to the tax until a certificate of occupancy permit has been issued after construction. At this time there are 167 parcels within the District, 120 of which have their certificate of occupancy and will be levied.

ANALYSIS:

The special tax was previously levied in the original territory of the District beginning in fiscal year 2013/14 pursuant to Ordinance No. 13-04. The ordinance was passed and adopted by the Town Council on May 1, 2013, and the special tax was levied commencing in fiscal year 2014-15. The District including the Annexation Territories is to be levied each fiscal year to pay for services for the District and all costs of administering the District.

The Transit Services CFD No. 2013-3 tax rate for each qualified property beginning in the 2022/23 fiscal year is $190.38 per dwelling unit or transient rental room. The total special tax requirement for the district is $22,845.60. Staff expects there will be more properties to assess beginning in the next fiscal year.

FINANCIAL CONSIDERATIONS:

Properties included in the Community Facilities District require the payment of a special tax by transient projects.

The Transit Services CFD No. 2013-3 can be assessed at the maximum amount of $190.38 for each qualified property beginning in the 2022/23 fiscal year. This revenue will be added to and not replace other transit fees and Local, State, and Federal revenue the Town uses for Transit Services in the Town for guests and residents. The Transit Service CFD No. 2013-3 will assess 120 units at the rate of $190.38 for the Fiscal Year 2022/23, fulfilling the $22,845.60 need.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ESTABLISHING THE ANNUAL SPECIAL TAX AND LEVYING SPECIAL TAXES FOR TOWN OF MAMMOTH LAKES COMMUNITY FACILITIES DISTRICT NO. 2013-3 (TRANSIT SERVICES) FOR FISCAL YEAR 2022/23

The Town Council (the "Council") of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council (the "Town Council") of the Town of Mammoth Lakes, California (the "Town"), has previously formed the Town of Mammoth Lakes Community Facilities District No. 2013-3 (Transit Services) (the "Community Facilities District") under and pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"); and

WHEREAS, the Town Council, as the legislative body of the Community Facilities District, is authorized under the Act to levy special taxes to pay all or a portion of the services and maintenance related to the Town-wide transit system, and related appurtenances within or adjacent to the Community Facilities District; and

WHEREAS, the Town Council, by prior ordinance, authorized and levied special taxes within the Community Facilities District; and

WHEREAS, Section 53340 of the Act provides that the legislative body of a community facilities district may provide, by resolution, for the levy of the special tax in the current year or future tax years at the same rate or at a lower rate than the rate provided by ordinance, if the resolution is adopted and a certified list of all parcels subject to the special tax levy including the amount of the tax to be levied on each parcel for the applicable tax year, is filed by the clerk or other official designated by the legislative body with the county auditor; and

WHEREAS, the Town Council desires to levy the special tax within the Community Facilities District for Fiscal Year 2022/23.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The Town Council hereby determines that the special tax requirement of the Community Facilities District for Fiscal Year 2022/23 is $22,845.60 and hereby levies the special tax for Fiscal Year 2022/23 at the rate of $190.38 per dwelling unit or transient rental room. A detailed accounting of the tax levied against each parcel subject to the tax is set forth in Exhibit A hereto which is approved by the Town Council and incorporated herein for reference. Based on Mono County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the Mono

County Auditor-Controller. The special tax amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the Rate and Method of Apportionment for the Community Facilities District. The Town Clerk is hereby authorized and directed to file with the Mono County Auditor-Controller, a certified list of all parcels subject to the Special Tax levy in Fiscal Year 2022/23 and the amount of the special tax to be levied on each such parcel for Fiscal Year 2022/23.

3. Town officers and staff are hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the levy of special taxes for Fiscal Year 2022/23 as provided in this Resolution.

4. Any actions heretofore taken by the officers and staff of the Town with respect to the levy of the special taxes for Fiscal Year 2022/23 are hereby approved, confirmed, and ratified.

5. This Resolution shall take effect immediately upon its adoption.

6. The Town Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 6th day of July, 2022.

_____
Lynda Salcido, Mayor
Town of Mammoth Lakes

ATTEST:

_____
Jamie Gray, Town Clerk
Town of Mammoth Lakes

Map of Properties within Community Facilities District 2013-3 (Transit Services) as of June 2022



2013-3 (Transit CFD)

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2013-3

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
031-080-059-000	$190.39	($0.01)	$190.38
031-080-060-000	190.39	(0.01)	190.38
031-080-061-000	190.39	(0.01)	190.38
031-080-074-000	190.39	(0.01)	190.38
031-080-075-000	190.39	(0.01)	190.38
031-110-026-000	0.00	0.00	0.00
031-197-000-000	0.00	0.00	0.00
031-197-001-000	190.39	(0.01)	190.38
031-197-002-000	190.39	(0.01)	190.38
031-197-003-000	190.39	(0.01)	190.38
031-197-004-000	190.39	(0.01)	190.38
031-197-005-000	190.39	(0.01)	190.38
031-197-006-000	190.39	(0.01)	190.38
031-197-007-000	190.39	(0.01)	190.38
031-197-008-000	190.39	(0.01)	190.38
031-197-009-000	190.39	(0.01)	190.38
031-197-010-000	190.39	(0.01)	190.38
031-197-011-000	190.39	(0.01)	190.38
031-197-012-000	190.39	(0.01)	190.38
031-197-013-000	190.39	(0.01)	190.38
031-197-014-000	190.39	(0.01)	190.38
031-197-015-000	190.39	(0.01)	190.38
031-197-016-000	190.39	(0.01)	190.38
031-260-006-000	0.00	0.00	0.00
031-260-007-000	0.00	0.00	0.00
031-260-008-000	0.00	0.00	0.00
031-260-009-000	190.39	(0.01)	190.38
031-260-010-000	0.00	0.00	0.00
031-260-011-000	0.00	0.00	0.00
031-260-012-000	0.00	0.00	0.00
031-260-013-000	0.00	0.00	0.00
031-260-014-000	0.00	0.00	0.00
031-260-015-000	0.00	0.00	0.00
031-260-016-000	0.00	0.00	0.00
033-370-004-000	0.00	0.00	0.00
033-370-004-501	190.39	(0.01)	190.38
033-370-004-502	190.39	(0.01)	190.38
033-370-004-503	190.39	(0.01)	190.38
033-370-004-504	190.39	(0.01)	190.38
033-370-004-505	190.39	(0.01)	190.38

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2013-3

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-370-004-506	190.39	(0.01)	190.38
033-370-006-000	0.00	0.00	0.00
033-370-006-501	190.39	(0.01)	190.38
033-370-006-502	190.39	(0.01)	190.38
033-370-006-503	190.39	(0.01)	190.38
033-370-006-504	190.39	(0.01)	190.38
033-370-006-505	190.39	(0.01)	190.38
033-370-006-506	190.39	(0.01)	190.38
033-370-007-000	0.00	0.00	0.00
033-370-007-501	190.39	(0.01)	190.38
033-370-007-502	190.39	(0.01)	190.38
033-370-007-503	190.39	(0.01)	190.38
033-370-007-504	190.39	(0.01)	190.38
033-370-007-505	190.39	(0.01)	190.38
033-370-007-506	190.39	(0.01)	190.38
033-370-009-000	0.00	0.00	0.00
033-370-009-501	190.39	(0.01)	190.38
033-370-009-502	190.39	(0.01)	190.38
033-370-009-503	190.39	(0.01)	190.38
033-370-009-504	190.39	(0.01)	190.38
033-370-009-505	190.39	(0.01)	190.38
033-370-009-506	190.39	(0.01)	190.38
033-370-010-000	0.00	0.00	0.00
033-370-011-000	0.00	0.00	0.00
033-370-012-000	0.00	0.00	0.00
033-370-013-000	0.00	0.00	0.00
033-370-014-000	0.00	0.00	0.00
033-370-015-000	0.00	0.00	0.00
033-370-016-000	0.00	0.00	0.00
033-370-017-000	0.00	0.00	0.00
033-370-018-000	0.00	0.00	0.00
033-370-019-000	0.00	0.00	0.00
033-370-022-000	190.39	(0.01)	190.38
033-370-023-000	190.39	(0.01)	190.38
033-370-024-000	0.00	0.00	0.00
033-370-025-000	0.00	0.00	0.00
033-370-026-000	0.00	0.00	0.00
033-370-028-000	0.00	0.00	0.00
033-371-001-000	190.39	(0.01)	190.38
033-371-002-000	190.39	(0.01)	190.38

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2013-3

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-371-003-000	190.39	(0.01)	190.38
033-371-004-000	190.39	(0.01)	190.38
033-371-005-000	190.39	(0.01)	190.38
033-371-006-000	190.39	(0.01)	190.38
033-371-007-000	190.39	(0.01)	190.38
033-371-008-000	190.39	(0.01)	190.38
033-371-009-000	190.39	(0.01)	190.38
033-371-010-000	190.39	(0.01)	190.38
033-371-011-000	190.39	(0.01)	190.38
033-371-012-000	190.39	(0.01)	190.38
033-371-013-000	0.00	0.00	0.00
033-371-014-000	0.00	0.00	0.00
033-371-015-000	0.00	0.00	0.00
033-371-016-000	0.00	0.00	0.00
033-371-017-000	0.00	0.00	0.00
033-371-018-000	0.00	0.00	0.00
033-371-019-000	0.00	0.00	0.00
033-371-020-000	0.00	0.00	0.00
033-410-002-000	190.39	(0.01)	190.38
033-410-003-000	190.39	(0.01)	190.38
033-410-004-000	190.39	(0.01)	190.38
033-410-005-000	190.39	(0.01)	190.38
033-410-006-000	190.39	(0.01)	190.38
033-410-007-000	190.39	(0.01)	190.38
033-410-008-000	190.39	(0.01)	190.38
033-420-001-000	190.39	(0.01)	190.38
033-420-002-000	190.39	(0.01)	190.38
033-420-003-000	190.39	(0.01)	190.38
033-420-004-000	190.39	(0.01)	190.38
033-420-005-000	0.00	0.00	0.00
033-420-006-000	190.39	(0.01)	190.38
033-420-007-000	190.39	(0.01)	190.38
033-420-008-000	190.39	(0.01)	190.38
033-420-009-000	190.39	(0.01)	190.38
033-420-010-000	190.39	(0.01)	190.38
033-420-011-000	190.39	(0.01)	190.38
033-420-012-000	0.00	0.00	0.00
033-421-001-000	190.39	(0.01)	190.38
033-421-002-000	190.39	(0.01)	190.38
033-421-003-000	190.39	(0.01)	190.38

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2013-3

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
033-421-004-000	190.39	(0.01)	190.38
033-421-005-000	190.39	(0.01)	190.38
033-421-006-000	190.39	(0.01)	190.38
033-421-007-000	190.39	(0.01)	190.38
033-421-008-000	190.39	(0.01)	190.38
033-421-009-000	190.39	(0.01)	190.38
033-421-010-000	190.39	(0.01)	190.38
033-421-011-000	190.39	(0.01)	190.38
033-421-012-000	190.39	(0.01)	190.38
033-421-013-000	190.39	(0.01)	190.38
033-421-014-000	190.39	(0.01)	190.38
033-421-015-000	190.39	(0.01)	190.38
033-421-016-000	190.39	(0.01)	190.38
033-421-017-000	190.39	(0.01)	190.38
033-421-018-000	0.00	0.00	0.00
033-421-019-000	190.39	(0.01)	190.38
033-421-020-000	190.39	(0.01)	190.38
033-421-021-000	190.39	(0.01)	190.38
033-421-022-000	190.39	(0.01)	190.38
033-421-023-000	190.39	(0.01)	190.38
033-421-024-000	190.39	(0.01)	190.38
033-421-025-000	190.39	(0.01)	190.38
033-421-027-000	190.39	(0.01)	190.38
033-421-028-000	190.39	(0.01)	190.38
033-421-029-000	190.39	(0.01)	190.38
033-421-030-000	0.00	0.00	0.00
033-421-031-000	190.39	(0.01)	190.38
033-421-032-000	190.39	(0.01)	190.38
033-421-033-000	0.00	0.00	0.00
033-421-034-000	190.39	(0.01)	190.38
033-421-035-000	190.39	(0.01)	190.38
035-281-000-000	0.00	0.00	0.00
035-281-001-000	190.39	(0.01)	190.38
035-281-002-000	190.39	(0.01)	190.38
035-281-003-000	190.39	(0.01)	190.38
035-281-004-000	190.39	(0.01)	190.38
035-281-005-000	190.39	(0.01)	190.38
035-281-006-000	190.39	(0.01)	190.38
035-281-007-000	190.39	(0.01)	190.38
035-281-008-000	190.39	(0.01)	190.38

Exhibit A

Fiscal Year 2022/23 Special Tax Roll
Town of Mammoth Lakes
Community Facilities District No. 2013-3

APN	Estimated Special Tax Levy Amount	Rounding	Total Special Tax Levy Amount
035-281-009-000	190.39	(0.01)	190.38
035-281-010-000	190.39	(0.01)	190.38
035-281-011-000	190.39	(0.01)	190.38
035-281-012-000	190.39	(0.01)	190.38
035-281-013-000	0.00	0.00	0.00
035-281-014-000	0.00	0.00	0.00
035-281-015-000	0.00	0.00	0.00
167 Parcels	**$22,846.80**	**($0.01)**	**$22,845.60**

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Re-appoint Michael Vanderhurst and Greg Eckert to the Planning and Economic Development Commission and appoint Silver Chesak, Scott Leif, Greg Newbry, Dan O'Connell, and Ben Wisner to the Parks and Recreation Commission.

Council Meeting Date: July 6, 2022

Prepared by: Jamie Gray, Town Clerk

Recommended Motion: Re-appoint Michael Vanderhurst and Greg Eckert to the Planning and Economic Development Commission with terms expiring on July 31, 2026. Appoint Silver Chesak, Scott Leif, Greg Newbry, Dan O'Connell, and Ben Wisner to the Parks and Recreation Commission with Dan O'Connell and Silver Chesak's terms expiring on July 31, 2026 and the other three terms expiring on July 31, 2024.

Summary: Two terms of office are set to expire on the Planning and Economic Development Commission on July 31, 2022. The expiring seats are held by Michael Vanderhurst and Greg Eckert. Both incumbents reapplied and were the only applications received for the vacancies.

Two terms of office are set to expire on the Parks and Recreation Commission on July 31, 2022. The expiring seats are held by Betsy Truax and Dan O'Connell. In addition, Parks and Recreation Commissioners Christ Constable, Laurel Martin, and Sean Turner resigned their seats on the Commission, and those three seats are set to expire on July 31, 2024. Five applications were received for the five vacancies. The applicants are Dan O'Connell, Silver Chesak, Scott Leif, Greg Newbry, and Ben Wisner.

The vacancies were noticed and published in the local newspaper and posted.

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
A separate application is required for each appointive position for which you apply. Applications should be filled out completely so that the Town Council may fully evaluate your qualifications. Once submitted, this application is a public document and is open for inspection and copying.

Return your completed application to: Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD Planning and Economic Development Commission			DATE 6/27/22
NAME FIRST Michael	LAST Vanderhurst		EMAIL ADDRESS mvanderhurst@visitmammoth.com
RESIDENCE ADDRESS 343 Monterrey Pines Rd			HOME PHONE 760-709-6384
MAILING ADDRESS PO Box 2856			CELL PHONE 760-709-6384
CITY ML	STATE CA	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES?
BUSINESS ADDRESS 2520 Main Street			BUSINESS POSITION Director, MLT
CITY ML	STATE CA	ZIP 93546	BUSINESS PHONE 760-709-6384

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
Mono County Tourism Commission	2012	Current	Commissioner
AYSO	2012	Current	Coach
MC Little League	2012	Current	Coach

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
~~Alicia Vennos~~	~~760-709-1149~~
~~Colin Fernie~~	~~760-709-1646~~
~~Betsy Truax~~	~~520-834-4940~~

OTHER RELEVANT EXPERIENCE/EXPERTISE

As the Director of International for MLT, I have the opportunity to see our peer destinations, and the competitive advantages they might have, including amenities, infrastructure, and services. I am then able to compare these competitive destinations with Mammoth Lakes, and offer an insight to what our visitors and locals might find lacking in our community.

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

To help the community, Town staff, and the Town Council in planning the Town's future look, feel, and growth.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Yes, 40-50. I have been a PEDC commissioner for the last 4 years.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

No

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

Main Street improvements, improvements to the Town's mobility master plan, improvements to the Town's overall amenity base.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

None

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

All

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

I would solicit input from the Mammoth Lakes Community on their vision of what Mammoth Lakes' future should look like and take the appropriate actions towards that vision.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING X BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

SIGNATURE

6/27/22
DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
A separate application is required for each appointive position for which you apply. Applications should be filled out completely so that the Town Council may fully evaluate your qualifications. Once submitted, this application is a public document and is open for inspection and copying.

Return your completed application to: Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD			DATE
PDEC			6-29-22
NAME FIRST	LAST		EMAIL ADDRESS
Grey	Eckert		eckert in mmth @verizon.net
RESIDENCE ADDRESS			HOME PHONE
58 Sierra Park Road			[redacted]
MAILING ADDRESS			CELL PHONE
P.O. Box 55			760 937 7869
CITY	STATE	ZIP	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES?
Mammoth Lakes	CA	93546	59 yrs
BUSINESS ADDRESS			BUSINESS POSITION
CITY	STATE	ZIP	BUSINESS PHONE

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)
PDEC	Jan '17		Commissioner

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME Tom Cage PHONE 760 920 4688

Matthew Lehman 760 822 5895

OTHER RELEVANT EXPERIENCE/EXPERTISE

almost 60 years of residency In Mammoth Lakes gives a long term Perspective on many Issues

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

Review Planning Applications for approval/Denial & address Future Planning Issues

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Many

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

have several properties in town may be conflicted out on questions of nearby Properties

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

Providing predictable guidance to Future Applicants. Establishing plans For Future growth

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

NIMBYs

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

Better Public understanding by the Public about commissions latitude in decisions

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

Continue commissions efforts to explain votes to Interested Parties

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

X DAYTIME _____ EVENING _____ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

SIGNATURE _____ DATE 6-29-22

Received 6/27 @ 3:36pm SN.

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

INSTRUCTIONS:
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Return your completed application to:

Town Clerk
Town of Mammoth Lakes
Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD Parks and Recreation Commission			DATE 06/27/22
NAME FIRST Daniel	LAST O'Connell		EMAIL ADDRESS djolaw1@gmail.com
RESIDENCE ADDRESS 1205 Pyramid Peak Drive			HOME PHONE 310-850-1651
MAILING ADDRESS P.O. Box 1763			CELL PHONE 310-850-1651
CITY Mammoth Lakes	STATE California	ZIP 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 13 years
BUSINESS ADDRESS 1205 Pyramid Peak Drive, P.O. Box 1763			BUSINESS POSITION Attorney/Mediator
CITY Mammoth Lakes	STATE California	ZIP 93546	BUSINESS PHONE 760-709-1805

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION Mammoth Lakes Parks and Rec. Comm	DATES SERVED START	 END 7/22	OFFICE HELD (if any) Commissioner
Mammoth AYSO Region 316	6/2010	Present	Coach Instructor
Mammoth AYSO Region 316	9/2009	9/2013	Coach/Board Mem/Coach Admin
Santa Monica United FC	2003	2009	Board Member/V.P./President

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES	
NAME	PHONE
Stuart Brown	760-709-2481
Lou Margulies	760-914-0277

OTHER RELEVANT EXPERIENCE/EXPERTISE

Developer/Owner/Operator of Mammoth Rock n Bowl;
South Old Mammoth Road Business District Planning Committee;
Mammoth Economic Stimulous Council;
Brentwood/Pacific Palisades AYSO Region 69, Coach/Allstar Coach/Board Member
Attorney and Mediator, trained and experienced in the analysis of complex issues, rules, facts and circumstances.

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

To act as a liason to the Department of Parks and Recreation and Town Council, providing advise and feedback concerning all community recreation programs and facilities owned and operated by the Town of Mammoth Lakes, in addition to working with other recreation based organizations and committees toward improving the recreation experience in our community; to assure proper use of funds for recreation purposes, as well as for ongoing maintenance of existing facilities; to achieve greater community outreach and communication; to act as an advisory body to Town Council.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

Yes. I have served a full term on the Recreation Commission. Prior to serving in this role, I attended two meetings of the Commission, once to address the shared use of the snack bar facilities at Shady Rest Park, and on another occassion to seek an allocation of youth funding for Mammoth AYSO.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

No, not at this tme. I have sold my interest in Mammoth Rock n Bowl. I have a residual "look back" financial interest should the business be sold within the next two years for a figure in excess of a certain amount. Should this contingent financial interest create a conflict of interest, or an appearance of a conflict, I would recuse myself from any discussions or decisions relating to such matter.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

The ability to contribute my time and experience toward recreation in Mammoth Lakes, for the overall benefit and improvement of our resident community as well as the resort guest experience.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

None.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

(1) I would like to continue work on the list of projects and priorities that have been previously identified by the coordinated efforts of both the Parks and Recreation Commission and the Department of Parks and Recreation.
(2) I would like to see simple wayfinding sigange for the Town Loop Multi-Use Path installed along the frontage road on Main Street, between Old Mammoth Road and Callahan Street. This has woefully lacking for many years now, despite my efforts as a Commission. This is very frustrating.

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

(1) I would continue working as a Commissioner with all other individuals, commissions, organizations, town planning personnel, the Department of Parks and Recreation, and Town Council to see that the identifed projects and priorities are accomplished.
(2) Concerning MUP signage along the frontage road on Main Street, I will continue pursuing my efforts to see this accomplished as soon as possible, beginning now in this application. This has been an individual project of mine as a Commissioner for several years now, without any success. I have been told that the signage would be installed in the near term, several times. I continue to receive excuses for why the signage has not been installed, and why it will not be installed at this time. Enough is enough, already. We need to put perhaps three simple signs up, consistent with the signage installed elsewhere on the Town Loop.

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING __X__ BOTH

Appointees will be required to take an Oath of Office and are subject to filing a Statement of Economic Interest pursuant to the Political Reform Act of the State of California.

Daniel O'Connell

SIGNATURE

June 27, 2022

DATE

Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA, 93546
Ph: (760) 965-3600 extension 3602
Fax: (760) 934-7493

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

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Post Office Box 1609
Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD			DATE
NAME FIRST	LAST		EMAIL ADDRESS
RESIDENCE ADDRESS			HOME PHONE
MAILING ADDRESS			CELL PHONE
CITY	STATE	ZIP	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES?
BUSINESS ADDRESS			BUSINESS POSITION
CITY	STATE	ZIP	BUSINESS PHONE

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE

OTHER RELEVANT EXPERIENCE/EXPERTISE

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING _____ BOTH

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_____ 06/27/2022

SIGNATURE DATE

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MAILING ADDRESS			CELL PHONE
CITY	STATE	ZIP	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES?
BUSINESS ADDRESS			BUSINESS POSITION
CITY	STATE	ZIP	BUSINESS PHONE

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)			
NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE

OTHER RELEVANT EXPERIENCE/EXPERTISE

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING _____ BOTH

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_____ _____

SIGNATURE DATE

Town of Mammoth Lakes
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Mammoth Lakes, CA 93546

APPLICANT INFORMATION

NAME OF COMMISSION/COMMITTEE/BOARD PARKS AND RECREATION	DATE JUNE 25, 2022
NAME FIRST: SCOTT LAST: REIF	EMAIL ADDRESS rdos13@gmail.com
RESIDENCE ADDRESS 540 OLD MAMMOTH RD., UNIT 3	HOME PHONE N/A
MAILING ADDRESS PO BOX 7968	CELL PHONE (920) 948-4474
CITY: MAMMOTH LAKES, STATE: CA, ZIP: 93546	HOW LONG HAVE YOU LIVED IN MAMMOTH LAKES? 2.5 yrs
BUSINESS ADDRESS N/A	BUSINESS POSITION N/A
CITY: N/A, STATE, ZIP	BUSINESS PHONE N/A

CIVIC EXPERIENCE

LIST CURRENT AND/OR PRIOR CIVIC EXPERIENCE (Include professional, charitable, and community organizations.)

NAME OF ORGANIZATION	DATES SERVED START	DATES SERVED END	OFFICE HELD (if any)
SEE ATTACHED			

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE
DAVID SCHACHT	(760) 914-0426
KARIN MOISA-FULLER	(619) 961-5756
JEFF BYBERG	(760) 914-0567

OTHER RELEVANT EXPERIENCE/EXPERTISE

SEE ATTACHED

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

AS CLEARLY SET FORTH IN SECTION 2.40.040 OF CHAPTER 2.40.

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

NO.

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

NO.
(FULL DISCLOSURE: MY SON, LAWSON REIF, IS CURRENTLY THE OUTDOOR RECREATION MANAGER FOR THE TOWN OF MAMMOTH LAKES.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

PARKS, RECREATION (ARTS & CULTURE), FACILITIES, TRAILS/PATHS, YOUTH SPORTS PROGRAMS.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

SEE ATTACHED

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

SEE ATTACHED

HOW WOULD APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/ PROJECTS LISTED ABOVE?

SEE ATTACHED

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING __X__ BOTH

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Scott R. Reif
SIGNATURE

6/25/2022
DATE

ATTACHMENT TO APPLICATION FOR PUBLIC SERVICE APPOINTMENT DATED JUNE 25, 2022 PARKS AND RECREATION COMMISSION

SCOTT R. REIF

CURRENT/PRIOR CIVIC EXPERIENCE:

Village Attorney,
Village of Kingston, Wisconsin
1987-2015

School Board
Markesan District Schools
Markesan, WI
1990-2002

General Practice Attorney
Reif and Kendall Law Offices
Real Estate Focus
Markesan and Randolph, WI
1982-2019

PeeWee Baseball and Youth Basketball Coach
Markesan Youth Sports Program
Markesan, WI
1998-2002

Nordic Instructor
Tamarack XC Ski Center
2019-Present

Guest Services
Sierra Star Golf Course
Assistant Jr. Golf Program
2020-Present

(Blair Kendall, my wife of 41 years, and I, moved full time to Mammoth Lakes in November, 2019, after having visited winters and summers annually for 12 years.

OTHER RELEVANT EXPERIENCE/EXPERTISE:

What I believe I bring to the table is a fresh outside perspective untainted by any local political viewpoints or factional interests. I grew up under an hours drive from John Muir's boyhood home and Aldo Leopold's iconic “Shack” and have been profoundly influenced by the writings of both men. I have spent nearly my entire life immersed in the wonders of the natural world and cannot stress enough how important I feel it is to introduce and educate today's youth to the unlimited wonders of the natural world.

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE ARE LEAST INTERESTING TO YOU?

Budgetary/Funding related issues, but only because I am not yet as well-versed with respect to same here in California. Obviously, budgetary concerns profoundly impact all of the subject matter/responsibilities delegated to the Parks and Recreation Commission by the Ordinance; however, I firmly believe that while clearly relevant, the lack of funding for a particular program should never be used as an excuse for moving forward with, or discontinuing a particular/popular program or plan, unless all other possible alternatives have been explored.

WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED? AND HOW WOULD YOU APPROACH THE IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE

I am very simply not fully aware of the current status of many of the programs I have selected; however, I have no doubt whatsoever that I can very quickly bring myself up to speed regarding status should I be selected. As noted above, I strongly believe that our focus should never wane from exploring all possible options with respect to youth programming.
It goes without saying that the Town Path System here in Mammoth Lakes is magnificent and regular maintenance is very important.

Based upon my experience I believe on the one hand that I have an open mind, am tolerant of opposing views and work well with others, on the other, I have no problem being a strong advocate for what I believe is important and voting accordingly based upon all available data.

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NAME OF ORGANIZATION	DATES SERVED START	END	OFFICE HELD (if any)

REFERENCES

INCLUDE NAMES OF AT LEAST TWO (2) RESIDENTS OF MAMMOTH LAKES

NAME	PHONE

OTHER RELEVANT EXPERIENCE/EXPERTISE

WHAT IS YOUR UNDERSTANDING OF THE ROLE/RESPONSIBILITY OF THE COMMISSION/ COMMITTEE/BOARD YOU SELECTED?

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION/COMMITTEE/BOARD? IF SO, HOW MANY?

ARE YOU INVOLVED IN ANY ORGANIZATIONS OR DO YOU HAVE ANY BUSINESS INTERESTS THAT MAY RESULT IN A CONFLICT OF INTEREST IF YOU ARE APPOINTED TO THIS COMMISSION/COMMITTEE/BOARD?

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE MOST INTERESTING TO YOU?

WHAT ACTIVITIES OF THIS COMMISSION/COMMITTEE/BOARD ARE LEAST INTERESTING TO YOU?

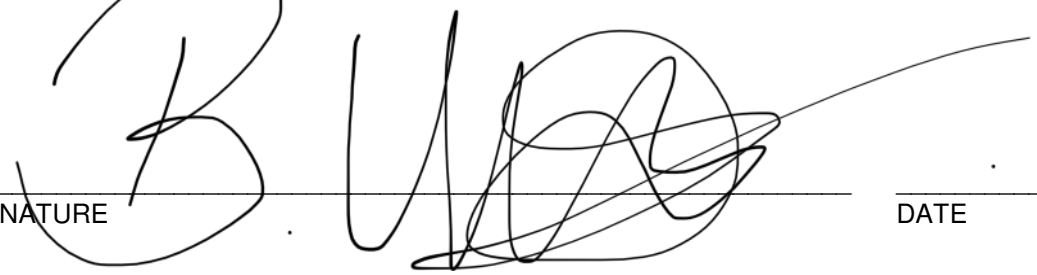
WHAT PROGRAMS/PROJECTS RELATED TO THE COMMISSION/COMMITTEE/BOARD THAT YOU HAVE SELECTED WOULD YOU LIKE TO SEE IMPROVED OR IMPLEMENTED?

HOW WOULD YOU APPROACH THE IMPROVEMENT OR IMPLEMENTATION OF THE PROGRAMS/PROJECTS LISTED ABOVE?

WOULD YOU BE AVAILABLE FOR MEETINGS IN THE:

_____ DAYTIME _____ EVENING _____ BOTH

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SIGNATURE _____ DATE _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
[Report].Date Paid = {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
ASCENT ENVIRONMENTAL, INC.							
19114	ASCENT ENVIRONMENTAL, INC	20210079.01-1	04/22-SVCS	05/19/2022	522	CR 21-001	11,837.00
Planning Division	General Fund	100-440-43031	Contractual Services	3190 05/24/2022			
	Total ASCENT ENVIRONMENTAL, INC.:						11,837.00
AT&T DOJ LINE							
18336	AT&T DOJ LINE	18144615	DOJ PHONE LINE FOR LIVESCA	05/01/2022	522		713.39
Police Services	General Fund	100-420-43031	Contractual Services	0 05/24/2022			
	Total AT&T DOJ LINE:						713.39
BLUEBIRD IMAGING							
8182	BLUEBIRD IMAGING	5026	TOWN CLEAN UP	05/18/2022	522		62.50
General Services	General Fund	100-416-44220	Community Support Fun	0 05/31/2022			
	Total BLUEBIRD IMAGING:						62.50
BRAVO GARDENS INC.							
3573	BRAVO GARDENS INC.	14358	BACKFLOW SKATE PARK	05/13/2022	522		1,110.00
Parks, Bldgs & Trails	General Fund	100-438-43031	Contractual Services	56200 05/17/2022			
	Total BRAVO GARDENS INC.:						1,110.00
CALIFORNIA BUILDING OFFICIALS							
10769	CALIFORNIA BUILDING OFFICIA	15145	WEBINAR-T PERRY	04/24/2022	522		70.00
		[Does not exist]		0 05/17/2022			
	Total CALIFORNIA BUILDING OFFICIALS:						70.00
CARDNO, INC.							
18743	CARDNO, INC.	330695A	SR 203/MAIN ST CROSSWALK	04/27/2022	522	CAP 22-007	890.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43614 05/17/2022			
18743	CARDNO, INC.	331881	04/22-SVCS	05/16/2022	522	CAP 22-007	11,192.13
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43614 05/17/2022			
18743	CARDNO, INC.	331882	04/22-SVCS	05/16/2022	522	CAP 22-005	22,270.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43612 05/17/2022			
18743	CARDNO, INC.	332241	04/22-SVCS	05/20/2022	522	CAP 15-008	5,619.45
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	46410 05/24/2022			
18743	CARDNO, INC.	332653	04/22-SVCS	05/26/2022	522	CAP 22-003	11,186.88
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43609 05/31/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total CARDNO, INC.:						51,158.46
CASHMAN EQUIPMENT CO.							
49	CASHMAN EQUIPMENT CO.	INCS0371534	PARTS	05/03/2022	522		2,003.00-
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 05/10/2022			
49	CASHMAN EQUIPMENT CO.	INCS0371535	PARTS	05/03/2022	522		2,583.54-
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 05/10/2022			
49	CASHMAN EQUIPMENT CO.	INPS3565679	PARTS	05/09/2022	522		191.54
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 05/10/2022			
	Total CASHMAN EQUIPMENT CO.:						4,395.00-
CHUCK VILLAR CONSTRUCTION INC.							
7277	CHUCK VILLAR CONSTRUCTIO	21181	SNOW STORAGE SPRING CLEA	05/26/2022	522		29,000.00
Street Maintenance	Gas Tax	210-450-43031	Contractual Services	0 05/31/2022			
	Total CHUCK VILLAR CONSTRUCTION INC.:						29,000.00
DO-IT CENTER							
5476	DO-IT CENTER	70303	MAINT SUPPLIES	05/18/2022	522		53.28
Eng, Public Works &	General Fund	100-460-42007	Maintenance Supplies	0 05/24/2022			
5476	DO-IT CENTER	70384	MAINT SUPPLIES	05/19/2022	522		13.24
Whitmore Pool & Re	General Fund	100-434-42007	Maintenance Supplies	0 05/24/2022			
5476	DO-IT CENTER	70384	MAINT SUPPLIES	05/19/2022	522		13.24-
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	0 06/03/2022			
5476	DO-IT CENTER	70384	MAINT SUPPLIES	05/19/2022	522		13.24
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	56118 06/03/2022			
5476	DO-IT CENTER	70541	MAINT SUPPLIES	05/21/2022	522		60.28
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 05/24/2022			
5476	DO-IT CENTER	70541	MAINT SUPPLIES	05/21/2022	522		60.28-
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 06/03/2022			
5476	DO-IT CENTER	70541	MAINT SUPPLIES	05/21/2022	522		60.28
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	60022 06/03/2022			
5476	DO-IT CENTER	70557	MAINT SUPPLIES	05/21/2022	522		18.40
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 05/24/2022			
5476	DO-IT CENTER	70557	MAINT SUPPLIES	05/21/2022	522		18.40-
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 06/03/2022			
5476	DO-IT CENTER	70557	MAINT SUPPLIES	05/21/2022	522		18.40
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	60022 06/03/2022			
5476	DO-IT CENTER	70582	MAINT SUPPLIES	05/21/2022	522		40.70
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 05/24/2022			
5476	DO-IT CENTER	70582	MAINT SUPPLIES	05/21/2022	522		40.70-
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 06/03/2022			
5476	DO-IT CENTER	70582	MAINT SUPPLIES	05/21/2022	522		40.70
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	60012 06/03/2022			
5476	DO-IT CENTER	70584	MAINT SUPPLIES	05/21/2022	522		7.15
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	0 05/24/2022			
5476	DO-IT CENTER	70584	MAINT SUPPLIES	05/21/2022	522		7.15-
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	0 06/03/2022			
5476	DO-IT CENTER	70584	MAINT SUPPLIES	05/21/2022	522		7.15
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	56118 06/03/2022			
5476	DO-IT CENTER	70689	MAINT SUPPLIES	05/23/2022	522		19.46
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 05/24/2022			
5476	DO-IT CENTER	70689	MAINT SUPPLIES	05/23/2022	522		19.46-
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	0 06/03/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
5476	DO-IT CENTER	70689	MAINT SUPPLIES	05/23/2022	522		19.46
Parks, Bldgs & Trails	General Fund	100-438-45080 Park Grounds & Bldgs	60020	06/03/2022			
5476	DO-IT CENTER	70806	DISC GOLF	05/24/2022	522		26.15
Parks, Bldgs & Trails	General Fund	100-438-45080 Park Grounds & Bldgs	60029	05/31/2022			
5476	DO-IT CENTER	70807	DISC GOLF	05/24/2022	522		18.58
Parks, Bldgs & Trails	General Fund	100-438-42007 Maintenance Supplies	60029	05/31/2022			
5476	DO-IT CENTER	70822	DISC GOLF	05/24/2022	522		38.09
Parks, Bldgs & Trails	General Fund	100-438-42007 Maintenance Supplies	60029	05/31/2022			
5476	DO-IT CENTER	70847	MAINT SUPPLIES	05/24/2022	522		4.85-
Parks, Bldgs & Trails	General Fund	100-438-45080 Park Grounds & Bldgs	60029	05/31/2022			
5476	DO-IT CENTER	70893	MAMMOTH CREEK EAST	05/24/2022	522		67.85
Parks, Bldgs & Trails	General Fund	100-438-45080 Park Grounds & Bldgs	60022	05/31/2022			
5476	DO-IT CENTER	70947	SDY REST	05/25/2022	522		24.99
Parks, Bldgs & Trails	General Fund	100-438-42007 Maintenance Supplies	60020	05/31/2022			
5476	DO-IT CENTER	71075	MAINT SUPPLIES	05/26/2022	522		8.60
Parks, Bldgs & Trails	General Fund	100-438-42007 Maintenance Supplies	60023	05/31/2022			
	Total DO-IT CENTER:						391.92
DTA ASSESSMENT ENG. SVCS INC.							
19134	DTA ASSESSMENT ENG. SVCS I	2204126	MAMMOTH LAKES/AB NEXUS S	04/30/2022	522	DIF 22-001	1,269.17
Planning Division	General Fund	100-440-43031 Contractual Services	3000	05/31/2022			
19134	DTA ASSESSMENT ENG. SVCS I	2204127	ML/AFFORDABLE HOUSING FE	04/30/2022	522	DIF 22-001	2,296.18
Planning Division	General Fund	100-440-43031 Contractual Services	3000	05/31/2022			
	Total DTA ASSESSMENT ENG. SVCS INC.:						3,565.35
EASTERN SIERRA ENGINEERING, PC.							
18740	EASTERN SIERRA ENGINEERIN	220415	04/22-SVCS	05/04/2022	522	CAP 17-009	7,860.00
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services	43606	05/10/2022			
	Total EASTERN SIERRA ENGINEERING, PC.:						7,860.00
FEDERAL EXPRESS CORP							
717	FEDERAL EXPRESS CORP	7-762-49928	SHIPPING CHGS	05/20/2022	522		14.68
Police Services	General Fund	100-420-42005 Postal Supplies & Posta	0	05/31/2022			
	Total FEDERAL EXPRESS CORP:						14.68
HANSEN, DANIEL							
8373	HANSEN, DANIEL	05/18-05/21/22	HOTEL PARKING SENIOR TRIP	05/18/2022	522		60.00
Police Services	General Fund	100-420-43150 Training, Ed, Conf & Mtg	0	05/31/2022			
	Total HANSEN, DANIEL:						60.00
HMC ARCHITECTS							
10804	HMC ARCHITECTS	162302	04/22-SVCS	05/12/2022	522	CAP 15-008	11,828.60
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services	46410	05/17/2022			
	Total HMC ARCHITECTS:						11,828.60
INTERWEST CONSULTING GROUP							
18150	INTERWEST CONSULTING GRO	77600	03/22-PLAN CHECK	04/20/2022	522		16,820.00
		[Does not exist]		0 05/24/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total INTERWEST CONSULTING GROUP:						16,820.00
JK ARCHITECTURE ENGINEERING							
18241	JK ARCHITECTURE ENGINEERI	6584	04/22-SVCS OMR & MAIN ST LA	05/09/2022	522	CAP 22-014	1,680.92
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	43636	05/10/2022			
18241	JK ARCHITECTURE ENGINEERI	6584	04/22-SVCS OMR & MAIN ST LA	05/09/2022	522	CAP 22-013	3,180.92
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services	43634	05/13/2022			
	Total JK ARCHITECTURE ENGINEERING:						4,861.84
KIMLEY-HORN AND ASSOC., INC.							
18739	KIMLEY-HORN AND ASSOC., IN	21448793	04/22-MINARET RD MUP PHASE	04/30/2022	522	CAP 22-004	36,430.00
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services	43611	05/31/2022			
	Total KIMLEY-HORN AND ASSOC., INC.:						36,430.00
KNORR SYSTEMS, INC							
18390	KNORR SYSTEMS, INC	S1239077	FILTERS	05/17/2022	522		492.51
Whitmore Pool & Re	General Fund	100-434-43031 Contractual Services	56118	05/31/2022			
	Total KNORR SYSTEMS, INC:						492.51
LWC							
18203	LWC	4219	MAIN LODGE SPECIFIC PLAN	05/24/2022	522	CR 21-001	3,185.00
Planning Division	General Fund	100-440-43031 Contractual Services	3190	05/31/2022			
	Total LWC:						3,185.00
NBS GOVERNMENT FINANCE GROUP							
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	Bluffs Maint Di	853-450-43031 Contractual Services	0	05/17/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	AD 1993-1 Ju	850-450-43031 Contractual Services	0	05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
	Mammoth Vie	861-450-43031 Contractual Services	0	05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	North Village	857-450-43031 Contractual Services	0	05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	Old Mammoth	856-450-43031 Contractual Services	0	05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0639	04/22-SVCS	05/11/2022	522		2,500.00
	Transit Faciliti	860-475-43031 Contractual Services	0	05/17/2022			
	Total NBS GOVERNMENT FINANCE GROUP:						3,500.00
NCE							
10411	NCE	220172508	04/22-SVCS	05/23/2022	522	CR 21-001	3,022.50
Planning Division	General Fund	100-440-43031 Contractual Services	3190	05/24/2022			
10411	NCE	220182502	04/22-JOHN MUIR RD/DAVISON	05/23/2022	522		11,620.00
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	05/31/2022			
	Total NCE:						14,642.50
SHEET, THE							
6678	SHEET, THE	9794	04/22-ADVERT	05/10/2022	522	TTM 21-003	328.00
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti	3197	05/24/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
6678	SHEET, THE	9796	04/22-ADVERT	05/10/2022	522		474.00
		[Does not exist]		0 05/24/2022			
6678	SHEET, THE	9797	04/22-ADVERT	05/10/2022	522	CAP 22-017	492.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43632 05/24/2022			
6678	SHEET, THE	9805	04/22-ADVERT	05/10/2022	522	TTM 22-002	234.00
Planning Division	General Fund	100-440-43130	Advertising & Legal Noti	3202 05/24/2022			
6678	SHEET, THE	9806	04/22-05/22-ADVERT	05/10/2022	522	TTM 21-001	328.00
Planning Division	General Fund	100-440-43031	Contractual Services	3185 05/24/2022			
6678	SHEET, THE	9808	04/22-05/22-ADVERT	05/10/2022	522	VAR 22-001	328.00
Planning Division	General Fund	100-440-43130	Advertising & Legal Noti	3201 05/24/2022			
6678	SHEET, THE	9809	04/22-ADVERT	05/10/2022	522	VAR 22-002	164.00
Planning Division	General Fund	100-440-43130	Advertising & Legal Noti	3204 05/24/2022			
6678	SHEET, THE	9810	04/22-ADVERT	05/10/2022	522	TTM 22-001	164.00
Planning Division	General Fund	100-440-43130	Advertising & Legal Noti	3206 05/24/2022			
Total SHEET, THE:							2,512.00
STOVER SEED COMPANY							
6240	STOVER SEED COMPANY	0887331	SEED	04/28/2022	522		600.00
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	60020 05/10/2022			
6240	STOVER SEED COMPANY	0887331	SEED	04/28/2022	522		313.14
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	56811 05/26/2022			
Total STOVER SEED COMPANY:							913.14
WESTERN NEVADA SUPPLY CO.							
155	WESTERN NEVADA SUPPLY CO	19261547	PARTS	05/05/2022	522		688.64
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56118 05/31/2022			
155	WESTERN NEVADA SUPPLY CO	19263555	MAINT SUPPLIES	05/05/2022	522		298.42
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	56811 05/31/2022			
155	WESTERN NEVADA SUPPLY CO	19283685	MAINT SUPPLIES	05/18/2022	522		456.35
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56118 05/31/2022			
155	WESTERN NEVADA SUPPLY CO	59261554	MAINT SUPPLIES	05/02/2022	522		87.54
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56811 05/31/2022			
155	WESTERN NEVADA SUPPLY CO	59277526	MAINT SUPPLIES	05/18/2022	522		308.62
Parks, Bldgs & Trails	General Fund	100-438-45080	Park Grounds & Bldgs	60020 05/31/2022			
155	WESTERN NEVADA SUPPLY CO	59283786	MAINT SUPPLIES	05/17/2022	522		51.78
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56118 05/31/2022			
Total WESTERN NEVADA SUPPLY CO.:							1,891.35
ZEE MEDICAL SERVICE CO. #34							
252	ZEE MEDICAL SERVICE CO. #3	34-058147	MEDICAL SUPPLIES	05/10/2022	522		128.34
Police Services	General Fund	100-420-42002	Office Supplies	0 05/31/2022			
Total ZEE MEDICAL SERVICE CO. #34:							128.34
Total 522:							198,653.58
ALPINE PAINT							
5517	ALPINE PAINT	M0241186	PAINT/SUPPLIES	05/18/2022	622		9.12
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/07/2022			
5517	ALPINE PAINT	M0241602	PAINT/SUPPLIES	05/31/2022	622		26.44
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
5517	ALPINE PAINT	M0241720	PAINT/SUPPLIES	06/03/2022	622		187.09
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60022 06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
Total ALPINE PAINT:							222.65
AMERIGAS							
6982 AMERIGAS		3136867204/20	05/22-SDY RST PARK/SAW MILL	05/21/2022	622		494.31
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137003947/20	05/22-POOL	05/25/2022	622		2,579.30
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities		56118 06/07/2022			
6982 AMERIGAS		3137117872/20	05/22-TOWN (S)	05/28/2022	622		16.65
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		313711787212	05/22-TOWN (Y)	05/28/2022	622		13.22
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137117877/20	05/22-TOWN (R)	05/28/2022	622		13.22
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137117879/20	05/22-TOWN (T)	05/28/2022	622		162.72
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137117881/20	05/22-TOWN (U)	05/28/2022	622		120.63
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137117883/20	05/22-TOWN (T)	05/28/2022	622		113.85
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137117885/20	05/22-SUITE (Z)	05/28/2022	622		108.96
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137117888/20	05/22-POOL	05/28/2022	622		637.46
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities		56118 06/07/2022			
6982 AMERIGAS		3137118101/20	05/22-PD	05/28/2022	622		1,071.74
Police Services	General Fund	100-420-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137121514/20	05/22-TRANSIT	05/28/2022	622		20.74
Transit Services	General Fund	100-475-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137121514/20	05/22-PARKS	05/28/2022	622		8.89
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137121515/20	05/22-PWM	05/28/2022	622		5,683.72
Garage Operations	Gas Tax	210-456-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137128406/20	05/22-MERIDIAN CT G101	05/28/2022	622		33.53
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities		0 06/07/2022			
6982 AMERIGAS		3137128407/20	05/22-MERIDIAN CT I101	05/28/2022	622		74.01
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities		0 06/07/2022			
Total AMERIGAS:							11,152.95
AT&T MOBILITY							
8453 AT&T MOBILITY		287292079320	APRIL 2022	05/17/2022	622		40.74
General Services	General Fund	100-416-43404 Public Utilities		0 06/07/2022			
Total AT&T MOBILITY:							40.74
BEST BEST & KRIEGER							
33 BEST BEST & KRIEGER		934883	05/22-PWE	05/13/2022	622		108.40
Legal Services	General Fund	100-412-43031 Contractual Services		0 06/07/2022			
33 BEST BEST & KRIEGER		934884	04/22-PERSONNEL	05/13/2022	622		383.90
Legal Services	General Fund	100-412-43031 Contractual Services		0 06/07/2022			
33 BEST BEST & KRIEGER		934885	04/22-344 STARWOOD INJUNCT	05/13/2022	622		355.29
Legal Services	General Fund	100-412-43031 Contractual Services		0 06/07/2022			
33 BEST BEST & KRIEGER		934886	04/22-THE VILLAS	05/13/2022	622		1,102.50
		[Does not exist]		0 06/07/2022			
33 BEST BEST & KRIEGER		934887	04/22-MAMMOTH MTN MAIN LO	05/13/2022	622		147.15
		[Does not exist]		0 06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
33	BEST BEST & KRIEGER	934888	04/22-APPLICANT REIMB CEQA	05/13/2022	622		931.50
		[Does not exist]		0 06/07/2022			
Total BEST BEST & KRIEGER:							3,028.74
BIG MOUNTAIN BOTTLED WATER							
3570	BIG MOUNTAIN BOTTLED WATE	2046	WATER	05/31/2022	622		233.75
General Services	General Fund	100-416-42030 Special Operational		0 06/07/2022			
3570	BIG MOUNTAIN BOTTLED WATE	2046	WATER-PD	05/31/2022	622		165.00
General Services	General Fund	100-416-42030 Special Operational		0 06/07/2022			
Total BIG MOUNTAIN BOTTLED WATER:							398.75
BLUEBIRD IMAGING							
8182	BLUEBIRD IMAGING	5021	SIGNAGE	05/13/2022	622		129.30
		[Does not exist]		0 06/07/2022			
8182	BLUEBIRD IMAGING	5021	SIGNAGE/STICKERS	05/13/2022	622		86.20
		[Does not exist]		0 06/09/2022			
Total BLUEBIRD IMAGING:							215.50
BSN SPORTS							
3627	BSN SPORTS	917191833	REC SUPPLIES	05/20/2022	622		686.85
		[Does not exist]		0 06/07/2022			
Total BSN SPORTS:							686.85
BURTON'S FIRE INC.							
6202	BURTON'S FIRE INC.	56924	PARTS	05/30/2022	622		1,002.47
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/07/2022			
Total BURTON'S FIRE INC.:							1,002.47
CALLANAN, AMY							
18791	CALLANAN, AMY	05/25-05/26/22	PER DIEM	05/25/2022	622		65.00
Eng, Public Works &	General Fund	100-460-43150 Training, Ed, Conf & Mtg		0 06/07/2022			
Total CALLANAN, AMY:							65.00
CARDNO, INC.							
18743	CARDNO, INC.	333145	05/22-SVCS	06/01/2022	622	CAP 15-008	1,190.00
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services		46410 06/07/2022			
18743	CARDNO, INC.	333273	05/22-SVCS	06/02/2022	622	CAP 22-003	17,434.75
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services		43609 06/07/2022			
18743	CARDNO, INC.	333275	05/22-SVCS	06/02/2022	622	CAP 22-005	4,772.50
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services		43612 06/07/2022			
Total CARDNO, INC.:							23,397.25
CHARTER COMMUNICATIONS							
19195	CHARTER COMMUNICATIONS	22-170647	05/22-SVCS	05/18/2022	622		50.00
Police Services	General Fund	100-420-42030 Special Operational		0 06/07/2022			
Total CHARTER COMMUNICATIONS:							50.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
CIVICPLUS INC.							
8825	CIVICPLUS INC.	227849	MUNICODE SVCS	05/31/2022	622		1,964.00
Town Clerk	General Fund	100-414-44600	Codification	0 06/07/2022			
	Total CIVICPLUS INC.:						1,964.00
CREATIVE IMAGE EMBROIDERY							
6087	CREATIVE IMAGE EMBROIDER	25284	EMBROIDERY	05/27/2022	622		112.00
Police Services	General Fund	100-420-42006	Uniforms & Personal Eq	0 06/07/2022			
	Total CREATIVE IMAGE EMBROIDERY:						112.00
DEPT OF JUSTICE							
1775	DEPT OF JUSTICE	577740	04/22-FINGERPRINT	05/04/2022	622		779.00
Police Services	General Fund	100-420-43156	DOJ Fingerprint Live	0 06/07/2022			
	Total DEPT OF JUSTICE:						779.00
DO-IT CENTER							
5476	DO-IT CENTER	70902A	PARKS AND REC	05/24/2022	622		38.26
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60020 06/07/2022			
5476	DO-IT CENTER	71600	MAINT SUPPLIES	06/01/2022	622		87.21
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/07/2022			
5476	DO-IT CENTER	71615	MAINT SUPPLIES	06/01/2022	622	TRAILS-025	3.19
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325 06/07/2022			
5476	DO-IT CENTER	71676	MAINT SUPPLIES	06/01/2022	622		26.15
Facilities Maintenanc	General Fund	100-464-42007	Maintenance Supplies	0 06/07/2022			
5476	DO-IT CENTER	71767	MAINT SUPPLIES	06/02/2022	622		6.66
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	56811 06/07/2022			
5476	DO-IT CENTER	71803	MAINT SUPPLIES	06/02/2022	622		71.74
Snow Removal	Gas Tax	210-452-42022	Street Maintenance Sup	0 06/07/2022			
5476	DO-IT CENTER	71856	MAINT SUPPLIES	06/03/2022	622		114.09
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/07/2022			
5476	DO-IT CENTER	71942	MAINT SUPPLIES	06/04/2022	622		88.39
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60022 06/07/2022			
	Total DO-IT CENTER:						435.69
EASTERN SIERRA ENGINEERING, PC.							
18740	EASTERN SIERRA ENGINEERIN	220516	05/22-SVCS	06/01/2022	622	CAP 17-009	1,580.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43606 06/07/2022			
	Total EASTERN SIERRA ENGINEERING, PC.:						1,580.00
ELK MOUNTAIN TECHNOLOGY LLC							
19147	ELK MOUNTAIN TECHNOLOGY	419	HALF OF THIRD PYMT	05/01/2022	622		5,766.66
Town Manager	General Fund	100-413-43031	Contractual Services	0 06/07/2022			
	Total ELK MOUNTAIN TECHNOLOGY LLC:						5,766.66
FEDERAL EXPRESS CORP							
717	FEDERAL EXPRESS CORP	7-755-43862	SHIPPING CHGS	05/13/2022	622		83.04
Eng, Public Works &	General Fund	100-460-42005	Postal Supplies & Posta	0 06/07/2022			
717	FEDERAL EXPRESS CORP	7-770-18609	SHIPPING CHGS	05/27/2022	622		31.12
General Services	General Fund	100-416-42005	Postal Supplies & Posta	0 06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total FEDERAL EXPRESS CORP:						114.16
FEHR PEERS							
19024	FEHR PEERS	149094	09/22-SVCS	10/07/2021	622		5,082.50
		[Does not exist]		0 06/07/2022			
	Total FEHR PEERS:						5,082.50
GAMETIME							
18193	GAMETIME	JP0185095	WHITMORE POOL DEFERRED	04/27/2022	622		29,940.00
		[Does not exist]		0 06/07/2022			
	Total GAMETIME:						29,940.00
HENKE AN ALAMO GROUP CO.							
18552	HENKE AN ALAMO GROUP CO.	8039825	PARTS	05/18/2022	622		1,660.25
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
	Total HENKE AN ALAMO GROUP CO.:						1,660.25
HIGH COUNTRY LUMBER							
830	HIGH COUNTRY LUMBER	76633	MAINT SUPPLIES	04/15/2022	622		7.95
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/07/2022			
830	HIGH COUNTRY LUMBER	77806	MAINT SUPPLIES	05/02/2022	622		17.23
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60012 06/07/2022			
830	HIGH COUNTRY LUMBER	80239	MAINT SUPPLIES	06/01/2022	622		14.00
Snow Removal	Gas Tax	210-452-42022	Street Maintenance Sup	0 06/07/2022			
830	HIGH COUNTRY LUMBER	80316	MAINT SUPPLIES	06/01/2022	622	TRAILS-025	40.92
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325 06/07/2022			
830	HIGH COUNTRY LUMBER	80516	MAINT SUPPLIES	06/02/2022	622	TRAILS-025	17.23
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325 06/07/2022			
830	HIGH COUNTRY LUMBER	80666	MAINT SUPPLIES	06/06/2022	622		83.76
Street Maintenance	Gas Tax	210-450-42022	Street Maintenance Sup	0 06/07/2022			
830	HIGH COUNTRY LUMBER	80695	MAINT SUPPLIES	06/06/2022	622		290.44
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/07/2022			
	Total HIGH COUNTRY LUMBER:						471.53
HORIZON CALIFORNIA PUBLICATIONS, INC.							
6100	HORIZON CALIFORNIA PUBLIC	300281277	05/22-TOWN CLEAN UP	05/12/2022	622		500.00
General Services	General Fund	100-416-44220	Community Support Fun	0 06/07/2022			
6100	HORIZON CALIFORNIA PUBLIC	300281316	05/22-DID YOU KNOW	05/19/2022	622		260.00
Town Manager	General Fund	100-413-43130	Advertising & Legal Noti	0 06/07/2022			
	Total HORIZON CALIFORNIA PUBLICATIONS, INC.:						760.00
INYO MONO TREE PRO							
18447	INYO MONO TREE PRO	677	TREE REMOVAL	06/03/2022	622		2,500.00
Street Maintenance	Gas Tax	210-450-43031	Contractual Services	0 06/07/2022			
	Total INYO MONO TREE PRO:						2,500.00
JACOBSSON ENGINEERING CONSTRUCTION INC.							
19194	JACOBSSON ENGINEERING CO	BT 9887	BT OVERPYMT	05/27/2022	622		112.50
	Combined Ca	001-000-10760	Cash Clearing - Busines	0 06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total JACOBSSON ENGINEERING CONSTRUCTION INC.:						112.50
KIMBALL-MIDWEST							
4812	KIMBALL-MIDWEST	9722740	PARTS	03/17/2022	622		18.10
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
4812	KIMBALL-MIDWEST	9737367	PARTS	03/23/2022	622		280.38
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
4812	KIMBALL-MIDWEST	9814585	PARTS	04/18/2022	622		181.56
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
	Total KIMBALL-MIDWEST:						480.04
MAMMOTH COMMUNITY WATER DISTRICT							
308	MAMMOTH COMMUNITY WATE	00648	LAB	05/01/2022	622		132.00
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56811 06/07/2022			
	Total MAMMOTH COMMUNITY WATER DISTRICT:						132.00
MAMMOTH DISPOSAL, INC.							
94	MAMMOTH DISPOSAL, INC.	1147231U014	06/22-WHITMOREE BALLFIELD	06/01/2022	622		313.57
Whitmore Pool & Re	General Fund	100-434-43404	Public Utilities	56811 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147276U014	06/22-SDY RST PARK	06/01/2022	622		594.50
Whitmore Pool & Re	General Fund	100-434-43404	Public Utilities	60020 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147357U014	06/22-airport	06/01/2022	622		203.06
Airport Admin & Ops	Airport	220-471-43404	Public Utilities	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147393U014	06/22-HORSESHOE LAKE	06/01/2022	622		206.10
Eng, Public Works &	General Fund	100-460-43031	Contractual Services	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147453U014	06/22-PD	06/01/2022	622		381.00
Police Services	General Fund	100-420-43404	Public Utilities	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147542U014	06/22-LAKE GEORGE	06/01/2022	622		206.10
		[Does not exist]		0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147556U014	06/22-PINE CITY	06/01/2022	622		206.10
Eng, Public Works &	General Fund	100-460-43031	Contractual Services	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147786-U014	06/22-HORSESHOE LAKE	06/01/2022	622		1,610.05
Eng, Public Works &	General Fund	100-460-43031	Contractual Services	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147897U014	06/22-PINE CITY	06/01/2022	622		805.03
Eng, Public Works &	General Fund	100-460-43031	Contractual Services	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148002U014	06/22-TRANSIT STOPS	06/01/2022	622		2,568.00
Solid Waste	Solid Waste	205-490-43404	Public Utilities	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148035U014	06/22-BUSINESS & VARIOUS LO	06/01/2022	622		1,736.00
Solid Waste	Solid Waste	205-490-43404	Public Utilities	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148070U014	06/22-C CTR	06/01/2022	622		299.00
Solid Waste	Solid Waste	205-490-43404	Public Utilities	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148310U014	06/22-SDY RST	06/01/2022	622		284.00
Whitmore Pool & Re	General Fund	100-434-43404	Public Utilities	60020 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1150086U014	06/22-SHERWIN CREEK TRAILH	06/01/2022	622		1,244.90
Measure R Trails	Measure R Tr	215-511-43031	Contractual Services	0 06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1150217U014	06/22-LIBRARY POO FARY	06/01/2022	622		146.20
		[Does not exist]		0 06/07/2022			
	Total MAMMOTH DISPOSAL, INC.:						10,803.61
MAMMOTH WELDING							
533	MAMMOTH WELDING	15884	05/22-SVCS	06/01/2022	622		1,100.00
Street Maintenance	Gas Tax	210-450-45220	Street Lights	0 06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total MAMMOTH WELDING:						1,100.00
MICHAEL BAKER INTERNATIONAL							
18064	MICHAEL BAKER INTERNATION	1148974	05/22-SVCS	06/02/2022	622		28,140.00
		[Does not exist]		0 06/07/2022			
	Total MICHAEL BAKER INTERNATIONAL:						28,140.00
MISSION LINEN SUPPLY, INC							
6482	MISSION LINEN SUPPLY, INC	516985190	GLOVES	05/05/2022	622		491.34
		[Does not exist]		0 06/07/2022			
6482	MISSION LINEN SUPPLY, INC	517136517	UNIFORMS	06/02/2022	622		41.25
Street Maintenance	Gas Tax	210-450-42006	Uniforms & Personal Eq	0 06/07/2022			
6482	MISSION LINEN SUPPLY, INC	517136518	UNIFORM	06/02/2022	622		111.42
		[Does not exist]		0 06/07/2022			
	Total MISSION LINEN SUPPLY, INC:						644.01
MOBERLY, SANDRA							
7533	MOBERLY, SANDRA	05/15-05/26/22	MILEAGE	05/25/2022	622		107.38
Planning Division	General Fund	100-440-43150	Training, Ed, Conf & Mtg	0 06/07/2022			
	Total MOBERLY, SANDRA:						107.38
MOLINA JANITORIAL SERVICE							
8617	MOLINA JANITORIAL SERVICE	6008	MAY 2022	06/02/2022	622		929.97
Airport Admin & Ops	Airport	220-471-43031	Contractual Services	0 06/07/2022			
	Total MOLINA JANITORIAL SERVICE:						929.97
MONO COUNTY INFORMATION TECHNOLOGY							
10069	MONO COUNTY INFORMATION	IT-TOML-21/22	IT SERVICE AGREEMENT 4Q 4/	05/31/2022	622		62,500.00
Information Systems	General Fund	100-418-43033	Computer Support Servi	0 06/07/2022			
	Total MONO COUNTY INFORMATION TECHNOLOGY:						62,500.00
PERIMETER SECURITY GROUP LLC							
18937	PERIMETER SECURITY GROUP	PROGRESS P	MMH SECURITY FENCE	05/27/2022	622	AIP 20-1	30,209.04
Capital Projects - Oth	Airport	220-531-43031	Contractual Services	94236 06/07/2022			
	Total PERIMETER SECURITY GROUP LLC:						30,209.04
PRECISION MECHANICAL 395 INC.							
10294	PRECISION MECHANICAL 395 I	3120	HVAC/REFRIGERATION	05/23/2022	622		1,320.39
Airport Admin & Ops	Airport	220-471-43031	Contractual Services	0 06/07/2022			
	Total PRECISION MECHANICAL 395 INC.:						1,320.39
QUILL CORPORATION							
2090	QUILL CORPORATION	25490752	OFFICE SUPPLIES	06/01/2022	622		654.14
General Services	General Fund	100-416-42002	Office Supplies	0 06/07/2022			
	Total QUILL CORPORATION:						654.14

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
RICH ENVIRONMENTAL SERVICE STATION SVCS							
10132	RICH ENVIRONMENTAL SERVIC	90501	MAY 2022	05/17/2022	622		100.00
Garage Operations	Gas Tax	210-456-43031	Contractual Services	0 06/07/2022			
Total RICH ENVIRONMENTAL SERVICE STATION SVCS:							100.00
SAMBASAFETY							
18151	SAMBASAFETY	INV00893182	MAY 2022	05/31/2022	622		204.96
Human Resources	General Fund	100-417-43140	Recruiting & Other HR	0 06/07/2022			
Total SAMBASAFETY:							204.96
SHEET, THE							
6678	SHEET, THE	9807	04/22-05/22-ADVERT	05/10/2022	622	VAR 21-001	328.00
Planning Division	General Fund	100-440-43130	Advertising & Legal Noti	3192 06/02/2022			
Total SHEET, THE:							328.00
SILVER STATE INTERNATIONAL TRUCKS							
35	SILVER STATE INTERNATIONAL	X201076533:0	PARTS	05/19/2022	622		67.34-
		[Does not exist]		0 06/07/2022			
35	SILVER STATE INTERNATIONAL	X201076540:0	PARTS	05/19/2022	622		153.83
		[Does not exist]		0 06/07/2022			
35	SILVER STATE INTERNATIONAL	X201076677:0	PARTS	05/20/2022	622		141.70
		[Does not exist]		0 06/07/2022			
Total SILVER STATE INTERNATIONAL TRUCKS:							228.19
STEVE'S AUTO & TRUCK PARTS							
1221	STEVE'S AUTO & TRUCK PART	052222	PARTS	05/24/2022	622		128.87
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052229	PARTS	05/24/2022	622		23.56
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052251	PARTS	05/24/2022	622		24.78
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052262	PARTS	05/25/2022	622		97.23
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052271	PARTS	05/25/2022	622		47.67
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052280	PARTS	05/25/2022	622		11.14
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052540	PARTS	05/31/2022	622		250.56
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052644	PARTS	06/01/2022	622		52.19
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052667	PARTS	06/01/2022	622		6.03
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052668	PARTS	06/01/2022	622		12.07
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052674	PARTS	06/01/2022	622		38.78
		[Does not exist]		0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052721	PARTS	06/02/2022	622		8.47
		[Does not exist]		0 06/07/2022			
Total STEVE'S AUTO & TRUCK PARTS:							701.35

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
THOMAS PETROLEUM, LLC							
7891	THOMAS PETROLEUM, LLC	020369A-IN	DIESEL	05/24/2022	622		30,722.10
		[Does not exist]		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	020369C-CM	GASOLINE	05/24/2022	622		40,696.28-
		[Does not exist]		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	020369R-DM	GASOLINE	05/24/2022	622		9,974.18
		[Does not exist]		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	0446938-IN	TANK FILL TAGS	06/01/2022	622		32.33
		[Does not exist]		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	0448909-IN	OIL	06/03/2022	622		2,010.20
		[Does not exist]		0 06/07/2022			
Total THOMAS PETROLEUM, LLC:							2,042.53
TITUS TOOLS LLC							
19153	TITUS TOOLS LLC	0531223970	TOOLS	05/31/2022	622		974.28
		[Does not exist]		0 06/07/2022			
Total TITUS TOOLS LLC:							974.28
TRIAD/HOLMES ASSOCIATES							
336	TRIAD/HOLMES ASSOCIATES	1021646	RIGHT OF WAY EXHIBITS	05/31/2022	622	CAP 18-002	4,573.75
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	45005 06/07/2022			
336	TRIAD/HOLMES ASSOCIATES	1021646		05/31/2022	622		1,140.00
Eng, Public Works &	General Fund	100-460-43031	Contractual Services	0 06/08/2022			
Total TRIAD/HOLMES ASSOCIATES:							5,713.75
VERIZON WIRELESS							
10652	VERIZON WIRELESS	9904929731	04/22-PD	04/23/2022	622		959.76
Police Services	General Fund	100-420-43404	Public Utilities	0 06/07/2022			
Total VERIZON WIRELESS:							959.76
WESTERN NEVADA SUPPLY CO.							
155	WESTERN NEVADA SUPPLY CO	59278825	PARTS	05/20/2022	622		757.97
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56118 06/07/2022			
Total WESTERN NEVADA SUPPLY CO.:							757.97
WHITE CAP, L.P.							
19191	WHITE CAP, L.P.	50018833922	TRAFFIC CONES	06/06/2022	622		1,712.66
		[Does not exist]		0 06/07/2022			
Total WHITE CAP, L.P.:							1,712.66
XEROX CORPORATION							
234	XEROX CORPORATION	016142221	05/22-PD	05/01/2022	622		483.87
Police Services	General Fund	100-420-46010	Equipment Lease	0 06/07/2022			
Total XEROX CORPORATION:							483.87
Total 622:							242,767.09
Grand Totals:							441,420.67

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			

Signature: DANIEL HOLLER Date

Signature: ROBERT PATTERSON Date 6/9/2022

Approval: STEPHANIE TRUJILLO Date 6/10/22

Report Criteria:

Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
[Report].Date Paid = {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
[Report].Date Paid = {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
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[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
eSCRIBE SOFTWARE LTD.							
18986	eSCRIBE SOFTWARE LTD.	US-1101	LICENSES	04/01/2022	422		750.00-
Information Systems	General Fund	100-418-48900	Computer Software - Ca	0 06/13/2022			
Total eSCRIBE SOFTWARE LTD.:							750.00-
WHITE CAP, L.P.							
19191	WHITE CAP, L.P.	50018833922	TRAFFIC CONES	06/06/2022	422		1,712.66
Police Services	General Fund	100-420-43150	Training, Ed, Conf & Mtg	0 06/13/2022			
Total WHITE CAP, L.P.:							1,712.66
Total 422:							962.66
AT&T DOJ LINE							
18336	AT&T DOJ LINE	18144615	DOJ PHONE LINE FOR LIVESCA	05/01/2022	522		713.39
Police Services	General Fund	100-420-43031	Contractual Services	0 05/24/2022			
Total AT&T DOJ LINE:							713.39
CALIFORNIA BUILDING OFFICIALS							
10769	CALIFORNIA BUILDING OFFICIA	15145	WEBINAR-T PERRY	04/24/2022	522		70.00
Building Division	General Fund	100-442-43150	Training, Ed, Conf & Mtg	0 05/17/2022			
Total CALIFORNIA BUILDING OFFICIALS:							70.00
CARDNO, INC.							
18743	CARDNO, INC.	330695A	SR 203/MAIN ST CROSSWALK	04/27/2022	522	CAP 22-007	890.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43614 05/17/2022			
18743	CARDNO, INC.	331881	04/22-SVCS	05/16/2022	522	CAP 22-007	11,192.13
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43614 05/17/2022			
18743	CARDNO, INC.	331882	04/22-SVCS	05/16/2022	522	CAP 22-005	22,270.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43612 05/17/2022			
18743	CARDNO, INC.	332241	04/22-SVCS	05/20/2022	522	CAP 15-008	5,619.45
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	46410 05/24/2022			
18743	CARDNO, INC.	332653	04/22-SVCS	05/26/2022	522	CAP 22-003	11,186.88
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43609 05/31/2022			
Total CARDNO, INC.:							51,158.46
CASHMAN EQUIPMENT CO.							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
49	CASHMAN EQUIPMENT CO.	INCS0371534	PARTS	05/03/2022	522		2,003.00-
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 05/10/2022			
49	CASHMAN EQUIPMENT CO.	INCS0371535	PARTS	05/03/2022	522		2,583.54-
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 05/10/2022			
49	CASHMAN EQUIPMENT CO.	INPS3565679	PARTS	05/09/2022	522		191.54
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 05/10/2022			
	Total CASHMAN EQUIPMENT CO.:						4,395.00-
DTA ASSESSMENT ENG. SVCS INC.							
19134	DTA ASSESSMENT ENG. SVCS I	2204126	MAMMOTH LAKES/AB NEXUS S	04/30/2022	522	DIF 22-001	1,269.17
Planning Division	General Fund	100-440-43031	Contractual Services	3000 05/31/2022			
19134	DTA ASSESSMENT ENG. SVCS I	2204127	ML/AFFORDABLE HOUSING FE	04/30/2022	522	DIF 22-001	2,296.18
Planning Division	General Fund	100-440-43031	Contractual Services	3000 05/31/2022			
	Total DTA ASSESSMENT ENG. SVCS INC.:						3,565.35
EASTERN SIERRA ENGINEERING, PC.							
18740	EASTERN SIERRA ENGINEERIN	220415	04/22-SVCS	05/04/2022	522	CAP 17-009	7,860.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43606 05/10/2022			
	Total EASTERN SIERRA ENGINEERING, PC.:						7,860.00
FEDERAL EXPRESS CORP							
717	FEDERAL EXPRESS CORP	7-762-49928	SHIPPING CHGS	05/20/2022	522		14.68
Police Services	General Fund	100-420-42005	Postal Supplies & Posta	0 05/31/2022			
	Total FEDERAL EXPRESS CORP:						14.68
HANSEN, DANIEL							
8373	HANSEN, DANIEL	05/18-05/21/22	HOTEL PARKING SENIOR TRIP	05/18/2022	522		60.00
Police Services	General Fund	100-420-43150	Training, Ed, Conf & Mtg	0 05/31/2022			
	Total HANSEN, DANIEL:						60.00
HMC ARCHITECTS							
10804	HMC ARCHITECTS	162302	04/22-SVCS	05/12/2022	522	CAP 15-008	11,828.60
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	46410 05/17/2022			
	Total HMC ARCHITECTS:						11,828.60
INTERWEST CONSULTING GROUP							
18150	INTERWEST CONSULTING GRO	77600	03/22-PLAN CHECK	04/20/2022	522		16,820.00
Building Division	General Fund	100-442-43031	Contractual Services	0 05/24/2022			
	Total INTERWEST CONSULTING GROUP:						16,820.00
JK ARCHITECTURE ENGINEERING							
18241	JK ARCHITECTURE ENGINEERI	6584	04/22-SVCS OMR & MAIN ST LA	05/09/2022	522	CAP 22-014	1,680.92
Eng, Public Works &	General Fund	100-460-43031	Contractual Services	43636 05/10/2022			
18241	JK ARCHITECTURE ENGINEERI	6584	04/22-SVCS OMR & MAIN ST LA	05/09/2022	522	CAP 22-013	3,180.92
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43634 05/13/2022			
	Total JK ARCHITECTURE ENGINEERING:						4,861.84

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
KIMLEY-HORN AND ASSOC., INC.							
18739	KIMLEY-HORN AND ASSOC., IN	21448793	04/22-MINARET RD MUP PHASE	04/30/2022	522	CAP 22-004	36,430.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43611 05/31/2022			
Total KIMLEY-HORN AND ASSOC., INC.:							36,430.00
NBS GOVERNMENT FINANCE GROUP							
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	Bluffs Maint Di	853-450-43031	Contractual Services	0 05/17/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	AD 1993-1 Ju	850-450-43031	Contractual Services	0 05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
	Mammoth Vie	861-450-43031	Contractual Services	0 05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	North Village	857-450-43031	Contractual Services	0 05/23/2022			
5991	NBS GOVERNMENT FINANCE G	202205-0638	04/22-SVCS	05/11/2022	522		200.00
Street Maintenance	Old Mammoth	856-450-43031	Contractual Services	0 05/23/2022			
Total NBS GOVERNMENT FINANCE GROUP:							1,000.00
NCE							
10411	NCE	220182502	04/22-JOHN MUIR RD/DAVISON	05/23/2022	522		11,620.00
Streets - LTC Progra	Local Transpo	250-540-43031	Contractual Services	0 05/31/2022			
Total NCE:							11,620.00
SHEET, THE							
6678	SHEET, THE	9796	04/22-ADVERT	05/10/2022	522		474.00
		[Does not exist]		0 05/24/2022			
Total SHEET, THE:							474.00
ZEE MEDICAL SERVICE CO. #34							
252	ZEE MEDICAL SERVICE CO. #3	34-058147	MEDICAL SUPPLIES	05/10/2022	522		128.34
Police Services	General Fund	100-420-42002	Office Supplies	0 05/31/2022			
Total ZEE MEDICAL SERVICE CO. #34:							128.34
Total 522:							142,209.66
ALPINE PAINT							
5517	ALPINE PAINT	M0241720	PAINT/SUPPLIES	06/03/2022	622		187.09
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60022 06/07/2022			
Total ALPINE PAINT:							187.09
AMERICAN LEAK DETECTION							
19197	AMERICAN LEAK DETECTION	9446	05/22-SVCS	05/19/2022	622		2,265.00
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	56118 06/14/2022			
Total AMERICAN LEAK DETECTION:							2,265.00
AMERIGAS							
6982	AMERIGAS	3136867204/20	05/22-SDY RST PARK/SAW MILL	05/21/2022	622		494.31
Parks, Bldgs & Trails	General Fund	100-438-43404	Public Utilities	0 06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
6982	AMERIGAS	3137003947/20	05/22-POOL	05/25/2022	622		2,579.30
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities	56118	06/07/2022			
6982	AMERIGAS	3137117872/20	05/22-TOWN (S)	05/28/2022	622		16.65
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137117874/20	05/22-TOWN (Y)	05/28/2022	622		13.22
General Services	General Fund	100-416-43404 Public Utilities	0	06/15/2022			
6982	AMERIGAS	3137117877/20	05/22-TOWN (R)	05/28/2022	622		13.22
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137117879/20	05/22-TOWN (T)	05/28/2022	622		162.72
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137117881/20	05/22-TOWN (U)	05/28/2022	622		120.63
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137117883/20	05/22-TOWN (T)	05/28/2022	622		113.85
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137117885/20	05/22-SUITE (Z)	05/28/2022	622		108.96
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137117888/20	05/22-POOL	05/28/2022	622		637.46
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	56118	06/07/2022			
6982	AMERIGAS	3137118101/20	05/22-PD	05/28/2022	622		1,071.74
Police Services	General Fund	100-420-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137121514/20	05/22-TRANSIT	05/28/2022	622		20.74
Transit Services	General Fund	100-475-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137121514/20	05/22-PARKS	05/28/2022	622		8.89
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137121515/20	05/22-PWM	05/28/2022	622		5,683.72
Garage Operations	Gas Tax	210-456-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137128406/20	05/22-MERIDIAN CT G101	05/28/2022	622		33.53
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137128407/20	05/22-MERIDIAN CT I101	05/28/2022	622		74.01
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities	0	06/07/2022			
6982	AMERIGAS	3137444253/20	06/22-POOL	06/04/2022	622		1,213.89
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	56118	06/14/2022			
Total AMERIGAS:							12,366.84
AT&T DOJ LINE							
18336	AT&T DOJ LINE	18291144	DOJ PHONE LINE FOR LIVESCA	06/01/2022	622		713.39
Police Services	General Fund	100-420-43031 Contractual Services	0	06/14/2022			
Total AT&T DOJ LINE:							713.39
AT&T MOBILITY							
8453	AT&T MOBILITY	287292079320	APRIL 2022	05/17/2022	622		40.74
General Services	General Fund	100-416-43404 Public Utilities	0	06/07/2022			
Total AT&T MOBILITY:							40.74
AVIATION INSIGHTS, LLC							
19188	AVIATION INSIGHTS, LLC	APRIL-MAY 20	MAY 2022 AIRPORT CONSULTA	05/31/2022	622		29,680.49
Airport Admin & Ops	Airport	220-471-43031 Contractual Services	0	06/14/2022			
Total AVIATION INSIGHTS, LLC:							29,680.49
BEST BEST & KRIEGER							
33	BEST BEST & KRIEGER	934886	04/22-THE VILLAS	05/13/2022	622	TTM 21-001	1,102.50
Planning Division	General Fund	100-440-43031 Contractual Services	3185	06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
33	BEST BEST & KRIEGER	934887	04/22-MAMMOTH MTN MAIN LO	05/13/2022	622		147.15
		[Does not exist]		0 06/07/2022			
33	BEST BEST & KRIEGER	934888	04/22-APPLICANT REIMB CEQA	05/13/2022	622		931.50
		[Does not exist]		0 06/07/2022			
33	BEST BEST & KRIEGER	936269	04/22-GENERAL	05/31/2022	622		5,295.67
Legal Services	General Fund	100-412-43031	Contractual Services	0 06/14/2022			
Total BEST BEST & KRIEGER:							7,476.82
BIG MOUNTAIN BOTTLED WATER							
3570	BIG MOUNTAIN BOTTLED WATE	2014	WATER	05/31/2022	622		110.00
Airport Admin & Ops	Airport	220-471-43031	Contractual Services	0 06/14/2022			
Total BIG MOUNTAIN BOTTLED WATER:							110.00
BISHOP AUTOMOTIVE CENTER							
18309	BISHOP AUTOMOTIVE CENTER	1-58457	PARTS	04/27/2022	622		2,309.77
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
18309	BISHOP AUTOMOTIVE CENTER	1-59075	PARTS	06/06/2022	622		9,489.39
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
18309	BISHOP AUTOMOTIVE CENTER	1-GS58564	PARTS	04/27/2022	622		1,373.63
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
Total BISHOP AUTOMOTIVE CENTER:							13,172.79
BLUEBIRD IMAGING							
8182	BLUEBIRD IMAGING	5021	SIGNAGE AND TEE STICKERS	05/13/2022	622		129.30
	Trust Deposits	900-000-28035	Donations Shady Rest	0 06/07/2022			
8182	BLUEBIRD IMAGING	5021	SIGNAGE	05/13/2022	622		86.20
Whitmore Pool & Re	General Fund	100-434-43120	Printing & Reproduction	56118 06/09/2022			
Total BLUEBIRD IMAGING:							215.50
BRANDLEY ENGINEERING, INC.							
3443	BRANDLEY ENGINEERING, INC.	10463	AIRPORT LAYOUT PLANS	06/06/2022	622		6,467.50
		[Does not exist]		0 06/14/2022			
3443	BRANDLEY ENGINEERING, INC.	10464	05/22-SVCS	06/06/2022	622		3,827.50
		[Does not exist]		0 06/14/2022			
3443	BRANDLEY ENGINEERING, INC.	10465	05/22-SVCS	06/06/2022	622		2,075.00
		[Does not exist]		0 06/14/2022			
Total BRANDLEY ENGINEERING, INC.:							12,370.00
BRITT'S DIESEL & AUTOMOTIVE							
2559	BRITT'S DIESEL & AUTOMOTIV	58009	PARTS	06/07/2022	622		85.94
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
Total BRITT'S DIESEL & AUTOMOTIVE:							85.94
BSN SPORTS							
3627	BSN SPORTS	917191833	REC SUPPLIES	05/20/2022	622		686.85
		[Does not exist]		0 06/07/2022			
Total BSN SPORTS:							686.85

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
BUSWEST							
7396	BUSWEST	XA410034424:	PARTS	06/08/2022	622		451.92
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
Total BUSWEST:							451.92
CAL FIRE							
18941	CAL FIRE	1453241	05/22-SVCS	06/10/2022	622	TRAILS-023	226.94
Measure R Trails	Measure R Tr	215-511-43031	Contractual Services	323 06/14/2022			
Total CAL FIRE:							226.94
CALIFORNIA ASSOC. FOR LOCAL ECONOMIC DEV							
18259	CALIFORNIA ASSOC. FOR LOC	300004054	MEMBERSHIP-S MOBERLY	05/24/2022	622		350.00
		[Does not exist]		0 06/14/2022			
Total CALIFORNIA ASSOC. FOR LOCAL ECONOMIC DEV:							350.00
CALIFORNIA POLICE CHIEFS ASSOCIATION							
981	CALIFORNIA POLICE CHIEFS A	22171	MEMBERSHIP-A DAVIS	05/01/2022	622		348.00
Police Services	General Fund	100-420-43110	Mem'ships, Dues, Subsc	0 06/14/2022			
Total CALIFORNIA POLICE CHIEFS ASSOCIATION:							348.00
CALLANAN, AMY							
18791	CALLANAN, AMY	05/25-05/26/22	PER DIEM	05/25/2022	622		65.00
Eng, Public Works &	General Fund	100-460-43150	Training, Ed, Conf & Mtg	0 06/07/2022			
Total CALLANAN, AMY:							65.00
CARDNO, INC.							
18743	CARDNO, INC.	333145	05/22-SVCS	06/01/2022	622	CAP 15-008	1,190.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	46410 06/07/2022			
18743	CARDNO, INC.	333273	05/22-SVCS	06/02/2022	622	CAP 22-003	17,434.75
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43609 06/07/2022			
18743	CARDNO, INC.	333275	05/22-SVCS	06/02/2022	622	CAP 22-005	4,772.50
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43612 06/07/2022			
Total CARDNO, INC.:							23,397.25
CHARTER COMMUNICATIONS							
19195	CHARTER COMMUNICATIONS	22-170647	05/22-SVCS	05/18/2022	622		50.00
Police Services	General Fund	100-420-42030	Special Operational	0 06/07/2022			
Total CHARTER COMMUNICATIONS:							50.00
COLANTUONO, HIGHSMITH &WHATLEY, PC							
18736	COLANTUONO, HIGHSMITH &W	52149	05/22-SVCS	06/06/2022	622		778.00
Town Council	General Fund	100-410-43031	Contractual Services	0 06/14/2022			
Total COLANTUONO, HIGHSMITH &WHATLEY, PC:							778.00
CREATIVE BUS SALES, INC.							
6623	CREATIVE BUS SALES, INC.	XA113005979:	PARTS	06/09/2022	622		1,168.21
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total CREATIVE BUS SALES, INC.:						1,168.21
CREATIVE IMAGE EMBROIDERY							
6087	CREATIVE IMAGE EMBROIDER	25284	EMBROIDERY	05/27/2022	622		112.00
Police Services	General Fund	100-420-42006	Uniforms & Personal Eq	0 06/07/2022			
	Total CREATIVE IMAGE EMBROIDERY:						112.00
CROCKETT-STOLTZFUS STORAGE							
5615	CROCKETT-STOLTZFUS STORA	STORAGE 26	APRIL-JUNE 2022	05/01/2022	622		525.00
Police Services	General Fund	100-420-43031	Contractual Services	0 06/14/2022			
	Total CROCKETT-STOLTZFUS STORAGE:						525.00
DEPT OF JUSTICE							
1775	DEPT OF JUSTICE	577740	04/22-FINGERPRINT	05/04/2022	622		779.00
Police Services	General Fund	100-420-43156	DOJ Fingerprint Live	0 06/07/2022			
	Total DEPT OF JUSTICE:						779.00
DOGGIE WALK BAGS, INC							
7304	DOGGIE WALK BAGS, INC	0100715-IN	DOGGIE BAGS	05/26/2022	622		812.15
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60021 06/14/2022			
7304	DOGGIE WALK BAGS, INC	0100715-IN	DOGGIE BAGS	05/26/2022	622		500.00
Whitmore Pool & Re	General Fund	100-434-42007	Maintenance Supplies	56811 06/14/2022			
	Total DOGGIE WALK BAGS, INC:						1,312.15
DO-IT CENTER							
5476	DO-IT CENTER	70902A	PARKS AND REC	05/24/2022	622		38.26
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60020 06/07/2022			
5476	DO-IT CENTER	71767	MAINT SUPPLIES	06/02/2022	622		6.66
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	56811 06/07/2022			
5476	DO-IT CENTER	71942	MAINT SUPPLIES	06/04/2022	622		88.39
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60022 06/07/2022			
5476	DO-IT CENTER	72203	MAINT SUPPLIES	06/07/2022	622		9.69
Code Compliance	General Fund	100-444-42006	Uniforms & Personal Eq	0 06/14/2022			
5476	DO-IT CENTER	72239	MAINT SUPPLIES	06/07/2022	622		2.11
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
5476	DO-IT CENTER	72255	MAINT SUPPLIES	06/07/2022	622		183.42
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
5476	DO-IT CENTER	72257	MAINT SUPPLIES	06/07/2022	622		98.89
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
5476	DO-IT CENTER	72258	MAINT SUPPLIES	06/07/2022	622		98.89-
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
5476	DO-IT CENTER	72259	MAINT SUPPLIES	06/07/2022	622		14.52
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
5476	DO-IT CENTER	72282	MAINT SUPPLIES	06/07/2022	622		15.51
Police Services	General Fund	100-420-42002	Office Supplies	0 06/14/2022			
5476	DO-IT CENTER	72316	MAINT SUPPLIES	06/08/2022	622		45.63
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
5476	DO-IT CENTER	72331	MAINT SUPPLIES	06/08/2022	622		27.36
Street Maintenance	Gas Tax	210-450-42025	Traffic Safety Supplies	0 06/14/2022			
5476	DO-IT CENTER	72334	MAINT SUPPLIES	06/08/2022	622	TRAILS-025	80.94
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title		GL Activity Number	Input Date		
5476	DO-IT CENTER	72631	MAINT SUPPLIES	06/10/2022	622		43.61
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0	06/14/2022		
5476	DO-IT CENTER	72729	MAINT SUPPLIES	06/11/2022	622		8.43
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0	06/14/2022		
5476	DO-IT CENTER	72744	MAINT SUPPLIES	06/11/2022	622	TRAILS-025	11.63
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325	06/14/2022		
5476	DO-IT CENTER	72749	MAINT SUPPLIES	06/11/2022	622		8.30
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0	06/14/2022		
5476	DO-IT CENTER	72877	MAINT SUPPLIES	06/13/2022	622		12.60
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0	06/14/2022		
5476	DO-IT CENTER	72907	MAINT SUPPLIES	06/13/2022	622		15.56
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0	06/14/2022		
5476	DO-IT CENTER	72944	MAINT SUPPLIES	06/14/2022	622		28.98
Whitmore Pool & Re	General Fund	100-434-45080	Park Grounds & Bldgs	0	06/14/2022		
5476	DO-IT CENTER	K72236	MAINT SUPPLIES	06/07/2022	622		3.47
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0	06/14/2022		
5476	DO-IT CENTER	K72508	MAINT SUPPLIES	06/09/2022	622	TRAILS-025	290.91
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325	06/14/2022		
5476	DO-IT CENTER	K72562	MAINT SUPPLIES	06/10/2022	622		127.88
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0	06/14/2022		
Total DO-IT CENTER:							1,063.86
DRONENERDS INC.							
19200	DRONENERDS INC.	I260708505	DRONE	06/07/2022	622		15,358.00
Police Services	General Fund	100-420-42030	Special Operational	0	06/14/2022		
Total DRONENERDS INC.:							15,358.00
EASTERN SIERRA ENGINEERING, PC.							
18740	EASTERN SIERRA ENGINEERIN	220516	05/22-SVCS	06/01/2022	622	CAP 17-009	1,580.00
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	43606	06/07/2022		
Total EASTERN SIERRA ENGINEERING, PC.:							1,580.00
ESTA							
7884	ESTA	220603-01	ROUTE HRS MAY 2022	06/03/2022	622		77,108.29
Transit Services	General Fund	100-475-43031	Contractual Services	0	06/14/2022		
Total ESTA:							77,108.29
FEDERAL EXPRESS CORP							
717	FEDERAL EXPRESS CORP	7-740-30179A	SHIPPING CHGS	04/29/2022	622		18.80
Police Services	General Fund	100-420-42005	Postal Supplies & Posta	0	06/14/2022		
717	FEDERAL EXPRESS CORP	7-755-43862	SHIPPING CHGS	05/13/2022	622		83.04
Eng, Public Works &	General Fund	100-460-42005	Postal Supplies & Posta	0	06/07/2022		
Total FEDERAL EXPRESS CORP:							101.84
FEHR PEERS							
19024	FEHR PEERS	149094	09/22-SVCS	10/07/2021	622		5,082.50
		[Does not exist]		0	06/07/2022		
Total FEHR PEERS:							5,082.50

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
FIRST NATIONAL BANK OF OMAHA							
3387	FIRST NATIONAL BANK OF OMA	05/22-A DAVIS	WIPES	05/01/2022	622		9.47
Police Services	General Fund	100-420-42002 Office Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-A DAVIS	FLOOR PUMP FOR E BIKE	05/01/2022	622		49.15
Police Services	General Fund	100-420-46440 Office Equip & Furniture		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	FILTERS	05/01/2022	622		175.94
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	AMAZON-RECOIL STARTER	05/01/2022	622		22.60
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	AMAZON-AIR FILTER	05/01/2022	622		21.34
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	DIRECT TV	05/01/2022	622		86.99
Airport Admin & Ops	Airport	220-471-43031 Contractual Services		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	AMAZON-SPARK PLUG	05/01/2022	622		13.40
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	AMAZON-PRIME SUBSCRIPTIO	05/01/2022	622		16.15
Airport Admin & Ops	Airport	220-471-43031 Contractual Services		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	PRINT TOOL	05/01/2022	622		88.90
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	BLINDS	05/01/2022	622		383.64
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	DIRECT TV	05/01/2022	622		156.98
Airport Admin & Ops	Airport	220-471-43031 Contractual Services		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-AIRPOR	AMAZON-MAINT SUPPLIES	05/01/2022	622		149.08
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	ICC TRAINING	05/01/2022	622		190.72
Building Division	General Fund	100-442-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	MEETING EXPENSE	05/01/2022	622		126.52
Building Division	General Fund	100-442-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TOWN CLEAN UP DAY	05/01/2022	622		62.91
General Services	General Fund	100-416-44220 Community Support Fun		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TOWN CLEAN UP DAY	05/01/2022	622		250.19
General Services	General Fund	100-416-44220 Community Support Fun		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TOWN CLEAN UP DAY	05/01/2022	622		85.04
General Services	General Fund	100-416-44220 Community Support Fun		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TOWN CLEAN UP DAY	05/01/2022	622		387.75
General Services	General Fund	100-416-44220 Community Support Fun		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	CHAMBER LUNCH	05/01/2022	622		35.00
Planning Division	General Fund	100-440-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	COUNTY FILING FEE	05/01/2022	622	VAR 21-001	50.41
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti		3192 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	COUNTY FILING FEE	05/01/2022	622	VAR 22-001	50.41
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti		3201 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	COUNTY FILING FEE	05/01/2022	622	VAR 22-002	50.42
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti		3204 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	COUNTY FILING FEE	05/01/2022	622	TTM 22-002	50.42
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti		3202 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	COUNTY FILING FEE	05/01/2022	622	TTM 21-001	50.42
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti		3185 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	COUNTY FILING FEE	05/01/2022	622	TTM 22-001	50.42
Planning Division	General Fund	100-440-43130 Advertising & Legal Noti		3206 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TOWN CLEAN UP DAY	05/01/2022	622		100.95
General Services	General Fund	100-416-44220 Community Support Fun		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TRAINING-T PERRY	05/01/2022	622		100.00
Building Division	General Fund	100-442-43150 Training, Ed, Conf & Mtg		0 06/15/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TRAINING-S MOBERLY	05/01/2022	622		100.00
Planning Division	General Fund	100-440-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TRAINING	05/01/2022	622		87.16
Planning Division	General Fund	100-440-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-C DEV	TRAINING WEBINAR-S MOBERL	05/01/2022	622		395.00
Planning Division	General Fund	100-440-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-FINANC	MEETING EXPENSE	05/01/2022	622		95.69
Finance	General Fund	100-415-42030 Special Operational		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-J HEILM	MY PATRIOT SUPPLY-DRYED F	05/01/2022	622		32.90
Police Services	General Fund	100-420-42030 Special Operational		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-J VETTE	FIREARM STOCK	05/01/2022	622		257.38
Police Services	General Fund	100-420-46450 Firearms		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-LON	RADIOS	05/01/2022	622		242.43
Street Maintenance	Gas Tax	210-450-42025 Traffic Safety Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-LON	PARTS	05/01/2022	622		161.51
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	LODGING-A MUIR	05/01/2022	622		779.35
Police Services	General Fund	100-420-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	CHAIR	05/01/2022	622		174.01
Police Services	General Fund	100-420-46440 Office Equip & Furniture		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	DISH NETWORK	05/01/2022	622		110.24
Police Services	General Fund	100-420-43031 Contractual Services		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	RUBBER STAMPS	05/01/2022	622		40.63
Police Services	General Fund	100-420-42002 Office Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	AMAZON BATTERIES	05/01/2022	622		129.61
Police Services	General Fund	100-420-42002 Office Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	AMAZON BATTERY	05/01/2022	622		92.65
Police Services	General Fund	100-420-42002 Office Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	ADOBE	05/01/2022	622		54.99
Police Services	General Fund	100-420-43110 Mem'ships, Dues, Subsc		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PD	TRAINING-L MCCUTCHAN	05/01/2022	622		250.00
Police Services	General Fund	100-420-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PERSO	JOB ADVERT	05/01/2022	622		159.00
Human Resources	General Fund	100-417-43140 Recruiting & Other HR		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PERSO	CALPELRA MEMBERSHIP	05/01/2022	622		380.00
Human Resources	General Fund	100-417-43110 Mem'ships, Dues, Subsc		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PWE	TRAINING-RILEY	05/01/2022	622		75.00
Eng, Public Works &	General Fund	100-460-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PWE	TRAINING-RILEY	05/01/2022	622		24.95
Eng, Public Works &	General Fund	100-460-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PWE	TRAINING-RILEY	05/01/2022	622		100.00
Eng, Public Works &	General Fund	100-460-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PWE	STEVES NAPA	05/01/2022	622		64.12
Eng, Public Works &	General Fund	100-460-42007 Maintenance Supplies		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PWE	TRAINING-M FREEDMAN	05/01/2022	622		24.95
Eng, Public Works &	General Fund	100-460-43150 Training, Ed, Conf & Mtg		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-PWE	COMBO LOCK	05/01/2022	622		1,581.76
Facilities Maintenanc	General Fund	100-464-43031 Contractual Services		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	JOB POSTING	05/01/2022	622		144.50
Recreation Programs	General Fund	100-432-43130 Advertising & Legal Noti		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	ONLINE SCHEDULING	05/01/2022	622		33.00
Whitmore Pool & Re	General Fund	100-434-43031 Contractual Services		56118 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	JOB CENTER	05/01/2022	622		75.00
Recreation Programs	General Fund	100-432-43031 Contractual Services		0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	DISC FOR DISC GOLF PARK	05/01/2022	622		439.73
Whitmore Pool & Re	General Fund	100-434-42008 Recreation Supplies		0 06/15/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	BARRICADES	05/01/2022	622		1,965.54
Recreation Programs	Measure U Uti	217-432-42008	Recreation Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	BIKE REPAIR	05/01/2022	622		30.00
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	61015 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	ICLOUD	05/01/2022	622		.99
Recreation Programs	General Fund	100-432-43031	Contractual Services	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	STAFF SCHEDULING PLATFOR	05/01/2022	622		80.00
Whitmore Pool & Re	General Fund	100-434-43031	Contractual Services	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	REPLACE TENT FRAME	05/01/2022	622		349.44
Recreation Programs	Measure R Sa	216-432-42008	Recreation Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	BIKE TUBES	05/01/2022	622		17.46
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	61015 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	CONTRACT WORKERS	05/01/2022	622		36.00
Whitmore Pool & Re	General Fund	100-434-42030	Special Operational	56118 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	CRASH PAD	05/01/2022	622		643.42
Recreation Programs	Measure R Sa	216-432-42008	Recreation Supplies	61004 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	CRASH PAD	05/01/2022	622		373.54
Recreation Programs	Measure R Sa	216-432-42008	Recreation Supplies	61004 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	FLAGS	05/01/2022	622		204.28
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	JOB CENTER AD	05/01/2022	622		75.00
Multi-Use Facility	Fractional Mell	858-436-43031	Contractual Services	56120 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	CAMPS	05/01/2022	622		193.95
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	61009 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	SOFTBALLS	05/01/2022	622		452.42
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	63003 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	CAR WASH	05/01/2022	622		28.08
Recreation Programs	General Fund	100-432-43031	Contractual Services	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	VACUUM	05/01/2022	622		66.36
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	FIRST AID SUPPLIES	05/01/2022	622		25.30
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	FIRST AID SUPPLIES	05/01/2022	622		31.42
Recreation Programs	General Fund	100-432-42008	Recreation Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	LITTLE SLUGGERS SNACKS	05/01/2022	622		47.90
Recreation Programs	General Fund	100-432-42030	Special Operational	62001 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-REC	LIFEGUARD CERTIFICATION	05/01/2022	622		246.00
Whitmore Pool & Re	General Fund	100-434-43150	Training, Ed, Conf & Mtg	56118 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-S SHULT	REGISTRATION	05/01/2022	622		1,475.00
Airport Admin & Ops	Airport	220-471-43150	Training, Ed, Conf & Mtg	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-S SHULT	FLIGHT	05/01/2022	622		128.60
Airport Admin & Ops	Airport	220-471-43150	Training, Ed, Conf & Mtg	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-S SHULT	FLIGHT	05/01/2022	622		139.00
Airport Admin & Ops	Airport	220-471-43150	Training, Ed, Conf & Mtg	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-S SHULT	TRAINING	05/01/2022	622		279.00
Airport Admin & Ops	Airport	220-471-43150	Training, Ed, Conf & Mtg	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-S SHULT	EXPEDIA	05/01/2022	622		2.22
Airport Admin & Ops	Airport	220-471-43150	Training, Ed, Conf & Mtg	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-S SHULT	EXPEDIA	05/01/2022	622		19.56
Airport Admin & Ops	Airport	220-471-43150	Training, Ed, Conf & Mtg	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T CLER	EMPLOYEE ENGAGMENT	05/01/2022	622		140.40
Town Clerk	General Fund	100-414-42030	Special Operational	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T CLER	NAME PLATES	05/01/2022	622		106.45
General Services	General Fund	100-416-42002	Office Supplies	0 06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T MGR	LODGING-D HOLLER	05/01/2022	622		538.02
Town Manager	General Fund	100-413-43150	Training, Ed, Conf & Mtg	0 06/15/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
3387	FIRST NATIONAL BANK OF OMA	05/22-T MGR	PARKING-D HOLLER	05/01/2022	622		5.00
Town Manager	General Fund	100-413-43150 Training, Ed, Conf & Mtg	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T MGR	LODGING-D HOLLER	05/01/2022	622		244.01
Town Manager	General Fund	100-413-43150 Training, Ed, Conf & Mtg	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T MGR	LODGING-B SAUSER	05/01/2022	622		244.01
Town Council	General Fund	100-410-43150 Training, Ed, Conf & Mtg	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T MGR	PARKING-D HOLLER	05/01/2022	622		10.00
Town Manager	General Fund	100-413-43150 Training, Ed, Conf & Mtg	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-T MGR	PARKING-D HOLLER	05/01/2022	622		3.00
Town Manager	General Fund	100-413-43150 Training, Ed, Conf & Mtg	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-TODD	CRISCO	05/01/2022	622		40.47
Street Maintenance	Gas Tax	210-450-42025 Traffic Safety Supplies	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-TOML 46	LODGING-T PERRY	05/01/2022	622		534.50
Building Division	General Fund	100-442-43150 Training, Ed, Conf & Mtg	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-TOML 46	PERMIT AD	05/01/2022	622		299.80
Building Division	General Fund	100-442-43130 Advertising & Legal Noti	0	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-TRAILS	VISTA PRINT	05/01/2022	622	TRAILS-017	83.16
Measure R Trails	Measure R Tr	215-511-42007 Maintenance Supplies	317	06/15/2022			
3387	FIRST NATIONAL BANK OF OMA	05/22-TRAILS	GLOVES	05/01/2022	622	TRAILS-019	20.46
Measure R Trails	Measure R Tr	215-511-42007 Maintenance Supplies	319	06/15/2022			
Total FIRST NATIONAL BANK OF OMAHA:							18,100.54
FRONTIER COMMUNICATIONS							
10869	FRONTIER COMMUNICATIONS	05/22-7493	05/22-TOWN	05/28/2022	622		56.91
General Services	General Fund	100-416-43404 Public Utilities	0	06/14/2022			
Total FRONTIER COMMUNICATIONS:							56.91
GAMETIME							
18193	GAMETIME	JP0185095	WHITMORE POOL DEFERRED	04/27/2022	622		29,940.00
Whitmore Pool & Re	General Fund	100-434-43031 Contractual Services	56118	06/07/2022			
18193	GAMETIME	PJI-0186348	BIKE RACKS	06/08/2022	622		13,970.00
Parks, Bldgs & Trails	General Fund	100-438-45081 Signage Maintenance	0	06/14/2022			
18193	GAMETIME	PJI-0186348	BIKE RACKS	06/08/2022	622	TRAILS-020	2,962.62
Measure R Trails	Measure R Tr	215-511-42026 Trail Facility Supplies	320	06/14/2022			
Total GAMETIME:							46,872.62
H.D. INDUSTRIES, INC.							
5882	H.D. INDUSTRIES, INC.	32233	PARTS	04/20/2022	622		1,362.76
	Vehicle Servic	910-000-13003 Town Yard Parts Invento	0	06/14/2022			
Total H.D. INDUSTRIES, INC.:							1,362.76
HAMEL CONTRACTING, INC.							
18301	HAMEL CONTRACTING, INC.	PROGRESS P	CRC	06/07/2022	622	CAP 15-008	811,572.72
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services	46410	06/14/2022			
18301	HAMEL CONTRACTING, INC.	PROGRESS P	CRC MOBILITY HUB	06/07/2022	622	CAP 21-003	197,734.56
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services	46409	06/14/2022			
Total HAMEL CONTRACTING, INC.:							1,009,307.28
HIGH COUNTRY LUMBER							
830	HIGH COUNTRY LUMBER	081097	MAINT SUPPLIES	06/09/2022	622		200.93
Airport Admin & Ops	Airport	220-471-42007 Maintenance Supplies	0	06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
830	HIGH COUNTRY LUMBER	081278	MAINT SUPPLIES	06/11/2022	622		145.43
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/14/2022			
830	HIGH COUNTRY LUMBER	081390	MAINT SUPPLIES	06/13/2022	622		524.72
Street Maintenance	Gas Tax	210-450-46200	Machinery & Equip - No	0 06/14/2022			
830	HIGH COUNTRY LUMBER	413880	MAINT SUPPLIES	06/09/2022	622		139.16
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/14/2022			
830	HIGH COUNTRY LUMBER	413881	MAINT SUPPLIES	06/09/2022	622		597.04
Airport Admin & Ops	Airport	220-471-42007	Maintenance Supplies	0 06/14/2022			
830	HIGH COUNTRY LUMBER	77806	MAINT SUPPLIES	05/02/2022	622		17.23
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	60012 06/07/2022			
830	HIGH COUNTRY LUMBER	778272	MAINT SUPPLIES	01/31/2022	622	TRAILS-025	.50
Measure R Trails	Measure R Tr	215-511-42007	Maintenance Supplies	325 06/14/2022			
830	HIGH COUNTRY LUMBER	81536	MAINT SUPPLIES	06/15/2022	622		8.07
Parks, Bldgs & Trails	General Fund	100-438-42007	Maintenance Supplies	0 06/14/2022			
Total HIGH COUNTRY LUMBER:							1,633.08
HINDERLITER, DE LLAMAS AND ASSOCIATES							
4974	HINDERLITER, DE LLAMAS AND	SIN018305	SALES TAX APRIL-JUNE 2022 Q	06/07/2022	622		1,186.43
Information Systems	General Fund	100-418-43031	Contractual Services	0 06/14/2022			
Total HINDERLITER, DE LLAMAS AND ASSOCIATES:							1,186.43
HMC ARCHITECTS							
10804	HMC ARCHITECTS	162688	05/22-SVCS	06/13/2022	622	CAP 15-008	11,885.40
Capital Projects - Oth	Capital Project	300-531-43031	Contractual Services	46410 06/14/2022			
Total HMC ARCHITECTS:							11,885.40
JOHNSON CONTROLS FIRE PROTECTION							
18436	JOHNSON CONTROLS FIRE PR	22956848	06/22-PARKS	06/02/2022	622		499.00
Parks, Bldgs & Trails	General Fund	100-438-43031	Contractual Services	0 06/14/2022			
18436	JOHNSON CONTROLS FIRE PR	22956848	06/22-TRANSIT	06/02/2022	622		1,164.33
Transit Services	General Fund	100-475-43404	Public Utilities	0 06/14/2022			
Total JOHNSON CONTROLS FIRE PROTECTION:							1,663.33
MADERA, BRIAN							
18562	MADERA, BRIAN	WARRANT BUI	SUBSCRIPTION	06/07/2022	622		250.00
Police Services	General Fund	100-420-43110	Mem'ships, Dues, Subsc	0 06/14/2022			
Total MADERA, BRIAN:							250.00
MAMMOTH COMMUNITY WATER DISTRICT							
308	MAMMOTH COMMUNITY WATE	727	05/22-WHITMORE BALLFIELD	06/01/2022	622		44.00
Parks, Bldgs & Trails	General Fund	100-438-43031	Contractual Services	0 06/14/2022			
Total MAMMOTH COMMUNITY WATER DISTRICT:							44.00
MAMMOTH COMMUNITY WATER DISTRICT UTILIT							
97	MAMMOTH COMMUNITY WATE	05/22-5700	05/22-CRK RST	05/31/2022	622		312.94
Parks, Bldgs & Trails	General Fund	100-438-43404	Public Utilities	0 06/14/2022			
97	MAMMOTH COMMUNITY WATE	05/22-6000	05/22-HWY LAND	05/31/2022	622		66.40
Parks, Bldgs & Trails	General Fund	100-438-43404	Public Utilities	0 06/14/2022			
97	MAMMOTH COMMUNITY WATE	05/22-6854	05/22-SDY RST	05/31/2022	622		128.86
Parks, Bldgs & Trails	General Fund	100-438-43404	Public Utilities	60022 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
97	MAMMOTH COMMUNITY WATE	05/22-7851	05/22-SKATE PARK	05/31/2022	622		220.37
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	60008	06/14/2022			
97	MAMMOTH COMMUNITY WATE	05/22-7884	05/22-OMR	05/31/2022	622		66.40
Street Maintenance	Old Mammoth	856-450-43404 Public Utilities	0	06/14/2022			
97	MAMMOTH COMMUNITY WATE	05/22-8577	05/22-PARK & RIDE	05/31/2022	622		23.23
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	0	06/14/2022			
97	MAMMOTH COMMUNITY WATE	1147273U014	05/22-WHITMORE BALLFIELD	06/01/2022	622		521.50
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities	56811	06/14/2022			
Total MAMMOTH COMMUNITY WATER DISTRICT UTILIT:							1,339.70
MAMMOTH DISPOSAL, INC.							
94	MAMMOTH DISPOSAL, INC.	1147231U014	06/22-WHITMORE BALLFIELD	06/01/2022	622		313.57
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities	56811	06/15/2022			
94	MAMMOTH DISPOSAL, INC.	1147261U014	05/22-AIRPORT	06/01/2022	622		2,503.12
Airport Admin & Ops	Airport	220-471-43404 Public Utilities	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147264U014	05/22-PWM	06/01/2022	622		4,773.00
Street Maintenance	Gas Tax	210-450-43404 Public Utilities	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147274U014	05/22-POOL	06/01/2022	622		347.30
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities	56811	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147276U014	06/22-SDY RST PARK	06/01/2022	622		594.50
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities	60020	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147339U014	05/22-DUCK PASS TRAILHEAD	06/01/2022	622		279.30
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147341U014	05/22-SDY RST PARK	06/01/2022	622		50.50
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	60020	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147357U014	06/22-AIRPORT	06/01/2022	622		203.06
Airport Admin & Ops	Airport	220-471-43404 Public Utilities	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147393U014	06/22-HORSESHOE LAKE	06/01/2022	622		206.10
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147453U014	06/22-PD	06/01/2022	622		381.00
Police Services	General Fund	100-420-43404 Public Utilities	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147542U014	06/22-LAKE GEORGE	06/01/2022	622		206.10
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147556U014	06/22-PINE CITY	06/01/2022	622		206.10
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147568U014	05/22-EMERALD LAKE TRAILHE	06/01/2022	622		227.67
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147583U014	05/22-TRANSIT	06/01/2022	622		331.80
Transit Services	General Fund	100-475-43404 Public Utilities	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147583U014	05/22-PARKS	06/01/2022	622		142.20
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities	0	06/14/2022			
94	MAMMOTH DISPOSAL, INC.	1147786-U014	06/22-HORSESHOE LAKE	06/01/2022	622		1,610.05
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1147897U014	06/22-PINE CITY	06/01/2022	622		805.03
Eng, Public Works &	General Fund	100-460-43031 Contractual Services	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148002U014	06/22-TRANSIT STOPS	06/01/2022	622		2,568.00
Solid Waste	Solid Waste	205-490-43404 Public Utilities	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148035U014	06/22-BUSINESS & VARIOUS LO	06/01/2022	622		1,736.00
Solid Waste	Solid Waste	205-490-43404 Public Utilities	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148070U014	06/22-C CTR	06/01/2022	622		299.00
Solid Waste	Solid Waste	205-490-43404 Public Utilities	0	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1148310U014	06/22-SDY RST	06/01/2022	622		284.00
Whitmore Pool & Re	General Fund	100-434-43404 Public Utilities	60020	06/07/2022			
94	MAMMOTH DISPOSAL, INC.	1150086U014	06/22-SHERWIN CREEK TRAILH	06/01/2022	622		1,244.90
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services	0	06/07/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
94	MAMMOTH DISPOSAL, INC.	1150217U014	06/22-LIBRARY POO FAIRY	06/01/2022	622	TRAILS-020	146.20
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		320 06/07/2022			
Total MAMMOTH DISPOSAL, INC.:							19,458.50
MAMMOTH LAKES TOURISM							
8858	MAMMOTH LAKES TOURISM	TBID PASS TH	THROUGH 05/31/22	06/13/2022	622		434,360.65
Tourism & Bus Dev't	TBID	218-480-49020 TBID Pass Through		0 06/14/2022			
Total MAMMOTH LAKES TOURISM:							434,360.65
MAMMOTH LAKES TRAILS AND PUBLIC ACCESS							
7566	MAMMOTH LAKES TRAILS AND	014_11-3	MAMMOTH TRAILS	06/01/2022	622	TRAILS-001	85.85
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		301 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	029_08-11	GIS DATA	06/01/2022	622	TRAILS-002	1,232.58
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		302 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	031_10-5	COMM	06/01/2022	622	TRAILS-003	423.01
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		303 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	041_07-10	AAT	06/01/2022	622	TRAILS-004	505.77
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		304 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	047_03-9	SHARP PLAN	06/01/2022	622	TRAILS-005	1,539.72
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		305 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	052_11-11	SIGNAGE	06/01/2022	622	TRAILS-006	2,108.19
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		306 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	069_11-7	PHOTO LIBRARY	06/01/2022	622	TRAILS-008	126.36
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		308 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	088_12-10	WEB MGMT	06/01/2022	622	TRAILS-009	309.16
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		309 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	094_08-11	BUDGET	06/01/2022	622	TRAILS-010	72.25
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		310 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	098_07-11	WEB CONTENT	06/01/2022	622	TRAILS-011	223.97
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		311 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	103_07-10	MAPS	06/01/2022	622	TRAILS-013	296.95
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		313 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	106_07-11	PROJECT MGMT	06/01/2022	622	TRAILS-014	2,619.29
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		314 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	112_05-2	WBR	06/01/2022	622	TRAILS-015	401.80
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		315 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	120_04-11	MEASURE R HOST	06/01/2022	622	TRAILS-018	1,571.34
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		318 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	121_02-11	GENERAL FUND HOST	06/01/2022	622	TRAILS-019	6,500.13
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		319 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	122_01-8	SUM 21 SERIES	06/01/2022	622	TRAILS-017	1,428.92
Measure R Trails	Measure R Tr	215-511-43031 Contractual Services		317 06/14/2022			
7566	MAMMOTH LAKES TRAILS AND	710_02-11	SRIC OHV GRANT	06/01/2022	622	CAP 22-010	120.05
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services		43620 06/14/2022			
Total MAMMOTH LAKES TRAILS AND PUBLIC ACCESS:							19,565.34
MAVERICK SIGNS AND GRAPHICS							
5898	MAVERICK SIGNS AND GRAPHI	4046	TRAIL MAP PANELS	10/04/2021	622	TRAILS-024	1,788.65
Measure R Trails	Measure R Tr	215-511-42026 Trail Facility Supplies		324 06/14/2022			
Total MAVERICK SIGNS AND GRAPHICS:							1,788.65

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
MICHAEL BAKER INTERNATIONAL							
18064	MICHAEL BAKER INTERNATION	1148974	05/22-SVCS	06/02/2022	622		28,140.00
		[Does not exist]		0 06/07/2022			
Total MICHAEL BAKER INTERNATIONAL:							28,140.00
MISSION LINEN SUPPLY, INC							
6482	MISSION LINEN SUPPLY, INC	516985190	GLOVES	05/05/2022	622		491.34
Vehicle Servic		910-000-13003	Town Yard Parts Invento	0 06/07/2022			
6482	MISSION LINEN SUPPLY, INC	517136518	UNIFORM	06/02/2022	622		111.42
Summer Equip Gara	Gas Tax	210-454-42006	Uniforms & Personal Eq	0 06/07/2022			
6482	MISSION LINEN SUPPLY, INC	517190965	UNIFORM	06/09/2022	622		41.25
Street Maintenance	Gas Tax	210-450-42006	Uniforms & Personal Eq	0 06/14/2022			
6482	MISSION LINEN SUPPLY, INC	517190966	UNIFORM	06/09/2022	622		103.54
Summer Equip Gara	Gas Tax	210-454-42006	Uniforms & Personal Eq	0 06/14/2022			
Total MISSION LINEN SUPPLY, INC:							747.55
MOBERLY, SANDRA							
7533	MOBERLY, SANDRA	05/15-05/26/22	MILEAGE	05/25/2022	622		107.38
Planning Division	General Fund	100-440-43150	Training, Ed, Conf & Mtg	0 06/07/2022			
Total MOBERLY, SANDRA:							107.38
ODP BUSINESS SOLUTIONS, LLC							
19198	ODP BUSINESS SOLUTIONS, LL	245453122001	OFFICE SUPPLIES	05/18/2022	622		82.86
Police Services	General Fund	100-420-42002	Office Supplies	0 06/14/2022			
19198	ODP BUSINESS SOLUTIONS, LL	245460949001	OFFICE SUPPLIES	05/18/2022	622		18.31
Police Services	General Fund	100-420-42002	Office Supplies	0 06/14/2022			
Total ODP BUSINESS SOLUTIONS, LLC:							101.17
PACIFIC STATES COMMUNICATION INC.							
18108	PACIFIC STATES COMMUNICATI	330889	06/24/22-06/23/23	06/10/2022	622		4,313.40
Information Systems	General Fund	100-418-45050	Equipment Maint Agree	0 06/14/2022			
Total PACIFIC STATES COMMUNICATION INC.:							4,313.40
PEAK PRODUCTIONS							
1609	PEAK PRODUCTIONS	PR61022	PATCH	06/10/2022	622		310.32
		[Does not exist]		0 06/14/2022			
Total PEAK PRODUCTIONS:							310.32
PELHAM, AMANDA							
18144	PELHAM, AMANDA	KEVIN BASSE	EMPLOYEE WELCOME GIFT	06/10/2022	622		7.49
Human Resources	General Fund	100-417-43140	Recruiting & Other HR	0 06/14/2022			
Total PELHAM, AMANDA:							7.49
POTTERS INDUSTRIES LLC							
19196	POTTERS INDUSTRIES LLC	91370088	SAFETY MARKING SPHERES	06/24/2022	622		16,591.94
		[Does not exist]		0 06/14/2022			
Total POTTERS INDUSTRIES LLC:							16,591.94

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
PRENTICE LONG, PC							
19182	PRENTICE LONG, PC	5107	05/22-SVCS	06/01/2022	622		2,012.50
Legal Services	General Fund	100-412-43031 Contractual Services		0 06/14/2022			
	Total PRENTICE LONG, PC:						2,012.50
QUILL CORPORATION							
2090	QUILL CORPORATION	25490752	OFFICE SUPPLIES	06/01/2022	622		654.14
General Services	General Fund	100-416-42002 Office Supplies		0 06/07/2022			
	Total QUILL CORPORATION:						654.14
SAMBASAFETY							
18151	SAMBASAFETY	INV00893182	MAY 2022	05/31/2022	622		204.96
Human Resources	General Fund	100-417-43140 Recruiting & Other HR		0 06/07/2022			
	Total SAMBASAFETY:						204.96
SILVER STATE INTERNATIONAL TRUCKS							
35	SILVER STATE INTERNATIONAL	X201076533:0	PARTS	05/19/2022	622		67.34-
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/07/2022			
35	SILVER STATE INTERNATIONAL	X201076540:0	PARTS	05/19/2022	622		153.83
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/07/2022			
35	SILVER STATE INTERNATIONAL	X201076677:0	PARTS	05/20/2022	622		141.70
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/07/2022			
	Total SILVER STATE INTERNATIONAL TRUCKS:						228.19
SINTRA GROUP							
10823	SINTRA GROUP	2022135	04/22-SVCS	04/14/2022	622		4,997.98
Police Services	General Fund	100-420-43031 Contractual Services		0 06/14/2022			
	Total SINTRA GROUP:						4,997.98
SMYRNA POLICE DISTRIBUTORS							
19199	SMYRNA POLICE DISTRIBUTOR	79419	MOSSBERG SHOTGUNS	05/23/2022	622		3,000.00
Police Services	General Fund	100-420-46450 Firearms		0 06/14/2022			
	Total SMYRNA POLICE DISTRIBUTORS:						3,000.00
SOUTHERN CALIF EDISON							
145	SOUTHERN CALIF EDISON	03/22-0749	03/22-MERIDIAN CT I101	06/08/2022	622		10.31
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	04/22-0749	04/22-MERIDIAN CT I101	06/08/2022	622		15.62
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-0749	05/22-MERIDIAN CT G101	05/31/2022	622		10.31
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-1134	05/22-ICE RINK	05/27/2022	622		1,229.28
Multi-Use Facility	Fractional Mell	858-436-43404 Public Utilities		56120 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-1725	05/22-PWM	05/25/2022	622		271.63
Street Maintenance	Gas Tax	210-450-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-3004	05/22-LIGHTS	06/01/2022	622		1,423.76
Street Maintenance	Gas Tax	210-450-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-4188	05/22-LIGHTS	05/31/2022	622		1,023.25
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities		0 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
145	SOUTHERN CALIF EDISON	05/22-4492	05/22-C CTR	05/23/2022	622		263.91
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-4494	05/22-PWM	05/27/2022	622		3,606.55
Garage Operations	Gas Tax	210-456-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-6264	05/22-LIGHTS	06/07/2022	622		265.44
Street Maintenance	North Village	857-450-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-7351	05/22-PWM	05/23/2022	622		505.01
Street Maintenance	Gas Tax	210-450-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-7915	05/22-MOUNTAIN SHADOWS G1	05/24/2022	622		50.89
Facilities Maintenanc	General Fund	100-464-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-7919	05/22-REC	06/01/2022	622		102.49
General Services	General Fund	100-416-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-8889	05/22-BIKE TRAIL ST LIGHTS	05/26/2022	622		50.35
Street Maintenance	Gas Tax	210-450-43404 Public Utilities		0 06/14/2022			
145	SOUTHERN CALIF EDISON	05/22-9020	05/22-TOWN	06/07/2022	622		1,164.10
General Services	General Fund	100-416-43404 Public Utilities		0 06/14/2022			
Total SOUTHERN CALIF EDISON:							9,992.90
STEVE'S AUTO & TRUCK PARTS							
1221	STEVE'S AUTO & TRUCK PART	050080	PARTS	04/25/2022	622		125.91
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050090	PARTS	04/25/2022	622		29.83
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050148	PARTS	04/26/2022	622		334.69
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050171	PARTS	04/26/2022	622		9.20
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050173	PARTS	04/26/2022	622		36.31
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050175	PARTS	04/26/2022	622		22.09
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050177	PARTS	04/26/2022	622		11.72
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050179	PARTS	04/26/2022	622		28.10
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050181	PARTS	04/26/2022	622		90.69
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050826	PARTS	05/05/2022	622		60.62
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050838	PARTS	05/05/2022	622		106.80
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050840	PARTS	05/05/2022	622		187.89
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	050857	PARTS	05/06/2022	622		138.43
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051029	PARTS	05/09/2022	622		22.67
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051030	PARTS	05/09/2022	622		22.67
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051049	PARTS	05/09/2022	622		46.69-
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051133	PARTS	05/10/2022	622		177.32
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051138	PARTS	05/10/2022	622		79.74
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
1221	STEVE'S AUTO & TRUCK PART	051139	PARTS	05/10/2022	622		93.86
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051148	PARTS	05/10/2022	622		19.40-
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051182	PARTS	05/11/2022	622		23.61
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	051222	PARTS	05/11/2022	622		9.15
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052222	PARTS	05/24/2022	622		128.87
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052229	PARTS	05/24/2022	622		23.56
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052251	PARTS	05/24/2022	622		24.78
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052262	PARTS	05/25/2022	622		97.23
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052271	PARTS	05/25/2022	622		47.67
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052280	PARTS	05/25/2022	622		11.14
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052540	PARTS	05/31/2022	622		250.56
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052644	PARTS	06/01/2022	622		52.19
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052667	PARTS	06/01/2022	622		6.03
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052668	PARTS	06/01/2022	622		12.07
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052674	PARTS	06/01/2022	622		38.78
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052721	PARTS	06/02/2022	622		8.47
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/07/2022			
1221	STEVE'S AUTO & TRUCK PART	052753	PARTS	06/02/2022	622		81.22
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052777	PARTS	06/02/2022	622		42.91
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052807	PARTS	06/02/2022	622		7.73
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052853	PARTS	06/03/2022	622		31.29
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052858	PARTS	06/03/2022	622		56.85
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052868	PARTS	06/03/2022	622		131.65
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	052884	PARTS	06/03/2022	622		64.87
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	537743	PARTS	05/09/2022	622		71.60
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
1221	STEVE'S AUTO & TRUCK PART	540496	PARTS	06/02/2022	622		12.24
	Vehicle Servic	910-000-13003	Town Yard Parts Invento	0 06/14/2022			
	Total STEVE'S AUTO & TRUCK PARTS:						2,746.92
SUDDENLINK							
10002	SUDDENLINK	DEC 2021	12/21-PARKS	06/01/2022	622		5.39
Parks, Bldgs & Trails	General Fund	100-438-43404	Public Utilities	0 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
10002	SUDDENLINK	DEC 2021-PW	12/21-PWM	06/01/2022	622		123.36
Garage Operations	Gas Tax	210-456-43404 Public Utilities		0 06/14/2022			
10002	SUDDENLINK	JUNE 2022-PA	06/22-PARKS	06/01/2022	622		5.39
Parks, Bldgs & Trails	General Fund	100-438-43404 Public Utilities		0 06/14/2022			
10002	SUDDENLINK	JUNE 2022-P	06/22-PWM	06/01/2022	622		123.36
Garage Operations	Gas Tax	210-456-43404 Public Utilities		0 06/14/2022			
Total SUDDENLINK:							257.50
THOMAS PETROLEUM, LLC							
7891	THOMAS PETROLEUM, LLC	020369A-IN	DIESEL	05/24/2022	622		30,722.10
	Vehicle Servic	910-000-13001 Town Yard Gas Inventor		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	020369R-DM	GASOLINE	05/24/2022	622		9,974.18
	Vehicle Servic	910-000-13001 Town Yard Gas Inventor		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	0446938-IN	TANK FILL TAGS	06/01/2022	622		32.33
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/07/2022			
7891	THOMAS PETROLEUM, LLC	0448909-IN	OIL	06/03/2022	622		2,010.20
	Vehicle Servic	910-000-13003 Town Yard Parts Invento		0 06/07/2022			
Total THOMAS PETROLEUM, LLC:							42,738.81
TITUS TOOLS LLC							
19153	TITUS TOOLS LLC	0531223970	TOOLS	05/31/2022	622		974.28
Summer Equip Gara	Gas Tax	210-454-46200 Machinery & Equip - No		0 06/07/2022			
19153	TITUS TOOLS LLC	0614224341	TOOLS	06/14/2022	622		915.88
Summer Equip Gara	Gas Tax	210-454-42006 Uniforms & Personal Eq		0 06/14/2022			
19153	TITUS TOOLS LLC	0614224349	TOOLS	06/14/2022	622		366.35
Summer Equip Gara	Gas Tax	210-454-42006 Uniforms & Personal Eq		0 06/14/2022			
Total TITUS TOOLS LLC:							2,256.51
TRIAD/HOLMES ASSOCIATES							
336	TRIAD/HOLMES ASSOCIATES	1021646	RIGHT OF WAY EXHIBITS	05/31/2022	622	CAP 18-002	4,573.75
Capital Projects - Oth	Capital Project	300-531-43031 Contractual Services		45005 06/07/2022			
Total TRIAD/HOLMES ASSOCIATES:							4,573.75
VERIZON SELECT SERVICES							
10675	VERIZON SELECT SERVICES	9907274086	05/22-PD	05/23/2022	622		919.45
Police Services	General Fund	100-420-43404 Public Utilities		0 06/14/2022			
Total VERIZON SELECT SERVICES:							919.45
VERIZON WIRELESS							
10652	VERIZON WIRELESS	9904929731	04/22-PD	04/23/2022	622		959.76
Police Services	General Fund	100-420-43404 Public Utilities		0 06/07/2022			
Total VERIZON WIRELESS:							959.76
WHITE CAP, L.P.							
19191	WHITE CAP, L.P.	50018833922	TRAFFIC CONES	06/06/2022	622		1,712.66
		[Does not exist]		0 06/07/2022			
19191	WHITE CAP, L.P.	50018889004	BROOMS	06/13/2022	622		83.06
Parks, Bldgs & Trails	General Fund	100-438-45080 Park Grounds & Bldgs		0 06/14/2022			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Period	Job Number	Net Invoice Amount
Segment Department	Segment Fund	GL Account and Title	GL Activity Number	Input Date			
	Total WHITE CAP, L.P.:						1,795.72
XEROX CORPORATION							
234	XEROX CORPORATION	016142221	05/22-PD	05/01/2022	622		483.87
Police Services	General Fund	100-420-46010	Equipment Lease	0 06/07/2022			
234	XEROX CORPORATION	016365212	05/22-ADMIN	06/01/2022	622		175.89
General Services	General Fund	100-416-46010	Equipment Lease	0 06/14/2022			
234	XEROX CORPORATION	3311535	06/22-ADMIN	06/10/2022	622		773.47
General Services	General Fund	100-416-46010	Equipment Lease	0 06/14/2022			
234	XEROX CORPORATION	3311535	06/22-PWM	06/10/2022	622		504.47
Garage Operations	Vehicle Servic	910-456-46010	Equipment Lease	0 06/14/2022			
234	XEROX CORPORATION	3311535	06/22-AIRPORT	06/10/2022	622		235.45
Airport Admin & Ops	Airport	220-471-46010	Equipment Lease	0 06/14/2022			
	Total XEROX CORPORATION:						2,173.15
	Total 622:						1,909,076.09
	Grand Totals:						2,052,248.41

Signature: JAMIE GRAY Date 6/16/22

Signature: SANDRA MOBERLY Date 6.16.22

Approval: STEPHANIE TRUJILLO Date 6/16/22

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Only unpaid invoices included.
[Report].Date Paid = {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}
[Report].Vendor Number = {OR} {IS NULL}

TOWN COUNCIL STAFF REPORT

Title: Public hearing continued from the June 15, 2022, Town Council meeting, for consideration of three appeals received for the May 11, 2022, Planning and Economic Development Commission decision to approve the Limelight Hotel entitlement application (Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001)

Meeting Date: July 6, 2022

Prepared by: Kim Cooke, Senior Planner
Sandra Moberly, Community and Economic Development Director

RECOMMENDATION:

Staff recommends the Town Council deny the appeals of the decision of the Planning and Economic Development Commission, approving Tentative Tract Map #TTM 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001, for the Limelight Hotel development project.

SUMMARY:

Proposal:	The proposed project consists of the construction of a six-story, 185,754 square-foot condominium hotel (Limelight Hotel) which features a mix of hotel and residential uses consisting of 151 hotel rooms and 15 for-sale residential condominium units. Parking for the development is located within an understructure parking garage that accommodates 179 vehicles and would be managed by full-time valet parking staff. Amenities are oriented to hotel guests and residential owners, including a hotel lobby and bar, town hall dining, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, outdoor seating/activity areas and roof-top patio.
Applicant / Property Owner:	Aspen Skiing Company / Limelight Mammoth LLC
Project Name:	Limelight Hotel
Location:	5, 15, 17 and 49 Canyon Blvd., 106 Lake Mary Road and 107 Lakeview Blvd. (APNs: 033-390-007-000, 033-390-006-000, 033-390-005-000, 033-390-004-000, 033-390-003-000, 033-390-002-000 and 031-110-027-000)
Size of Property:	Combined 6.91 acres (300,999.6 square feet)

Zoning:	Plaza Resort (PR) and Specialty Lodging (SL) zone of the North Village Specific Plan
General Plan:	North Village Specific Plan (NVSP)
Environmental Review:	An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel Project.



BACKGROUND:

An entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town on February 7, 2022, for the proposed "Limelight Hotel" development project. The project consists of a six-story, 185,754-square foot condominium hotel located in the Plaza Resort and Specialty Lodging district of the North Village Specific Plan area. The proposed development would have a mix of hotel and residential uses including 151 hotel rooms and 15 residential condominium units. The hotel structure is located above an understructure parking garage that

accommodates 179 vehicles and would be managed by full-time valet parking staff. The Hotel's amenities are oriented to hotel guests and residential owners, and include a hotel lobby and bar, town hall dining room, living room, meeting and conference rooms, kids' area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity areas.

Major Design Review applications for projects that are deemed significant by the Community and Economic Development Department require review by the Advisory Design Panel (ADP) prior to consideration by the Planning and Economic Development Commission (PEDC). An ADP meeting was held on March 7, 2022, to consider the project design and the ADP recommended specific design modifications to better meet the intent of The Village Design Guidelines. A second ADP meeting was not held because the design revisions made by the applicant successfully addressed the ADP's recommendations.

May 11, 2022, PEDC Meeting

The Planning and Economic Development Commission held a noticed public hearing for the Limelight Hotel entitlement application on May 11, 2022. Numerous public comments were made during the public hearing which included objections regarding the level of CEQA review conducted for the project, concerns about the proposed geothermal well system, increased noise from the roof-mounted mechanical equipment, and concerns regarding the hotel roof design and perceived impacts to views from condominium units in the Westin.

The PEDC provided time for staff to respond to specific questions raised during the public hearing and requested a condition of approval be added to ensure the roof-mounted mechanical equipment would comply with the Town's Noise Ordinance. Staff read proposed language for the new condition of approval into the record, which was accepted by the PEDC (**Condition #27 of Attachment 1**). The PEDC closed the hearing and approved the project by a 3-0 vote with one "No" vote and one Commissioner recused due to a conflict of interest.

Project Appeals:

Three separate appeals were received within the 15-day appeal period following the project approval (**Attachment 3**).

Appeal No.	Person, Firm, or Agency	Date Received
1	Ms. Jo Bacon, Community Member	May 18, 2022
2	Garrett Higerd, Mammoth Community Water District	May 25, 2022
3	Bruce Favish, Monache Condominium Owners Association, Inc.	May 26, 2022

June 6, 2022, Applicant request to remove the geothermal well system from project:

In light of the two appeals which are focused on objections to the proposed geothermal well system and associated CEQA analysis, the applicant provided a written request to remove the geothermal component of the project. The applicant also acknowledged understanding that reintroducing a geothermal well system at a later date would be a significant change to the approved project, which would require a public hearing and approval by Town Council.

June 15, 2022, Town Council Meeting

The Town Council held a noticed Public Hearing to consider three appeals of the May 11, 2022, PEDC decision to approve the Limelight Hotel entitlement application. Staff informed the Council of the applicant's request to remove the geothermal well system from the project application and requested the Council continue the public hearing to a date certain so that staff could respond to the request to modify the project description and revise applicable findings for approval. Town Council opened the public hearing and took public comments on the item. The public comments are paraphrased below and staff responses to comments are provided. Town council continued the Public Hearing to the July 6, 2022, Town Council meeting.

Verbal Comments:	**Staff Response:**
Jo Bacon, community member: Commented that the Town is relying on environmental documents from 1991 and 1999 and noted that much has changed since then. Ms. Bacon stated that the project review process has lacked coordination and public input. Ms. Bacon stated that she would like the Town to be proactive and for example, look back at the possibility of a geothermal district and get ahead of the next request that comes up rather than being in a reactive position.	Staff consulted with Michael Baker International (environmental consultant to the Town) to determine if the 1999 Subsequent Program EIR for the North Village Specific Plan along with the 2017 Addendum prepared for the "Mammoth Hillside" project would adequately evaluate the project pursuant to CEQA. The Town was advised that a CEQA Addendum is the most appropriate document to prepare for the Project.
Bruch Favish, Westin Monache owner and representative: Commented on the previous roof design presented for the Limelight Hotel and other Limelight Hotel locations which in his opinion, feature a more desirable roof design. Mr. Favish stated that he believes that the Limelight group has the expertise and ability to address the Westin HOA concerns. Mr. Favish stated the location of the Westin and the Limelight Projects are unique based on location and topography, and that this should have been considered in the Design Review.	These comments are addressed in the Appeals Analysis section of this staff report.

Mr. Favish commented on a lack of transparency regarding the alternative grading permit option that allowed the applicant to obtain a rough grading permit under the previous entitlement for the Mammoth Hillside project. Mr. Favish stated that this option was not presented to the public and that he learned of it after the appeal hearing was scheduled. Mr. Favish stated that the objection to the permitted construction hours included in the Westin Appeal appears to have been resolved with staff.	
Steve Bernard, Westin Monache HOA President: Commented on concerns that the PEDC was lenient in terms of enforcing the regulations in the North Village Specific Plan. Mr. Bernard stated that the requirement for a substantially underground garage was not enforced and that the garage is 19 feet above the street which is not substantially underground. Mr. Bernard also stated that a building in the North Village is not supposed to be more than 100 feet long and the proposed building will be 300 feet long.	The Design Review application was reviewed by the Advisory Design Panel (ADP) prior to taking the PEDC public hearing. The applicant made changes to the project design in response to the recommendations provided by the ADP. The proposed understructure parking garage is not required to be subterranean, and the design is consistent with the applicable development standards of the NVSP. • Pg. 21 – Plaza Resort #4 states, "All parking associated with PR facilities shall be placed understructure or in freestanding structured garages." • Pg. 24 – Specialty Lodging #3 states, "Predominantly understructure parking shall be required." The length of the structure complies with following NVSP development standard: ▪ Pg.47(a) "Building length shall not exceed 100 feet in one direction without a substantial change in <u>one</u> or more of the following elements: direction, roof alignment, wall offset, building height, exterior wall materials/finish, setback.
Michelle Sullivan: Commented on the Limelight Hotel plans including a reference to a "Westin Height Variance" which Ms. Sullivan stated does not exist and noted that such references should be removed from publicly visible	A Covenant and Agreement Regarding Height Limitations applicable to the "Mammoth Hillside" site for the benefit of the Westin Monache property, for the purpose of restricting the height of improvements constructed on the Mammoth Hillside

documents.	property was executed on June 29th, 2004. The covenant sets a maximum building height elevation of 8,130 feet above sea level. The Covenant allows an additional five feet in height to 8,135 feet above sea level for antennae, chimneys, turrets, cupolas, and similar roof appurtenances. The reference "Westin Height Variance" is meant to refer to the additional five-foot allowance in the Height Covenant.
Comment Letters:	**Staff Response:**
Ann Logan, Deputy Air Pollution Control Officer with the Great Basin Unified Air Pollution Control District: The project description provided in the addendum does not provide an adequate level of detail regarding the specifics of the geothermal component of the project. District permits are required for geothermal wells and for the geothermal power plant project and are not currently listed or addressed in the addendum. A District secondary source permit is required for the construction of the hotel as well. Additionally, construction projects and geothermal operations are subject to District Rules and Regulations including but not limited to District Rule 401 – Fugitive Dust and Rule 404A–Particulate Matter, and Rule 424 – Geothermal Emissions Standards.	The geothermal well system has been removed from the project. GBUAPCD comments regarding applicable permits and requirements for the geothermal well system are no longer applicable. The project approval requires the applicant to obtain a District Secondary Source Permit pursuant to **Condition of Approval #79** of the Town Council Resolution.
Mr. Trevor Wilding, condominium owner at the Mammoth View Villas: Comment letter requests the following items be addressed: 1. What impact will there be on the view and the sunlight that my south facing condo receives. This might influence my heating bill. 2. Where will the wells be located on the hotel property. Will the location of the wells and other utilities create noise pollution for my mountain experience? 3. Will the geothermic wells have a seismic impact long term on the foundation and the building structure of my condo?	The location of the condominium will not experience shading from the proposed hotel structure based upon the location of the condominium and distance from the proposed development. The project will not influence heating needs for Mr. Wilding's condominium. The geothermal well system has been removed from the project so there would be no impact associated with geothermal operations. The North Village Specific Plan is intended to be developed as an intensely focused entertainment district and the Limelight Hotel is Project consistent with the TOML General

4. Financially will the value of my condo on a nightly basis be diluted due to the increased number of rental units available in a consolidated location? 5. I am concerned with the unknown unintended consequences that will occur.	Plan land use designation and North Village Specific Plan. Comment regarding concern about unintended consequences is noted.

APPEALS ANALYSIS:

1. Appeal from Ms. Jo Bacon: Alleges that the decision of the PEDC to approve the Limelight Hotel project with the proposed geothermal wells was not adequately analyzed for environmental impacts. The appeal also contends that insufficient information was provided regarding the California Geologic Energy Management Division (CalGEM) permitting process.

    - The objections raised in the appeal regarding 1. Inadequate Environmental Impact Review with regard to the geothermal well component, and 2. Inadequate Information on the well permitting process, are no longer applicable because the applicant has removed the proposed geothermal well system from the project.

    - While the geothermal component of the project has been removed, the CalGem Permitting process was a subject of the appeal letters from Ms. Jo Bacon and MCWD. For informational purposes, Charlene Wardlow, CalGem will provide a description and will be available during the Public Hearing to answer questions about CalGem's permitting process.

2. Appeal from Mammoth Community Water District (MCWD): In summary, the appeal states that MCWD is appealing the approval of the geothermal component of the project as an illegal action in violation of CEQA. MCWD does not object to or appeal any other portion of the approvals made by the PEDC.

    - MCWD has formally withdrawn its appeal based on the applicant's removal of the geothermal well system from the project and subsequent execution of a formal Letter of Intent by and between the Limelight Hotel Group and MCWD.

3. Appeal from the Monache Condominium Owners Association, Inc.: The appeal includes five main topic areas: 1) Objections to the Limelight Hotel roof design and mechanical equipment screening, 2) Potential noise impacts from roof-mounted mechanical equipment, 3) Hours of Construction extended to 10:00 p.m., 4) Objection to the CEQA Addendum with respect to noise associated with the construction and drilling phase of the geothermal wells, and 5) Alternative Grading Permit issuance and tree removal process.

    - **Topic 1**: The appeal argues that the NVSP page 48. (11.a – *Roof Design)* provides that in order to approve a flat roof, findings must be made that the flat roof is required for snow management, upper-level exterior uses, or architectural character.

The appeal also contends that NVSP pg. 49 (13.d – *Roof Appurtenances*) requires mechanical equipment to be integrated into the roof design to avoid visual impact on other properties. A subsequent email from the appellant dated June 17, 2022, also alleges that views from the gondola are public views that would be degraded by the proposed hotel roof design.

Staff Response:

The applicable North Village Design Guidelines and Development Standards allow flat roofs within the North Village as follows:

The Design Guidelines applicable to Roof Form state, "*Dominant roof pitches are to approximate 3:12- 6:12. Flatter roof slopes will be permitted for specific design effect or snow management purposes.*" The applicant has indicated that the roof design is intended to hold snow and does not feature any roof slopes that will shed snow onto pedestrian walkways. The applicant indicates that this design is necessitated by the provision of public walkways and public spaces located around the entire perimeter of the structure.

"*Mechanical equipment and elements such as video receivers must be concealed from view to the extent feasible…All roof top accouterments must be painted a dark color and be non-reflective*." The applicant has consolidated the roof-mounted equipment so that it may be screened from higher vantage points to the extent feasible. All roof material, mechanical equipment and screening walls will be painted to match the dark grey siding featured on the hotel structure. **Condition of Approval #35** is included to ensure that roof mounted equipment is painted a dark color with non-reflective finish.

"*When flat roof sections are used they must have a distinctive cornice or architectural feature to screen the flat potion*." A substantial parapet wall is incorporated into the design of the hotel structure which screens the flat roof as well as the roof-mounted equipment from public viewpoints and adjacent rights-of-way.

The North Village Specific Plan Development Standards applicable to Roof Design and Appurtenances allow flat roofs under the following conditions:

"*Flat roofs will be allowed where required for snow management, upper-level exterior uses or architectural character*." The applicant provided a design narrative which describes the roof functionality and snow management intent as follows, "Small scale buildings utilize shallow roof forms to retain snow or steep roof forms to shed snow. A low sloped roof with a parapet can safely retain snow relative to its height. Roof overhangs in a high-rise building will minimally help with shelter from snow/rain. To aid this we have designed for stacked balconies to protect the levels below. Parapets can retain snow and act as a screen for mechanical equipment from public view below. "Our vision for the hotel is a contemporary interpretation of a traditional alpine building. The design is intended to contribute to the evolving character of the village but stay true to the core elements with the materials and design vocabulary. The building mass and parapets work to create a distinct and stepped massing. The parapet line of the roof is visually dynamic and ties the project forms together."

The applicant provided the following additional reasons the roof design is beneficial for snow management and energy efficiency purposes:

- Low Slope Roofs are not flat. Typically, they are sloped at a minimum ¼" per foot slope.
- Low Slope Roofs manage snow loads more uniformly than pitched roofs. Mammoth Lakes has snow loads of over 230 pounds per foot.
- Low Slope Roofs are very energy efficient and provide opportunity for use of additional highly efficient rigid insulation types over the roof that create an energy efficient building.
- Snow retained on the roof provides an additional R-1 per inch of insulative value.
- Modern low slope roofs with single-ply membranes are designed to provide a completely waterproof barrier, and last longer than an asphalt shingle or tiled roof. Low Slope Roofs are safer for pedestrians at grade levels. Sloped roofs require snow clips, snow bars or other devices to hold snow on the roofs for safety. All roofs must be designed to hold the maximum snow loads.
- Low Slope Roofs also eliminate the danger of icicle build up or ice dams over roof eaves.
- Low Slope Roofs are more efficient and avoid energy issues with traditional sloped roof attics.
- Low Slope Roofs are more cost effective and minimize construction materials.
- Roof drains on Low Slope Roofs utilize electric snow melting systems to minimize ice and excessive snow build up.

The proposed hotel structure design was reviewed by the Advisory Design Panel (ADP) and no recommendations were provided regarding changes to the roof design of the hotel. The applicant has prepared rendered perspectives from the Westin that depict the color and placement of mechanical equipment, as well as the location and design of the mechanical equipment screen (**Attachment 6**).

In a June 17, 2022, email, Mr. Favish comments that the proposed Limelight Hotel will have significant aesthetic impacts on public views; in particular, "*the proposed Limelight flat roof, with its array of rooftop mechanical equipment, may be visible to gondola passengers as they travel between Village station and Canyon lodge, more so now with trees removed at the north side [of] the property*." However, the view from the gondola overhead is not a protected public view. The environmental checklist form in the CEQA Guidelines (see Appendix G) defines a public view as one that is experienced from a publicly accessible vantage point. Here, the gondola is not considered publicly accessible as it requires purchase of a ticket to ride the gondola. Thus, it is not a public view with unrestricted access. Mr. Favish also cites to *Ocean View Estates Homeowners Assn., Inc. v. Montecito Water District* (2004) 116 Cal.App.4th 396 ["*Ocean View Estates*"], in support of his argument that both public and private views should be protected. However, in *Ocean View Estates*, the court determined that a fair argument could be made that the project has

significant aesthetic impacts because the county, in support of its policies and regulations, had requested the water district to include mitigation measures to protect private views. (*Id*. at 402-403.) Here, unlike the county in *Ocean View Estates Homeowners Assn*., the Town does not have any policies or regulations that require the protection of private views, and therefore this case is not applicable.

Even if the view from the gondola could be considered a publicly accessible vantage point, the Limelight Hotel would not have significant impacts because the structure does not obstruct views of the mountains in the background. Moreover, because the gondola is mobile and does not provide a fixed, stationary public vantage point, the view would be impacted for a few fleeting seconds as the gondola passes by the Project, if any. Once the gondola passes the Project, which would be a matter of seconds, the viewer would have unobstructed views of the Sherwins. This short duration of a minimally obstructed view does not substantially degrade the existing visual character or quality of the public view from the gondola. Thus, the project would have no impact in this regard and no further environmental review is required.

- **Topic 2**: The appeal argues that the screening of mechanical equipment should be designed to provide visual and acoustic screening. The appellant raises concerns regarding the collective sound of multiple pieces of roof-mounted equipment, and concern that if geothermal systems are removed the result will be more, louder equipment installed on the roof of the hotel. The appellant requests a noise study be required to consider various configurations of roof-mounted equipment and considered noise at the windows and balconies of the Westin.

  Staff Response:

  Condition of Approval #27 was incorporated into the PEDC Resolution at the May 11, 2022, meeting to address comments and concerns regarding potential noise levels from the roof-mounted mechanical equipment. **Condition of Approval #27** is included in the Town Council Resolution and requires the applicant provide evidence that the roof-mounted equipment complies with the Town's Noise Ordinance prior to issuance of a Building Permit.

- **Topic 3**: The appeal argues that the hours of construction should not be extended to 10:00 p.m. based upon language in the Town's Noise Ordinance.

  Staff Response:

  Mr. Favish identified an error that was inadvertently made in the CEQA Addendum applicable to Mitigation Measure 5.6-1a. The hours for construction activities have been revised to the original hours noted in the 1999 SPEIR of 7:00 a.m. to 8:00 p.m. This revision is now incorporated into the Addendum and the Conditions of Approval (Exhibit A).

- **Topic 4**: The appeal objects to the conclusions of the CEQA Noise analysis with respect to the construction and drilling phase of the geothermal wells.

Staff Response:

This objection is no longer applicable because the applicant has removed the geothermal well system from the project.

- **Topic 5**: Grading Permit and tree removal process transparency:

  Staff Response:

  A ministerial rough grading permit was applied for under the existing "Mammoth Hillside" entitlement after the Limelight Hotel entitlement approval was appealed to Town Council. Staff did not present this option to the PEDC because the staff report described the voluntary recission process required for the existing "Mammoth Hillside" entitlement as a component of the Limelight Hotel Project approval. At the time of the PEDC public hearing, the applicant intended to pull grading permits under the Limelight Hotel entitlement.

  On Friday, June 3rd, Public Works and Planning staff walked the site with the superintendent to review trees marked for removal and tree protection measures prior to commencement of grading activities. Staff identified several additional trees that should be preserved and asked the superintendent to protect these specific trees. Staff was also shown the additional temporary buffers erected at the site to provide buffers from active bird nests that were located during the nesting bird survey of the site.

PROJECT PROPOSAL:

The Limelight Hotel development project includes a Tentative Tract Map application to consolidate the seven parcels and subdivide the property for hotel and condominium purposes. A Use Permit is required by the North Village Specific Plan for all new proposed subdivisions, and a Major Design review is required to ensure that the structure and site design complies with the applicable development standards and North Village Design Guidelines.

Changes to the approved project

Since the May 11, 2022, PEDC approval of the Project, the applicant has made the following changes in response to the three appeals of the PEDC decision:

1. Removal of the geothermal well system.
2. Addition of a small roof-top patio.
3. Rendered perspectives from the Westin looking east towards the Limelight Hotel to depict the roof-mounted mechanical equipment layout, color, and screening design.

Updated Project description

Two phases are identified on the site plan with the Limelight Hotel project identified as the first phase of development. The proposed hotel structure is a 6-level, 185,754 square-foot condominium hotel consisting of 151 hotel rooms and 15 residential condominium units, and understructure parking for 179 vehicles. The hotel amenities are oriented to guests and residential owners, and include a lobby with bar, lounge, town hall dining area,

convenience retail, meeting spaces, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi terrace, and a roof-top patio.

Nine check-in surface parking spaces are provided near the hotel entrance where a full-time valet parking service is proposed to manage all vehicle parking within the understructure garage. Since guests will not be able to self-park within the parking garage, a Valet Parking and Management plan was required to demonstrate the proposed valet parking strategy and operation. With the use of the valet parking program, the understructure parking garage provides a total of 179 vehicle spaces (including stacked parking spaces), where 152 spaces are required for the unit mix. An additional 16-space surface parking lot is proposed for the southern portion of the site to accommodate oversized vehicles, guest access to "self-parking," and for use as a flexible event space.

The design of the hotel structure features "minimalist" style architecture with architectural details selected to compliment the contemporary aesthetic of the development. The architecture is representative of styles attributed to William Turnbull and Charles Moore, both of whom are referenced in the North Village Design Guidelines as examples for architectural inspiration for The Village. The project design emphasizes views through extended balconies with glass railings and large window openings. The building form is undulated to provide variation in the façade, and the application of different siding materials combined with steps in the roofline breaks down the masing of the building.

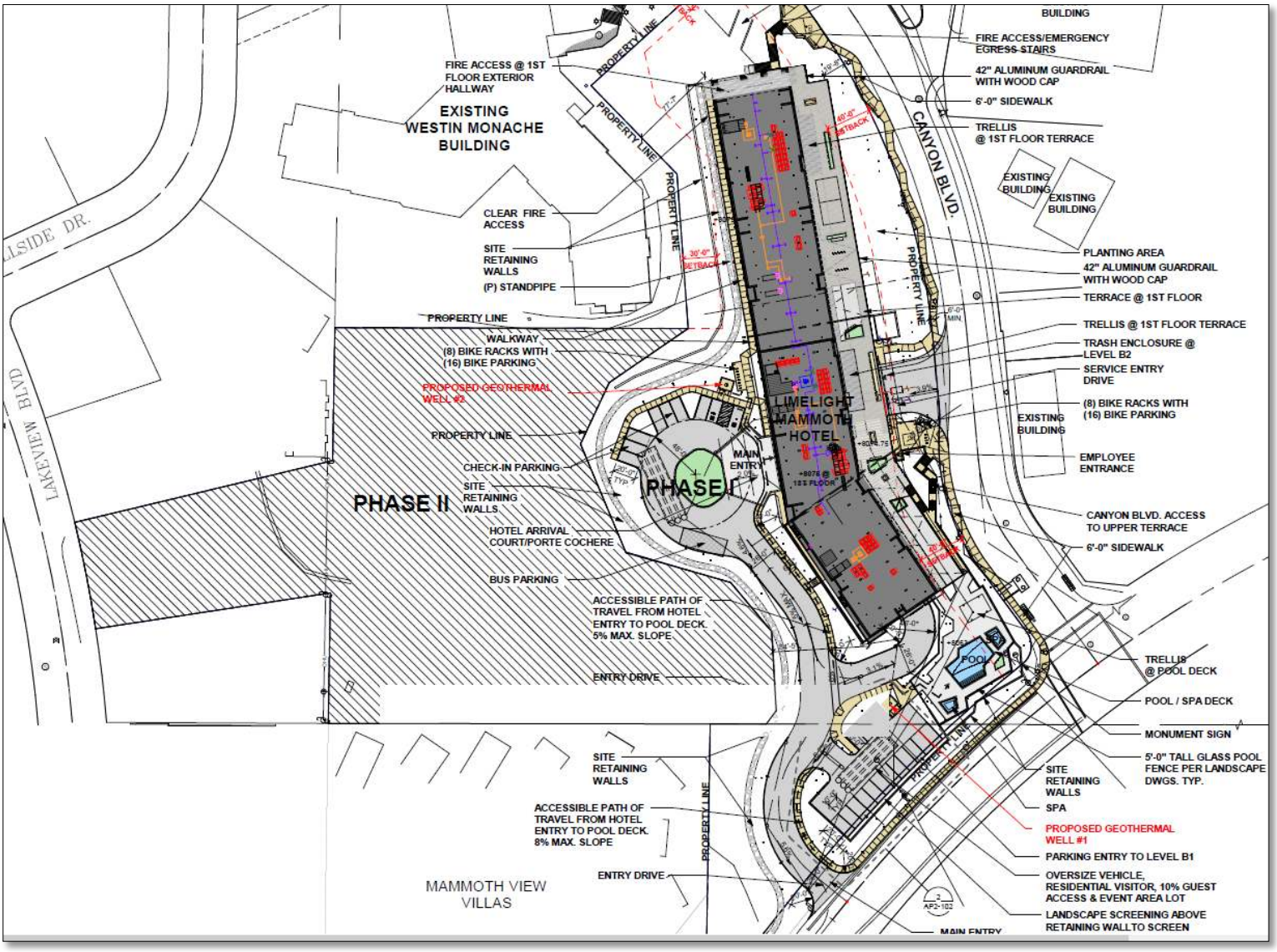
Advisory Design Panel recommendations from the original Concept Review design were incorporated into the revised design of the development and include the addition of a pedestrian stairway access from the Canyon Boulevard sidewalk frontage, incorporation of natural stone walls or a more textured concrete for the building base material, as well as a revised design for the visible portions of the parking structure adjacent to Canyon Boulevard.

The tallest (southern) portion of the hotel structure is 75 feet in height, measured from the garage roof elevation at the perimeter of the building. This building height excludes the height of the parking garage because the applicable building height standard in the North Village Specific Plan (NVSP Section 5. *Building Heights*) excludes the height of the parking podium (up to a maximum of 20 feet) when all or a portion of the building sits above a parking garage.

The Canyon Boulevard frontage features a service vehicle entrance to a subterranean service area that includes a trash compactor, dumpster and recycling area, mechanical rooms, hotel laundry area, maintenance, and office space. The service entrance location features a profile that exceeds 20 feet in height however, the applicable development standard requires the height of parking garages to be measured from natural grade, which results in a lower overall height measurement in this case due to the natural slope of the site. Additionally, the parking podium at this location is wrapped with an enclosed bicycle locker and equipment storage entrance with a storefront installation for pedestrian access. The height of the visible portions of the parking garage is also diminished with the increased building setback from Canyon Boulevard and enlarged perimeter landscape area compared to the original concept submittal. This increased setback results in a larger landscaped frontage with variations in topography along Canyon Boulevard.

The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP are requested (see Table 3, below, for an analysis of the project's conformance with the applicable NVSP development standards).

FIGURE 1 - LIMELIGHT HOTEL SITE PLAN



Existing Site and Surrounding Land Uses

The project site consists of seven parcels and a total of 6.91- acres located at the northwest corner of Lake Mary Road and Canyon Boulevard. The property is within the North Village Specific Plan area and is zoned "Plaza Resort" and "Specialty Lodging."

The northerly 2.27-acres of the property is located within the Plaza Resort (PR) Zone and the southerly 4.7-acres of the site is located within the Specialty Lodging (SL) Zone. The site is forested and slopes upward from Lake Mary Road and Canyon Boulevard from an

elevation of approximately 8,050 feet to 8,105 feet. The site also features previously disturbed areas where the site was used for temporary construction staging for the 8050 and the Westin developments. Abutting property to the west is developed with the Helios South Condominiums. Property to the north is developed with the Westin Monache Condominium Hotel. Abutting property to the southwest is developed with the Mammoth View Villas condominiums and property to the east across Canyon Blvd. is developed with the Village Plaza, the Gondola Building, 8050 condominiums, the Fireside Condominiums, and real-estate office. **Table 1** further describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	NVSP (PR Zone)	Westin Monache condominium hotel	Building Height Easement applies to Limelight Hotel property for the benefit of the Westin property
South	(RMF-2 Zone) and NVSP (SL) Zone	Mammoth View Villas Condominiums and Lakeview Townhomes	North Village Specific Plan Boundary
East	NVSP (RG and Mammoth Crossing Zone)	Village Plaza, the Gondola Building, 8050 condominiums, the Fireside Condominiums, and real-estate office	Uses are across Canyon Boulevard
West	(RMF-2) and NVSP (SL)	Helios South Condominiums and Lakeview Townhomes Development	North Village Specific Plan Boundary

*NVSP = North Village Specific Plan, PR = Plaza Resort, RG = Resort General, SL = Specialty Lodging, RMF-2 = Residential Multi-family -2

Site Zoning

As shown in **Figure 2** below, the project site is zoned Plaza Resort (PR) and Specialty Lodging (SL). The proposed hotel structure crosses the Plaza Resort land use district boundary so that a portion of the hotel is also located within the Specialty Lodging district. The NVSP document clarifies how density and building height should be determined for buildings that cross a land use district boundary, and staff has reviewed the hotel plans based upon the guidance provided in the NVSP.

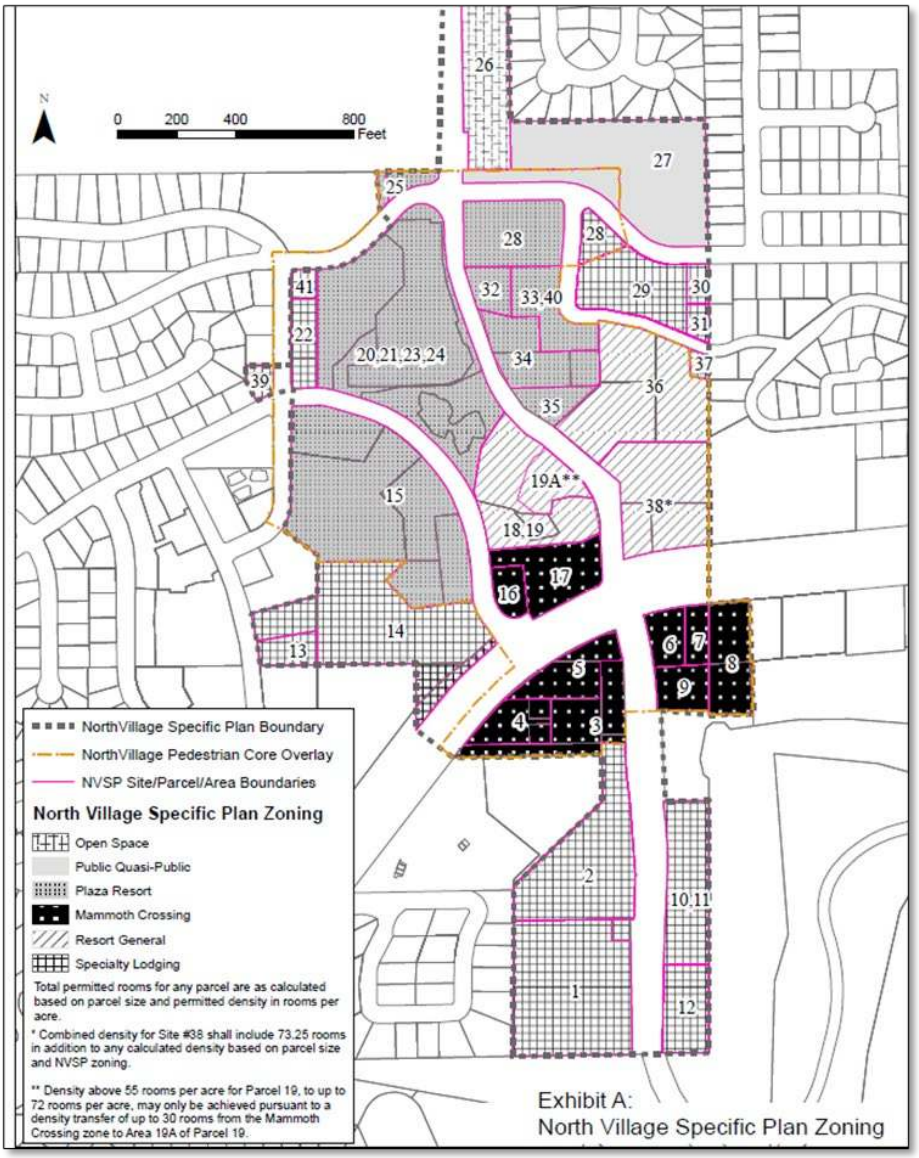
- NVSP pg. 36(a) states, "Where parcels with different land use designations are merged to accommodate a building that crosses the original designation boundary, density may be combined such that the total density of the new parcel is equal to the sum of the densities for each parcel prior to the merger."
- NVSP pg. 39(d) states, "For buildings that cross a land use district boundary after merging parcels, the highest permitted and projected heights shall apply to the

entire building, providing the majority of building area us within the most liberal district."

Staff has applied the same principle for calculating density and building height, to determine the maximum building area and site coverage since the building footprint is within two different zoning districts.

The NVSP document describes its relationship to the Town's regulatory documents as follows, "*The primary purpose of the North Village Specific Plan is to provide new land use guidelines and development standards for the North Village area which will enable the development of a cohesive, pedestrian-oriented resort activity node, with supporting facilities, to create a year-round focus for visitor activity in the Town of Mammoth Lakes* (pg.3 NVSP)."

FIGURE 2 – NVSP ZONING



The Limelight Hotel project is classified as condominium hotel use because it includes a mix of hotel and residential condominium uses. This use classification is permitted in both the Plaza Resort (PR) and the Specialty Lodging zone subject to Design Review, Use Permit and Subdivision map approval (pg. 47 NVSP).

The NVSP regulates project density by zoning district, and measures density in rooms, where a "room" equates to one hotel room or one bedroom, loft, or sleeping area in residential uses. The allowed density in the PR Zone is 80 rooms/acre, and the allowed density in the SL Zone is 48 rooms/acre. This combination of permitted density results in a maximum density of 404 rooms for the entire 6.91-acre property. The project is consistent with the permitted density for the site because a total of 200 rooms are proposed between the 151 hotel rooms and 15 residential condominium units. Additionally, since the proposed hotel amenities are oriented to guests of the hotel, these areas are exempted from the project density.

General Plan

The General Plan Land Use Designation "North Village Specific Plan" applies to all properties included within the NVSP. The General Plan describes this land use designation as a "*designation intended to create a visitor-oriented entertainment retail and lodging district anchored by a pedestrian plaza and a gondola connection to Mammoth Mountain Ski Area. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development projects will provide a wide range of amenities and services that enhance the visitor experience. Maximum overall density is 3,404 rooms and 135,000 square feet of commercial. The specific allocation of density, location of uses, and development standards are contained in the Specific Plan."*

The General Plan Vision Statements and specific goals, policies, and actions with which the proposed project is consistent are described in **Table 2:**

Table 2: General Plan Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
"Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources"	The project would provide a flag hotel that enhances The Village image as a destination resort by providing quality services, recreational elements, and amenities comparable to other destination resort areas. Incorporation of a proposed renewable geothermal energy system implements the sustainable use of renewable resources for hotel operations.
"Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors"	The project would provide a new condominium-hotel project with 151 hotel rooms available for nightly rental and 15 condominium units may also be rented nightly. The development will contribute to

	creating the critical mass and mix of uses needed to ensure the Village's success as well as adding capacity to available lodging that is central to The North Village.
"Protecting the surrounding natural environment and supporting our small-town atmosphere by limiting the urbanized area."	The project is within the Urban Growth Boundary and the proposed density is consistent with the density allowed by the General Plan and the North Village Specific Plan. The
"Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a "village in the trees""	The project was reviewed by the Town's Advisory Design Panel (ADP) with the goal of providing design recommendations that would result in improved consistency with The Village design guidelines. The applicant team made a number of changes to the design of the project to address specific comments from the ADP and to incorporate materials and colors that are appropriate to the Eastern Sierra. The proposed landscape design incorporates ample tree plantings including 116 Jeffrey Pine trees to replace trees that will be removed from the development footprint.
"Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to the use of personal vehicles with a strong pedestrian emphasis."	The project would improve pedestrian connectivity within the North Village by adding sidewalk along the south and property frontages and extending north along the vehicle driveway to the hotel entrance. Additionally, the added density in the NVSP pedestrian core will support transit ridership from the adjacent transit hub (bus, shuttle, gondola), in addition to having direct access to the sidewalk and bicycle network.
Goal, Policy, or Action	**Explanation of Project Conformance with Goal, Policy, or Action**
E.1. Be a premier destination community in order to achieve a sustainable year-round economy.	The addition of a new flag hotel brand located within the North Village will help to achieve this goal by providing a modern hotel lodging option for visitors within walking distance of The Village core and other local attractions.
E.1.D *Encourage restaurants, retail, entertainment, lodging, and services.*	The project is a new condominium hotel use with amenities oriented to guests of the hotel including a hotel lobby with bar, lounge, town hall dining area, convenience retail, meeting spaces, kid's area, ski club lounge, fitness center, and outdoor pool and jacuzzi terrace.

E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The proposed condominium hotel use provides a flag hotel brand within The Village setting which will contribute to a greater variety of lodging options and capacity as a destination resort.
C.2.A *Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*	The proposed hotel improves pedestrian connectivity to The Village through the addition of new sidewalk along the south side of the property. A pedestrian oriented outdoor terrace is provided along the length of the hotel's east side and provides spaces to gather with seating and fire features, and outdoor games, which encourages social interaction as a gathering space or event space.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates building materials that create an aesthetic that combines the look of natural materials with a modern building aesthetic. The natural wood and natural stone textures are consistent with the Town's character and mountain setting.
C.3.D: Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	The proposed project will create a pedestrian oriented terrace with outdoor seating, entertainment, and gathering spaces.
L.1.C: Give preference to infill development.	The project site is located within the NVSP and surrounded by development (see Table 1).
L.3.B: Develop vital retail centers and streets.	Allowing for additional density in the NVSP would help to support the NVSP retail center.
L.5.A: Encourage and support a range of visitor accommodations that include a variety of services and amenities.	The project would provide increased capacity for visitor accommodations and associated services and amenities.
L.5.B: Locate visitor lodging in appropriate areas.	Visitor lodging on the site is consistent with the General Plan and NVSP.
M.3.B: Reduce automobile trips by promoting and facilitating walking, bicycling, local and regional transit, innovative parking management, gondolas and trams, employer-based trip reduction programs, alternate work schedules, telecommuting, ride-share programs, cross-country skiing and snowshoeing.	Additional density in the NVSP pedestrian core would support transit ridership from the adjacent transit hub (bus, shuttle, gondola), as well as have direct access to the sidewalk and bicycle network.
M.3.C: Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood	The project site is an infill site within a concentrated pedestrian core and mixed-use area. Additional density allowed in the pedestrian core area of the site would be

serving commercial and mixed-use centers.	consistent with a compact pedestrian-oriented development.
M.6.A: Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.	The project includes the use of full-time valet parking staff to manage all parking within the parking garage, which allows for use of tandem and stacked parking spaces which, reduces the amount of land that is dedicated to parking.

North Village Specific Plan Consistency

The project is consistent with all applicable zoning requirements of the North Village Specific Plan (NVSP) for the Plaza Resort and Specialty Lodging zones. The project's conformance with the applicable development standards is described in greater detail in the Analysis of Key Issues. A summary and analysis of the project's conformance with applicable development standards is discussed in **Table 3**.

Table 3: Zoning Consistency

General Information			
General Plan: North Village Specific Plan (NVSP)		Specific Plan: North Village Specific Plan (NVSP) – Plaza Resort (PR) and Specialty Lodging (SL) District	
Zoning: North Village Specific Plan (NVSP)		Overlay Zone: NVSP Pedestrian Core Overlay	
Existing Land Use: Vacant Land		Permit(s) Required for Use: Tentative Tract Map (TTM), Use Permit (UPA), and Major Design Review (DR)	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Minimum Parcel Size (sf)	15,000 sf	Phase I = 4 acres	Yes
Building Area (sf/acre)	75,000 sf/acre maximum • (348,000 square feet for Phase 1)	185,754 feet (excluding structure parking)	Yes
Site Coverage	PR = 75% of 99,238 sq.ft. SL= 60% of 75,415 sq.ft.	63.2% (110,450 s.f. proposed)	Yes
Snow Storage	60% of all uncovered parking and driveway area (31,462 x .6)	60.6 % or 19,074 sq.ft.	Yes
Density Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Plaza Resort (PR)	80 rooms/acre (2.27 acres)	181.6	Yes
Specialty Lodging (SL)	48 rooms/acre (4.63 acres)	222.24	Yes
Total Rooms	404 rooms maximum	200 rooms	Yes

Commercial Density [1]	450 sf = 1 room	Exempted because all hotel amenities are oriented to hotel guests	Yes
Building Height [2]			
Permitted Height	75 feet	75 feet	Yes
Projected Height	90 feet	Not Utilized	N/A
Parking Garage	Maximum height of 20 feet	20 feet	Yes
Building Levels	1-7	6	Yes
Setbacks (north side)[3]			
Side Yard – north and west internal side and rear lot line of PR district	0 feet	45 feet	Yes
Canyon Boulevard Setback (east side) [4]			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height 0-24 feet	Minimum of 10 feet required from EOP	10 feet	Yes
Building Height: 25-34 feet	Minimum of 20 feet from EOP	40 feet	Yes
Building Height: 25-54 feet	Minimum of 30 feet from EOP	40 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet from EOP	40 feet	Yes
Lake Mary Road Setbacks (south side)			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height: 0-24 feet	Minimum of 10 feet from EOP	60 feet	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	100 feet	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	100 feet	Yes
Building Height 55 feet +	Minimum of 40 feet from EOP	100 feet	Yes
Specific Plan Boundaries (southwest side)			
Building Height: 0-24 feet	Minimum of 10 feet	50 feet from property line	Yes
Building Height: 25-34 feet	Minimum of 20 feet	100 feet	Yes

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

[2] When all or a portion of the building sits above a parking garage, building height shall be measured from the garage roof elevation at the perimeter of the building. Parking garages shall be no more than 20 feet above natural grade at any point (pg. 39 NVSP).

[3] No setbacks required on internal side and rear lot lines of PR District.

[4] Measured from the roadway i.e., edge of pavement (EOP)

Building Height: 35-54 feet	Minimum of 30 feet	100 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet	100 feet	Yes
Parking			
1-bedroom with lock-off (1.5 space/unit)	51 units x 1.5 space = 76.5	See below for total parking count	Yes
1-bedroom unit	51 Units x 1.05 space = 53.5		
2-bedroom unit	2 units x 1.05 space = 2		
3-bedroom unit	4 units x 1.5 space = 6		
4-bedroom unit	4 units x 1.5 space = 6		
5-bedroom unit	3 units x 1.5 space = 4.5		
Check-In spaces	3	9	Yes
Restaurant/Bar/Meeting Rooms/Accessory Recreation Amenity	Not required for hotel restaurants and amenities oriented to the guests of the hotel	N/A	Yes
TOTAL PARKING	**152**	**204[5]**	**Yes**
Hotel guest access to a minimum of (10% of required parking)	15	16	Yes
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Delivery Parking	Required	Can be accommodated at the service entry portal off Canyon Boulevard.	Yes
Bicycle Parking	33 spaces (0.2 bicycle parking spaces per unit)	33 bicycle parking spaces are provided within the parking garage near the main vehicle entrance to level 1	Yes
Other			
Housing Mitigation: Consistent with the Town's current Housing Ordinance (M.C. §17.136). The applicant has indicated that the applicable in-lieu housing fee applicable to each unit will be paid at Building Permit issuance.			Yes

[5] Includes tandem and stacked spaces in the parking garage per the valet parking management plan.

ANALYSIS:

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required Findings pursuant to Municipal Code (MC) Chapter 17.68.050 to permit a subdivision of the project site for a new condominium hotel use.

The North Village Specific Plan requires use permit approval and subdivision map approval for condominium uses. Staff has determined that the required findings can be met for approval of a Use Permit pursuant to Section 17.68.050 (Use Permit Findings) of the Town of Mammoth Lakes Municipal Code. Staff's complete analysis of the required findings can be found in the project Resolution, included as **Attachment A**.

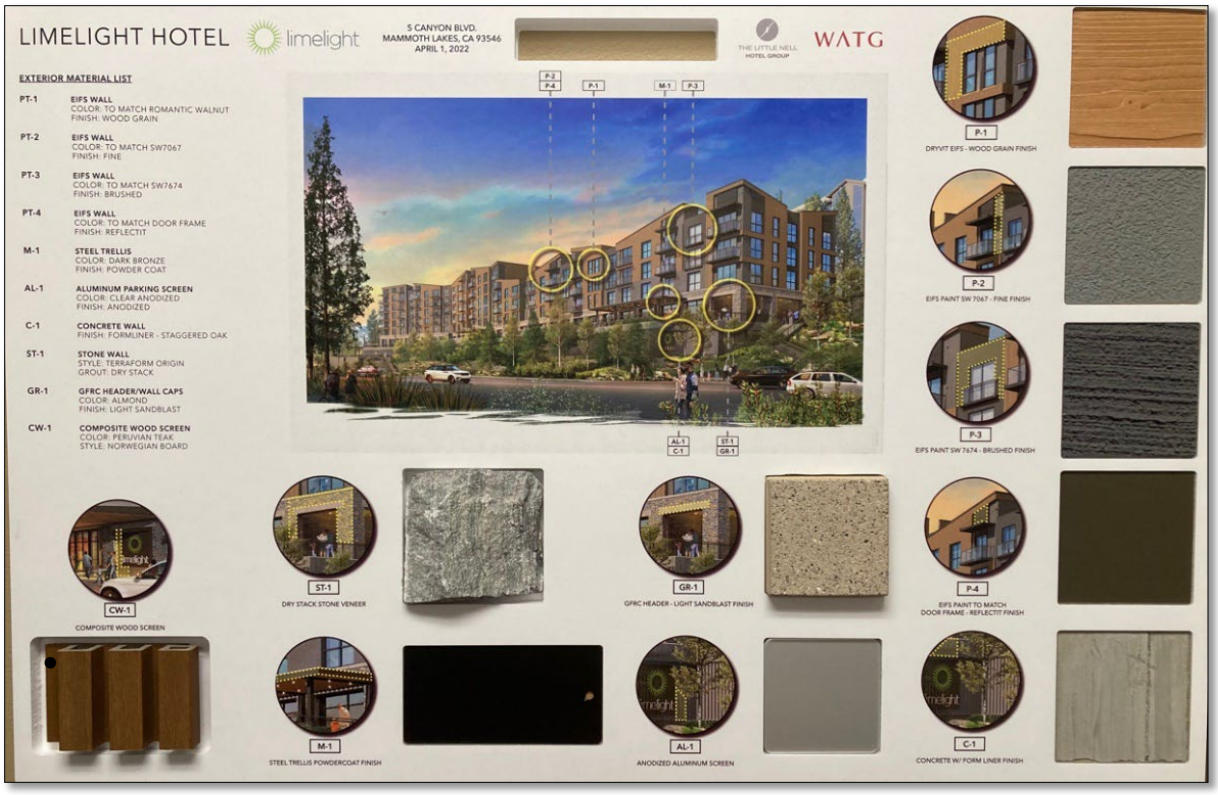
The proposed site layout and project design including proposed density and parking is consistent with the anticipated density for the site, which will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity since applicable mitigation measures adopted with the Mitigation Monitoring and Reporting Program of the NVSP SPEIR have been incorporated into the Conditions of Approval for this project.

KEY ISSUE #2: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?

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

The exterior colors and materials were submitted in a digital format for review by the Advisory Design Panel. Digital renderings along with the proposed colors and materials we provided with pictures, rather than physical samples due in part, because public meetings were being held virtually. Once physical color and material samples were received by Town staff on April 11th (shown below), staff determined that two of the proposed materials/colors do not provide the same appearance of the color or material that was reviewed digitally. These colors and materials should be modified to meet the intent of the North Village Design Guidelines and ADP recommendations. Staff suggests that the following conditions of approval be included for the project to ensure the design is consistent with the NVSP Design Standards and ADP recommendations:

COLOR AND MATERIAL BOARD



- The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage should be changed to a darker color such as dark bronze and shall have a non-reflective finish.
- The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material shall be changed to another wood grain finish that is darker and has less orange/peach tone.
- The applicant should provide a 3' by 3' foot mock-up of the proposed stone material and installation.
- The applicant should provide a more detailed elevation for the design of the retaining wall located at the corner of Canyon Boulevard and Lake Mary Road to ensure the design adequately diminishes the overall height of the wall.
- The applicant should provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard.

With incorporation of the recommended conditions of approval noted above, staff finds that the applicant was successful in improving the design and functionality of the building and has met the overall intent of the Design Review criteria. Below is staff's analysis of the project's consistency with the Design Review criteria:

Design Review Criteria:

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

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

The site and building design have been reviewed for consistency with the North Village Design Guidelines and presented to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and has successfully improved the design and functionality of the building, as well as consistency with the applicable Design Guidelines.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and accomplishes specific goals and policies specified in the North Village Specific Plan and the General Plan that seek to locate lodging uses in appropriate areas to reach critical mass and mix of uses that will support The Village's success.

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

The proposed streetscape design features a variety of site improvements including a new meandering pedestrian sidewalk along the west side of Canyon Boulevard, new pedestrian scale street lighting and ample landscape proposed at the project edges. The site design includes a pedestrian oriented outdoor terrace that is elevated from street level and features outdoor furniture and games for an outdoor gathering space. A pedestrian plaza is incorporated in the site design at street level at the north end of the project adjacent to the existing pedestrian crosswalk and transit stop. This area features bench seating and a condition of approval is included to require a transit shelter to be added.

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

and the heat-island effect; and achieve a safe, efficient, and harmonious development.

All required long-term parking for the condominium hotel use is located within an understructure parking garage. The visible portions of the parking garage are screened with aluminum panels that provide natural ventilation inside the garage and minimize the appearance of the garage from Canyon Boulevard. A small 16-space surface parking lot is proposed at the south end of the property to accommodate oversized vehicles and provide guest access to a minimum of 10% of the required number of parking spaces. The design of the parking garage minimizes visibility and the heat-island effect because it is tucked underneath the footprint of the hotel structure and is effectively screened from street level.

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

The proposed exterior lighting plan provides light fixture specifications that provide appropriate scale based upon location and purpose. The variety of fixtures and lighting type adds interest throughout the site. All proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #17 is included to ensure that exterior lighting is inspected and verified for compliance with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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

The proposed landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. Approximately 152 existing trees will be removed to make way for the proposed hotel development and a total of 103 existing trees will be preserved on the site. 116 new Jeffrey Pine trees will be planted throughout the landscape as well as 44 Quaking Aspen trees and 66 Creek Dogwood Trees. The proposed tree plantings satisfy the tree mitigation requirements for a 1 to 1 replacement ratio. Shrubs are incorporated into the landscape and include bitterbrush, bearberry, and sulfur buckwheat.

The landscape plan softens the perimeter of the hotel site and enhances the architectural features of the building, especially the warm wood appearance of the EIFS wood grain siding. A Landscape documentation package is required as Condition of Approval #30 to ensure the new landscape will comply with the Water Efficiency Landscape Ordinance (WELO).

In addition to the above criteria, the Municipal Code requires that a Design Review Application demonstrate consistency with the applicable standards and requirements of the Code, the General Plan and any applicable specific plan or master plan, The Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site.

Consistency with The North Village Design Guidelines

Pursuant to the North Village Specific Plan, Design Guidelines adopted by the Town Council provide recommendations to be used in the design review process. They are intended to promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities in both public and private projects. The Design Review process is intended to implement the recommendations of the Town Design Guidelines, and the design review criteria are intended to encompass the primary design objectives included therein. In this case, staff finds that the Design Review criteria sufficiently address those elements of the Town Design Guidelines that are applicable to this project, and that staff's analysis of the design review criteria above also effectively describes the project's consistency with the Town Design Guidelines.

KEY ISSUE #3: Is the proposed project consistent State Subdivision Map Act?

Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the project is a common interest subdivision that includes residential condominium units that can be individually owned and sold. Prior to issuance of a certificate of occupancy for any of the units, a final map, CC&Rs, and a condominium plan will require approval by staff and must be recorded on the property Title. Staff has reviewed the tentative map and finds that it is in conformance with the Town's Subdivision Ordinance and the State Subdivision Map Act. Tentative Tract Map 22-002 is included in **Attachment 6**.

KEY ISSUE #4: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

An Addendum to the North Village Specific Plan Supplemental Program Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project and is

included as **Attachment 2**. The environmental analysis presented in the CEQA Addendum demonstrates that the environmental analysis and impacts identified in the North Village Specific Plan Subsequent Program EIR remain substantively unchanged by the Project and supports the finding that the proposed Project does not result in any new environmental effects and does not exceed the level of impacts identified in the Subsequent Program EIR. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

FINANCIAL CONSIDERATIONS:

Three appeal applications were submitted along with the applicable fee of $1,942.00. Pursuant to M.C. § 17.104.030.F – *Refund of Appeal Fees*, Appeal fees may be refunded only in the following situations:

1. Upon the conclusion of any appeal, where the Council upholds the appeal and overturns the decision of the review authority, the Council may also authorize the return of all, or a portion of the appeal fees; or

2. Upon the conclusion of any appeal, where the Council denies the appeal but finds that the appellant(s) raised issued of substantial merit, the Council may authorize the return of any portion of the appeal fees deemed just.

ATTACHMENTS:

1. Town Council Resolution
2. CEQA Addendum
3. Appeals 1 - 3
4. MCWD Appeal Withdrawal Letter
5. Applicant Response Letter to Westin Monache Owners' Appeal
6. Project Plans and Renderings of Roof Mounted Equipment
7. June 15, 2022, Town Council Staff Report
   https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?DocumentId=24297
8. May 11, 2022, PEDC Staff Report:
   https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?DocumentId=23418

RESOLUTION NO. TC 22-_____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES DENYING THE APPEALS OF THE DECISION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION, APPROVING TENTATIVE TRACT MAP 22-002, USE PERMIT 22-001, AND DESIGN REVIEW 22-001, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, TO APPROVE THE LIMELIGHT HOTEL DEVELOPMENT PROJECT LOCATED IN THE NORTH VILLAGE SPECIFIC PLAN AREA AT 5, 15, 17, AND 49 CANYON BOULEVARD, 107 LAKEVIEW BOULEVARD, 106 AND UNADDRESSED PARCEL ON LAKE MARY ROAD (APNs: 033-390-004-000, 033-390-005-000, 033-390-006-000, 033-390-007-000, 031-110-027-000, 033-390-002-000, and 033-390-003-000)

WHEREAS, a request for consideration of a Tentative Tract Map, Use Permit, and Major Design Review application was filed by Limelight Mammoth LLC, for the Limelight Hotel development project, a condominium hotel use comprised of 151 hotel rooms and 15 for-sale residential condominium units, with a total of 200 rooms. Parking for the development is proposed to be located within an understructure parking garage that accommodates 179 vehicles to be managed by full-time valet parking staff. All amenities are oriented to hotel guests and residential owners, including a hotel lobby and bar, town hall dining area, living room, meeting and conference rooms, kids' area, ski club lounge, fitness center, outdoor pool and jacuzzi terrace, and outdoor seating/activity areas. The application was submitted in accordance with the North Village Specific Plan and Chapters 17.68 (Use Permits) and 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located within the Plaza Resort (PR) and Specialty Lodging (SL) zones of the North Village Specific Plan (NVSP) area at 5, 15, 17, and 49 Canyon Boulevard, 107 Lakeview Boulevard, 106 Lake Mary Road and adjacent unaddressed parcel; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing for the application request on May 11, 2022, and considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, State Subdivision Map Act, North Village Specific Plan, Municipal Code, North Village Design Guidelines, Subdivision Ordinance, and associated Land Use Maps;
3. CEQA Addendum to the NVSP Subsequent Program EIR (SPEIR) prepared for the Project;
4. Oral evidence submitted at the hearing;
5. Written evidence submitted at the hearing; and
6. Project plans consisting of:
    a. Tentative Tract Map 22-02 Sheets T1 – T2, dated May 3, 2022;
    b. Project plan set dated April 1, 2022, including Site Plans, Floor Plans, Building Area and Lot Coverage Plan, Building Elevation Drawings and Perspectives, Building Section

Drawings, Snow Management Plan, Shadow Analysis, Landscape Plans, Hardscape Plans, and Lighting Plans consisting of 49 sheets;

c. Color and Material Board, dated received by the Town of Mammoth Lakes April 11, 2022.

WHEREAS, on May 11, 2022, the Planning and Economic Development Commission approved the Limelight Hotel development project application by a 3-0 vote of the Commission.

WHEREAS, during the 15-day appeal period following the Planning and Economic Development Commission approval, the Town received three separate appeals of the Commission's decision; and

WHEREAS, the Mammoth Community Water District subsequently withdrew its appeal of the Commission's decision on June 30, 2022; and

WHEREAS, on June 6, 2022, the applicant submitted a written request to remove the proposed geothermal well system from the project application because two of the three appeals received raised objections to the proposed geothermal system and the CEQA Addendum prepared for the Project; and

WHEREAS, the Town Council conducted a noticed public hearing on the application request on June 15, 2022, at which time all those desiring to be heard were heard and the public hearing was continued to a date certain, the July 6, 2022, Town Council meeting; and

WHEREAS, on July 6, 2022, the Town Council conducted the continued public hearing on the application request and considered adoption of this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and

WHEREAS, prior to taking action, the Town has heard, been presented with, reviewed and considered all of the information and data in the administrative record and all oral and written evidence presented to it during all meetings and hearings; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES:

SECTION 1. FINDINGS.

I. **CEQA.**

EIR Addendum - California Environmental Quality Act Guidelines Section 15164

a. The Planning and Economic Development Commission, and subsequently the Town Council, considered the proposed Environmental Impact Report (EIR) Addendum for the Limelight Hotel project together with the North Village Specific Plan Subsequent Program EIR, including the Mitigation Monitoring and Reporting Program, and any comments received, and finds that on the basis of the whole record there is no substantial

evidence that the proposed Project will result in any new or increased significant effects on the environment.

b. The Town Council finds that the EIR Addendum reflects the lead agency's independent judgment and analysis.

c. An addendum is adequate because the Addendum demonstrates that the environmental analysis and impacts identified in the North Village Specific Plan Subsequent Program EIR remain substantively unchanged by the Project and supports the finding that the proposed Project does not result in any new environmental effects and does not exceed the level of impacts identified in the Subsequent Program EIR.

d. The custodian and location of the documents and other material which constitute the record of proceedings upon which this decision is based is the Town Clerk at the Town of Mammoth Lakes offices, 437 Old Mammoth Road, Suite 230, Mammoth Lakes, California 93546.

e. The Town Council finds that the Project will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area with adherence to the mitigation measures identified in the North Village Specific Plan Subsequent Program EIR.

f. The mitigation measures applicable to the Project have been identified in the EIR Addendum and excerpted from the program for reporting on or monitoring the required mitigation measures.

II. MUNICIPAL CODE FINDINGS.

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

1. The proposed use is consistent with all applicable sections of the General Plan and Title 17 of the Mammoth Lakes Municipal Code and is consistent with the North Village Specific Plan;

The proposed condominium hotel use is consistent with the 2007 General Plan in that the Neighborhood and District Character Element describes the North Village District as an intensely focused entertainment district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail, and other services. The General Plan states that the specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

In addition to being consistent with the applicable land use designation, General Plan policies with which the project is consistent include, but are not limited to the following:

Economy Element

- Policy E.1.D, "*Encourage restaurants, retail, entertainment, lodging, and services."* The project is a new condominium hotel use with amenities oriented to guests of the hotel.

- Policy E.3.C, "*Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes*." The proposed condominium hotel is a flag hotel conveniently located within walking distance to The Village and the gondola building. The hotel increases lodging capacity and thereby contributes to destination resort visitation.

Community Design Element

- Policy C.2.A, "*Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*" A pedestrian oriented, elevated promenade area is provided adjacent to the sidewalk, and while the space is oriented to guests of the hotel it provides a visible area with seating and fire features, which invites social interaction and gathering spaces, which may also be used for small events.

Mobility Element - Pedestrian

- Policy M.9.1, "*Design streets, sidewalks, and trails to promote and encourage walking and improve accessibility."*

  Actions M.9.1.1:

  - *Provide public spaces for pedestrians to gather and socialize;*
  - *Prioritize pedestrian access in building design;*
  - *Incorporate street furniture, including benches, trashcans, attractive street lighting etc.;*
  - *Provide appealing landscaping and public art.*

The project design encourages pedestrian access around the entire perimeter of the hotel and hotel grounds by incorporating new sidewalk, paved walkways, a pedestrian promenade, and two pedestrian stairways providing access to the hotel grounds from Canyon Boulevard. The pedestrian-oriented promenade located on the east side of the structure allows unrestricted public access and areas for pedestrians to gather, socialize, and enjoy views to the Sherwin range. The hotel grounds feature outdoor furniture, benches, landscaping, outdoor games, and attractive street lighting.

The project is also consistent with the North Village Specific Plan (NVSP) because the project conforms to the applicable NVSP development standards, including, but not limited to, permitted uses, density, building area, site coverage, snow storage, building height, setbacks, and parking.

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

The proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity because the project is consistent with the intended uses for the site as specified in the North Village Specific Plan (NVSP), Plaza Resort (PR) and Specialty Lodging (SL) zoning designations, and the project complies with the

development standards as specified in the NVSP for the subject site as evaluated in the 1999 SPEIR.

An Addendum to the 1999 NVSP SPEIR was prepared for the Limelight Hotel Project. The Addendum determined that the project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

Construction of the proposed project is required to comply with the conditions of approval for the project, which include applicable mitigation measures adopted for the certified Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment project (1999 SPEIR) (SCH #99-092082).

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

   The proposed Limelight Hotel development is consistent with all of the development standards of the North Village Specific Plan including adequate understructure parking for the proposed use. Site improvements that benefit the surrounding developments and pedestrian connectivity include a new sidewalk along the south property frontage, creation of a pedestrian plaza at the north end of the project where a transit shelter is required pursuant to Engineering Division Conditions of Approval, and all new and existing electrical utilities within the development area will be placed underground.

   The condominium hotel use will increase lodging capacity within close proximity to The Village core, where lodging uses are encouraged and anticipated in the NVSP and General Plan.

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

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

   The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the subject property is zoned North Village Specific Plan (NVSP), and the specific allocation of density, location of uses, and development standards are contained in the Specific Plan.

   The proposed project is consistent with the NVSP because the project conforms to the applicable development standards for the Plaza Resort and Specialty Lodging districts of the NVSP including, but not limited to, allowable land uses, density, building area, site coverage, building height, setbacks, parking, snow storage, and design. Additionally, affirmative findings for approval of the project have been made as required by the Municipal Code, for a Use Permit and Tentative Tract Map.

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

   The proposed project is consistent with the 2007 General Plan land use designation for the site, which is designated North Village Specific Plan (NVSP), and because the proposed condominium hotel is a permitted land use within the Plaza Resort (PR) and Specialty Lodging (SL) zone of the NVSP, and the proposed density is consistent with the maximum allowable density permitted within the PR and SL districts.

   The project would implement the goals and objectives identified for the North Village Specific Plan (NVSP) and the North Village District (*General Plan Neighborhood and District Character Element*) by providing a condominium-hotel use which results in increased lodging capacity within the North Village and thereby, supports visitation as anticipated for a resort destination. The proposed development provides amenities oriented to guests of the hotel as well as improved pedestrian connectivity through the addition of sidewalk and internal pedestrian pathways through the hotel grounds. The site design as a whole encourages and invites social gathering and pedestrian activity.

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

   The project is located within the North Village Specific Plan Area (NVSP), so it is subject to the North Village Design Guidelines rather than the Town of Mammoth Lakes Design Guidelines. The project is consistent with the North Village Design Guidelines because: (1) the site design takes advantage of the topography of the site in that the development utilizes the steep slope of the lot to accommodate an understructure parking garage and elevated pedestrian promenade; (2) the design of the hotel structure maximizes sun exposure onto sidewalk and pedestrian pathways which are predominantly located on the east side of the hotel facing the Village Plaza (3) the roofline of the hotel provides variation through varied wall heights and wall offsets. A parapet wall serves to screen roof-mounted equipment and incorporates a cornice detail to add depth and detail to the roof form; (4) the mass of the structure is broken up through building offsets and changes in siding material and color, as well through the placement of recessed and extended balconies; (5) the base of the building is scaled to the pedestrian form through the use of natural stone base material and storefront windows that define the first level of the hotel as well as through the addition of festoon lighting in the primary outdoor pedestrian areas; (6) the materials and colors are appropriate to The Village setting since they are made up of neutral and warm earth-tone colors; and (8) the landscape design proposes the use of native plants and trees that are appropriate to the Mammoth Lakes region and the use of layering plants with natural boulders and retaining walls provide effective screening and softening at the edges of the development.

4. **The project is consistent with the following additional Design Criteria (Zoning Code §17.88.050):**

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

The site and building design have been reviewed for consistency with the North Village Design Guidelines and presented to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and has successfully improved the design and functionality of the building, as well as consistency with the applicable Design Guidelines.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and accomplishes specific goals and policies specified in the North Village Specific Plan and the General Plan that seek to locate lodging uses in appropriate areas to reach critical mass and mix of uses that will support The Village's success.

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

The proposed streetscape design features a variety of site improvements including a new meandering pedestrian sidewalk along the west side of Canyon Boulevard, new pedestrian scale street lighting and ample landscape proposed at the project edges. The site design includes a pedestrian oriented outdoor terrace that is elevated from street level and features outdoor furniture and games for an outdoor gathering space. A pedestrian plaza is incorporated in the site design at street level at the north end of the project adjacent to the existing pedestrian crosswalk and transit stop. This area features bench seating and a condition of approval is included to require a transit shelter to be constructed.

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

All required long-term parking for the condominium hotel use is located within an understructure parking garage. The visible portions of the parking garage are screened with aluminum panels that provide natural ventilation inside the garage and minimize the appearance of the garage from Canyon Boulevard. A small 16-space surface parking lot is proposed at the south end of the property to accommodate oversized vehicles and provide guest access to a minimum of 10%

of the required number of parking spaces. The design of the parking garage minimizes visibility and the heat-island effect because it is tucked underneath the footprint of the hotel structure and is effectively screened from street level.

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

The proposed exterior lighting plan provides light fixture specifications that provide appropriate scale based upon location and purpose. The variety of fixtures and lighting types adds interest throughout the site. All proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #16 is included to ensure that exterior lighting is inspected and verified for compliance with Section17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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

The proposed landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. Approximately 152 existing trees will be removed to make way for the proposed hotel development and a total of 103 existing trees will be preserved on the site. 116 new Jeffrey Pine trees will be planted throughout the landscape as well as 44 Quaking Aspen trees and 66 Creek Dogwood Trees. The proposed tree plantings satisfy the tree mitigation requirements for a 1 to 1 replacement ratio. Shrubs are incorporated into the landscape and include bitterbrush, bearberry, and sulfur buckwheat.

The landscape plan softens the perimeter of the hotel site and enhances the architectural features of the building, especially the warm wood appearance of the EIFS wood grain siding. A landscape documentation package is required as Condition of Approval #31 to ensure the new landscape will comply with the Water Efficient Landscape Ordinance (WELO).

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

The proposed project is consistent with the associated tentative tract map and use permit as described in this Resolution and the associated staff report.

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

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

The proposed map is consistent with applicable 2007 General Plan and the North Village Specific Plan (NVSP) because the proposed condominium hotel use is a permitted use in the Plaza Resort (PR) and Specialty Lodging (SL) districts of the North Village Specific Plan and is consistent with intended uses described in the General Plan Land Use description for the NVSP. The General Plan land use description for the NVSP states that the designation is intended to create a visitor-oriented entertainment, retail, and lodging district with uses including hotels, and similar visitor accommodations along with supporting restaurants, retail and services.

The proposed map would subdivide the proposed condominium hotel use for 15 for-sale residential condominium units and a hotel. The project is also consistent with all of the applicable development standards prescribed by the NVSP, including, but not limited to, building area, site coverage, snow storage, building height, setbacks, and parking, and all utilities and access roadways can be improved and/or extended to service the project area.

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

The design and improvements of the subdivision are consistent with the applicable General Plan and the North Village Specific Plan because the NVSP establishes minimum parcel size for the creation of new parcels within the NVSP and allows for alternative parcel sizes to be established for condominium uses in accordance with the proposed development, and subject to the approval of a subdivision map and use permit. The project complies with all other applicable development standards applicable to the Plaza Resort (PR) and Specialty Lodging (SL) zones of the North Village Specific Plan.

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

The site is physically suitable for the type of development proposed because the site area for Phase I of the project consists of four acres and the proposed development is situated on the site so as to comply with required setbacks and lot coverage standards. Additionally, the site is an in-fill development, and all utilities and access roadways can be improved and/or extended to service the Project area.

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

The site is physically suitable for the proposed density of development because the Phase I site area consists of four acres in size and the proposed density of 200 rooms complies with the permitted site density as allocated by the NVSP district zoning designations and district boundaries applicable to the Project site.

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

The design of the subdivision is not likely to cause substantial environmental damage or substantially injure fish or wildlife because the project is not located within an

environmentally sensitive area. The 1999 SPEIR found all impacts to biological resources would be less than significant, and no new information has become available and no substantial changes to the circumstances (under which the project is being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred.

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

The design of the subdivision is not likely to cause serious public health problems. No evidence has been submitted during the planning review process to indicate that the Project would cause any serious public health problems. All necessary public services are currently provided, or can be extended to, the site for those individuals occupying and using the condominium hotel facilities.

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

The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because all easements are shown on the tentative map and/or are required through the conditions of approval for the project. The property has access to Canyon Boulevard and Lake Mary Road, which provides adequate street alignment and width to serve the project. An easement will be granted to the public for use of the new sidewalk that will be constructed along the south property frontage.

SECTION 2. TOWN COUNCIL ACTIONS.

The Town Council hereby takes the following actions:

1. Makes the findings set forth hereinabove in subsections I-III (including all sub-subsections thereof) in Section 1 of this Resolution.
2. Finds that the CEQA Addendum prepared for the Limelight Hotel Project adequately analyzed the Project, and determined that there are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR (SCH #99-092082) and the Mammoth Hillside Addendum.
3. Denies the two pending appeals and affirms the Planning and Economic Development Commission's approval of the Limelight Hotel Project, as revised pursuant to applicant's request to remove the geothermal well system from the Project, consisting of Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001 subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by reference.

4. Directs Town staff to file a Notice of Determination with the County of Mono Registrar-Recorder/County Clerk and the State Clearinghouse within five (5) working days of the Town's final Project approval.

PASSED, APPROVED AND ADOPTED this 6th day of July 2022.

LYNDA SALCIDO
MAYOR

ATTEST:

JAMIE GRAY
TOWN CLERK

APPROVED AS TO FORM:

ANDREW MORRIS
TOWN ATTORNEY

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

I, Jamie Gray, Town Clerk of the Town of Mammoth Lakes, do hereby certify that the foregoing Resolution Number _____was duly and regularly adopted by the Town Council of the Town of Mammoth Lakes at a regularly scheduled meeting thereof held on the 6th day of July 2022, by the following vote:

AYES:

NOES:

ABSENT:

_____
Jamie Gray, Town Clerk

OWNER/APPLICANT:

I, Rana Dershowitz, Authorized Signatory for Limelight Mammoth LLC, am the property owner and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____
Rana Dershowitz, Authorized Signatory
Limelight Mammoth LLC
(Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Mono

On _____before me, _____
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the persons whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity (ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary

EXHIBIT "A"
Resolution No. TC 22-
Case No. TTM 22-002, UPA 22-001, DR 22-001
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the Limelight Hotel development project, a 185,754 square foot condominium hotel use comprised of a mix of hotel and residential uses including 151 hotel rooms and 15 for-sale residential condominium units for a total of 200 rooms. All amenities are oriented to hotel guests and residential owners and include full-time valet parking service, hotel lobby with a bar and lounge, town hall dining area, living room, meeting/conference rooms, ski club lounge, kid's area, fitness center, an outdoor pool and jacuzzi deck, outdoor seating, and roof-top patio.
2. The approved site and building plans include: Tentative Tract Map 22-002 Sheets T1 – T2, dated May 5, 2022, and the Project Plan Set dated April 1, 2022, including Site Plans, Floor Plans, Building Area and Lot Coverage Plan, Building Elevation Drawings and Perspectives, Building Section Drawings, Snow Management Plan, Shadow Analysis, Landscape Plans, Hardscape Plans, and Lighting Plans consisting of 49 sheets, and two color and material boards, and roof top mechanical equipment layout, screening, and roof top patio renderings dated June 28, 2022, as amended pursuant to these conditions of approval.
3. The following colors and materials shall be revised and approved by the Community and Economic Development Director prior to issuance of a building permit for the project:
    - The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage shall be changed to a darker color such as dark bronze and shall have a non-reflective finish.
    - The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material shall be changed to darker wood tone with wood grain finish that has less orange/peach tone.
    - Applicant shall provide a 3' by 3' foot mock-up of the proposed stone material and installation to provide a realistic representation for review and approval by the Community and Economic Development (CED) Director.
    - Applicant shall provide a detailed elevation of the proposed retaining wall located at the corner of Canyon Boulevard and Lake Mary Road for review and approval to ensure the design diminishes the appearance of the overall height and provides pedestrian scale as recommended by ADP.
    - Applicant shall provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard for review and approval.
4. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code

§17.60.060.B.

5. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
6. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
7. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials is prohibited, except as allowed through a temporary construction management plan approved by the Public Works Director.
8. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
9. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
10. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
11. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
12. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
13. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
14. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any

claim, action, or proceeding and shall cooperate fully in the defense.

15. Pursuant to Government Code Section 66474.9 the subdivider shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Government Code Section 66499.37. The Town shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense.
16. All exterior lighting shall comply with Section 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
17. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
18. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
19. Water and sewer improvements require a construction permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
20. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
21. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
22. These zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
23. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)

SPECIAL PLANNING DIVISION CONDITIONS

24. The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendments. The applicable mitigation measures are included as conditions of project approval.
25. The Housing Mitigation requirements for this project shall be met through payment of the current applicable housing fee for residential uses in effect at the time of building permit submittal, unless an Alternate Housing Mitigation Plan (AHMP) in accordance with Municipal Code Chapter 17.136 is approved prior to building permit submittal. If an AHMP is proposed, it shall be reviewed by the Community and Economic Development Department prior to consideration of the AHMP by the Planning and Economic Development Commission. If the applicant requests that the AHMP be considered separately from the approval for the associated project, the applicant shall be responsible for payment of staff time at the Town's established billing rates for the review and processing of the AHMP.
26. As required by the North Village Specific Plan (NVSP), the applicant shall comply with NVSP Housing Policy #3 that prohibits construction workers who reside outside of Mono or Inyo County to be housed in the RMF-1 zoning district. Documentation of the provision of housing for contractor employees shall be provided to the Town, upon request.
27. Prior to the issuance of a building permit, the applicant shall provide evidence that the rooftop equipment complies with the Town's Noise Ordinance.
28. Hotel room stays shall be short-term and shall be limited to no more than 30-days at a time.
29. All condominium units within the project that are rented on a transient / nightly basis are subject to the regulations of the Town's Quality of Life Ordinance (Municipal Code Chapter 5.40).
30. The applicant shall submit Owner's Association CC&Rs for the maintenance and control of common area for review and approval by the Community and Economic Development Director prior to issuance of a Certificate of Occupancy.
31. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations), including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department prior to building permit issuance. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.

    Pursuant to the North Village Specific Plan, all trees greater than 12 inches dbh

(diameter at breast height) that are required to be removed due to improvements, shall be replaced on a one-to-one basis either on-site or on an off-site approved by the Community and Economic Development Director. Trees recommended for removal based on health, overstock, etc. by a qualified professional are not required to be replaced. Trees used for revegetation and landscaping purposes shall be a minimum size of 2-inch caliper. Selective use of smaller native trees may be permitted. Shrubs used for revegetation and landscaping purposes shall be a minimum size of 2-gallon container category. If trees larger than 2-inch caliper are used, the total number of replacement trees may be reduced, subject to approval by the Community and Economic Development Director.

32. Prior to issuance of a certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and installed/operational. Pursuant to Municipal Code §17.44.090.A, the project shall provide bicycle parking at a minimum rate of 0.2 bicycle parking spaces per hotel unit for a minimum of 33 spaces (166 units x 0.2 = 33.2 spaces). Of those 30 spaces, 15% are required to be for short-term use (generally less than 8 hours) and 85% are required to be for long-term use (generally all day, overnight, or seasonally).
33. Pursuant to Mitigation Measure 5.3-3c from the 1999 SPEIR (see attached Mitigation Measures), the project shall use minimally reflective glass and all of the window glazing shall meet the performance standards of HP Sun II, or equivalent, low-e factory installed gray tinted glass in order to reduce reflectivity. All interior lights shall be "ambient" lighting with the fixtures directed upwards onto the walls and ceilings so as not to be directly visible through windows. Canned, recessed lights should not be visible through the windows from outside of the building or off-site.
34. Sign permits are required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines. The monument sign will require approval from the Planning and Economic Development Commission Design Committee. Depending on the number and sign of the signs, a Master Sign Program may be required. The Master Sign Program will require subsequent review from the Community and Economic Development Department and approval form the Planning and Economic Development Commission.
35. All roof-mounted equipment shall be painted a neutral or dark color with a non-reflective finish.
36. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.
37. Noise generated by the project shall meet the requirements of the Specific Plan and/or the Town's noise regulations, as applicable.

SPECIAL DISTRICT CONDITIONS

38. Prior to combustible materials being placed on-site, an all-weather access road shall be maintained or be constructed that serves all exterior portions of the structure to the satisfaction of MLFPD. During demolition and construction of the project, clear access shall be provided for fire apparatus and a reliable water supply shall be available at all times.

39. Access to and circulation through the project site for emergency vehicles shall comply with all Mammoth Lakes Fire Protection District and Town requirements. Access for emergency vehicles shall be provided to all areas of the site, including, but not limited to, the interior central common area. All circulation/access roadways, bridges, etc. shall be constructed to support the weight of emergency vehicles pursuant to the Mammoth Lakes Fire Protection District requirements.

40. The parking structure shall comply with all applicable building and fire codes, including, but not limited to, egress requirements and fire sprinkler requirements dependent on the use and occupancy classification of the parking garage.

41. Fire department connections (FDC's) shall be provided in accordance with Mammoth Lakes Fire Protection District requirements. At a minimum, the FDC sites shall have a parking location outside of the roadway large enough for a large capacity fire engine and be located within 50-feet of a fire hydrant.

42. A fire control room with exterior access in the vicinity of the primary Fire Department Connection (FDC) shall be provided. The final location and size shall be determined in conjunction with the Mammoth Lakes Fire Protection District.

43. The Mammoth Lakes Fire Protection District reserves the right, at the owner's expense, to require the installation of a radio transceiver whenever a structure is constructed which inhibits standard portable two-way emergency radio communications.

44. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements.

45. Roof access shall be in accordance with all Mammoth Lakes Fire Protection District requirements

46. Propane lines serving the project shall meet all fire and building code requirements and shall be equipped with a readily available 90-degree shut-off isolation valve on the exterior of the project and an excess flow valve designed into the system.

47. Pursuant to CA Senate Bill 7 (Water Code §531.7, inter alia), water sub-meters shall be required for each individual condominium unit. This shall be shown on the plumbing plans and installation shall be verified by the Mammoth Community Water District prior to issuance of a certificate of occupancy.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

48. A final map, consistent with the tentative map and the conditions herein, shall be recorded with the County Recorder of Mono County prior to the expiration of the approved tentative map. The final map shall conform to the Subdivision Map Act and the Subdivision Ordinance for the Town of Mammoth Lakes. The tentative map shall expire 24 months after the approval date. Failure to record the final map prior to the expiration will nullify all approvals, except as such time limitation may be extended by law or by the Planning and Economic Development Commission in accordance with the Subdivision Map Act.
49. Nothing in the approval of this tentative tract map shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State or federal standard, policy, regulation or law, unless specifically provided for herein.
50. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an appropriate district or property owners' association.
51. All new utility lines within, adjacent to, or serving the site shall be placed underground.
52. The site grading design and all building construction shall conform to State and federal disabled access regulations.
53. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).
54. Landscaping and irrigation systems within the public right of way, adjacent to the project area and within the project shall be maintained by property owner, with the exception of benefit assessment district and/or community facilities district areas.
55. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
56. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be a prevailing wage rates and the security shall include an additional 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

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

57. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
58. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
59. All easements and dedications shall be in a form and content acceptable to the Public Works Director.

60. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.
61. Copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary title report together with a copy of the current grant deed and a current title report, a copy of each record map for the subject property shown within the tentative map boundary, and a copy of each and every adjacent map, deed or other document as necessary that establish, or were used for the survey of, and for the retracement of the subdivision boundary shall be submitted with the initial submittal of the final map.
62. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.
63. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.
64. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure completion of all required grading, street and drainage improvements in accordance with the Municipal Code and the applicant shall enter into a subdivision improvement agreement for all required public improvements in accordance with the Subdivision Map Act. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.
65. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10. A street centerline monument well and monument shall be installed at the intersection of Canyon Boulevard and Lake Mary Road.
66. A form of security listed in Government Code Section 66499(a) shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map. The estimated amount of the surety shall be prepared by the licensed land surveyor preparing the final map and shall be approved by the Town Surveyor. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs.
67. All easements as shown on the tentative map shall be granted on the final map or recorded by separate document prior to or concurrent with recordation of the final map in a form and in content acceptable to the Town. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The

fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).

68. Easements shown on the tentative map to the benefit of an agency other than the Town or to other parties shall be shown on the final map as "Easements Reserved". The owner's statement on the final map shall reserve said easements unto themselves, their heirs and assigns.
69. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by Town staff. The originals of the executed documents shall be delivered to the Public Works Director together with the final map prior to approval of the final map.
70. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
71. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
72. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the final map by staff.
73. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.
74. As required by the Town's Subdivision Ordinance Section 17.20.160 and the most recent Town Council Resolution adopting a Schedule of Fees, the applicant shall pay a fee for each unit, parcel or lot, including lettered lots and parcels and common area lots or parcels created, to the Community and Economic Development Department for long range planning reimbursement prior to approval by staff of the final map.
75. If the subdivider elects to file multiple final maps, then prior to submittal of the first final map for the project, the applicant shall submit a development schedule of phasing and improvements for review and approval by the engineering and planning divisions of the Town. The Town may impose additional conditions relative to phasing and the filing of multiple maps in accordance with Section 66456.1 of the Subdivision Map Act. Phasing may only be permitted if discontinuous rights-of-way and substandard lots are not created by the phasing.

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

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

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

77. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
78. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
79. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
80. Construction of public water and sewer improvements shall require water and sewer construction permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for review and approval and a grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures and best management practices to prevent erosion and to protect existing trees shall be constructed prior to work commencing for any and all water and sewer improvements.
81. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
82. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
83. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.
84. An engineered grading permit for the project shall not be issued unless one of the following has occurred:
    a. Submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete; or
    b. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration and/or stabilization of the site. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for

administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

85. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code. Encroachment permit applicant shall include a traffic control plan as applicable.
86. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.
87. Street profile grades shall not be less than 0.5% unless the engineer of work at the time of submittal of the improvement plans provides justification to the satisfaction of the Public Works Director confirming the adequacy of the grade and provided that drainage can be adequately maintained.
88. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.
89. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.
90. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
91. Prior to issuance of a grading permit or building permit, Applicant shall submit to the Town a geotechnical report that confirms that the proposed stormwater retention infiltrator locations will not be subject to groundwater entering the drywell or cause leaching. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with NPDES water quality Phase 2 requirements.
92. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
93. Drainage across the property shall be maintained. The design of the grading and drainage facilities shall not create concentrated discharges to adjacent properties and/or public rights of way in excess of historical flows. A registered civil engineer shall investigate existing facilities and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties. The Engineer shall

verify that downstream facilities, and drainage channels accepting site flows are not adversely affected by an increase in runoff from this development. If the project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate the increased flows; otherwise, the applicant shall provide on-site detention for excess flows.

94. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the “first flush” levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

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

96. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.
97. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 22-002, UPA 22-001, DR 22-001, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and the grading permit and all conditions and requirements therein shall be adhered to by the contractor, his sub-contractors and any person performing any work on the project." This note shall also be included within the construction staging and management plan.
98. Prior to combustible materials being placed on-site, an all-weather access road shall be identified or constructed serving all exterior portions of the structure to the satisfaction of MLFPD.
99. Existing Town streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction.
100. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
101. All easements shall be shown on the grading and building permit plans.
102. A tree removal plan shall be approved prior to any land disturbance and the issuance of a grading or building permit. A pre-construction meeting shall be held on-site prior to any land disturbance to inspect clearing limit fencing. The applicant shall obtain the necessary Timber Harvest Permit prior to any tree removal.
103. The grading plan shall include tree protection measures to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, finish grading shall not disturb existing understory vegetation or retained trees. Grading operations shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plans, and as required by the Town.

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

104. Proposed water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water District and pay applicable fees to the District.
105. For all fences, retaining and screening walls greater than 48" in height above grade, the applicant shall submit plans to and obtain a building permit from the building division.

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

106. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first certificate of occupancy for the project. Evidence shall consist of the recording information of the final map.
107. All required landscaping and irrigation improvements shall be constructed prior to issuance of a temporary, conditional or final certificate of occupancy for the project. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted with the Town to the satisfaction of the Community and Economic Development Department for any required landscaping and irrigation improvements to be deferred and a schedule shall be submitted to the town for the construction of the deferred improvements. Deferral of the construction of any landscaping and irrigation improvements shall be at the sole discretion of the director of the Community and Economic Development Department.
108. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Chapter 16.32.
109. The final condominium plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, and CC&Rs. The condominium plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Issuance of a certificate of occupancy and recordation of the condominium plans shall not occur prior to Town approval of the condominium plans. The condominium plans shall be recorded prior to issuance of a temporary, conditional, or final certificate of occupancy for the project.
110. Construction of private streets and private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.
111. All required grading, public and private street and drainage improvements shall be completed, all "punchlist" items completed to the satisfaction of the Public Works Director, the as-built plans submitted, reviewed and approved and the required

warranty security posted prior the issuance of a certificate of occupancy for the project.

112. Projects subject to a building permit shall have all required on and off-site improvements completed and approved prior to final inspection of any buildings or structures. The installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the Public Works Director, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

SPECIAL ENGINEERING CONDITIONS

113. Prior to issuance of a building permit, applicant shall submit a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. Pursuant to the North Village Specific Plan, the plan shall include provisions stating that snow and ice shall be removed daily, and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement. This plan and provisions for maintenance of private driveways and drainage facilities shall be included in the CC&Rs prior to final map approval by Town staff.

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

acceptance of the work. Prior to acceptance of the work, Applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

115. Prior to issuance of grading permit, Applicant shall coordinate final Canyon Boulevard service entrance driveway design and any appropriate signage, to the satisfaction of the Public Works Department, to eliminate backing-up and turning movements of delivery/maintenance vehicles within Town right-of-way, and to minimize impact to pedestrian paths of travel. Maximum driveway width within Town right-of-way shall be 36ft in accordance with Town Standards. Driveway entrance shall also include an additional Town Standard street light.

116. Prior to issuance of sign permit(s) for a monument sign(s), Applicant shall coordinate final sign design, to the satisfaction of the Public Works Department, to clearly direct traffic west/uphill on Lake Mary Road toward the main project public entrance, rather than north onto Canyon Boulevard toward the project service entrance.

117. Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of 10-feet beyond the edge of sidewalk along Canyon Boulevard and Lake Mary Road. Where determined necessary by the Town Engineer, additional easement width shall be provided. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

118. Existing public pedestrian infrastructure shall be maintained accessible to the public and in a safe and usable condition during construction, or adequate detour provided, to the satisfaction of the Public Works Department.

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

120. Three (3) of the seven (7) parcels that form the project are currently a part of the North Village Benefit Assessment District, BAD 2002-2, which covers operation and maintenance of public improvements such as snow management, snow melt tubing, summer sidewalk sweeping, curb/gutter/sidewalk/driveway, hardscapes, landscaping, street lights, and banners. The remaining four (4) parcels shall be made responsible for contributing to similar maintenance responsibilities. Because it is not desirable or practical to annex the four (4) parcels into the existing BAD, applicant shall instead submit a petition to be removed from the BAD, and shall submit a petition to form a **new** North Village Community Facilities District (CFD)

for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontages, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting, or propose an alternative method of funding such operation, maintenance and repair, and snow removal, of the public improvements that is mutually agreeable to both the applicant and the Town. The removal and formation processes shall be completed, and all fees associated with the removal and formation processes paid by applicant, prior to final map approval by staff. The new CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate, the Mello-Roos Community Facilities Act, or any other provision of law for the project.

121. Prior to or concurrent with final map approval by Town staff, applicant shall execute an easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of permanent infrastructure, temporary construction, and public access related to future pedestrian bridge construction and maintenance, to be located in the vicinity of the northern property corner along Canyon Boulevard adjacent to the existing bridge reciprocal easements or as otherwise agreed. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.
122. Portions of existing slope easements shall be vacated as required to accommodate building footprint as shown on the plans, and shall not be shown on the final map, and a statement shall be placed on the cover sheet of the final map indicating the deposition of the interest being abandoned in accordance with Section 66499.20.2 of the Subdivision Map Act.
123. An irrevocable offer of dedication for right of way shall be offered on the final map for right of way required for Canyon Boulevard, as shown on the plans. This irrevocable offer of dedication, along with any previously executed irrevocable offers of dedication, shall be accepted by the Town subject to Town acceptance of any required improvements. A statement to this affect shall be written on the cover sheet of the final map.
124. Easements and rights of way of record held by the Town that are abandoned, relinquished or vacated shall not be shown on the final map, and a statement shall be placed on the cover sheet of the final map indicating the deposition of the interest being abandoned in accordance with Section 66499.20.2 of the Subdivision Map Act.

MITIGATION MEASURES FROM THE 1999 SPEIR

The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment (1999 SPEIR) including:

AESTHETICS/LIGHT AND GLARE

5.3-1a: To the maximum extent practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.

5.3-1b: Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code, Zoning, requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number, and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.

5.3-1c: Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

5.3-1d: The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.

5.3-1e: To the maximum extent practical, native trees and landscaping shall be concentrated around all structures located on the project site.

5.3-1f: Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.

5.3-1j: Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.

5.3-1k: Upon submittal of Final Development Plans to the Town for the individual development sites, the applicant shall demonstrate that long-range views of the Sherwin Range are incorporated into the project design.

5.3-1m: The buffer for properties adjacent to the specific plan boundaries shall be defined as a building setback area of not less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20-foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access.

5.3-2b The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.

5.3-3a: The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.

5.3-3b: Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.

5.3-3c: The project shall use minimally reflective glass and all other materials used on exterior buildings and structures shall be selected with attention to minimizing reflective glare.

5.3-3d: Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.

TRAFFIC

5.4-1c: Installation of a traffic signal at the intersection of Forest Trail/Main Street Mitigation Measure consistent with the Town of Mammoth Lakes' Developer Fee (DIF) Program, Project #Tc-05.

5.4-2c: Restripe roadway to include two travel lanes and a continuous left turn lane, or other measure designed to achieve an acceptable LOS (LOS D or better) on Meridian Boulevard from Majestic Pines to Old Mammoth Road.

5.4-2i: The Millers Siding/Lake Mary Road intersection shall be improved by the installation of a traffic signal, provision of dual southbound left turn lanes, and the provision on the westbound approach for one through lane and one dedicated right turn, or other measure designed to achieve an acceptable LOS (LOS D or better) at the Millers Siding/Lake Mary Road intersection.

5.4-5 The developer shall prepare and provide to the Town Engineer for review and approval, a Traffic Control Officer Monitoring Plan. The Plan shall outline at a minimum, scheduled days of monitoring together with a program to determine additional days of monitoring as may be determined by projected occupancy rates, performance criteria, duration of monitoring, and responsible parties.

5.4-6 New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.

AIR QUALITY

5.5-1a: In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State Air Pollution Control District (APCD) and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements.

a. The individual development projects shall comply with State, APCD and Town dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.

b. Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.

c. Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also

include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

d. Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.

e. All trucks hauling dirt, soil or other loose dirt material shall be covered.

5.5-1b: To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.

5.5-2a: In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the *Air Quality Management Plan for the Town of Mammoth Lakes* and Chapter 8.30, *Particulate Emission Regulations*, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following, as appropriate:

- Bicycle racks, lockers or secure storage areas for bicycles;
- Transit access, including bus turnouts;
- Site access design shall avoid queuing in driveways; and
- Mulch, groundcover and native vegetation to reduce dust

5.5-2b: Each project shall contribute on a fair share basis to the Town's street sweeping operations in order to reduce emissions and achieve the required Federal standard.

5.5-2c: New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.

NOISE

5.6-1a: Pursuant to Section 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 Section 8.16.090. with the exception of the well drilling activities as approved by the Town Public Works Department.

5.6-1b: Construction equipment shall be muffled or controlled if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

5.6-1c: The construction contractor shall provide temporary sound barriers around pile driving and well drilling sites to the satisfaction of the Town Engineer, if required to meet Chapter 8.16 requirements.

5.6-2a: The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.

5.6-2b: Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.

5.6-3a: Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of stationary noise sources would not exceed criteria established in Chapter 8.16 of the Town's Municipal 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 [Public Resources Code §21081.6], once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.

5.9-2f: All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.

5.9-2g: To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or

similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.

5.9-2h: A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches dbh (diameter at breast height (54 inches above ground)) and significant stands on each project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made, those trees shall be retained and integrated into the design of each project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidable by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.

5.9-2i: Slash generated from construction or thinning operations shall be hauled from the site concurrent with the operation to prevent a breeding site for IPS. Logs shall be removed from the site as soon as possible.

5.9-2j: Construction and site development, such as grading shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.

PUBLIC SERVICES AND UTILITIES

5.10-1a: Each project shall contribute a fair share financial contribution for an emergency services facility (fire and police) to be located on the site of Fire Station No. 1 on Main Street.

5.10-1b: Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.

5.10-1c: An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.

5.10-3: Developer Fees for commercial uses and foot for residential uses (condominiums).

5-10-4a: The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06.

5.10-7: The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.

5.10-8: The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.

5.10-9: Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting;

source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.

CULTURAL RESOURCES

5.11-1e: In the event that a material or potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project operator shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.

5.11-2: If human remains are discovered, work shall cease, and an appropriate representative of Native American Indian Groups and the County Coroner shall both be informed and consulted.

(END)

ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

Limelight Hotel

June 21, 2022

Lead Agency:

Town of Mammoth Lakes
437 Old Mammoth Road
Mammoth Lakes, CA 93546
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This document is designed for double-sided printing to conserve natural resources.

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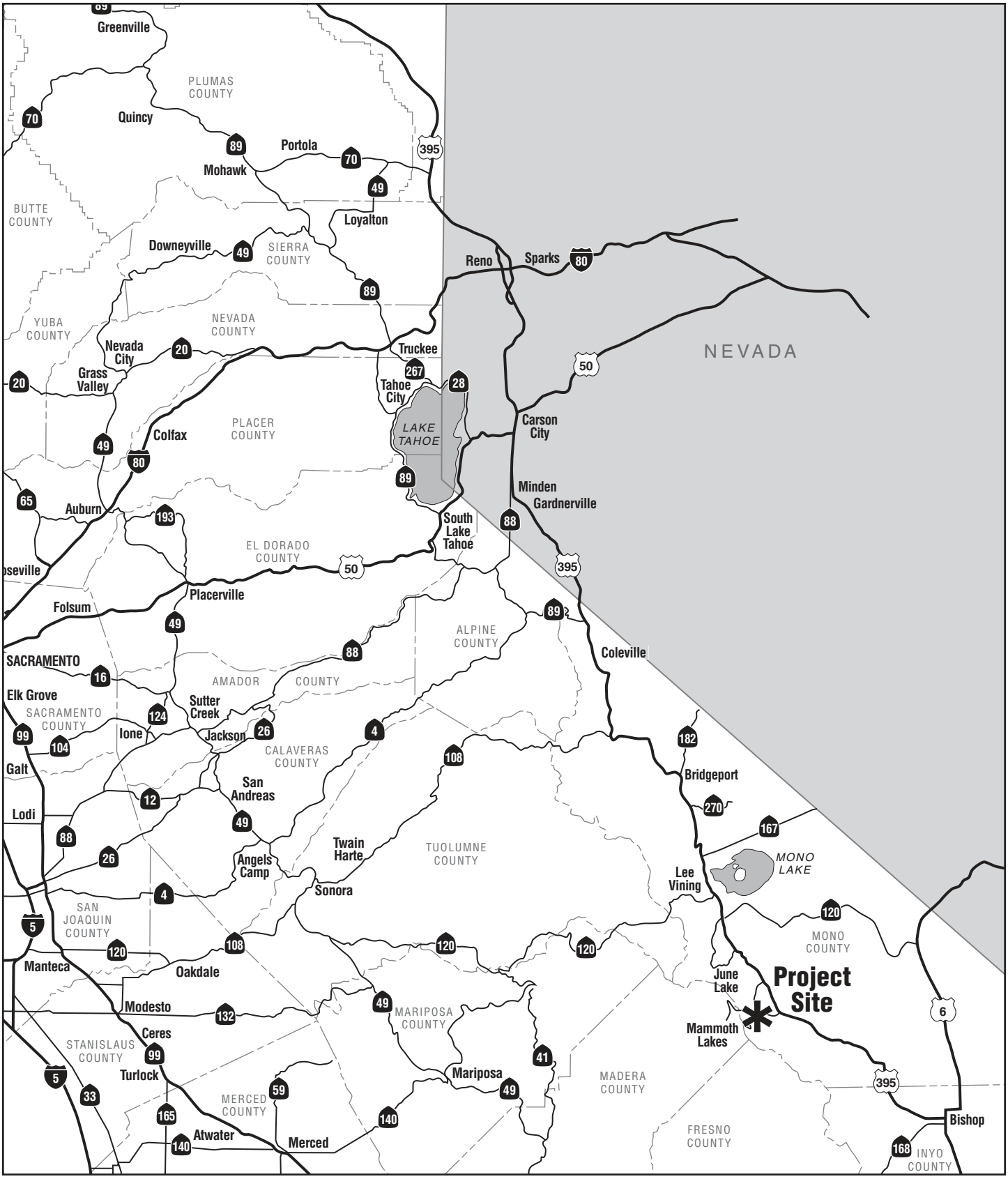
1.0 INTRODUCTION

Limelight Mammoth LLC (the Applicant) has requested approval of a Tentative Tract Map, Use Permit, and Design Review application to develop a 185,754 square foot, 166-unit condominium hotel (herein referenced as "Limelight Hotel") at the Mammoth Hillside site within the North Village Specific Plan (NVSP) area. The Mammoth Hillside site has current entitlements for a 193-unit condominium hotel (considered as Phase 1). As part of the entitlement process for Phase 1, the Town of Mammoth Lakes (Town) approved an Addendum to the North Village Specific Plan (Mammoth Hillside Addendum) for the purpose of the California Environmental Quality Act (CEQA). The Town of Mammoth Lakes has determined that the Limelight Hotel Application is consistent with the Mammoth Hillside Project considered as part of the Mammoth Hillside Addendum (refer to Appendix A, *CEQA Limelight Hotel Conformance Checklist*), with the exception of a proposed renewable direct use geothermal system to offset use of other fuels for building systems (such as heating/cooling, water heating, de-icing, etc.). As such, the new geothermal well system (Modified Project) is the subject of this Addendum.

1.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Limelight Hotel is located in the Town of Mammoth Lakes, which is situated within the eastern portion of the Sierra Nevada Range, in southwestern Mono County, California. Regional access to the town is provided via U.S. Highway 395, which is approximately three miles east of the town. The town is served primarily by State Route 203, which acts as a connector to U.S. Highway 395; refer to Exhibit 1-1, *Regional Vicinity*. The site is also located within the northwestern portion of the town, at the northwest corner of Canyon Boulevard and Lake Mary Road; refer to Exhibit 1-2, *Site Vicinity*.

The project site is currently vacant and vegetated. The site is designated by the *Town of Mammoth Lakes General Plan* (General Plan) as a Specific Plan (NVSP) and zoned by the *Town of Mammoth Lakes Municipal Code* (Municipal Code) as North Village Specific Plan (NVSP). To the east of the site, across Canyon Boulevard, is lodging and condominiums (8050 Residence Club and Mammoth Fireside), as well as commercial uses (Mammoth Mountain Ski Area gondola building, retail, and Mammoth Brewing Company), all zoned NVSP. To the south are townhomes and condominiums (Mammoth View Villas and the Canyon Ski and Racquet Club), zoned Residential Multi-Family 2. To the west, across Lakeview Boulevard, are condominiums (Mammoth Estates). To the north is the Westin Monache Resort, zoned NVSP.



NOT TO SCALE

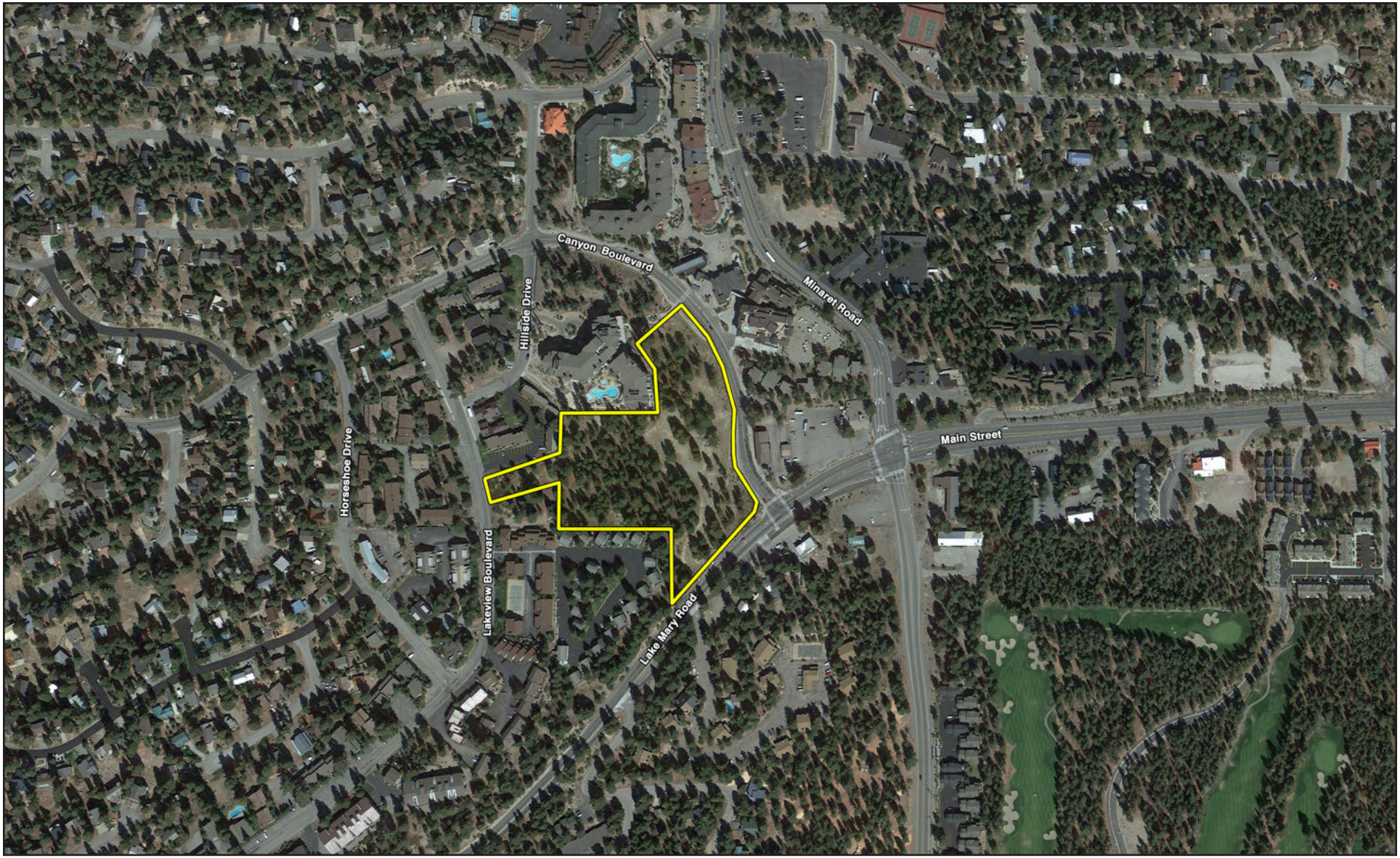
Michael Baker INTERNATIONAL

03/2022 JN 188835

LIMELIGHT HOTEL ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN

Regional Vicinity

Exhibit 1-1



Source: Goolge Earth, 2017.
- Project Site

NOT TO SCALE

Michael Baker INTERNATIONAL

03/2022 JN 188835

LIMELIGHT HOTEL ADDENDUM TO THE NORTH VILLAGE SPECIFIC PL

Site Vicinity

Exhibit 1-2

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTS

North Village Specific Plan and EIR

The objective of the NVSP is to "create a set of land use designations and development standards which will facilitate the development of "North Village" as a concentrated, pedestrian-oriented activity center with limited vehicular access…development will be oriented toward year-round uses and visitor activity." The Town of Mammoth Lakes (Town), as the Lead Agency under the California Environmental Quality Act (CEQA), determined that an Environmental Impact Report (EIR) was required for the NVSP prior to its adoption. The Town certified the NVSP Final EIR in 1991.

The NVSP was adopted by the Town in 1991, and has been amended several times, most recently in 2014 for the Inn at the Village project and in 2017 for the Mammoth Hillside project. The NVSP establishes development regulations for approximately 64 acres located around Minaret Road, Main Street/Lake Mary Road, and Canyon Boulevard. The intent of the NVSP is to develop a cohesive, pedestrian-oriented resort activity node, and to provide a year-round focus for visitor activity within the town. The Town, as the Lead Agency under the CEQA, determined that an EIR was required for the NVSP prior to adoption. The EIR was prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.); CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the Town. The purpose of the EIR was to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects of the NVSP.

The Final Environmental Impact Report North Village Specific Plan (1991 PEIR), dated February 1991, was certified along with the adoption of the NVSP in 1991. In 1994, the North Village Specific Plan Environmental Impact Report Addendum, dated May 1994, was prepared for an amendment to the NVSP, and in 2000, the Subsequent Program Environmental Impact Report for the North Village 1999 Specific Plan Amendment (1999 SPEIR), dated October 13, 2000, was certified for an update to the NVSP.

The Mammoth Hillside Project has had multiple Amendments to the 1999 SPEIR, which include the following:

- Environmental analysis was completed for the Approved TTM project as a part of original entitlements approved in 2006 (TTM 36-235 and UPA 2005-09). At that time, the project was reviewed and considered to be in conformance with the 1999 SPEIR (State Clearinghouse No. 99-092082).

- An Addendum to the 1999 SPEIR was prepared in 2014 in association with UPA 2007-14.

- An Addendum to the 1999 SPEIR was prepared in association with a General Plan Amendment (GPA) and North Village Specific Plan (NVSP) Amendment for a density increase and lot coverage increase on April 12, 2017.

The current certified mitigation measures that are applicable to the Mammoth Hillside project site are provided in Appendix B, *Mammoth Hillside Mitigation Monitoring and Reporting Program*.

1.3 PROJECT ENTITLEMENT HISTORY

Density and Lot Coverage Transfer from Mammoth Hillside to East Village/South Hotel Site (2004) - In 2004, when both the Mammoth Hillside project site and the East Village/South Hotel site (east of Minaret Road and south of Forest Trail, also in the NVSP) were owned by Intrawest California Holdings, a density and lot coverage transfer was recorded. Through the density transfer, a total of 87.04 rooms were transferred to the East Village/South Hotel site. Through the lot coverage transfer, 14,881.9 square feet of lot coverage was transferred to the East Village/South Hotel site. The density and lot coverage were transferred from 15, 17, and 49 Canyon Boulevard, all of which are in the Plaza Resort zone of the NVSP. The transfer covenants were signed by both Intrawest and the Town of Mammoth Lakes and there were no fees or payments recorded in association with the transfers. The NVSP allows density and lot coverage transfers to be executed though a deed restriction recorded against the properties with the Town as a signatory (NVSP, 2.e.ii, page 37 and 3.a, page 38).

Tentative Tract Map 36-235 and Use Permit 2005-09 (Resolution No. PC 2006-01) - The Town's Planning and Economic Development Commission (PEDC) approved TTM 36-235 and UPA 2005-09 on January 12, 2006, which authorized the two-phase Mammoth Hillside project. Phase I was approved for a 193-unit (325 bedrooms) condominium hotel with understructure parking for 259 vehicles and three check-in surface parking spaces with full-time valet parking services, spa, pool and patio facilities, meeting facilities, restaurant/bar, and associated landscape improvements on five parcels of land consisting of approximately seven acres. Phase II was proposed as a townhome development with 41 units (107 bedrooms). Phase II was not entitled by Resolution No. PC 2006-11 and requires a separate tentative tract map and use permit application.

An additional 36 bedrooms of affordable housing were approved, 27 of which were required for affordable housing mitigation. The additional nine units qualified the project for a 35 percent state density bonus. The affordable housing rooms required for mitigation were exempted from the overall density calculations, pursuant to the NVSP's Housing Element.

After the project was approved, it was discovered that the property was 0.07 acres smaller than originally calculated. The result was a reduction in the overall property density of five bedrooms. Thus, the total allowable density of the Mammoth Hillside project as entitled in 2006, for Phase I and II, was 427 rooms (previously 432 rooms). The affordable housing mitigation required for the 35 percent state density bonus was also reduced to 35 bedrooms. An appeal of the PEDC's decision to approve TTM 36-235 and UPA 2005-09 was reviewed by the Town Council on February 15, 2006. The Council voted to uphold the approval.

Use Permit 2007-11 (Resolution No. PC 2007-22) - On February 13, 2007, UPA 2007-11 was approved by the PEDC. The Use Permit allowed tandem parking and mechanical parking lifts to be included in the underground parking garage design. At the time of the original project approval, the garage layout included parking spaces and drive aisles that did not meet Town standards. However, pursuant to Ordinance 2006-11, approved in December 2006, tandem parking and mechanical parking lifts were allowed through a Use Permit process.

As a part of this Use Permit application, the proposed parking structure was redesigned to meet the requirements of Ordinance 2006-11. A revised mix of units was also included that reduced the number of parking spaces required and accommodated the 50 parking spaces for the 8050 Residence Club (required by a private agreement) within the parking garage design. The number of units for Phase I was reduced to 127 units (291 rooms), a reduction of 34 rooms. Condition of

Approval #1 in Resolution 2007-22 notes that the final number of units permitted to be constructed under the original approval (Resolution No. PC 2006-01) may be limited by the available parking in the Mammoth Hillside garage.

Use Permit 2007-14 (Resolution No. PC 2008-02) - Later in 2007, a Use Permit application for an alternative housing mitigation plan was approved. The alternative housing mitigation plan allowed for the payment of an in-lieu fee for the 35 bedrooms of affordable housing instead of constructing the affordable housing on-site. The findings provided in Resolution 2008-02 described that an additional 30 percent on top of the established in-lieu fee would be paid. The total in-lieu mitigation fee agreed upon was $5,586,000. It was determined that the mitigation plan resulted in a greater community benefit and that 35 percent state density bonus would remain.

UPA 2007-14 was approved by the PEDC on February 13, 2008. An appeal of the approval was heard by the Town Council on April 2, 2008. The Town Council voted to affirm the PEDC's approval with the condition that Mammoth Lakes Housing, Inc. complete the units required for mitigation in the low- or moderate-income range within five years of payment of the in-lieu fee. This condition was amended in 2015 (see Amendment to TTM 36-235, UPA 2005-09, UPA 2007-11, and UPA 2007-14, and associated Time Extension Request (TER 15-003), Fees, below).

Concept Review 15-002 - A Concept Review (CR) application, was submitted on June 29, 2015, to review the conditions of approval of the existing entitlements for the Mammoth Hillside project. In the application, it was noted that several of the conditions were "barriers to development and financing", and that if those were amended or removed, where appropriate, it might facilitate progress on the project.

CR 15-002 was discussed and routed to applicable Town staff and agencies at the Development Review Committee on July 7, 2015. There was consensus among staff that some of the conditions were either no longer relevant or should be changed to reflect the most current conditions as standardized by the Town. It was also recommended that if the three resolutions for the Mammoth Hillside project were to be amended, that they be combined into one resolution to simplify and clarify the conditions.

On September 9, 2015, the PEDC reviewed the proposed amendments at a public workshop and there was consensus from the PEDC that the amendments to the entitlement conditions were reasonable.

Amendment to TTM 36-235, UPA 2005-09, UPA 2007-11, and UPA 2007-14 and associated Time Extension Request (TER 15-003) (Resolution No. PC 2015-09) - In accordance with CR 15-002, the PEDC reviewed amendments to the approved Tentative Tract Map and Use Permits at a public hearing on December 9, 2015. The PEDC voted unanimously to approve the amendments and the associated Time Extension Request (TER 15-003). The existing project entitlements expire on July 12, 2022.

The following amendments to the entitlement conditions of approval were made:

- *Four- or Five-Star Hotel Operator* - Condition 2 of Resolution No. PC 2006-01, requiring that the project have a contract with a four- or five-star hotel operator prior to the issuance of a Certificate of Occupancy, was deleted because any product yielding Transient Occupancy Tax at this location may meet the anticipated objective.

- *Pedestrian Bridge* - Condition 10 of Resolution No. PC 2006-01, referencing a pedestrian bridge over Canyon Boulevard to connect the project site to the Gondola Building and the Village Plaza, was deleted because the pedestrian bridge is not required by the Town or by the NVSP.

- *8050 Residence Club 50 Parking Spaces* - Resolution No. PC 2007-22 referenced a private parking agreement with the owners of the 8050 Residence Club (Mammoth 8050, LLC), which requires that the Mammoth Hillside project provide 50 parking spaces within the underground parking garage. The resolution was amended to indicate acknowledgement, but not requirement, of the private parking agreement.

- *Fees* - There were references throughout the resolutions to required affordable housing mitigation fees and development impacts fees. In the resolutions, these conditions referenced specific fee amounts (e.g., $5,586,000 for in-lieu housing mitigation fees). The related conditions were amended to require payment of affordable housing mitigation fees and development impact fees in place at the time of building permit submittal or issuance, as applicable, in accordance with conditions applied to current development projects. Payment of the standard affordable housing mitigation fees resulted in the loss of the 35 percent state density bonus, as the previous fee amount of $5,586,000 was considered to be a significant community benefit comparable to that of the provision of on-site, inclusionary housing.

- *Pedestrian Area or Transit Shelter* - A revised Condition 23 of Resolution No. PC 2006-01 was incorporated to require participation in the creation of a pedestrian area of interest or transit shelter located at the north easterly portion of the property along Canyon Boulevard.

- *Current Standards* - Conditions were updated as necessary to reflect current standards and best practices in the Planning and Engineering Divisions. For example, conditions regarding landscaping were revised to reference the Water Efficient Landscape Ordinance.

Concept Review 16-001 - A Concept Review (CR) application was submitted in 2016 to obtain feedback on a request to increase the density of the Mammoth Hillside site from 317 rooms to 403 rooms to facilitate the development of a future hotel project. The request was reviewed and discussed at a joint workshop of the PEDC and Town Council on September 21, 2016.

General Plan Amendment (GPA) 16-001 and District Zoning Amendment (DZA) 16-002 - On May 10, 2017, the PEDC approved the Mammoth Hillside Addendum Project. The project added modifications to the 1999 SPEIR with respect to the 6.9-acre Mammoth Hillside project site. These modifications included the following:

- *Density Increase* - The Mammoth Hillside site is located in the Plaza Resort (PR) and Specialty Lodging (SL) zones of the NVSP. The allowed density in the PR Zone is 80 rooms/acre, and the allowed density in the SL Zone is 48 rooms/acre. This results in a maximum density of 404 rooms for the Mammoth Hillside site. However, as previously noted in 2004, 87 rooms of density were transferred from the Mammoth Hillside site to the South Hotel site, located in the PR Zone. This density transfer did not increase the overall density allowed in the PR Zone, thereby reducing the allowed density on the Mammoth Hillside site to 317 rooms (404 - 87 = 317). The covenant documenting this density transfer explicitly states that it does not impair the Mammoth Hillside site from increasing density on the site by any legal means.

The addendum increased density in the PR Zone of the NVSP by 87 rooms to restore the Mammoth Hillside site to its maximum allowable density of 404 rooms. This increased the overall allowed NVSP density by 2.6 percent or to 3,404 rooms (3,317 + 87 = 3,404).

- Lot Coverage Increase - The allowed lot coverage in the PR Zone is 75 percent, and the allowed lot coverage in the SL Zone is 60 percent. This results in a maximum lot coverage of approximately 195,171 square feet for the Mammoth Hillside site. However, in 2004, 14,881.9 square feet of lot coverage was transferred from the Mammoth Hillside site to the South Hotel site, located in the PR Zone. This lot coverage transfer did not increase the overall lot coverage allowed in the PR Zone, thereby reducing the allowed lot coverage on the Mammoth Hillside site to 180,289.1 square feet (195,171 - 14,881.9 = 180,289.1). The covenant documenting this lot coverage transfer explicitly states that it does not impair the Mammoth Hillside site from increasing lot coverage on the site by any legal means.

  The addendum increased lot coverage in the PR Zone of the NVSP by 14,881.9 square feet to restore the Mammoth Hillside site to its maximum allowable lot coverage of approximately 195,171 square feet. This would increase the overall PR Zone lot coverage by 2.3 percent (14,881.9 square feet / 645,233 square feet = 2.3 percent).

The following amendments to the entitlement conditions of approval were made:

- Town of Mammoth Lakes General Plan Amendment – A General Plan Amendment was required for the increase in density proposed as part of the Mammoth Hillside Addendum Project. The General Plan specifies the maximum overall number of rooms allowed in the NVSP. The General Plan Amendment increased the maximum overall number of rooms allowed in the NVSP from 3,317 to 3,404, which is an increase of 87 rooms. Additionally, the buildout table of the NVSP described in the Town of Mammoth Lakes General plan would be amended to include corrected calculations regarding the maximum allowable rooms and units within the NVSP.

- North Village Specific Plan Amendment – Pursuant to the Administrative Procedures in the NVSP and Zoning Code Chapter 17.116, Specific Plans, an amendment to the NVSP was required for the increase in in density and lot coverage proposed.

Limelight Hotel TTM 22-002, UPA 22-001, DR 22-001 - An entitlement application was submitted for the development of a 185,754-square foot condominium hotel (Limelight Hotel) within the NVSP area. The Limelight Hotel would have a mix of hotel and residential uses consisting of 151 room hotels and 15 residential units. Additional amenities would include a town dining hall, meeting space, lobby, ski club lounge, and a fitness center. The Applicant has also conducted a feasibility study for drilling renewable direct use geothermal energy system on-site. This system requires drilling and operating two geothermal wells, one producer to bring hot fluid to the surface and one injector located within the Limelight Hotel property. The heat from the fluid passing through the system would be used for the building systems requiring heat, replacing gas or electric use. The wells would be drilled and operated under the geothermal permitting authority of California Department of Conservation Geologic Energy Management Division (CalGEM), reporting production and injection, who is the responsible agency for ensuring the lawful and safe drilling and operation of the wells. This renewable energy system could be used to provide heat, electricity, hot water, de-icing, and other beneficial uses within the Limelight property.

As currently proposed, the Town of Mammoth Lakes has determined that the Limelight Hotel buildout assumptions and project features are consistent with that considered as part of the

Mammoth Hillside Addendum, with the exception of the proposed geothermal well system, which is the subject of this addendum.

2.0 DESCRIPTION OF PROJECT MODIFICATIONS

2.1 ADDENDUM'S PURPOSE AND NEED

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

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

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

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

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

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

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

    D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review has occurred. This Addendum supports the conclusion that the proposed project modifications do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not

result in any new or substantially increased significant environmental impacts, new mitigation measures, or new alternatives that would substantially reduce significant impacts. As a result, an addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the addendum must be considered in conjunction with the adopted 1999 SPEIR (State Clearinghouse No. 99-092082) and 2017 Mammoth Hillside Addendum to the 1999 SPEIR by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

2.2 LOCATION OF PROJECT MODIFICATIONS

The proposed modifications would apply to the same approximately 6.9-acre project site identified in the NVSP. The project site is comprised of seven parcels located at the northwest corner of Canyon Boulevard and Lake Mary Road, in Mammoth Lakes, California.

2.3 COMPONENTS OF PROJECT MODIFICATIONS

The proposed modifications to the NVSP would include drilling and operating a geothermal well system on-site for the purpose of providing renewable heat energy solely for use within the property. It is acknowledged that the following subsections are consistent with the California Department of Conservation Geologic Energy Management's (CalGEM's) *CEQA Guidance for Operators Project Descriptions*, revised April 7, 2021.

Operator Name: Limelight Mammoth LLC

Environmental Settings

The NVSP area varies in topography, between 8,040 mean sea level (msl) and 8,070 msl. The project site is currently vacant and vegetated. The site is designated by the General Plan as a Specific Plan (NVSP) and zoned by the Municipal Code as NVSP. To the east of the site, across Canyon Boulevard, is lodging and condominiums (8050 Residence Club and Mammoth Fireside), as well as commercial uses (Mammoth Mountain Ski Area gondola building and retail and Mammoth Brewing Company), all zoned NVSP. To the south are townhomes and condominiums (Mammoth View Villas and the Canyon Ski and Racquet Club), zoned Residential Multi-Family 2. To the west, across Lakeview Boulevard, are condominiums (Mammoth Estates). To the north is the Westin Monache Resort (zoned NVSP).

Currently, the project site is vacant and vegetated. Existing vegetation includes the Jeffrey Pine and Lodgepole Pine. According to the 1991 PEIR, there are approximately five species of concern that could potentially occur on-site, including the hoary draba (*Draba cana*), bog sedge (*Kobresia* sp.), Mono Milk Vetch (*Astragalus monoensis*), Mono Lake lupine (*Lupinus duranii*), and Mono County lupine (*Lupinus sublanatus*). The existing Jeffrey Pine would provide suitable habitat for multiple special-status bird species, including pygmy nuthatch (*Sitta pygmaea*), brown creeper (*Certhia americana*), white-headed woodpecker (*Dryobates albolarvatus*), and Clarks' nutcracker (*Nucifraga columbiana*).

Existing Geology

Mammoth Valley sits in the larger Mammoth Basin watershed and straddles the southwestern boundary of the Long Valley Caldera, which sits at the head of the Owens Valley. The towns of Old Mammoth and Mammoth Lakes lie within the upper reaches of Mammoth Valley, at the eastern base of Mammoth Mountain. The valley is surrounded to the south, west, and north by mountains, topping 12,500 feet above msl at Bloody Mountain to the south, and dropping to about 6,900 feet above msl at the eastern end of the valley where it empties into the Owens Valley. The eastern half of the valley is downdropped into the Long Valley Caldera, while the western portion, the Upper Mammoth Valley, lies outside the caldera ring. Long Valley Caldera is a geologically active area with several active magmatic/volcanic centers (Mammoth Mountain, Inyo Craters, and the rhyolite domes north of Mammoth Lakes), which provide the heat sources for geothermal systems in the area, the largest being the Basalt Canyon/Casa Diablo geothermal system.

The mountains directly to the north and west of Mammoth Valley are composed of Quaternary rhyolite and dacite domes (erupted between 150 and 50 thousand years ago), while the mountains to the south are composed of Pre-Tertiary (older than 66 million years) igneous intrusive and metamorphic rocks. Mammoth Valley itself forms a central glacial trough, which shallows to the east and is filled with Quaternary age (≤767 thousand years ago) volcanic, glacial, and alluvial deposits. Few surface faults have been mapped through the valley, due to the young cover deposits of glacial and alluvial fill; however, the project site sits above the region interpreted to be the location of the caldera ring fractures, which are a series of nested normal faults that extend several kilometers in depth.

Geothermal System Structure

The main geothermal system in the area, which has been the focus of development efforts for decades, is the Basalt Canyon/Casa Diablo system, which feeds the Casa Diablo power plants to the east and exists in a larger hydrologic system that is fed from the mountains surrounding the Mammoth Basin and flows eastward, down Mammoth Valley and into the Owens Valley.

The source of the Basalt Canyon/Casa Diablo geothermal system is structurally controlled, and the upwelling geothermal fluids (>390°F) ascend along the caldera ring fractures and range front faults under West Moat Coulee, directly to the north of Mammoth Domes. Upon ascending into the Early Rhyolite, the bulk of the geothermal fluids flow out to the east, following the prevailing eastward groundwater gradient along a stratigraphically controlled path through the Early Rhyolites down Basalt Canyon and 2.5 miles out through the Casa Diablo geothermal field where they are produced to generate electricity.

However, some smaller portion of the geothermal fluids appear to leak out to the southwest from the rhyolite dome to partially underlie the Town of Mammoth Lakes and form smaller peripheral geothermal reservoirs. Temperature profiles and hot water produced in nearby wells indicate the presence of geothermal reservoirs underlying the area directly east of the Limelight property (less than 1,000 feet from the center of the project site).

Existing Geothermal Reservoirs

The geothermal system which underlies the Town appears to consist of two reservoirs, as evidenced by temperature rollovers in nearby wells as well as hot water produced in the vicinity:

- A shallow geothermal reservoir of approximately 120-125°F from 400 to 800 feet below ground surface (bgs), which is also the reservoir that the Mammoth Community Water District wells produce from; and

- A deeper geothermal reservoir with maximum temperatures of approximate 170°F, at approximately 1,400 feet bgs. This reservoir appears to be within the Early Rhyolite rock units. The Early Rhyolite also appears to be the principal pathway for hydrothermal fluids flowing to Casa Diablo.

Existing Watershed Conditions

The Town is located within the Mammoth Groundwater Basin's sphere of influence. Locally, existing groundwater traverses through the project site and travels eastward toward and through the non-geothermal aquifer. This shallow aquifer responds rapidly to precipitation and houses a few wells for domestic water. A geothermal well(s) would drill through and seal off any interaction with groundwater aquifers, therefore not affecting such, to access the deeper geothermal reservoir.

Project Proposal

As discussed previously, the Limelight Hotel proposes a new hotel and residential condominium units within the NVSP area. The proposed Modified Project would install two geothermal wells, a production well and an injection well, at the Limelight Hotel project site to serve as a source of renewable energy to solely serve on-site development. The proposed geothermal system would be used to provide heat and electricity for the use of the Limelight Hotel development. The project would install two graded pads at the surface for initial well drilling operations (ranging in size, depending on the rig, from approximately 100 by 200 feet to as large as 200 by 250 feet). The two drilled geothermal wells would connect to the existing underground geothermal reservoir. The production well would extract geothermal fluids to the surface, while the injection well would pump cooled geothermal fluid back into the reservoir to maintain the reservoir pressure. The geothermal wells would have cemented casing through the shallow warm aquifer and any other shallow potable aquifers to eliminate the possibility of interaction with the aquifer that is used for municipal water. The project phases include site preparation, geothermal well drilling, geothermal well testing, and ongoing geothermal well operations, which are regulated by CalGEM, to maintain the geothermal heat system for the Limelight hotel facilities.

Construction Activities

Approximately two acres of the development site would be disturbed by the proposed geothermal wells. The two graded pads (up to approximately 200 feet by 250 feet) are within the disturbed area for the hotel. They would be constructed and then reclaimed or put to use within the hotel build out. The remaining wellheads and surface connections would become part of the hotel facilities. Each well would be drilled at different depths. Although the geothermal reservoir is expected to be encountered at an estimated depth of 1,400 feet bgs, the proposed geothermal wells are planned to a maximum depth of 2,000 feet to ensure encounter with the geothermal reservoirs and feed/injections zones. Final depth of each well would be determined based on drilling results. Each wellhead and the required surface equipment for operations would be sited in an area of 75 feet by 75 feet. The proposed injection well would pump cycled/geothermal water into the geothermal reservoir at a flow rate of 85 to 250 gallons per minute (gpm) to maintain temperatures within the reservoir between 140 to 175°F. In order to avoid well interference and

to sweep the largest possible volume of rock to extract the heat, the proposed geothermal wells would be located as far apart from each other as feasibly possible on the hotel site. Accordingly, the proposed interference well would be constructed on site where no building improvements would be constructed on or over the geothermal wells and where such geothermal wells may be easily accessed. More specifically, the proposed geocoordinates are:

- Well Number 1 approximate location: 37°38'52.6"N 118°59'05.8"W
- Well Number 2 approximate location: 37°38'54.8"N 118°59'08.1"W

The proposed construction activities for the geothermal system/wells would require planning/permitting, site preparation, drilling and rig testing of the first well, drilling and rig testing of the second well, and well testing. These activities would occur over a period of approximately 89 calendar days. The Planning and Permitting stage begin once well permits are submitted and is expected to occur for two weeks, and are anticipated to require the following State, regional, and local permits and approvals: CalGEM and Town of Mammoth Lakes (surface disturbance).

The site preparation would occur for a duration of four weeks to grade the drilling pads and road access. Once site preparation is complete, the drilling and rig test of the first well would commence and occur over a duration of 19 days. Rig testing and all excavation and drillings for the first geothermal well would occur during this stage. The drilling and rig test of the second well would occur over a duration of 15 days and would involve the same activities that occurred for the first well. Well testing would be the final stage of the proposed Modified Project and would occur over a duration of 38 days. The flow of both the production well and an injection well would be tested during this stage. Note, each well drilled for the project would be permitted as a geothermal well under CalGEM with a process to convert wells to an injection status based on the drilling and testing results and project needs. The drilling time and casing depths would be similar for both wells, with the same target formation.

Construction activities for the initial drilling and construction of the wells would require a drilling rig (mast approximately 100 feet in height) and drilling services including, mud logging (collection of drilling and geologic information), drilling fluids, cementing services for casings, solids control and containment for sumpless drilling, site services (trash, water, restrooms, lights), drilling water and fuel delivery, and consumable materials (drilling mud, cement, casings, wellhead). Water-based drilling fluids would be utilized. Approximately 126,000 to 210,000 gallons of fresh water would be required per well and two 500-barrel tanks would be installed as storage on-site. Other construction-related equipment would include a trailer for a drilling supervisor to live on-site with office space, water storage bins for drilling water, and a laydown area for casings and equipment not in use. Drilling crews would live off-site with 12-hour shifts and five-man crews. Total personnel on-site during the drilling period would be approximately 10 workers per shift.

Drilling activities are anticipated to occur 24 hours per day, seven days a week until complete, which would be contained to the graded pads (approximately 200 feet by 250 feet). Drilling and completion of each well (24-hour operations) is anticipated to occur for a duration of 15 days for each well, with several rig move days between wells (daylight only) if the drilling is successful. After the well drilling is complete, rig-on testing would require an air compressor package and services and pressure/temperature downhole survey services. Drilling residues such as cuttings, fluids, and solid waste would be contained and disposed of according to California waste guidelines (tested and transported to appropriate waste facility). Transportation and delivery of waste would be limited to daylight hours.

During well testing, reinjection of fluids into the second well would occur for a period of 24 to 48 hours after both geothermal well tests are complete. In case the well is flowing during the 24- to 48-hour testing, alternative disposal such as the Town's stormwater system would be utilized if feasible. If this is required, the fluids are expected to be low total dissolved solids (TDS) and contain no organic material. It will be field chemistry tested and filtered prior to disposal. The volume of the fluid is expected to be between 7,000- and 14,400-gallons total.

Operational Activities

During operations, the geothermal wells would be incorporated into the hotel facilities. Connection points from the wells to the hotel would be dependent on the final layout of the hotel. However, the goal is to utilize underground connections. The wellheads would be at ground level or several feet above ground level and be connected by pipelines (expected less than six inches in diameter). The wellheads and pump controls are expected to be contained in an area of approximately 10 square feet. Periodic maintenance would be required through the life of the geothermal wells and would require a small drilling rig within a working area of approximately 100 feet by 150 feet. Maintenance activities may include downhole pump replacements approximately every five years, though geothermal wells are designed to last 30 years or longer in operation with regular maintenance.

Best Management Practices

The proposed Modified Project would be required to comply with existing State and local laws and regulations, including implementation of required best management practices (BMPs). The proposed drilling, operation, and permanent sealing and closure (plugged and abandonment) of geothermal wells are required to comply with CalGEM's *Statues & Regulations*, dated January 2020, or as amended at the time of future permits. BMPs would include an adequate drilling fluid program, casing program, spill contingency plan, appropriate well identification signage, installation of well safety devices, keeping of well records, ongoing testing activities during construction and operations, and appropriate plugging and abandonment at closure. Further, as part of the Town of Mammoth Lakes Municipal Code (Municipal Code) Section 8.24.050(F)(10), geothermal drilling waste and cuttings shall be disposed of in a manner approved by the Lahontan Regional Water Quality Board. Additionally, during 24-hour construction activities, construction noise would be minimized with sound barriers to the extent feasible.

Local Agency Requirements

The Modified Project would be subject to local permits/approvals including but not limited to:

- Permits for the drilling, operation, and permanent sealing and closure at the end of the well useful life under State requirements and procedures (CalGEM);
- Well Permit (Mono County)
- Tentative Tract Map (Town of Mammoth Lakes);
- Use Permit (Town of Mammoth Lakes);
- Design Review (Town of Mammoth Lakes); and
- Construction of Well Permit (Mammoth Community Water District).[1]

[1] The Applicant will consult with the Mammoth Community Water District (MCWD) to determine if a permit will be required. Should a permit be required, the Applicant will obtain a well permit from the MCWD and provide any information needed for the District to make the required findings for approval as specified in the MCWD Code Book.

3.0 ENVIRONMENTAL ASSESSMENT

As discussed in Section 1.2, *Previous Environmental Documents*, for the purposes of this analysis, the proposed project modifications are compared to the certified 1999 SPEIR development scenario and/or the approved Mammoth Hillside Addendum development scenario. Potential environmental impacts resulting from the proposed project modifications, as compared to the development scenario presented in the certified 1999 SPEIR and Mammoth Hillside Addendum, are presented below for each environmental topic area considered in the 1999 SPEIR. Additional environmental topic areas were analyzed under the proposed project modifications, including Energy, Hazards and Hazardous Materials, and Wildfire. Implementation of the proposed project would not require any new mitigation measures compared to those recommended in the 1999 SPEIR and the Mammoth Hillside Addendum. Mitigation measures recommended within this analysis are the same as those presented in the 1999 SPEIR and only include those applicable to the proposed project modifications.

3.1 LAND USE

The 1999 SPEIR analyzed potential changes in the existing physical land use patterns and demand, both within the area and throughout the commercial areas of the town, as well as development of a more intensive use than the previous zoning and land uses within the vicinity of the NVSP area. The 1999 SPEIR concluded that the implementation of Mitigation Measures recommended in the 1994 PEIR Addendum (Mitigation Measures 4.4-1(a)-4.4-1 (c), 4.4-2, 4.4-3) would reduce impacts within the vicinity to a less than significant level. The Mammoth Hillside Addendum is consistent with what was analyzed in the SPEIR in that the Mammoth Hillside project site is approximately 6.9 acres within the Specific Plan area and is zoned Specialty Lodging (SL) and Plaza Resort (PR). Under the Mammoth Hillside Addendum, the Mammoth Hillside project site was modified through two components: 1) 87 room density increase to the NVSP, and 2) 14,881.9-square foot lot coverage increase in the PR Zone of the NVSP. Implementation of the density and lot coverage increases would result in a 2.6 percent increase in overall density in the NVSP and a 2.3 percent lot coverage increase in the PR Zone of the NVSP. The amendment restored the density and lot coverage allowed on the Mammoth Hillside site under the current NVSP zoning, which was reduced after a density and lot coverage transfer to the South Hotel site in 2004. The Mammoth Hillside Addendum determined that this nominal increase would not increase impacts related to land use beyond what was analyzed in the 1999 SPEIR.

The proposed project modifications involve drilling a closed-looped geothermal energy well system at the Mammoth Hillside project site. The proposed geothermal energy well system would be consistent with General Plan Policy M.9.C, which supports development of geothermal and solar heating opportunities for snow removal. Further, the proposed project modifications would comply with Municipal Code Section 8.24.050(F)(10), pertaining to construction permit requirements for the purposes of minimizing water quality impacts during installation of wells. As such, the proposed project modifications would not result in any new significant land use impacts that were not analyzed in the 1999 SPEIR or the Mammoth Hillside Addendum.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.2 POPULATION AND HOUSING

Potential impacts to population and housing were fully analyzed within the 1999 SPEIR. The 1999 SPEIR concluded that with implementation of relevant housing policies and programs, there would be no significant impacts related to employment, population, and housing. The proposed modifications analyzed in the Mammoth Hillside Addendum were also determined development would not increase population and housing impacts beyond what was analyzed in the 1999 SPEIR.

The proposed Modified Project would construct, operate, and maintain a geothermal well system that would provide electricity and power solely to the project site. The proposed geothermal well system would not result in an increase in population growth or the need for new housing in the Town of Mammoth Lakes. The proposed Modified Project would not lead to an increase in population growth in the Town beyond what was analyzed in the 1999 SPEIR and the Mammoth Hillside Addendum.

Mitigation Program

No mitigation measures are applicable.

3.3 AESTHETICS/LIGHT AND GLARE

The potential impacts to visual character, scenic vistas and resources, and light and glare were fully analyzed in the 1999 SPEIR. The 1999 SPEIR analyzed design features such as building material and color palette, architectural design, frontage, building height, bulk and mass, landscape, as well as shade and shadow and surrounding views. The 1999 SPEIR concluded that implementation of recommended Mitigation Measure5.3-1a through 5.3-1f and 5.3-1j, 5.3-1k, and 5.3-1m, which mitigate impacts on visual character, Mitigation Measures 5.3-2a and b, which mitigate impacts on scenic vistas and resources, and Mitigation Measures 5.3-3a through 5.3-3d, which mitigate impacts on light and glare, would reduce impacts to a less than significant level.

The proposed Modified Project would construct two graded pads and a geothermal well system. Initial drilling and construction would require a drilling rig (mast approximately 100 feet high). The proposed well heads that would be part of the geothermal well-system would be located in an enclosed area within the Limelight Hotel development site, and would be screened from public view. Construction activities would require nighttime construction for the drilling of the wells, which would occur 24 hours per day, seven days a week for 15 consecutive days per well. Proposed project modifications would also be required to comply with 1999 SPEIR Mitigation Measure 5.3-1c through 5.3-1f and 5.3-1j, which mitigate impacts on visual character (including implementation of screening techniques).

Operational exterior lighting (for security purposes) would be constructed as part of the Modified Project. Additional lighting would be needed at night for the drilling mast and the graded pads. However, these lighting features would be consistent with future on-site lighting considered as part of the 1999 SPEIR and the Mammoth Hillside Addendum. The Modified Project would be required to comply with 1999 SPEIR Mitigation Measures 5.3-3a, 5.3-3b, and 5.3-3d, which require shielding/screening techniques to minimize light spillover. As such, the Modified Project would not result in any new or potentially adverse aesthetic/visual impacts not previously considered and addressed.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed Project Modifications. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

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.

5.3-3a 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.

5.3-3d Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.

3.4 TRAFFIC AND CIRCULATION

The 1999 SPEIR determined that after implementation of recommended mitigation measures, the previously analyzed project would result in less than significant impacts. It should be noted that the NVSP and the 1999 SPEIR utilized auto delay, LOS, and similar measurements for vehicular

roadway capacity and traffic congestion as the basis for determining significant impacts. In September 2013, the Governor's Office of Planning and Research (OPR) signed Senate Bill (SB) 743 into law, starting a process that would eliminate the LOS metric and identify Vehicle Miles Traveled (VMT) as the most appropriate CEQA transportation metric, along with the elimination of auto delay and LOS for CEQA purposes. The justification for this paradigm shift is that auto delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions. For the purposes of this analysis, transportation impacts for the Modified Project would be analyzed under the VMT transportation metric.

Transportation Policy Consistency Analysis

The 1999 SPEIR summarized the regional and local transportation plans that affect the NVSP, including the *Regional Transportation Plan* (dated December 1992), the *Mammoth Lakes Trail System Plan* (dated May 1991), the *Transit Design Study* (dated June 1993), and the *Main Street Promenade and Transportation Forecasting Model/Multi-Modal Transportation Plan* and determined that each form of transportation supports the Town's overarching goal to concentrate efforts for non-vehicular transportation modes to facilitate increased person trips. The 1999 SPEIR concluded that the future buildout of the NVSP would result in adverse impacts to this goal of the Town. Mitigation Measure 5.4-6 would require future development to participate on a fair share basis in the development and operation of a community-wide winter transit system. Similarly, the proposed modifications analyzed in the Mammoth Hillside Addendum also determined similar impacts, and proposed Mitigation Measures from the 1999 SPEIR.

Goal M.8 and Policy M.8.1 of the Mobility Element of the General Plan both aim to create a linked year-round recreational and commuter pedestrian system by identifying and implementing pedestrian improvements that meet the Town's standards. Policy M.12.1 in the of the General Plan aims to expand and increase the reliability of transit service to meet community needs.

As a geothermal well system, the Modified Project would not generate additional pedestrians, bicyclists, or vehicles within the Limelight Hotel development site. The proposed geothermal wells would be located in an area of the Limelight Hotel development site that is secluded from the rest of the hotel, with restricted public access. These proposed modifications would not result in an increase in population or the development of new pedestrian, bicycle, or transit facilities. As such, these proposed modifications would not result in an increase in pedestrians, bicyclists, and transit rides that would be beyond what was analyzed in the 1999 SPEIR. Accordingly, the Modified Project would not conflict with the Town's goal of promoting non-vehicular transportation modes, nor would it conflict with pedestrian, bicycle, and transit goals and policies that are outlined in the General Plan. Less than significant impacts would result in this regard.

Design Safety Hazard Analysis

The 1999 SPEIR analyzed the NVSP regarding design safety hazards, and determined that, overall, the buildout of the NVSP would not substantially increase hazards to vehicles, pedestrians, and bicyclists associated with proposed design features (i.e., roundabout) or increased pedestrian activity.

The proposed Modified Project would be located in an enclosed area within the Limelight Hotel development site. The proposed Modified Project would not introduce new roadway, bicycle, or pedestrian facilities, and would not alter the existing and planned roadway, pedestrian, or bicycle facilities that were analyzed in the 1999 SPEIR. Lastly, the proposed Modified Project would not introduce new designs or modifications to any of these transit facilities. Therefore, the Modified

Project would not introduce new transportation-related safety hazards that would be beyond what was analyzed in the 1999 SPEIR. Less than significant impacts would occur in this regard.

Vehicle Miles Traveled (VMT) Screening Analysis

The 1999 SPEIR established 106,600 VMT as the threshold for projects within the Town. The 1999 SPEIR also determined that the buildout of the 1999 NVSP would result in an additional 2,800 VMT, resulting in a total of 109,400.

As discussed, the Modified Project would not result in unplanned population growth in the Town beyond what was analyzed in previous environmental documents. While the geothermal well system would require routine maintenance that would result in additional vehicle trips, the increase would be nominal. Therefore, the Modified Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Less than significant impacts would result in this regard.

Conclusion

The proposed Modified Project would not result in any increase in development intensity than that considered for full buildout of the NVSP, nor any changes to the transit system. The proposed modifications would not result in any conflicts with existing plans, ordinances, or policies addressing transit, roadway, bicycle and pedestrian facilities. Lastly, the Modified Project would not result in a substantial increase in VMT. Therefore, less than significant impacts related to transportation would occur in this regard.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.5 AIR QUALITY

Air Quality

The 1999 SPEIR determined that short-term air quality impacts associated with particulate emissions (fugitive dust) from construction activities would be mitigated to a less than significant level with implementation of standard dust control measures required by the Great Basin Unified Air Pollution Control District (Great Basin APCD). The 1999 SPEIR added that implementation of recommended Mitigation Measures 5.5-1a and 5.5-1b would further reduce short-term air quality impacts in this regard. In regard to long-term operational impacts, the 1999 SPEIR concluded that long-term air quality impacts from localized 8-hour carbon monoxide (CO) emissions would be reduced to a less significant impacts with implementation of Mitigation Measures 5.5-3a and 5.5-3b. The 1999 SPEIR concluded that implementation and buildout of the NVSP would exceed State and federal particulate matter less than 10 microns in diameter (PM_{10}) thresholds thereby creating a significant and unavoidable air quality impact, even with implementation of Mitigation Measures 5.5-2a through 5.5-2c. On a cumulative level, the project would contribute to a current violation of the State and federal PM_{10} standards. The proposed modifications analyzed in the Mammoth Hillside Addendum were determined to result in no new impacts that were not analyzed in the 1999 SPEIR.

The proposed Modified Project would involve the installation of a geothermal energy well system. Construction activities would require site preparation, excavation, and drilling, which could result

in temporary construction-related air quality impacts from air pollutants emissions, some of which are criteria air pollutants. Typical emissions from well construction activities include CO, carbon dioxide (CO_2), total organic compounds (as methane) (CH_4), nitrogen oxides (NO_x), PM_{10}, and sulfur oxides (SO_x). However, it is acknowledged that the anticipated project construction activities for the geothermal system would be temporary and small in magnitude compared to the future buildout of the Limelight Hotel and NVSP. As discussed above, the Modified Project would also result require additional construction vehicles to haul and dispose excavated soils. However, these vehicle trips would be nominal compared to those required to buildout the Limelight Hotel and NVSP and thus, would not result in a significant increase in emissions compared to what was previously analyzed in the 1999 SPEIR. Nevertheless, Mitigation Measures 5.5-1a and 5.5-1b would be applicable to the Modified Project. As part of Mitigation Measure 5.5-1a, the project would be required to implement measures during construction activities to reduce fugitive dust emissions and ensure compliance with applicable Town and Great Basin APCD requirements. Implementation of Mitigation Measure 5.5-1b would ensure potential spot violations of CO standards and potential odor impacts are minimized during construction. Additionally, as a BMP, the project Applicant would prepare and submit to CalGEM an Equipment Emissions Mitigation Plan (EEMP) for managing diesel exhaust. The EEMP would identify actions to reduce diesel particulate, CO, hydrocarbons, and NO_x associated with construction activities. Additionally, the EEMP would require that all drilling related engines are appropriately tuned, do not idle for more than five minutes, and include control devices to reduce air emissions (i.e., particulate traps an oxidation catalysts). Thus, the implementation of Mitigation Measures 5.5-1a and 5.5-1b and applicable BMPs would reduce construction impacts to less than significant levels.

Operations could result in long-term operational air quality impacts from mobile sources. As a geothermal well system, routine maintenance would be infrequent and would not significantly increase anticipated mobile sources emissions beyond what was analyzed in the 1999 SPEIR, nor would it result in significant cumulative air quality impacts. As discussed in Section 3.4, *Transportation*, the proposed project modifications involve the construction and operation of a geothermal energy well system and would not result in substantial changes to generated VMT as quantified and analyzed in the 1999 SPEIR. As such, long-term operational air quality impacts from mobile sources would be less than significant.

Implementation of the Modified Project could result in a minor increase in stationary source emissions. A typical stationary pollutant emission that is associated with geothermal power production include hydrogen sulfide (H_2S).[2] Nonetheless, H_2S emissions are considered generally well-maintained for geothermal energy projects through on-site abatement. Additionally, the proposed geothermal wells would be secluded and screened from the public and implementation of Mitigation Measure 5.2-2a would require adherence to the applicable regulations pertaining to stationary criteria pollutants.

Further, since the certification of the 1999 SPEIR, the *Air Quality Management Plan for the Town of Mammoth Lakes* (1990 AQMP) has since been updated to the 2014 *Update to the Air Quality Maintenance Plan and Redesignation Request for the Town of Mammoth Lakes* (2014 AQMP) prepared by the Great Basin APCD (dated May 2014). The 2014 AQMP was approved by the EPA and Mammoth Lakes was redesignated a maintenance area in attainment of the PM_{10} National Standard on November 2, 2015. As such, the Modified Project would not result in a substantial increase in criteria pollutants, including hydrogen sulfide and PM_{10}, that would exceed

[2] United States Department of the Interior Bureau of Land Management, *Final Programmatic Environmental Impact Statement for Geothermal Leasing in the Western United States*, October 2008.

Great Basin APCD significance thresholds for criteria pollutant emissions during project operations.

With implementation of identified Mitigation Measures 5.5-1a and 5.5-1b, which mitigate short-term air quality impacts, and Mitigation Measure 5.2-2a, which would mitigate long-term PM_{10} air quality impacts, the proposed Modified Project would not result in any new substantial adverse air quality impacts not previously considered and addressed in the 1999 SPEIR.

Greenhouse Gas Emissions

Although the 1999 SPEIR did not include a greenhouse gas (GHG) analysis, a supplemental environmental analysis of GHG impacts cannot be required absent new information on that front.[3] Information on the effect of GHG emissions on climate was known long before the Town certified the 1999 SPEIR. Thus, the effect of GHG emissions on climate could have been raised when the Town considered the previous environmental documentation including the 1999 SPEIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of approval and no challenges were brought forward regarding the EIR and GHG emissions. (Pub. Resources Code, § 21167(b).) Under Public Resources Code section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was approved, becomes available. After a project has been subjected to environmental review, the statutory presumption flips in favor of the project proponent and against further review.[4] "'[S]ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired ...'" (*Id.*, 1050.) There is no competent evidence of new information of severe impact, and thus the Town may rely on an addendum. Accordingly, the Town finds that GHG impacts and climate change are not "new information" under Public Resources Code Section 21166.

Given the magnitude of the construction and operation of the proposed geothermal wells (as compared to full buildout of the Limelight Hotel and NVSP), GHG emissions associated with development of the Modified Project would be minimal. Additionally, as a renewable energy project, the proposed geothermal wells would result in a beneficial impact in contributing to State-mandated GHG reduction targets. As such, the proposed Modified Project would not result in any new substantial adverse GHG impacts not previously considered and addressed in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

[3] *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego*, (2011) 196 Cal.App.4th 515, 531.
[4] *Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1049-1050.

Applicable Mitigation Measures

1999 SPEIR

5.5-1a In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State 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~~, and Uniform Building Code~~ dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.
b) Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.
c) Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).
d) Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.
e) All trucks hauling dirt, soil or other loose dirt material shall be covered.

5.5-1b To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.

3.6 NOISE

The 1999 SPEIR determined that buildout of the NVSP would generate noise from construction activities (i.e., truck hauling, excavation, grading) that may exceed the acceptable levels of noise exposure for the land uses surrounding the NVSP area, specifically the surrounding sensitive land uses. Additionally, operational activities (mobile source and stationary source) associated with buildout of the NVSP were determined to generate localized noise that could potentially exceed the acceptable levels of noise exposure for the land uses surrounding the NVSP area. As such, the 1999 SPEIR determined that upon implementation of Mitigation Measures 5.6-1a through 5.6-1c, development of the NVSP would not result in significant noise impacts during project construction. The 1999 SPEIR also determined that upon implementation of Mitigation Measures 5.6-2a through 5.6-3e, development of the NVSP would not result in significant noise impacts during operations. The proposed modifications analyzed in the Mammoth Hillside Addendum were determined to result in no new impacts that were not previously analyzed in the 1999 SPEIR.

The Modified Project would involve the construction of a geothermal well system. The proposed construction activities for the Modified Project would require planning/permitting, site preparation, drilling and rig testing of the first well, drilling and rig testing of the second well, and well testing.

Initial drilling and construction of the wells would require a drilling rig (mast approximately 100 feet high), and drilling services including, mud logging (collection of drilling and geologic information), drilling fluids, cementing services for casings, solids control and containment for sumpless drilling, site services (trash, water, restrooms, lights), drilling water and fuel delivery, consumable materials include drilling mud, cement, casings, wellhead. Drilling and completion of each well (24-hour operations) is anticipated to be 15 days each, with several rig move days between wells (daylight only). At the end of drilling the well, rig-on testing would require an air compressor package and services and pressure/temperature downhole survey company. Blowout protection equipment would not be required for this well, based on the predicted temperature.

The Modified Project would be required to comply with Mitigation Measure 5.6-1a, which requires adherence to the Town's construction hour limits with the exception of the drilling operations. The construction hour limits (7:00 a.m. and 10:00 p.m. from Monday through Saturday) have been modified below to be consistent with Town's current construction hour requirements, as outlined in Chapter 8.16.090, *Noise Prohibited Acts*, of the Municipal Code. Mitigation Measures 5.6-1b and 5.6-1c would also be applicable for the Modified Project. Mitigation Measure 5.6-1b would require all construction equipment used on-site to be muffled. Mitigation Measure 5.6-1c would require the construction contractor to provide temporary sound barriers around the drilling rig. The project would also be required to comply with CalGEM requirements, such as ensuring that all temporary sound barriers are at least a minimum height of 16 feet. Upon implementation of Mitigation Measures 5.6-1a through 5.6-1c and applicable noise reduction BMPs, the Modified Project would not result in any new or potentially adverse construction noise impacts not previously considered and addressed in the 1999 SPEIR.

In operation, the geothermal wells are incorporated into the hotel facilities and noise levels would be contained within the enclosure. Operational activities associated with the proposed Modified Project would be required to comply with Chapter 8.16.070, *Exterior Noise Limits*, of the Municipal Code, which limits noise levels to 55 dBA between 7:00 a.m. and 10:00 p.m. and 50 dBA between 10:00 p.m. and 7:00 a.m. for the multi-family residential properties adjacent to the site to the east, south, and west classified as "Suburban Multiple Dwelling Residential" per the Municipal Code.

As stated in Section 3.4, *Transportation*, the number of vehicle trips or VMT as a result of the Modified Project implementation would not be substantial or greater than what was previously analyzed in the Mammoth Hillside Addendum or the 1999 SPEIR. Thus, the Modified Project would result in minimal to no increase in noise levels from mobile sources. The Modified Project would not result in any new or potentially adverse stationary source noise impacts not previously considered and addressed in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.6-1a Pursuant to Chapter 8.16.090.B.6 of the Town's Noise Ordinance Municipal Code, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090 with the exception of the well drilling activities as approved by the Town Public Works Department.

5.6-1b Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

5.6-1c The construction contractor shall provide temporary sound barriers around pile driving and well drilling sites to the satisfaction of the Town Engineer ~~should such activities take place in areas within 400 feet of existing residential units~~, if required to meet Chapter 8.16 requirements.

3.7 GEOLOGY, SOILS, AND SEISMICITY

The 1999 SPEIR concluded that impacts regarding geology, soils, and seismicity would be less than significant with implementation of recommended mitigation measures. A preliminary geotechnical report was prepared based on conceptual plans by Sierra Geotechnical Services, Inc. in March 2004. The report indicated that project engineering is feasible; however, final grading and foundation plans should be reviewed to determine whether the conclusions of the report warrant reconsideration.

Seismic Hazards

According to the 1999 SPEIR while the project site is not located within a designated Alquist-Priolo Fault Zone, the project site is located within an approximate 10-mile distance from the Mono Lake, June Lake, and Hilton Creek fault zones, as well as a 2.5-mile distance from the South Boundary fault zone. Each of these historically active fault zones are Alquist-Priolo Fault Zones. Nevertheless, the project site is located within a highly seismically active region, and strong seismic ground shaking is likely to occur on-site. Implementation of Mitigation Measure 5.7-6 would require the completion of a geotechnical study, and would require recommendations to be included in the project design.

The Modified Project would include the drilling and installation of a new on-site closed-loop geothermal well system that would serve as a source of power solely for the property. The 1999 SPEIR determined that the risk of surface rupture, liquefaction, and landslides occurring on-site would be low. However, the project site is susceptible to ground shaking. The Modified Project must comply with 1999 SPEIR Mitigation Measure 5.7-6, which requires completion of a geotechnical investigation and implementation of any recommendations in the final design. All structures must be designed and built to at least the standards of the current Building Code Seismic Zone 4. With the implementation of 1999 SPEIR Mitigation Measure 5.7-6, impacts related to seismic hazards would be reduced to less than significant levels.
Unstable/Expansive Soils

Regarding soil hazards at the project site, the 1999 SPEIR determined that slopes within the NVSP area are generally less than five percent and therefore severe natural slope instabilities are absent. However, on-site collapsible/loose sandy soils could potentially affect the structural integrity of development in the NVSP area. Nevertheless, implementation of recommended mitigation measures, which include removal and recompaction of collapsible/loose sandy soil, would reduce impacts in this regard to less than significant levels.

The proposed Modified Project would also be subject to 1999 SPEIR Mitigation Measure 5.7-6, which requires completion of a geotechnical investigation and implementation of any recommendations in the final design. With compliance with the 1999 SPEIR Mitigation Measure 5.7-6, the project would be required to comply with any recommendations included for the purpose of soil stability. Thus, the proposed Modified Project would not increase impacts beyond those anticipated in the 1999 SPEIR.

Soil Erosion

According to the 1999 SPEIR, existing slopes on-site are very dense and manufactured. However due to natural process and human activities (i.e., excavation and drilling) impacts, soil could result into slope failure, and are therefore considered unstable. This soil instability would make the project site more prone to soil erosion. Additionally, these manufactured slopes would increase the likelihood for a landslide hazard. The 1999 SPEIR determined that with incorporation of an Erosion and Sediment Control Plan (Mitigation Measure 5.7-7), future development would employ erosion/sediment control measures, particularly during construction activities.

The Modified Project would include soil disturbing activities similar in character to the Mammoth Hillside Project. The Modified Project would be required to comply with Mitigation Measures 5.7-2a through 5.7-2c (which mitigate impacts on slopes and stability), Mitigation Measure 5.7-4 (which mitigates impacts related to erosion hazards), and Mitigation Measure 5.7-7 (which requires erosion/sediment control measures such as mulch, silt fencing, waddles, hay bales, and other erosion control devices). Thus, the Modified Project would not increase impacts beyond those anticipated in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

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 stipulated in 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 stipulated in the Town's Safety Policy #18. All measures required by the Town shall be incorporated into final grading and building plans.

5.7-2b The project ~~applicant~~ 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 ~~applicant~~ 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 stipulated in the Town's Safety Policy #18. 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 ~~Each~~ 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 (Safety Policy #31). All structures shall be designed and built to at least the standards of ~~UBC~~the Current Building Code Seismic Zone 4.

3.8 HYROLOGY AND DRAINAGE

The 1999 SPEIR concluded that impacts regarding hydrology and drainage would be less than significant with implementation of recommended mitigation measures. A preliminary drainage study was prepared by CFA, Inc., in November 2005 for the Mammoth Hillside Project. According to the drainage study, the drainage system would utilize drop inlets, swales, and grading to direct flows from the proposed structures. Erosion control and storm water treatment measures would be placed in areas of possible erosion.

The proposed Modified Project would not have the potential to result in substantial changes to drainage and runoff on- or off-site, compared to that considered as part of the Mammoth Hillside Project. The proposed Modified Project would be required to comply with Mitigation measures 5.8-2b and 5.8-3 pertaining to water quality best management practices (BMPs). As such, impacts pertaining to drainage and runoff would be less than significant.

Proposed drilling activities for installation of the wells could impact water quality during construction. However, the proposed Modified Project would be subject to the Municipal Code Section 8.24.050(F)(10). As such, the proposed Modified Project would be subject to construction permit requirements, including proper dispose all drilling waste and cuttings in a manner approved by the Lahontan Regional Water Quality Board. As such, impacts in this regard would be less than significant.

Groundwater Supplies

The 1999 SPEIR determined that, although the buildout of the NVSP would result in a decrease in the recharge area of the Mammoth Groundwater Basin, the buildout would not deplete groundwater resources. The proposed Modified Project would involve a closed-looped system in that cool freshwater would be injected back into the geothermal reservoir after extraction, via the proposed injection well. As such, the proposed geothermal well system would be balanced such that the geothermal reservoir would not be depleted. Geothermal is considered a renewable energy source, especially when maintained in this manner. Furthermore, the geothermal wells would not impact the groundwater. The proposed Modified Project geothermal system wells would produce fluids from 1,400 feet or greater and be sealed off from the upper aquifer. The geothermal well system is maintained through production from and offset by reinjection into the geothermal reservoir (not the groundwater supplies), which maintains a balance to the reservoir pressure.

The upper aquifer is the aquifer referenced in the *Groundwater Management Plan for the Mammoth Basin Watershed* (dated July 2005), and the proposed Modified Project does not utilize or impact such groundwater supplies. Therefore, the Modified Project would not conflict with such groundwater management plan and any potential impacts pertaining to groundwater supplies would be less than significant.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

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 of individual development projects prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading

activities, including those related to demolition and construction, would be regulated by the ~~Uniform~~ 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.

5.8-2d 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 nonconstruction 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.

3.9 BIOLOGICAL RESOURCES

The 1999 SPEIR determined that after implementation of recommended mitigation measures, development of the Approved TTM project would result in less than significant impacts. Potential impacts to species of concern, sensitive natural communities, wildlife corridors, and cumulative conditions were analyzed in the 1999 SPEIR. Mature trees removal and replacement was also addressed where tree removal is required to accommodate structures, access, and street frontage improvements.

The proposed Modified Project would not increase impacts beyond those anticipated in the 1999 SPEIR. Mitigation Measures 5.9-2a through 5.9-2j would still be applicable and would mitigate impacts relating to sensitive natural communities. With the implementation of these mitigation measures, as well as compliance with the Town's current regulations related to biological resources, potential impacts in this regard would not increase, compared to that analyzed in the Mammoth Hillside Addendum and the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

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 which 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 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 unavoidably 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 concurrently with the operation to prevent a breeding site for IPS (bark beetle). Logs shall be removed from the site as soon as possible.

5.9-2j Construction and site development, such as grading ~~and trenching~~, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under

trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.

3.10 PUBLIC SERVICES/UTILITIES

The 1999 SPEIR analyzed potential impacts to public services including fire, police, schools, parks, and other public facilities as well as potential impacts to utilities including wastewater, stormwater drainage facilities, water supply, and solid waste. The 1999 SPEIR concluded that development of the Mammoth Hillside Project would create increased demand on utilities and service systems serving the area; however, impacts would be less than significant with incorporation of Mitigation Measures 5.10 1a though 5.10-1c, 5.10-3, 5.10-4a, 5.10-7, 5.10-8, and 5.10-9.

As discussed above, the Modified Project would not result in an increase in population. As a result, the Modified Project is not anticipated to result in an increase in demand for public services. As a geothermal well system, the propose Modified Project is not anticipated to result in an increase in the need for water or stormwater infrastructure or the generation of wastewater, compared to that analyzed in the 1999 SPEIR. Further, the proposed Modified Project would result in a reduction in the need for energy services, compared to that analyzed in the 1999 SPEIR.

As a geothermal well system, the project would not impact existing wastewater, stormwater drainage facilities, and electric/telecommunication facilities compared to that analyzed in the 1999 SPEIR. Freshwater would be extracted from the deeper geothermal reservoir, which is not connected to the aquifer used by the Mammoth Community Water District (MCWD). As such, the proposed Modified Project would result in a reduction in utility services and supply, compared to that analyzed in the 1999 SPEIR.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.11 CULTURAL RESOURCES

The 1999 SPEIR analyzed potential impacts to historical, archaeological, and paleontological resources, as well as the disturbance of human remains. The 1999 SPEIR determined that future development may disturb the cultural and archaeological resources as well as any human remains. Specifically, ground-disturbing activities and an increase in population would result in direct and indirect impacts, respectively. The 1999 SPEIR concluded that, impacts regarding cultural resources would be less than significant with implementation of Mitigation Measures 5.11-1a through 5.11-1e and 5.11-2. Similarly, the proposed modifications analyzed in the Mammoth Hillside Addendum were also determined to result in similar impacts.

It should be noted that the 1999 SPEIR did not analyze impacts to tribal cultural resources, as it was not required in the CEQA Guidelines at the time the EIR was prepared. It should be noted that the Town initiated the tribal consultant process for the purposes of SB 18 for the Mammoth Hillside Project January 17, 2017. Tribes listed on the California Tribal Consultation List prepared by Native American Heritage Commission (NAHC) for the Town were notified for the purposes of SB 18. As part of this process, each of the listed tribes were provided notification by the Town and the opportunity to consult with the Town regarding the Mammoth Hillside Project. The Walker

River Reservation and Bridgeport Indian Colony have expressed no interest in consultation for the project. The Bishop Tribal Council requested a current Cultural Resources Report for the proposed project, and the Town provided the most recent Archaeological Survey for the North Village in response. No other responses have been received.

The proposed Modified Project would construct a geothermal well system on-site. Site disturbance activities that may disturb archaeological, historical, and cultural resources would be similar to that identified in the 1999 SPEIR. Mitigation Measure 5.11-1e relating to archaeological/historical resources discoveries, and Mitigation Measure 5.11-2 pertaining to potential burial sites, would be applicable to the Modified Project. With the implementation of Mitigation Measures 5.11-1e and 5.11-2, potential impacts pertaining to cultural and tribal cultural resources in this regard would not increase, compared to that analyzed in the 1999 SPEIR. Thus, no new impacts are identified for the Modified Project and no new mitigation measures are required.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.11-1e In the event that a material of potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project ~~applicant~~ 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, as required by State law.

3.12 ENERGY

The 1999 SPEIR did not evaluate energy resources as it was not required in the CEQA Guidelines at the time the EIR was prepared. However, Public Resources Code Section 21100(b)(3) and CEQA Guidelines Section 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Therefore, energy consumption impacts associated with buildout of the NVSP was previously analyzed in the 1999 SPEIR. Accordingly, the Town finds that energy is not “new information” under Public Resources Code Section 21166.

The proposed Modified Project would construct a closed-looped geothermal well system that would solely support the property as a source of renewable on-site energy. This renewable energy would be used to provide heat, electricity, hot water, de-icing, and other beneficial uses within the Limelight property. Thus, given the nature of the Modified Project, the proposed geothermal system would not result in substantial consumption of energy resources, but would rather promote

renewable energy generation. Although there would be electricity needed to power the proposed geothermal well system, this electricity used would be nominal and would be outweighed by the electricity generated during project operations. Therefore, the proposed Modified Project would not result in any new, different, or potentially adverse impacts to energy resources that were not previously considered and addressed in the 1999 SPEIR.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.13 WILDFIRE

The 1999 SPEIR did not evaluate wildfire impacts, as it was not required in the CEQA Guidelines at the time the EIR was prepared. Therefore, the proposed Modified Project's impacts, as currently proposed, is discussed below.

According to the California Department of Forestry and Fire Protection *Mono County Fire Hazard Severity Zones in LRA Map*, the project site is not located within a State Responsibility Area (SRA) nor is it classified as a very high fire hazard severity zone.[5] However, it is acknowledged that the site is situated within a "Locally Responsible Area Moderate" fire hazard zone.[6] The proposed Modified Project would not result in an adverse effect which could impede emergency evacuation routes serving the Town. Additionally, project modifications would be subject to review by CalGEM to ensure the project complies with fire safety requirements. The Modified Project, along with the Limelight Hotel development, would also be subject to payment fees that are currently imposed by the Town and used to fund required fire suppression equipment. Further, the Modified Project would be consistent with the design and safety standards set forth in the permits for the drilling, operation, and permanent sealing and closure that would be submitted to CalGEM. Compliance with fire requirements, emergency vehicle access, and payment of required fees would reduce potential impacts associated with the Modified Project to less than significant levels. As such, impacts regarding wildfire would be less than significant.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.14 HAZARDS/HAZARDOUS MATERIALS

The 1999 SPEIR determined the future buildout of the NVSP would result in less that significant impacts associated with potential accidental releases of hazardous materials that may be present in on-site soils, and accidental conditions involving the use, transport, or disposal of hazardous materials. The 1999 SPEIR also determined that the future buildout of the NVSP would not result in hazardous impacts pertaining to an airport land use plan or a nearby private airstrip, nearby school, and wildland fires. Similarly, the proposed modifications analyzed in the Mammoth Hillside Addendum were also determined to result in no new impacts.

[5] California Department of Forestry and Fire Protection, *Mono County Fire Hazard Severity Zones in LRA Map*, https://osfm.fire.ca.gov/media/6724/fhszl06_1_map26.pdf, September 21, 2007, accessed April 4, 2022.
[6] Ibid.

The proposed modifications would result in similar grading and construction activities to what was previously analyzed in the 1999 SPEIR and the Mammoth Hillside Addendum. However, the proposed Modified Project would involve drilling and operations of a geothermal well system on-site. The proposed Modified Project would be required to comply with existing State and local laws and regulations, including implementation of required BMPs. The proposed drilling, operation, and permanent sealing and closure (plugged and abandonment) of geothermal wells are required to comply with CalGEM's *Statues & Regulations*, dated January 2020, or as amended at the time of future permits. BMPs would include an adequate drilling fluid program, casing program, spill contingency plan, appropriate well identification signage, installation of well safety devices, keeping of well records, ongoing testing activities during construction and operations, and appropriate plugging and abandonment at closure. Further, as part of Municipal Code Section 8.24.050(F)(10), geothermal drilling waste and cuttings shall be disposed of in a manner approved by the Lahontan Regional Water Quality Board. With the implementation of these BMPs and compliance to stated and regional regulations, potential impacts pertaining to the use, transport, or disposal of hazardous materials and/or the risk of upset or accidental conditions would be less than significant. As such, hazards and hazardous materials impacts associated with the proposed Modified Project would not increase, compared to that analyzed in the Mammoth Hillside Addendum and the 1999 SPEIR.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

4.0 DETERMINATION/ADDENDUM CONCLUSION

As detailed in the analysis presented above, this Addendum supports the conclusion that the proposed addition of the geothermal well system to the approved Limelight Hotel development would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

5.0 ADDENDUM PREPARATION SOURCES/REFERENCES

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

California Department of Conservation, Geologic Energy Management, *Statues and Regulations*, January 2020.

California Department of Forestry and Fire Protection, *Mono County Fire Hazard Severity Zones in LRA Map*, https://osfm.fire.ca.gov/media/6724/fhszl06_1_map26.pdf, September 21, 2007, accessed on April 4, 2022.

Geothermal Resource Group, *Limelight Hotel Geothermal Drilling Study,* June 2021.

Google Earth Maps, http://maps.google.com, accessed April 2022.

Netro Online, *Historical Aerials*, https://www.historicaerials.com/viewer, accessed April 5, 2022.

Town of Mammoth Lakes, *Final Environmental Impact Report North Village Specific Plan*, February 1991.

Town of Mammoth Lakes, *North Village Specific Plan*, 2000 (amended January 19, 2005, May 21, 2008, October 7, 2009, September 17, 2014, and December 3, 2014).

Town of Mammoth Lakes, *North Village Specific Plan Environmental Impact Report Addendum*, May 1994.

Town of Mammoth Lakes, *Subsequent Program Environmental Impact Report for the North Village 1999 Specific Plan Amendment*, October 13, 2000.

Town of Mammoth Lakes, *Town of Mammoth Lakes Municipal Code*, codified through Ordinance No.21-07, passed June 2, 2021.

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

United States Department of the Interior Bureau of Land Management, *Final Programmatic Environmental Impact Statement for Geothermal Leasing in the Western United States*, October 2008.

APPENDIX A
CEQA Limelight Hotel Conformance Checklist

CEQA Limelight Hotel Conformance Checklist

Unit	Mammoth Hillside Addendum Project	Limelight Hotel[1]
Total Site Area	6.9 acres (4.0 acres for Phase 1) (2.9 acres for Phase 2)	4.0 acres for Phase 1
Maximum Allowable Density	404 rooms (320 rooms for Phase 1)	236 rooms
Maximum Site Coverage PR Zone and SL zone combined	Maximum site coverage 119,678 sq.ft.	110,450 sq.ft. = 63.2%
Maximum Building Floor Area	601,170 square feet (excluding structure parking) (348,000 square feet for Phase 1)	185,754 feet (excluding structure parking)[1]
Maximum Permitted Building Height[2,3,4,5]	75 feet[2]	75 feet, 8 inches (roof plane)[2] 8,150 elevation[3]
Maximum Projected Height[2,3]	90 feet[3] 8,135 elevation[3]	109 feet, 8 inches (highest point of roof)[3] 8,150 elevation[3]
Parking Garage Height	Maximum 20 feet above natural grade	20 feet[6]
Setbacks[7]		
Lake Mary Road/Main Street		
0-24 feet	10 feet	60 feet
25-34 feet	20 feet	100 feet
35-54 feet	30 feet	100 feet
55 feet +	40 feet	100 feet
Canyon Boulevard Realignment		
0-24 feet	10 feet	10 feet
25-34 feet	20 feet	40 feet
35-54 feet	30 feet	40 feet
55 feet +	40 feet	40 feet

Unit	Mammoth Hillside Addendum Project	Limelight Hotel[1]
Specific Plan Boundaries		
0-24 feet	10 feet	50 feet
25-34 feet	20 feet	100 feet
35-54 feet	30 feet	100 feet
55 feet +	40 feet	100 feet

Notes:

[1] Limelight Hotel Project consists of Phase I development only.

[2] 80 feet max subject to additional review and approval per NVSP Table 4.

[3] No building improvements constructed within the restricted area described on exhibits b and b-i (the "north restricted area") shall exceed an elevation of 8,130 feet above sea level. For purposes of the recorded covenant, "sea level" shall be determined based on the current datum used by the town of mammoth lakes as of the effective date of the covenant. Notwithstanding the foregoing, (i) for any building, an area of roof length up to but not more than twenty (20) percent of the length of the building, when measured in a straight line along the building's longest-axis at the buildings' first level above grade, may be constricted between 8,130 feet and **8,135** feet above sea Level. If a building has two or more levels which could be considered the "first level above grade", the first level above grade with the longest axis shall be the level to be measured; and (ii) antennae, chimneys, turrets, cupolas and similar roof appurtenances may have a maximum elevation between **8,130** feet and **8,135** feet above sea level.

[4] NVSP Section 5.c, For buildings that cross a land use district boundary after merging parcels, the highest permitted and projected heights shall apply to the entire building, providing the majority of building area is within the most liberal district, subject to design review considerations as applied through the design review process. [5] NVSP Section 5.d, …When all or a portion of a building sits above a parking garage, or when buildings front on the plaza in the PR district, building height shall be measured from the garage roof elevation or plaza elevation at the perimeter of the building.

[6] NVSP Section 5.e, The plaza and parking garages shall be no more than 20 feet above natural grade at any point and shall be stepped, faced with storefronts or similarly treated to diminish the exposed height.

[7] No setbacks required on internal side and rear lot lines of PR District.

APPENDIX B
Mammoth Hillside
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING CHECKLIST

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AETHETICS/LIGHT AND GLARE							
5.3-1(c)	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.	Operator/ Civil Engineer	Prior to Issuance of a Grading Permit	Community and Economic Development Department Planning Manager			
5.3-1(d)	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.	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(e)	To the maximum extent practical, native trees and landscape shall be concentrated around all structures located on the project site.	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(f)	Grading techniques shall be used which minimize the areas of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.	Operator/ Civil Engineer	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(j)	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.	Operator	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-3(a)	The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties	Operator	Prior to Issuance of a Building Permit	Community and Economic Development			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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.			Department Planning Manager			
5.3-3(b)	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.	Operator	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-3(d)	Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
AIR QUALITY							
5.5-1(a)	In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State 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, and Uniform Building Code dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property. b) Adequate watering techniques shall be employed on a daily basis to partially	Operator/ Construction Contractor	Prior to Issuance of Grading or Building Permit/ During Construction	Public Works Director/ Designee			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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.						
5.5-1(b)	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	Operator/ Construction Contractor	Prior to Issuance of a Grading or Building Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
NOISE							
5.6-1(a)	Pursuant to Chapter 8.16.090.B.6 of the Town's Noise Ordinance Municipal Code, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited	Operator/ Construction Contractor	Prior to Issuance of a Grading Permit and Building Permit	Public Works Director/ Building Official			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090 with the exception of the well drilling activities as approved by the Town Public Works Department.						
5.6-1(b)	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.	Operator/ Construction Contractor	Prior to Issuance of a Grading Permit or any Construction Permit	Public Works Director			
5.6-1(c)	The construction contractor shall provide temporary sound barriers around pile driving and well drilling sites to the satisfaction of the Town Engineer ~~should such activities take place in areas within 400 feet of existing residential units~~, if required to meet Chapter 8.16 requirements.	Operator/ Construction Contractor	Prior to Issuance of a Grading Permit or any Construction Permit	Public Works Director			
GEOLOGY, SOILS, 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 stipulated in the Town's Safety Policy #26.	Operator/ Construction Contractor	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-2(a)	Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as stipulated in the Town's Safety Policy #18. All measures required by the Town shall be incorporated into final grading and building plans.	Operator/ Construction Contractor	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-2(b)	The project ~~applicant~~ 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.	Operator/ Construction Contractor	Prior to Issuance of a Grading Permit	Public Works Director			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.7-2(c)	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.	Operator/ Construction Contractor/ Civil Engineer/ Certified Engineering Geologist	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-4	A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project ~~applicant~~ 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 stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.	Operator/ Construction Contractor/ Civil Engineer	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
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~~ the Current Building Code Seismic Zone 4.	Operator/ Construction Contractor/ Civil Engineer/ Certified Engineering Geologist	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-7	~~Each~~ 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 (Safety Policy #31). ~~All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.~~	Operator	Prior to Issuance of a Grading Permit or Building Permit/ During Construction/ During Operations	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
HYDROLOGY AND DRAINAGE							
5.8-1(b)	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.	Operator/ Civil Engineer	Prior to Issuance of a Grading Permit	Public Works Director			
5.8-1(c)	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.	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.8-2(a)	An Erosion and Sediment Control Plan shall be prepared by the project proponents of individual development projects prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related to demolition and construction, would be regulated by the ~~Uniform~~ Current Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will	Operator/ Civil Engineer	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager/ Lahontan RWQCB			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.						
5.8-2(d)	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.	Operator/ Civil Engineer	Prior to Issuance of a Building Permit/ Operations	Community and Economic Development Department Planning Manager/ Lahontan RWQCB			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	• 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 nonconstruction 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						

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.						
BIOLOGICAL RESOURCES							
5.9-2(a)	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	Operator/ Certified Landscape Architect	Prior to Issuance of a Grading Permit or any Construction Permit that would impact existing vegetation	Community and Economic Development Department Planning Manager			
5.9-2(b)	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.	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.9.2(c)	Irrigation, fertilization, and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.9.2(d)	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 which will be used, where they will be planted, and in what numbers, and the methods of planting and	Operator/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	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.						
5.9.2(e)	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.	Operator/ Monitor	Operations (3-5 years)	Community and Economic Development Department Planning Manager			
5.9.2(f)	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.	Operator/ Construction Contractor	Prior to Issuance of a Building or Grading Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
5.9.2(g)	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	Operator/ Construction Contractor	During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	in a condition to be stabilized within 48 hours should inclement weather threaten.						
5.9.2(h)	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 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 unavoidably by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.	Operator/ Construction Contractor/ Professional Forester or Arborist	Prior to Issuance of Grading Permit or Clearing/ Prior to Issuance of any Construction Permits	Public Works Director/ Community and Economic Development Department Planning Manager			
5.9.2(i)	Slash generated from construction or thinning operations shall be hauled from the site concurrently with the operation to prevent a breeding site for IPS (bark beetle). Logs shall be removed from the site as soon as possible.	Operator/ Construction Contractor	Prior to Issuance of a Building Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
5.9.2(j)	Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or	Operator/ Construction Contractor	Prior to Issuance of a Building	Public Works Director/ Community and Economic			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.		Permit/ During Construction	Development Department Planning Manager			
CULTURAL RESOURCES							
5.11-1(e)	In the event that a material of potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project ~~applicant~~ 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.	Operator/ Construction Contractor/ Professional Archaeologist	During Construction	Community and Economic Development Department Planning Manager			
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, as required by State law.	Operator/ Construction Contractor/ Professional Archaeologist	During Construction	Community and Economic Development Department Planning Manager			

Appeal 1

Ms. Jo Bacon Appeal

Mammoth Lakes
CALIFORNIA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone: (760) 934-8989 x227 Fax: (760) 934-8608
www.townofmammothlakes.ca.gov

APPEAL OF DECISION OF PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

(Municipal Code Section 17.104)

This form must be filed within fifteen (15) days of the stated action in order to be valid.

APPLICATION NUMBER APPEALED TTM 22-002, UPA 22-001, DR 22-001

DATE OF STATED ACTION May 11, 2022

APPELLANT'S NAME Jo Bacon

ADDRESS 212 Meridian Blvd. #22
Mammoth Lakes, CA 93546

APPEAL FEE: See Community and Economic Development Department Fee Schedule

Action taken by the Planning and Economic Development Commission which is being appealed:

_____ Denial

✓ Approval

_____ Approval with Conditions (Attach a copy of conditions and indicate those you wish waived or modified.)

What is being appealed?

See att.

Rationale for Appeal (use additional sheets if necessary):

See att.

I certify that I am the: __Legal Owner __Authorized Legal Agent ✓Other Interested Party

5/18/22
Date

J Bacon
Signature of Appellant

Appeal of Decision of Planning and Economic Development Commission – TTM 22-002, UPA 22-001 and DR 22-001

What is being appealed?

The decision of the Planning and Economic Development Commission (PEDC) to approve the Limelight Hotel geothermal wells portion of this project was not adequately analyzed for the environmental impacts. Also, there was insufficient information about the California Geologic Energy Management Division (CalGEM) process provided to the PEDC and the community before the decision was made.

This appeal asks the Town Council to return the geothermal wells drilling and operating portion of the project to the PEDC for a more complete review.

Rationale for Appeal:

1. Inadequate Environmental Impact Review:

As part of a 220 page agenda item, the question of the impacts of a geothermal well system as part of the Limelight Hotel project was not adequately addressed. The Staff Report confirms that the component was not previously analyzed in any North Village Environmental Impact Report.

The decision was made to address this previous lack of review through an EIR Addendum which does not require input, comment or review. The conclusion of this Addendum that there were no significant effects not discussed in the previous EIRs has no basis since it was not adequately analyzed.

Because of this staff decision, there was no public notice and no period for analysis and review of the decision to bring forward an Addendum rather than any other environmental document. Further, the applicant's Feasibility Study which is referenced as a basis for decision in the staff report has not been made public.

The Mammoth Community Water District (MCWD) was not even aware of the proposed geothermal wells until after the agenda packet was made public on the Friday before the May 11th meeting.

2. Inadequate Information on the Well Permitting Process:

During the meeting, no one seemed to know about the CalGEM process for an EIR review within a well drilling permit application. The Commissioners and the community were not provided with any information during the Public Hearing so that there was an understanding of the process. Without that information there was no way to comment.

Appeal 2

Mammoth Community Water District

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone: (760) 965-3630 Fax: (760) 934-7493
www.townofmammothlakes.ca.gov

APPEAL OF DECISION OF PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

(Municipal Code Section 17.104)

This form must be filed within fifteen (15) days of the stated action in order to be valid.

APPLICATION NUMBER APPEALED: TTM 22-002; UPA 22-001; DR 22-001

DATE OF STATED ACTION: May 11, 2022

APPELLANT'S NAME: Mammoth Community Water District

ADDRESS: P.O. Box 597; 1315 Meridian Boulevard
Mammoth Lakes, CA 93546-0597

APPEAL FEE: See Community and Economic Development Department Fee Schedule

Action taken by the Planning and Economic Development Commission which is being appealed:

_____ Denial

✓ Approval

_____ Approval with Conditions (Attach a copy of conditions and indicate those you wish waived or modified.)

What is being appealed?

See Attachment A appended to this form.

Rationale for Appeal (use additional sheets if necessary):

See Attachment A appended to this form.

I certify that I am the: __Legal Owner ✓ Authorized Legal Agent __Other Interested Party

May 25, 2022
Date

Signature of Appellant

MAMMOTH COMMUNITY WATER DISTRICT

2556

05/25/2022

Vendor No.: 01816 - Town of Mammoth Lakes

DATE	INVOICE #	PO #	DESCRIPTION	AMOUNT
5/25/2022	01119		Appeal of Decision Fee - Planning and Economic Dev	1,942.00

CHECK TOTAL 1,942.00

DO NOT ACCEPT UNLESS THIS CHECK IS PRINTED WITH A COLOR BACKGROUND, CONTAINS A VOID PANTOGRAPH, MICROPRINTING FACE AND BACK, UV FIBERS AND A WATERMARK ON THE REVERSE SIDE

MAMMOTH COMMUNITY WATER DISTRICT
P.O. BOX 597
MAMMOTH LAKES, CA 93546

Wells Fargo
11-4288 / 1210

002556
2556

CHECK DATE	PAY THIS AMOUNT
05/25/2022	$1,942.00

PAY ---One Thousand Nine Hundred Forty Two Dollars and 00/100 Cents---

VOID AFTER 90 DAYS

TO THE ORDER OF
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Two signatures required if over $10,000.00

⑈002556⑈ ⑆121042882⑆ 4815306164⑈

ATTACHMENT A

TO MAMMOTH COMMUNITY WATER DISTRICT'S APPEAL OF PEDC APPLICATION NO. TTM 22-002, ET AL.

What Is Being Appealed?

The Mammoth Community Water District ("MCWD" or "District") appeals the decision of the Town of Mammoth Lakes Planning and Economic Development Commission's ("PEDC" or "Commission") action to approve the addition of two geothermal wells to the Limelight Hotel project ("Project"). These two geothermal wells would provide heating and other power requirements to the Project (the "Geothermal Component"). This approval was based on the use of a CEQA addendum and was part of the PEDC's approval at its May 11, 2022 meeting of the staff recommendation under Agenda Item 4.2 to adopt Resolution 22-12 to make CEQA and Municipal Code findings and approving Tentative Tract Map #TTM 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001 with conditions. MCWD appeals only the approval of the addition of the Geothermal Component to the Project as an illegal action in violation of CEQA. MCWD does not object to or appeal from any other portion of the approvals made by the PEDC at its May 11, 2022 meeting.

Rationale For Appeal:

I. The addendum to the 1999 EIR violates CEQA because neither the Addendum nor the Drilling Report on which it relies includes any analysis of potentially significant environmental effects or any substantial evidence to support a no-effect finding permitting the preparation of the Addendum.

The substantive part of MCWD's appeal is simple -- PEDC staff engaged in undue haste to bring the Geothermal Component to the Commission for approval and in complete disregard of known and identified potentially significant environmental impacts that might result from drilling geothermal wells in the heart of the Town of Mammoth Lakes and directly through the community's main water supply. PEDC staff also misrepresented the character of the Geothermal Component, thus making it appear less impactful than it would be in reality. In fact, any reasonably diligent and lawful analysis would have identified the possibility for the Geothermal Component to cause significant environmental impacts. Most notably, the construction and operation of the Geothermal Component has the potential to reduce and/or contaminate the Town's water supply, perhaps severely enough that there is a significant possibility no remediation could effectively treat the contamination to safe drinking water levels. If such an impact occurred, the Mammoth Lakes community would not have a safe, reliable drinking water supply.

Sadly, this appeal was entirely avoidable if the PEDC had granted MCWD's request and stayed any action to approve the Geothermal Component pending consultation with MCWD, CalGEM, and other stakeholders. The necessity for filing this appeal, which wastes public resources and imposes significant new legal risks on the Town, is particularly

egregious because MCWD's concerns about the impacts of geothermal projects is long-standing and well-known to Town/PEDC staff and everyone else in the community. Yet, despite PEDC staff's knowledge, they only made a casual effort to engage MCWD or other stakeholders early in the process of working with the developer on a generic geothermal project and appear to have withheld the details of the applicant's actual proposal to add the Geothermal Component to the Project to the last possible moment. This lack of basic diligence required by law occurred even though applicant's proposed change to the Project was being contemplated as least as early as June 8, 2021, when the Geothermal Resource Group issued its *Limelight Hotel Geothermal Drilling Study* (the "Drilling Report"). Note that the Drilling Study identified the possibility of impacts from the Geothermal Component and MCWD's likely concerns with the proposal more than one year ago. (See Drilling Report, subsection 6.1.2, page 44; subsection 6.4.1, pages 45-46; and attached March 5, 2021 letter to Dan Patton and Greg Villegas of WATG, pages 1-2.)

In spite of these identified concerns, and a 220-page staff report which appears to be PEDC staff's effort to paper over the defects in its process to evaluate the new Geothermal Component and include stakeholder input, PEDC staff concluded without any real investigation, communication or analysis, and without any substantial technical or other evidence, that, "the proposed addition of the [Geothermal Component] to the Limelight Hotel development would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects." (See Staff Report for PEDC consideration of Project approvals, Key Issue #4, page 574 of 593 of May 11, 2022 PEDC meeting agenda packet (the "May 11 Packet").) Yet nowhere in the 220-page staff report and attachments for this item is there any meaningful analysis of potential effects or anything supporting PEDC staff's conclusion that none exist. The CEQA addendum prepared to support the approval of the Geothermal Component makes conclusions that no impacts would occur, but fails to cite any technical data or studies to support that conclusion. (See, e.g., May 11 Packet, Limelight Hotel – Addendum to the North Village Specific Plan Environmental Impact Report, May 2022 (the "Addendum"), Section 3.8, Groundwater Supplies, page 641; addendum, Section 3.10, Public Services/Utilities, page 645; Addendum, Section 3.14, Hazards/Hazardous Materials, page 647.)

To compound its failure to comply with CEQA, PEDC staff's so-called "analysis" is based on at least two false premises. The first false premise is that the Geothermal Component would be a "closed loop system", meaning that a heat transfer fluid is circulated through a closed loop of pressure-tight piping underground or submerged in water, and a heat exchanger transfers heat between the refrigerant in a heat pump and the heat transfer fluid in the closed loop.. (See, e.g., May 11 Packet, Staff Report for PEDC consideration of Project approvals, Table 3, page 567; Addendum, Section 3.8, Groundwater Supplies, page 641.) But the fact is that the Geothermal Component is not intended to be a closed loop system at all, as a simple reading of the Drilling Report would reveal. (See Drilling Report, Executive Summary, fourth paragraph, page 5; subsection 3.1, page 31.)

The second false premise is that the Addendum properly and completely describes the Geothermal Component, so that there is an "accurate, stable and finite project description," which California courts recognize as "the sine qua non" of an informative and legally sufficient CEQA review document.[1] The lack of a proper description of the Geothermal Component is a sufficient basis alone to invalidate the Addendum and reverse the PEDC's approval of the Geothermal Component.

The insufficiency of the Addendum as a basis for the PEDC to approve such a significant change in the Project is apparent because the Addendum describes the Geothermal Component as consisting only of an open-loop geothermal well system. But the Addendum fails to discuss how those wells would be harnessed to actually generate power and heat. In fact, the well could not do anything by themselves. In order to operate them as a power system, the applicant also will be required to construct and operate mechanical systems in order to heat, cool or generate electricity utilizing the geothermal energy produced by the wells. There is no mention or discussion of such a plant, nor of its location or the potential hazards inherent in such an operation. Those hazards include heat transfer fluids used in the power system and risks inherent in their transportation, handling, and storage. Such fluids can be toxic and require special handling and containment facilities.

Yet, the only project description and supporting evidence PEDC staff relies on is a concept provided by the Project applicant in the form of the Drilling Report, which was written for the express purpose of evaluating the geologic and economic feasibility of a geothermal project. The report does not contain any meaningful identification or analysis of potentially significant impacts that might be caused by the Geothermal Component, including pressure effects and water quality effects that could result from drilling and operation of the two offset, open-loop wells. The Drilling Report also fails to fully describe the Geothermal Component's true scope or risks inherent in this new Project element, or propose any mitigation measures or alternatives to address the potential impacts. (See Drilling Report, generally and Introduction, pages 6-7.)

There is much more that renders PEDC's staff's use of the Addendum illegal under CEQA.

MCWD's chief concern, and an issue which barely rated a mention in the 220-page staff report, is that the two wells to be drilled as part of the Geothermal Component would be located between 1,000 and 1,700 feet of one of the District's major production wells, Well 17. This well produces up to 25% of MCWD's drinking water in dry years when minimum amounts of surface water are available, including in the 2022 water year. Thus, Well 17 is critical for maintaining adequate water supplies to serve the Mammoth Lakes community in a drought year, such as we are currently in. In addition, Well 17 is already the warmest well in the District's groundwater supply system, with a chemical composition indicative of mixing with geothermal waters as documented by the United States Geological Survey's (USGS) 2019 analysis of monitoring data collected as part of the CD-IV Groundwater Mitigation and Monitoring Program (USGS, 2019). This geothermal water has higher

[1] *City of San Jose v. Great Oaks Water Co.* (1987) 192 Cal.App.3d 1005, 1017.

concentrations of heavy metals and dissolved constituents including arsenic which is already elevated at Well 17 compared with other MCWD wells. If the concentration of arsenic, and other contaminates including chloride and boron, increases as a result of drilling and operating the Geothermal Component, it could make water from Well 17 untreatable. All PEDC staff had to do was pick up the phone and call MCWD staff to obtain this information and identify the potential for such a significant environmental impact.

Additional defects in the Addendum process and the basis for a much more robust CEQA analysis in the form of a supplemental or subsequent EIR include the following.

The Drilling Report mentions that the applicant will need to provide proof of non-interaction with water supply, yet there is no discussion regarding how this will be accomplished. Or of the level of risk of interaction or any mitigation measures or alternatives that might avoid such potential harm to the Mammoth Lakes community's water supply.

The Project documents also paint an overly simplistic representation of a "shallow reservoir" and the "deeper reservoir" and assumes, without evidence, that they are completely distinct and separated by an aquitard or other barrier that the well driller can simply punch through and case without any ill effects. These are all unsubstantiated assumptions that are neither analyzed in any meaningful way or supported by any references to technical data or documents or included in the record. As noted in the Drilling Report, "…the entire property sits above the Long Valley Caldera ring fracture zone, which is a known conduit for geothermal fluids just to the north." The report's authors point this out because they hope to drill into rock with lots of faulting and high permeability. The same faulting could be a conduit to transport untreatable geothermal fluids into the "shallow reservoir" comprising the community's drinking water supply. The Drilling Report also notes that both the "shallow reservoir" and the "deeper reservoir" have elevated Chloride to Boron ratios indicating geothermal influence in both. There is even speculation in the report on how the geothermal fluids might be mixing in the system. Yet, PEDC staff ignored all of these potentially serious adverse impacts and instead dismissed them with no more than a conclusion that is essentially "there is nothing to see here, so let's move on."

Given the evident, potentially serious adverse environmental impacts of the proposed new Geothermal Component and its novel use in Mammoth Lakes, not only did PEDC staff have a duty to properly identify and fully analyze those impacts, but staff had an obligation in the circumstances to evaluate potentially feasible mitigation measures and project alternatives. For example, the Drilling Report advises that a true "closed-loop" heat pump system could be an effective alternative. Another option might be an off-site geothermal power system located in a much lower-risk location that could serve the existing and future

North Village Specific Plan Area development.[2] Also, given the risks of the Geothermal Component and the Project applicant's unequivocal statements at the May 11, 2022 PEDC meeting that use of geothermal energy in the Project is significantly more expensive, a "no project" alternative should have been evaluated because it would pose less risk to the drinking water and less risk to the applicant. This failure is sufficient grounds for the Town Counsel to reverse the PEDC's approval of the Geothermal Component and to direct that PEDC staff prepare a supplemental or subsequent EIR which includes an appropriate alternatives analysis.

Likewise, in light of the readily available information that the new Geothermal Component had the potential to cause significant environmental effects, PEDC staff should have considered what mitigation measures might be required to reduce those potential impacts to less than significant. Feasible measures include pre-Project modeling, construction of monitoring wells both to collect pre-Project baseline water quality and pressure data and to monitor on-going operations to help in early detection of possible migration of geothermal fluids from the deep reservoir into the cold shallow reservoir that provides the community water supply, stress tests as part of well commissioning, and an adaptive monitoring and remediation plan if early impacts are detected. Many of these mitigation measures have been incorporated in the mitigation and monitoring plan for Ormat's Casa Diablo-IV project.

MCWD hereby provides **Appendix 1** to this appeal, which is a technical memorandum prepared by the District's consulting hydrogeologists, West Yost Associates. This technical memorandum analyzes the Addendum and Drilling Report and explains those documents' deficiencies and identifies the potentially significant environmental impacts of the Geothermal Component that would have been readily identifiable and subject to further analysis in any competent and diligent CEQA review of this significant Project change.

II. The PEDC violated CEQA by failing to comply with its duties as the lead agency when it failed to perform any meaningful analysis of the potentially significant effects of the Geothermal Component.

The procedural part of MCWD's appeal also is simple – The PDEC violated CEQA by evading its role as lead agency for the project and instead delegating its independent and primary duty to have analyzed the potentially significant effects of the Geothermal Component to a responsible agency, in this case the Division of Geologic Energy Management Division of the California Department of Conservation ("CalGEM"). This violation is an independent and sufficient ground for the Town Council to reverse the PEDC's approval of the Geothermal Component.

[2] The existing Village development is already plumbed to be operated using geothermal energy. Also note that MCWD has the latent power in statute to own and operate a geothermal energy system to serve the Town.

It is well established that CEQA embodies California's "strong and enduring public policy to protect the environment" by requiring state and local agencies to execute their duty to give "major consideration" to preventing environmental damage.[3] The purpose of CEQA is to: (1) inform agency decision-makers and the public about potential, significant environmental effects of proposed projects; (2) identify ways that environmental damage can be avoided or significantly reduced; (3) prevent potentially significant damage from projects by changing them through use of feasible alternatives or mitigation measures; and (4) disclose to the public the reasons why an agency approved a project involving significant environmental impacts.[4] As the California Supreme Court has ruled:

> CEQA review is undertaken by the lead agency, defined as "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect on the environment." *The lead agency's function in the environmental review process is so important that it cannot be delegated to another body*.[5]

As noted in Section 15020 of Title 14 of the California Code of Regulations (hereafter, the "CEQA Guidelines"):

> A public agency must meet its own responsibilities under CEQA and shall not rely on comments from other public agencies or private citizens as a substitute for work CEQA requires the lead agency to accomplish. For example, a lead agency is responsible for the adequacy of its environmental documents. The lead agency shall not knowingly release a deficient document hoping that public comments will correct defects in the document.

As also stated, and often repeated, by the California Supreme Court and appellate courts, the EIR is the "heart of CEQA" and is required to inform the public and its responsible officials of the environmental consequences of a decision before it is made. To fulfill this duty, a public agency must not only use an EIR to identify the environmental impacts and mitigation measures to be considered in a CEQA review, but also project alternatives including a no project option. The alternatives and mitigation analysis forms "the core of an EIR."[6]

This appeal involves an addendum to an existing EIR, which has been modified several times previously. As PEDC staff admits both in the Addendum itself and several times during the agenda item at the May 11, 2022 PEDC meeting to consider the addition of the

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[3] *Friends of the Eel River v. North Coast Railroad Authority* (2017) 3 Cal.5th 677, 712, citing Public Resources Code section 21067.
[4] *Tomlinson v. County of Alameda* ((2012) 54 Cal.4th 281, 285-286.
[5] Public Resources Code section 21002.1, subd. (d) ["The lead agency shall be responsible for considering the effects, both individual and collective, of all activities involved in a project."]; *Friends of the Eel River, supra,* 3 Cal.5th at pages 712-713 (italics added; original emphasis and internal citations omitted).
[6] *Id.,* at page 713.

Geothermal Component, the Geothermal Component is an entirely new addition to the Project that was not previously considered or analyzed in the 1999 SEIR or any previous modification to it. The new and previously unanalyzed addition of the Geothermal Component fundamentally changes an important aspect of the Project – substituting a relatively rare, unconventional energy source for heating and powering a hotel operation instead of using conventional propane and electrical power sources already available from existing providers immediately within the Project vicinity.

CEQA permitted the PEDC to consider using a CEQA addendum for the Project change to include the Geothermal Component. But the PEDC staff's decision to use an addendum required complying with Public Resources Code section 21166 and CEQA Guidelines section 15162 by finding, on the basis of substantial evidence in light of the record, that the Geothermal Component would not involve any new significant environmental effects not known or reviewed in previous project CEQA documents and that would necessitate the preparation of a supplemental or subsequent EIR. As noted in CEQA Guidelines section 15164, an addendum may only be used if project changes are minor and technical in nature. If a determination to use an addendum is not supported by substantial evidence in the record, it is subject to challenge and a court may invalidate the addendum.[7]

As noted in Part I of this appeal, the PEDC's decision was made without any substantial evidentiary support in the record. Town staff simply concluded, without any analysis, supporting evidence or consultation with responsible agencies and experts, that the Geothermal Component would not have any significant environmental impacts. Worse, and as noted in this Part II, PEDC staff simply absolved itself of addressing the issue in any meaningful way and instead punted the issue without any basis in fact to CalGEM.

In an analogous case involving the City of San Jose's proposed change in water supply sources for a land use project approval, a California Court of Appeal concluded that the city violated CEQA by "simply ignor[ing] the potentially adverse environmental impacts wrought by a change in the water supply system from one based on . . . preexisting wells to one based on . . . proposed new wells in an area known to have underground contamination of the water supply."[8] The court was particularly concerned that the lack of any substantive analysis of potential impacts of the project change deprived the public and agency decision-makers of any meaningful participation and information, noting that, "Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal and weigh other alternatives in the balance.[9]

In addition, PEDC staff violated CEQA by failing to perform their duty to engage in early and full collaboration with MCWD, CalGEM, and other responsible agencies to assist in staff's identification and analysis of the potentially significant effects of the Geothermal

[7] *Save our Heritage Organisation v. City of San Diego* (2018) 28 Cal.App.5th 656, 667.
[8] *City of San Jose v. Great Oaks Water Co., supra,* 192 Cal.App.3d at pages 1016-1017.
[9] *Id.,* at page 1017.

Component. Because the Geothermal Component is an entirely new Project component and raises the potential for significant environmental effects that would not have been raised when the Project was planned to use conventional power sources delivered by established providers, PEDC staff should have engaged with MCWD and other responsible agencies as soon as possible after the Project applicant proposed replacing conventional power sources with the Geothermal component. This is particularly true of those with special expertise such as MCWD and CalGEM. (Public Resources Code section 21153, see also, Section 21003.1; CEQA Guidelines section 15086.)

As recognized by PEDC staff both in the staff report and in verbal comments during the May 11, 2022 PEDC meeting, both MCWD and CalGEM have special interests and expertise regarding the potential environmental effects of drilling and operating geothermal wells. In spite of this admitted knowledge, MCWD staff only learned of the specific details of the proposed Geothermal Project when it received agenda notice of it on May 6 and, even then, had to ask PEDC staff to provide the Drilling Report. Staff did not provide the report until May 10, one day before the PEDC meeting at which this significant change was approved. Staff's obvious failure to consult with expert and responsible agencies also was clear at the hearing – they could not describe the CalGEM permitting process or provide the commission any assurance of the scope of CalGEM's authority to further review or condition the Geothermal Component. As shown on **Appendix 2** to this appeal, the scope of CalGEM's authority and review of the Geothermal Component will be extremely limited and is unlikely to include any substantive CEQA review of the component's potentially significant environmental effects.

MCWD's Request for Council Action in Response to this Appeal:

Based on the PEDC's violations of CEQA in approving the Geothermal Component, MCWD requests that the Town Council reverse the approval of the Geothermal Component and remand the issue to the PEDC with direction to: (1) conduct an appropriate review of the potential environmental impacts of the Geothermal Component, which is a completely new component of the Project not analyzed in the 1999 SEIR or any subsequent environmental document prepared for it. That direction also should instruct PEDC staff to consult with MCWD, CalGEM, and other interested regulatory/responsible agencies including Mono County, the Great Basin Unified Air Pollution Control District, the SWRCB's Division of Drinking Water, and Lahontan Regional Water Quality Control Board, in order to obtain information about potentially significant environmental effects of the new Geothermal Component of the Project; and (2) prepare a supplement to the SEIR or subsequent EIR as necessary to analyze any significant impacts of the Geothermal Component and alternatives to the Geothermal Component identified during the study and consultation with responsible and expert agencies.

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APPENDIX 1

TECHNICAL MEMORANDUM

DATE: May 25, 2022

Project No.: 947-80-20-02
SENT VIA: EMAIL

TO: Mammoth Community Water District

FROM: Kenneth Loy, PG #7008

REVIEWED BY: Mark Wildermuth, PE, RCE #32331

SUBJECT: Preliminary Review of Limelight Hotel, Addendum to the North Village Specific Plan Environmental Impact Report, and Limelight Hotel Geothermal Drilling Study



West Yost conducted a preliminary review of the referenced documents and identified several concerns, which are documented in this technical memorandum.

BACKGROUND

Limelight Mammoth, LLC (Applicant) has requested approval to develop a 185,754 square foot, 166-unit condominium hotel (Limelight Hotel project) within the Town of Mammoth Lakes' (Town) North Village Specific Plan (NVSP) area. The Town made the determination that the Limelight Hotel project, as currently proposed, is consistent with prior NVSP environmental analyses required by the California Environmental Quality Act (CEQA), except for a proposed geothermal well system, which would be located at the Limelight Hotel project, and would be used to offset propane gas and electricity use by supplying heat, electricity, hot water, de-icing, and other beneficial uses for Limelight Hotel facilities.

The Applicant commissioned a study titled *Limelight Hotel Geothermal Drilling Study* (Geothermal Drilling Study) (Geothermal Resource Group, Inc. [GRG], 2021). As documented in the Geothermal Drilling Study, GRG evaluated the geologic setting and concluded that "geothermal wells drilled on the property have a strong likelihood of achieving the project goals of 85-250 gallons per minute (gpm) of water between 140-175°F". The Geothermal Drilling Study did not include site-specific drilling, testing or water quality sampling, and did not provide analysis of the potential impacts to the Town's groundwater resources from the proposed geothermal well system.

Mammoth Community Water District (MCWD) provides potable water supply to the Town, and groundwater is a significant source, comprising 100 percent of the Town's supply during summer and fall months and more of the year during drought conditions. The proposed Limelight Hotel project is located in MCWD's service area and within the area from which MCWD pumps groundwater for drinking water supply. Notably, MCWD-17, a major production well that supplies up to 25 percent of the total groundwater supply, is located between 1,000 and 1,700 feet from the proposed Limelight Hotel project's proposed geothermal well system.

The Town prepared the *Limelight Hotel, Addendum to the North Village Specific Plan Environmental Impact Report* (EIR Addendum) to address the CEQA requirements for the proposed geothermal well system (Town of Mammoth Lakes, 2022). EIR Addendum Section 2.1, Addendum's Purpose and Need, concludes that no "Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." Section 3.8, Hydrology and Drainage states that the proposed geothermal well system "would involve a closed loop system" and goes on to conclude that, "the upper aquifer is the aquifer referenced in the Groundwater Management Plan for the Mammoth Basin Watershed (dated July 2005), and the proposed Modified Project does not utilize or impact such groundwater supplies. Therefore, the Modified Project would not conflict with such groundwater management plan and any potential impacts pertaining to groundwater supplies would be less than significant." The EIR Addendum also concluded that the addition of the proposed geothermal well system would not require new mitigation measures.

PRIMARY CONCERN

Although the EIR Addendum states that potential impacts to groundwater supplies would be less than significant, neither the EIR Addendum nor the Geothermal Drilling Study provide any evaluation or technical analysis of the potential impacts to the beneficial uses of groundwater resources resulting from the proposed geothermal well system or to support the conclusion that no significant impacts would occur. The proposed geothermal well system would be located in an important groundwater resource area beneficially used for municipal and domestic drinking water supplies and in close proximity to an important MCWD municipal supply well. The proposed project could cause depletion to, or contamination of, the Town's drinking water supplies.

The primary scientific concern is the potential for the operation of the proposed geothermal well system to degrade groundwater quality. The EIR Addendum and the Geothermal Drilling Study assert, but do not demonstrate with any technical analysis or evidence, that the proposed geothermal reservoir is isolated from the groundwater resource area and the drinking water supply wells within it. The Geothermal Drilling Study notes that both the "shallow reservoir" and the "deeper reservoir" have elevated chloride to boron ratios indicating geothermal influence in both. The Geothermal Drilling Study also points out that the Limelight Hotel project "sits above the Long Valley Caldera ring fracture zone, which is a known conduit for geothermal fluids just to the north." These faults and fractures may also be conduits for the lateral or vertical movement of mineral-laden geothermal waters or brines into the groundwater resource area used for drinking water supply. The similarity of chloride to boron ratios in water samples from the "deeper reservoir" and the "shallow reservoir" is evidence that these conduits exist and provide pathways for the movement and intermixing of water and geothermal fluids. Connectivity between the "shallow reservoir" and "deeper reservoir" is well documented in the United States Geologic Survey's Open-File Report 2019-1063 entitled "Hydraulic, Geochemical, and Thermal Monitoring of an Aquifer System in the Vicinity of Mammoth Lakes, Mono County, California, 2015-17.

The proposed project will place new stresses on the Mammoth Basin's complex hydrologic system. Operation of the proposed geothermal well system will change the spatial distribution of pressure in the geothermal reservoir. Pressure will decrease near the proposed extraction well and increase near the proposed injection well. These changes in pressure will result in flow gradients towards the proposed extraction well and away from the proposed injection well. Movement of geothermal fluids will occur along conduits subject to flow gradients. As stated above, the geologic and water quality data demonstrate the existence of a connection between the deeper geothermal reservoir and the shallow groundwater aquifer. Therefore, changes in reservoir pressure caused by the proposed geothermal well

system have the potential to introduce increased flows of geothermal waters into the potable groundwater supply. This intermixing could cause potentially significant water quality degradation in the groundwater supply, which in turn could cause exceedances of drinking water regulatory standards in public supply wells. In addition, because of the nature of this kind of impact, any significant inducement of contaminated fluids into the water supply aquifer could persist for decades. If the contamination is extreme enough, the quality of the community water supply could be rendered too contaminated to effectively treat to even minimum drinking water standards.

MCWD wells that have geothermal influence (including MCWD-17) have higher concentrations of arsenic, boron, and chloride than other colder-temperature MCWD wells. Data shows that wells with geothermal influence generally have arsenic concentrations about five to forty times greater than colder-temperature MCWD wells.

As of 2018, the average arsenic concentration in MCWD-17 was about 10 times the California and federal Maximum Contaminant Level (MCL) of 0.010 milligrams per liter (mg/L). To meet drinking water standards, MCWD already must blend high-arsenic waters from MCWD-17 with groundwater from MCWD wells with low-arsenic concentrations and then treat this blended supply to produce water that meets arsenic concentrations below the MCL. The arsenic concentration in the geothermal fluid in the Casa Diablo geothermal well field (the same geothermal reservoir the Applicant proposes to use) is very high (1.0 to 1.5 mg/L, which is 10 to 15 times the arsenic concentration in MCWD-17), and this arsenic is a source of the high arsenic concentrations in MCWD-17. Future increases in arsenic concentrations in MCWD-17 waters due to increases in geothermal fluid intruding into the shallow groundwater aquifer could increase MCWD's treatment costs and, at some point, could require MCWD to shut down MCWD-17 until MCWD could upgrade the groundwater treatment capacity to handle the increased arsenic concentration, which would be very expensive.

MCWD operates under Permit No. 05-13-14P-014 from the California State Water Resources Control Board – Division of Drinking Water (DDW). Condition 3 of the permit states, "The District shall protect its sources from any encroachment by sanitary hazards. In particular, any new possible contaminating activity (PCA) shall be noted in the Source Assessment". The proposed geothermal well system is a PCA and construction of the project would likely require an update to the Source Assessment for MCWD-17 and could lead to additional monitoring and treatment requirements from DDW.

If there is a long-term imbalance between the proposed geothermal production and injection, the resulting reductions in pressures in the geothermal reservoir may cause groundwater to seep downwards into the geothermal reservoir. This could cause a drop in the water table in the shallow reservoir and may cause the geothermal fluids in the deeper reservoir to boil and release steam and other gases that could seep upwards through fractures and contaminate the shallow groundwater aquifer used by MCWD. These potential impacts are not hypothetical and have been observed in the nearby Casa Diablo geothermal well field.

The EIR Addendum refers to the proposed geothermal well system as a "closed-loop geothermal well system". This is misleading. A "closed loop system" is one in which a heat transfer fluid is circulated through a closed-loop of pressure-tight piping underground or submerged in water, and a heat exchanger transfers heat between the refrigerant in a heat pump and the heat transfer fluid in the closed loop. Although volumetrically equal amounts of geothermal fluids are proposed to be extracted and injected with no net change in the volume of geothermal fluids in the reservoir, it cannot be said that all of the same fluids will be recycled through the system. The proposed extraction well will capture fluids in a three-dimensional volume surrounding the well intake. Some of these fluids will originate from the injection well; others will be captured from storage in the surrounding rock comprising the reservoir. Similarly,

fluids injected through the proposed injection well will be distributed in the three-dimensional volume around the injection well. Some of these fluids will be captured by the extraction well, while others will move away from the well into the surrounding rock. This means that operation of the proposed geothermal well system will result in a partial recycling of geothermal fluids along with a continual flow of fluids towards the proposed extraction well and away from the proposed injection well along conduits not connected to each well's respective pair but potentially connected to the potable groundwater of the groundwater resource area. Again, this could result in water quality degradation in the groundwater supply and exceedances of drinking water regulatory standards in public supply wells.

OTHER CONCERNS

1. CEQA requires projects to prepare and evaluate project alternatives where feasible. The Geothermal Drilling Study states that a true closed-loop heat pump system could be an effective alternative if geothermal fluid temperature and/or permeability do not meet expectations.
2. The description of the proposed geothermal well system does not describe in any detail the mechanical systems that will be used to heat, cool or generate electricity. The project description does not describe if or what type of heat transfer fluids are proposed.
3. The Geothermal Drilling Study states that the applicant will need to provide proof of non-interaction with the water supply; however, there is no discussion regarding how this will be accomplished.

CONCLUSION

The EIR Addendum and the Geothermal Drilling Study do not evaluate potential impacts to the beneficial uses of groundwater resources resulting from the Limelight Hotel project's proposed geothermal well system. Potential water quality impacts to the groundwater resource area and drinking water wells within it could be potentially significant, persistent over many years and very difficult to remediate after they are manifested.

RECOMMENDATIONS

1. The CEQA analysis should be revised to evaluate the potential effects of the proposed geothermal well system on the groundwater resource area, the beneficial uses of this resource, and the municipal and domestic well infrastructure. The analysis should include the construction, testing and monitoring of test wells to support the impact analysis and the development of a monitoring program.
2. The CEQA analysis should be revised to consider project alternatives, including true closed-loop systems.
3. Monitoring and mitigation measures appropriate to the revised analysis should be developed.
4. Technical studies should be conducted to support a more complete and definitive evaluation of the potential impacts of the proposed geothermal well system on the groundwater resource area, the beneficial uses of this resource, and the municipal and domestic well infrastructure.

REFERENCES

Geothermal Resource Group, Inc. 2021. *Limelight Hotel Geothermal Drilling Study. June 8*.

Town of Mammoth Lakes. 2022. *Limelight Hotel, Addendum to the North Village Specific Plan Environmental Impact Report*. May 3.

United States Geologic Survey. 2019. *Open-File Report 2019-1063 entitled "Hydraulic, Geochemical, and Thermal Monitoring of an Aquifer System in the Vicinity of Mammoth Lakes, Mono County, California, 2015-17*.

APPENDIX 2

Garrett Higerd

From: Salera, Jerry@DOC <Jerry.Salera@conservation.ca.gov>
Sent: Monday, May 23, 2022 5:37 PM
To: Garrett Higerd
Cc: Mark Busby; Wardlow, Charlene@DOC
Subject: RE: Limelight Hotel Geothermal Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Garrett,

I'm sorry I have not been able to respond right away to your email. I did see you called as well and left me 2 voice messages.

With respect to the EIR Addendum and the request for us to support MCWD's appeal, I think we cannot take a position. We have not received any Notices of Intentions (NOIs) and any accompanying documentation for us to review and evaluate.

In answer to your questions:

- Who is the decision-making body at CalGEM that will make the decision on the permit and file the CEQA Notice of Determination?
  I review the application together with my Associate Engineer and the Geothermal Program Manager approves the permit on behalf of the State Oil and Gas Supervisor, the top person in CalGEM.

- When in the process will we be able to review and comment?
  In the typical process for reviewing and approving drilling permits, we don't engage the public for comments. We just want to make sure that the proposal conforms/meets our regulations. However, for the operation of the injection well, we will accept public comments for a certain period during the injection permitting process. As mentioned before, the injection permitting process also involves EPA Region 9 (based in San Francisco).

- How many other geothermal projects are there in the state in such proximity to a community's drinking water supply? Can you provide examples?
  Offhand, I can mention injection projects we have permitted in Susanville (Lassen Co.), Calistoga (Napa Co.) and Alturas (Modoc Co.) where there are USDWs in proximity to the project area. Similarly, in Desert Hot Springs in Riverside Co. we have not permitted any injection but only production wells.

Sincerely,

Jerry Salera
Senior Oil and Gas Engineer (Supervisor)
Geothermal Program
CA Geologic Energy Management Division (CalGEM)
715 P Street, MS 18-03, Sacramento, CA 95814
M: (916) 203-7785
Jerry.Salera@conservation.ca.gov

Appeal 3

Monache Condominium Owners Association, Inc.

Town

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone: (760) 965-3630 Fax: (760) 934-7493
www.townofmammothlakes.ca.gov

APPEAL OF DECISION OF PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

(Municipal Code Section 17.104)

This form must be filed within fifteen (15) days of the stated action in order to be valid.

APPLICATION NUMBER APPEALED TTM 22-002, UPA 22-001, DR 22-001

DATE OF STATED ACTION May 11, 2022

APPELLANT'S NAME MONACHE CONDOMINIUM OWNERS ASSOCIATION, INC.

ADDRESS 50 HILLSIDE DRIVE
MAMMOTH LAKES, CA 93546-5038

APPEAL FEE: See Community and Economic Development Department Fee Schedule

Action taken by the Planning and Economic Development Commission which is being appealed:

_____ Denial

_____ Approval

__✓__ Approval with Conditions (Attach a copy of conditions and indicate those you wish waived or modified.)

What is being appealed?

SEE ATTACHED.

RECEIVED
MAY 26 2022
Town of Mammoth Lakes

Rationale for Appeal (use additional sheets if necessary):

SEE ATTACHED.

This appeal is signed by Bruce Favish, member of the MONACHE CONDOMINIUM OWNERS ASSOCIATION, INC., as representative of the Association for purposes of this appeal authorized by the Association Board of Directors at a May 25, 2022 Board meeting.

I certify that I am the: __Legal Owner ✓ Authorized Legal Agent ✓ Other Interested Party

May 26, 2022
Date

Bruce Favish
Signature of Appellant

Ex. A Conditions in Resolution No. PEDC 2022-12

Ex. B Renderings of initial Limelight design

Ex. C Images of the Limelight Hotel in Snowmass, Colorado

WHAT IS BEING APPEALED AND RATIONALE FOR APPEAL

I. MATTERS APPEALED RE ROOF DESIGN AND EQUIPMENT SCREENING

A. Municipal Code Findings

1. The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with the North Village Specific Plan.

   The proposed project is also consistent with the North Village Specific Plan (NVSP) because the project conforms to the applicable NVSP development standards, including, but not limited to, permitted uses, density, building area, site coverage, snow storage, building height, setbacks, and parking.

2. The Addendum determined that the geothermal well system would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

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

The proposed project is consistent with the NVSP because the project conforms to the applicable development standards for the Plaza Resort and Specialty Lodging districts of the NVSP including, but not limited to, allowable land uses, density, building area, site coverage, building height, setbacks, parking, snow storage, and ***design***.

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

The project is located within the North Village Specific Plan Area (NVSP), so it is subject to the North Village Design Guidelines rather than the Town of Mammoth Lakes Design Guidelines. ***The project is consistent with the North Village Design Guidelines because***: (1) . . . (2) . . . (3) ***the roofline of the hotel provides variation through varied wall heights and***

Finding 3:
3. The Design Guidelines will not detract from the value or utility of adjoining properties as a result of inappropriate, inharmonious, or inadequate design since the Design Guidelines for the Village at Mammoth will apply standards of review to enhance the image of Mammoth Lakes as a resort community.

Comment: Effect on value or utility of adjoining properties of inappropriate, inharmonious, or inadequate is a legitimate consideration in design and planning decision making.

Finding 5:
The Design Guidelines ensure an architectural design of structures, materials, lighting, and colors which are appropriate to the function of the project and are visually harmonious with surrounding development and natural landforms, trees, and vegetation since standards are provided that encourage high quality design, discourage indiscriminate lighting and provide an appropriate color palette for the Mammoth Lakes setting.

Comment: Visual harmony with surrounding development is a legitimate consideration in design and planning decision making.

While the 8050 building does have some small flat roof areas, it also has a spa and other roof appurtenances, and the small flat roof spaces are divided into different sections.

By contrast, the CEDP in this instance has approved a nearly 33,000 square foot flat roof which will be sandwiched between the Westin and the Village, with their distinctive and very different roof designs.

As is set forth below, although flat roofs are not expressly prohibited in the NVSP, they are not common and not encouraged, and to be considered only in limited circumstances.

In this case, the CEDP is authorizing a massive flat roof in a key focal point of the NVSP and the entire Town, which represents a significant departure from the NVSP and design guidelines. Compounding the matter, the roof will be glaringly visible to owners and guests of the Westin. By way of contrast, the CEDP has approved a flat roof for the Residence Inn Hotel by Marriott which sits in a very different position topographically and in relation to surrounding buildings and does not occupy the preeminent location of the Project. The Project will fill the visual field of all as they drive, cycle or walk along Minaret Road, Lake Mary Road and Canyon Boulevard and become an immediate landmark in Mammoth.

NVSP, 10.e. (Roof Form and Ridge Alignment) provides:

> e. The following roof shapes are allowed: gable and gable on gable, intersecting gable, partial and full hip, Dutch eave gable and flared hip. Flat roofs may also be used ***if the design or function warrants***.

NVSP, 11.a. (Roof Design) provides:

In this instance, especially given the prominent location, scale and visibility to the Westin of the large flat roof of the Project, and that fact that flat roofs are to be the exception based on limited considerations, it was incumbent on the CEDP to conduct an inquiry and make findings that the flat roof proposed was REQUIRED for snow management, upper level exterior uses or architectural character. In this case, none of these three considerations mandated a flat roof.

In a Concept Submittal to the Town, the Applicant showed a butterfly partial roof with a 2:12 pitch transitioning to a roof of ¼":12 pitch. The roof featured a rooftop patio, with mechanical equipment in screened enclosures. It included 4 components with different orientations, as opposed to the current design with 2 components resulting in 2 large roof expanses rather than 4 smaller roof sections.

Attached hereto as Exhibit B are renderings and photos of the original concept for the Project which featured a pitched butterfly roof, screened rooftop mechanical equipment, and a much smaller flat roof area. The visual impact of the flat roof is reduced by the pitched sections which are more attractive from street level and from the Westin, being of much more substantial design and structure than parapet walls. Based on a limited poll of Westin owners, they overwhelmingly preferred the original roof design over the current one.

Attached hereto as Exhibit C are photos of the Limelight's most recent project in Snowmass, Idaho. Coincidentally, the architect for that project, Oz Architecture of Denver, Colorado, also designed the Westin. Clearly, the Limelight group can design and build a beautiful roof. The roof in Snowmass even incorporates solar panels. If that same roof was on the Project, it would not only be far more attractive, it could have the same East-facing solar panels which would not even be visible from the Westin because of the way they are oriented.

In short, further work should be done on the roof design to make it more compatible with the NVSP, the General Plan, the design guidelines and the immediate neighborhood.

Following are additional guidelines for roof design and mechanical equipment which argue for a revised roof design and concealed mechanical equipment.

NVSP 13.d (Roof Appurtenances) provides:

d. Mechanical, electrical and roof access equipment, vents and antenna ***shall*** be integrated into the roof or dormer design to avoid visual impact on other properties.

This language is mandatory, not discretionary. Also, it refers to "other properties," of which the Westin is one. Yet, the PEDC failed to require that mechanical equipment be integrated into the roof or dormer design to avoid visual impact to the Westin. Instead, multiple pieces of mechanical equipment will be visually accentuated on large flat roof.

The Mammoth Design Guidelines provide:

3.7. Utilities

• Roof supports such as heavy timber knee-braces and architectural treatments under pitched areas are encouraged.
• For materials, refer to Materials Section.

The Design Guidelines for the Village at Mammoth provide in part:

Form and Mass (p. 21)

Pitched roofs, which vary in height with occasional vertical accents are encouraged.

Vary roof forms with changes of height, with some taller accents, towners, or special vertical architectural features or projections, or multiple story changes.

Lower the eave line in some portions of the buildings, incorporating upper level floors into the mass using a variety of dormer form is encouraged.

Do not permit building surfaces which are monotonous or which by design, make the village buildings appear massive or unscaled.

Roof Form (p. 23)

The organization of slopes and features will create visual interest, yet with variation in height and direction. The ridgeline should not have the appearance from public vantage points of being continuous, but should be varied in height, or broken with chimneys, cupolas, towers or other features.

Dominant roof pitches are to approximate 3:12-6:12. Flatter slopes will be permitted for specific design effect or snow management purposes.

Mechanical equipment and elements such as video receivers must be concealed from view to the extent feasible.

All roof top accoutrements must be painted a dark color and be non-reflective.

When flat roof sections are used they must have a distinctive cornice or architectural feature to screen the flat portion.

Utility Enclosures (p. 39)

Objectives: To minimize the visual impacts of aboveground utility structures and equipment including transformers, vents, condensers, fans, etc.

Guidelines:

-Locate equipment in areas of low visibility, away from major walks and streets and building entrances to the extent practical.

Site Design

Staff comment: The hotel structure is situated to minimize impacts to neighboring land uses including adherence to a private height covenant agreement with the Westin property, which results in preservation of views from the Westin property and reduced building height for portions of the structure located within the Plaza Resort (PR) zone.

This comment does not appear to contemplate the impact on the Westin owners/occupants who will look across the large, flat roof of the Limelight with un-screened mechanical equipment.

Roof forms should be varied to create visual interest.
Staff comments: The roof design is flat with parapet walls that give the appearance of steps in the roof line with slanted forms. This design prevents snow shedding onto pedestrian areas but lacks deep roof eaves, overhangs, and detailed roof cornice. The roof form is consistent across the length of the structure, with varying structure heights. ADP input is requested.

The A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING TENTATIVE TRACT MAP 22-002, USE PERMIT 22-001, AND DESIGN REVIEW 22-001, TO ALLOW THE LIMELIGHT HOTEL DEVELOPMENT PROJECT LOCATED IN THE NORTH VILLAGE SPECIFIC PLAN AREA AT 5, 15, 17, AND 49 CANYON BOULEVARD, 107 LAKEVIEW BOULEVARD, 106 LAKE MARY ROAD, AND AN UNADDRESSED PARCEL ON LAKE MARY ROAD (APNs: 033-390-004-000, 033-390-005-000, 033-390-006-000, 033-390-007-000, 031-110- 027-000, 033-390-002-000, and 033-390-003-000) finds in part:

(3) the roofline of the hotel provides variation through varied wall heights and wall offsets. A parapet wall serves to screen roof-mounted equipment and incorporates a cornice detail to add depth and detail to the roof form;

II. MATTERS APPEALED RE NOISE ISSUES

Resolution No. PEDC 2002-12, Condition 29: Prior to issuance of a building permit, the applicant shall provide evidence that the rooftop equipment complies with the Town's Noise Ordinance.

Resolution No. PEDC 2002-12, Condition 39: Noise generated by the project shall meet the requirements of the Specific Plan and/or the Town's noise regulations, as applicable.

RATIONALE/DISCUSSION

Through written and oral evidence presented at the May 11, 2022, PEDC hearing, concerns were raised regarding noise which would emanate from mechanical equipment on the rooftop

Typically, mechanical equipment noise is 55 dBA at 50 feet from the source. ***Heating Ventilation and Air Conditioning (HVAC) units would be included within the attic of the proposed hotel, thereby reducing noise impacts. Noise levels from mechanical equipment would be further reduced through the implementation of the Additional Mitigation Measure N-3 requiring the orientation of equipment away from any sensitive receptors, proper selection of equipment, and the installation of equipment with proper acoustical shielding (muffling).*** Compliance with the Town's Municipal Code and Additional Mitigation Measure N-3 would minimize noise impacts from mechanical equipment to less than significant levels with mitigation."

https://www.townofmammothlakes.ca.gov/DocumentCenter/View/4861/Inn-Final-SEIR_092214?bidId=

"Mitigating Condition N-3

Mechanical equipment shall be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

Here is another example of how the Town dealt with a similar issue (Section 4 (NOISE) of:

https://www.townofmammothlakes.ca.gov/164/Holiday-Haus-Environmental-Documents

"***The proposed project would require the use of HVAC units. However, these would be enclosed with a rooftop parapet further attenuating potential noise impacts***."

In this case, the applicant and PEDC have provided no options for attenuation of potential noise impacts of multiple pieces of, yet unspecified, rooftop equipment running at all hours in proximity to a hillside leading directly up to residential sleeping quarters which are in direct line of such equipment. Given the need to visually screen the rooftop mechanical equipment as discussed elsewhere herein, the Town should require design elements such as enclosures or integration into roof design which attenuate potential noise impacts.

RELEVANT REGULATORY MATERIAL

MITIGATION MEASURE 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.

4. The nature and zoning of the area within which the noise emanates;

5. The number of persons affected by the noise source;

6. The time of day or night the noise occurs;

7. The duration of the noise and its tonal, informational or musical content;

8. ***Whether the noise is continuous, recurrent or intermittent***;

9. ***Whether the noise is produced by a commercial or noncommercial activity***.

MLMC 8.16.070 Exterior noise limits.

A. The noise standards for the various categories of land use identified by the noise control officer as presented in Table 1 shall, unless otherwise specifically indicated, apply to all such property within a designated zone.

B. No person shall operate or cause to be operated any source of sound at any location within the town or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property to exceed:

1. The noise standard for that land use as in Table 1 for a cumulative period of more than thirty minutes in any hour; or

2. The noise standard plus five dB for a cumulative period of more than fifteen minutes in any hour; or

3. The noise standard plus ten dB for a cumulative period of more than five minutes in any hour; or

4. The noise standard plus fifteen dB for a cumulative period of more than one minute in any hour; or

5. The noise standard plus twenty dB or the maximum measured ambient level, for any period of time.

C. If the measured ambient level differs from that permissible within any of the first four noise limit categories above the allowable noise exposure standard shall be adjusted in five dB increments in each category as appropriate to encompass or reflect the ambient noise level.

D. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

12. Any motor, machinery, pump, such as swimming pool equipment, etc., shall be sufficiently enclosed or muffled and maintained so as not to create a noise disturbance in accordance with Section 8.16.070;

No variances have been sought pursuant to 8.16.110 - Variances.

Variances for exceptions from any provision of this chapter, subject to limitations and restrictions as to area, noise levels, time limits and other terms and conditions, may be sought in the same manner and on the same basis as set forth in the zoning code in Title 17.

The Noise Element of the North Village Specific Plan (NVSP) provides:

Noise Policies

1. ***Appropriate noise attenuation features shall be included in the design of all facilities***.

2. All construction and maintenance equipment will be properly equipped and operated to minimize noise disturbance.

Further regulatory provisions are referenced at https://www.townofmammothlakes.ca.gov/DocumentCenter/View/290/IS_MND-Sec04-11Noise?bidId=

III. MATTERS APPEALED RE HOURS OF CONSTRUCTION

MITIGATION MEASURE 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 10:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090, with the exception of the well drilling activities as approved by the Town Public Works Department.

RATIONALE/DISCUSSION

The May 3, 2022 ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT describes the following construction activity with respect to the proposed geothermal wells, which will occur in close proximity to the Westin Monache:

Approximately ***two acres*** of the development site would be disturbed by the proposed geothermal wells. The ***two graded pads (up to approximately 200 feet by 250 feet***) are within the disturbed area for the hotel. They would be constructed and then reclaimed or put to use

Construction activities for the initial drilling and construction of the wells would require a drilling rig (mast approximately 100 feet in height[2]) *and drilling services including, mud logging (collection of drilling and geologic information), drilling fluids, cementing services for casings, solids control and containment for sumpless drilling, site services (trash, water, restrooms, lights), drilling water and fuel delivery, and consumable materials (drilling mud, cement, casings, wellhead). Water-based drilling fluids would be utilized. Approximately 126,000 to 210,000 gallons of fresh water would be required per well and two 500-barrel tanks would be installed as storage on-site. Other construction-related equipment would include a trailer for a drilling supervisor to live on-site with office space, water storage bins for drilling water, and a laydown area for casings and equipment not in use. Drilling crews would live off-site with 12-hour shifts and five-man crews. Total personnel on-site during the drilling period would be approximately 10 workers per shift.*

Drilling activities are anticipated to occur 24 hours per day, seven days a week until complete, which would be contained to the graded pads (approximately 200 feet by 250 feet). Drilling and completion of each well (24-hour operations) is anticipated to occur for a duration of 15 days for each well, with several rig move days between wells (daylight *only) if the drilling is successful. After the well drilling is complete, rig-on testing would require an air compressor package and services and pressure/temperature downhole survey services. Drilling residues such as cuttings, fluids, and solid waste would be contained and disposed of according to California waste guidelines (tested and transported to appropriate waste facility). Transportation and delivery of waste would be limited to daylight hours.*

During well testing, reinjection of fluids into the second well would occur for a period of 24 to 48 hours after both geothermal well tests are complete. In case the well is flowing during the 24- to 48-hour testing, alternative disposal such as the Town's stormwater system would be utilized if feasible. If this is required, the fluids are expected to be low total dissolved solids (TDS) and contain no organic material. It will be field chemistry tested and filtered prior to disposal. The volume of the fluid is expected to be between 7,000- and 14,400-gallons total.

The fact that this level of construction activity has been authorized to occur on a 24 hour basis is extraordinary. The only mitigation offered in the Addendum is: "*Additionally, during 24-hour construction activities, construction noise would be minimized with sound barriers to the extent feasible.*"

Moreover, what is glossed over is the possibility that a drilling site might not be successful and have to be redone.

The Aesthetics/Light and Glare section of the Addendum similarly states:

[2] A 100 foot crane will likely be higher than the Westin Monache, wherever it ends up being located on the site.

comply with CalGEM requirements, such as ensuring that all temporary sound barriers are at least a minimum height of 16 feet. Upon implementation of Mitigation Measures 5.6-1a through 5.6-1c and applicable noise reduction BMPs, the Modified Project would not result in any new or potentially adverse construction noise impacts not previously considered and addressed in the 1999 SPEIR.

Appellant cannot ascertain what provision(s) of Chapter 8.16.090 permit construction until 10 p.m. It should be noted that the Addendum provided that construction hours would be 7 a.m. – 8 p.m. but this was modified to allow construction to 10 p.m.

Many members of the Applicant recognize that, for a project of this scale and disruption, the sooner it is completed the better. On the other hand, having construction occur until 10 p.m., and having construction on the geothermal wells occur 24 hours a day, just yards from owners and guests at the Westin, will be highly disruptive. A likely economic impact is that units looking out over Canyon Blvd., which are generally preferred and, on the 6th and 7th floors, are charged premium rates, will be eschewed by guests because of the disruptive construction, who will opt to stay on the swimming pool side of the hotel, away from the disruptive construction. This will result in substantial lost revenue to the hotel and affected owners. Having construction go to 10 p.m., and 24 hours with respect to geothermal, will make rooms facing construction all the more undesirable.

In addition to noise, vibration and light from construction activities, there is the matter of air quality. The longer construction is ongoing the more time that dust and other harmful or irritating air emissions will remain airborne.

The construction hours for all construction work – geothermal and non-geothermal should be limited to 8 p.m. People with children or who just go to sleep early, should not have their health and safety even more adversely affected by construction until 10 p.m. and, in the case of geothermal construction, through the night.

With respect to the geothermal work, it appears that no consideration has been given by the Applicant or the Town to the noise associated with drilling geothermal wells. Nothing in the Addendum appears to address the issue of noise.

Further review is required regarding the impacts of drilling for geothermal wells. Some brief research provides the following insights:

https://geothermalcommunities.geonardo.com/assets/elearning/8.1.GE%20vs%20Environment.pdf

> "Construction is one of the noisiest phases of geothermal development, but even construction noise generally remains below the 65 dBA. Furthermore, noise pollution associated with the construction phase of geothermal development, as with most

RATIONALE/DISCUSSION

The Addendum is not adequate because, *inter alia,* it fails to address noise pollution associated with the construction and drilling phase of the geothermal wells.

V. MATTERS APPEALED RE GRADING AND TREE REMOVAL

On May 24, 2022, the Appellant found out completely by chance that the Applicant planned to start staging equipment on May 31 and commence removing about 152 trees from the hillside site and begin grading on Monday, June 6 – BEFORE having an approved TTM, UP and Design Review, BEFORE obtaining an engineered grading permit, as required by the Resolution, before submitting Building Plans, and BEFORE the Town Council had an opportunity to consider any issues raised by the multiple appeals filed with the Council.

To make matters worse, it was discovered that dozens of trees marked for removal by the contractor (with orange X-es) were trees indicated on the applicant's Tree Removal and Retention Plan as being retained. Moreover, the Applicant's construction plans (page T4) showed trees for removal which were marked for retention on the Tree Removal and Retention plan approved by PEDC.

Moreover, without any transparency or notice to the public, it was learned that the Applicant, had applied to Public Works for a rough grading permit to remove trees and grade the hillside based, not on its current TTM, Use and Design Review Application, and the requirements of the Resolution and Municipal Code, but rather based on entitlements obtained in 2006 and 2007, extended in 2016 to January 12, 2021 by way of resolution, then extended again to July 12, 2022 based on California AB 1561.

The December 9, 2015 PEDC Staff Report states in part:

This proposal consists of amendments to the Mammoth Hillside Project, which was originally approved in 2006. Specifically, the applicant proposes revisions to the conditions of the approved resolutions, including Resolutions No. PEDC 2006-01, 2007-22, and 2008-02, which are associated with Tentative Tract Map 36-235, Use Permit 2005-09, Use Permit 2007-11, and Use Permit 2007-14. This report includes a summary of the project history and an analysis of the proposed amendments based on the application submitted. ***The purpose of the resolution amendments is to address current market conditions and incorporate standard planning and engineering conditions***s. No changes to the approved maps, site plan, or building design are proposed as a part of this application. Time Extension Request 15-003 proposes a five year extension of the entitlements to January 12, 2021.

It was reported at the hearing on the matter:

98. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 22-002, UPA 22-001, DR 22-001, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and the grading permit and all conditions and requirements therein shall be adhered to by the contractor, his sub-contractors and any person performing any work on the project." This note shall also be included within the construction staging and management plan.

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

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

122. Construction activities related to the proposed geothermal wells shall be included within scope of work covered by the grading permit.

Mitigation Measures from 1999 SPEIR

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.
5.7-2b: 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.
5.8-2b: 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

condominium and hotel owners and guests, directly at odds with the concept and objectives of the NVSP and Mammoth Lakes General Plan.

5. Additionally, removal of trees and grading of the hillside without a hotel being constructed will dramatically and needlessly diminish values and revenues for the Westin Monache owners and hotel operation, as a bare graded hillside will diminish the views which the NVSP recognizes as important to preserve.

Unlike the Town, the Westin Monache ownership will have no reclamation or grading bond to protect it if it is forced to incur substantial costs and damages as a result of tree removal and hillside grading, and the Project is not ultimately built.

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In conclusion, despite the concerns delineated in this Appeal, it is the desire of the Appellant to work cooperatively and transparently with the Applicant to resolve respective concerns and help bring to fruition a Project which will be to the ultimate benefit of all stakeholders, including the Applicant, the Westin owners and hotel operation, the Town, and the public at large.

Respectfully submitted,

Monache Condominium Owners Association, Inc.

EXHIBIT A

EXHIBIT "A"

Resolution No. PEDC 2022-12

Case No. TTM 22-002, UPA 22-001, DR 22-001

CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the Limelight Hotel development project, a 185,754 square foot condominium hotel use comprised of a mix of hotel and residential uses including 151 hotel rooms and 15 for-sale residential condominium units for a total of 200 rooms. All amenities are oriented to hotel guests and residential owners and include full-time valet parking service, hotel lobby with a bar and lounge, town hall dining area, living room, meeting/conference rooms, ski club lounge, kid's area, fitness center, an outdoor pool and jacuzzi deck, and outdoor seating.
2. The approved site and building plans include: Tentative Tract Map 22-002 Sheets T1 – T2, dated May 5, 2022, and the Project Plan Set dated April 1, 2022, including Site Plans, Floor Plans, Building Area and Lot Coverage Plan, Building Elevation Drawings and Perspectives, Building Section Drawings, Snow Management Plan, Shadow Analysis, Landscape Plans, Hardscape Plans, and Lighting Plans consisting of 49 sheets, and two color and material boards, as amended pursuant to these conditions of approval.
3. The following colors and materials shall be revised and approved by the Community and Economic Development Director prior to issuance of a building permit for the project:
    - The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage shall be changed to a darker color such as dark bronze and shall have a non-reflective finish.
    - The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material shall be changed to darker wood tone with wood grain finish that has less orange/peach tone.
    - Applicant shall provide a 3' by 3' foot mock-up of the proposed stone material and installation to provide a realistic representation for review and approval by the Community and Economic Development (CED) Director.
    - Applicant shall provide a detailed elevation of the proposed retaining wall located at the corner of Canyon Boulevard and Lake Mary Road for review and approval to ensure the design diminishes the appearance of the overall height and provides pedestrian scale as recommended by ADP.
    - Applicant shall provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard for review and approval.
4. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
5. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.

6. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
7. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
8. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials is prohibited, except as allowed through a temporary construction management plan approved by the Public Works Director.
9. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
10. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
11. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
12. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
13. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
14. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
15. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
16. Pursuant to Government Code Section 66474.9 the subdivider shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees

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

17. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
18. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
19. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
20. Water and sewer improvements require a construction permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
21. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
22. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
23. These zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
24. Developers of residential properties shall include a disclosure statement indicating that Mammoth Lakes is an area of habitat for Mountain Lions, which indicates potential risk, particularly to small children and pets. (General Plan Mitigation Measure 4.3-1)

SPECIAL PLANNING CONDITIONS

25. The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendments. The applicable mitigation measures are included as conditions of project approval.
26. The area of disturbance for the two geothermal well drilling pads shall be limited to Parcel 1 and shall be located within the disturbed area for the hotel development. The drilling pads shall be constructed and then reclaimed or put to use within the

hotel development footprint.

27. The Housing Mitigation requirements for this project shall be met through payment of the current applicable housing fee for residential uses in effect at the time of building permit submittal, unless an Alternate Housing Mitigation Plan (AHMP) in accordance with Municipal Code Chapter 17.136 is approved prior to building permit submittal. If an AHMP is proposed, it shall be reviewed by the Community and Economic Development Department prior to consideration of the AHMP by the Planning and Economic Development Commission. If the applicant requests that the AHMP be considered separately from the approval for the associated project, the applicant shall be responsible for payment of staff time at the Town's established billing rates for the review and processing of the AHMP.
28. 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.
29. Prior to the issuance of a building permit, the applicant shall provide evidence that the rooftop equipment complies with the Town's Noise Ordinance.
30. Hotel room stays shall be short-term and shall be limited to no more that 30-days at a time.
31. All condominium units within the project that are rented on a transient / nightly basis are subject to the regulations of the Town's Quality of Life Ordinance (Municipal Code Chapter 5.40).
32. The applicant shall submit Owner's Association CC&Rs for the maintenance and control of common area for review and approval by the Community and Economic Development Director prior to issuance of a Certificate of Occupancy.
33. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations), including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department prior to building permit issuance. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.

    Pursuant to the North Village Specific Plan, all trees greater than 12 inches dbh (diameter at breast height) that are required to be removed due to improvements, shall be replaced on a one-to-one basis either on-site or on an off-site approved by the Community and Economic Development Director. Trees recommended for removal based on health, overstock, etc. by a qualified professional are not required to be replaced. Trees used for revegetation and landscaping purposes shall be a minimum size of 2-inch caliper. Selective use of smaller native trees may be permitted. Shrubs used for revegetation and landscaping purposes shall be a minimum size of 2-gallon container category. If trees larger than 2-inch caliper are

used, the total number of replacement trees may be reduced, subject to approval by the Community and Economic Development Director.

34. Prior to issuance of a certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and installed/operational. Pursuant to Municipal Code §17.44.090.A, the project shall provide bicycle parking at a minimum rate of 0.2 bicycle parking spaces per hotel unit for a minimum of 33 spaces (166 units x 0.2 = 33.2 spaces). Of those 30 spaces, 15% are required to be for short-term use (generally less than 8 hours) and 85% are required to be for long-term use (generally all day, overnight, or seasonally).

35. Pursuant to Mitigation Measure 5.3-3c from the 1999 SPEIR (see attached Mitigation Measures), the project shall use minimally reflective glass and all of the window glazing shall meet the performance standards of HP Sun II, or equivalent, low-e factory installed gray tinted glass in order to reduce reflectivity. All interior lights shall be "ambient" lighting with the fixtures directed upwards onto the walls and ceilings so as not to be directly visible through windows. Canned, recessed lights should not be visible through the windows from outside of the building or off-site.

36. Sign permits are required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines. The monument sign will require approval from the Planning and Economic Development Commission Design Committee. Depending on the number and sign of the signs, a Master Sign Program may be required. The Master Sign Program will require subsequent review from the Community and Economic Development Department and approval form the Planning and Economic Development Commission.

37. All roof-mounted equipment shall be painted a neutral or dark color with a non-reflective finish.

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

39. Noise generated by the project shall meet the requirements of the Specific Plan and/or the Town's noise regulations, as applicable.

SPECIAL DISTRICT CONDITIONS

40. Prior to combustible materials being placed on-site, an all-weather access road shall be maintained or be constructed that serves all exterior portions of the structure to the satisfaction of MLFPD. During demolition and construction of the project, clear access shall be provided for fire apparatus and a reliable water supply shall be available at all times.

41. Access to and circulation through the project site for emergency vehicles shall comply with all Mammoth Lakes Fire Protection District and Town requirements.

Access for emergency vehicles shall be provided to all areas of the site, including, but not limited to, the interior central common area. All circulation/access roadways, bridges, etc. shall be constructed to support the weight of emergency vehicles pursuant to the Mammoth Lakes Fire Protection District requirements.

42. The parking structure shall comply with all applicable building and fire codes, including, but not limited to, egress requirements and fire sprinkler requirements dependent on the use and occupancy classification of the parking garage.

43. Fire department connection's (FDC's) shall be provided in accordance with Mammoth Lakes Fire Protection District requirements. At a minimum, the FDC sites shall have a parking location outside of the roadway large enough for a large capacity fire engine and be located within 50-feet of a fire hydrant.

44. A fire control room with exterior access in the vicinity of the primary Fire Department Connection (FDC) shall be provided. The final location and size shall be determined in conjunction with the Mammoth Lakes Fire Protection District.

45. The Mammoth Lakes Fire Protection District reserves the right, at the owner's expense, to require the installation of a radio transceiver whenever a structure is constructed which inhibits standard portable two-way emergency radio communications.

46. The project shall comply with all Wildland Urban Interface requirements including, but not limited to, construction techniques, materials, and vegetation requirements.

47. Roof access shall be in accordance with all Mammoth Lakes Fire Protection District requirements

48. Propane lines serving the project shall meet all fire and building code requirements and shall be equipped with a readily available 90-degree shut-off isolation valve on the exterior of the project and an excess flow valve designed into the system.

49. Pursuant to CA Senate Bill 7, water sub-meters shall be required for each individual condominium unit. This shall be shown on the plumbing plans and installation shall be verified by the Mammoth Community Water District prior to issuance of a certificate of occupancy.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

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

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

52. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an appropriate district or property owners' association.
53. All new utility lines within, adjacent to, or serving the site shall be placed underground.
54. The site grading design and all building construction shall conform to State and federal disabled access regulations.
55. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual of Uniform Traffic Control Devices (MUTCD).
56. Landscaping and irrigation systems within the public right of way, adjacent to the project area and within the project shall be maintained by property owner, with the exception of benefit assessment district and/or community facilities district areas.
57. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
58. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be a prevailing wage rates and the security shall include an additional 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.

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

59. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
60. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
61. All easements and dedications shall be in a form and content acceptable to the Public Works Director.
62. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.
63. Copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary title report together with a copy of the current grant deed and a current title report, a copy of each record map for the subject property shown within the tentative map boundary, and a copy of each and every adjacent map, deed or other document as necessary that establish, or were used for the survey of, and for the retracement of the subdivision boundary shall be submitted with the initial submittal of the final map.
64. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.
65. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.

66. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure completion of all required grading, street and drainage improvements in accordance with the Municipal Code and the applicant shall enter into a subdivision improvement agreement for all required public improvements in accordance with the Subdivision Map Act. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.
67. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10. A street centerline monument well and monument shall be installed at the intersection of Canyon Boulevard and Lake Mary Road.
68. A form of security listed in Government Code Section 66499(a) shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map. The estimated amount of the surety shall be prepared by the licensed land surveyor preparing the final map and shall be approved by the Town Surveyor. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs.
69. All easements as shown on the tentative map shall be granted on the final map or recorded by separate document prior to or concurrent with recordation of the final map in a form and in content acceptable to the Town. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).
70. Easements shown on the tentative map to the benefit of an agency other than the Town or to other parties shall be shown on the final map as "Easements Reserved". The owner's statement on the final map shall reserve said easements unto themselves, their heirs and assigns.
71. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully executed, notarized and ready for recordation prior to approval of the final map by Town staff. The originals of the executed documents shall be delivered to the Public Works Director together with the final map prior to approval of the final map.
72. The CC&Rs shall contain provisions granting rights of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.
73. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
74. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the final map by staff.

75. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.
76. As required by the Town's Subdivision Ordinance Section 17.20.160 and the most recent Town Council Resolution adopting a Schedule of Fees, the applicant shall pay a fee for each unit, parcel or lot, including lettered lots and parcels and common area lots or parcels created, to the Community and Economic Development Department for long range planning reimbursement prior to approval by staff of the final map.
77. If the subdivider elects to file multiple final maps, then prior to submittal of the first final map for the project, the applicant shall submit a development schedule of phasing and improvements for review and approval by the engineering and planning divisions of the Town. The Town may impose additional conditions relative to phasing and the filing of multiple maps in accordance with Section 66456.1 of the Subdivision Map Act. Phasing may only be permitted if discontinuous rights-of-way and substandard lots are not created by the phasing.

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

78. Applicant shall be responsible for adhering to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise provided by FGC or any regulation made pursuant thereto. Completion of, and submission to the California Department of Fish and Wildlife of, a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.
79. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
80. If the project would disturb more than one acre, Applicant is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit shall be approved by the State Water Resources Control Board and Waste Discharger Identification (WDID) number issued prior to the issuance of a grading permit or building permit.
81. Applicant shall be responsible for obtaining a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
82. Construction of public water and sewer improvements shall require water and sewer construction permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for review and approval and a grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures and best management practices to prevent erosion and to protect existing trees shall be constructed prior to work commencing for any and all water and sewer improvements.

83. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
84. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
85. Applicant shall submit an application for an engineered grading permit to the Engineering Services Division of the Public Works Department in accordance with Chapter 12.08 of the Municipal Code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until grading and drainage plans have been approved by the Public Works Director.
86. An engineered grading permit for the project shall not be issued unless one of the following has occurred:
    a. Submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete; or
    b. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure restoration and/or stabilization of the site. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution.
87. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code. Encroachment permit applicant shall include a traffic control plan as applicable.
88. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.
89. Street profile grades shall not be less than 0.5% unless the engineer of work at the time of submittal of the improvement plans provides justification to the satisfaction of the Public Works Director confirming the adequacy of the grade and provided that drainage can be adequately maintained.
90. A thorough evaluation of the structural street section, to include parkway improvements, from a qualified civil and/or geotechnical engineer, shall be submitted to the engineering services division.
91. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.

92. Prior to approval of work in the Town right-of-way, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
93. Prior to issuance of a grading permit or building permit, Applicant shall submit to the Town a geotechnical report that confirms that the proposed stormwater retention infiltrator locations will not be subject to groundwater entering the drywell or cause leaching. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with NPDES water quality Phase 2 requirements.
94. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
95. Drainage across the property shall be maintained. The design of the grading and drainage facilities shall not create concentrated discharges to adjacent properties and/or public rights of way in excess of historical flows. A registered civil engineer shall investigate existing facilities and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties. The Engineer shall verify that downstream facilities, and drainage channels accepting site flows are not adversely affected by an increase in runoff from this development. If the project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate the increased flows; otherwise, the applicant shall provide on-site detention for excess flows.
96. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.

97. Temporary and permanent erosion control plans shall be included with the grading, improvement, and building plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances or exemptions from the Lahontan District prior to any grading. All BMPs shall be shown on the erosion control plans. If the Town inspector determines that the BMPs in place are not adequate, then additional BMPs shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.
98. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.
99. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 22-002, UPA 22-001, DR 22-001, contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2022xxxxx, shall be made a part of these plans and the grading permit and all conditions and requirements therein shall be adhered to by the contractor, his sub-contractors and any person performing any work on the project." This note shall also be included within the construction staging and management plan.
100. Prior to combustible materials being placed on-site, an all-weather access road shall be identified or constructed serving all exterior portions of the structure to the satisfaction of MLFPD.
101. Existing Town streets and sidewalks/recreational trails/multi-use paths that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction.
102. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
103. All easements shall be shown on the grading and building permit plans.

104. A tree removal plan shall be approved prior to any land disturbance and the issuance of a grading or building permit. A pre-construction meeting shall be held on-site prior to any land disturbance to inspect clearing limit fencing. The applicant shall obtain the necessary Timber Harvest Permit prior to any tree removal.
105. The grading plan shall include tree protection measures to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be "fenced" off with barriers to prevent disturbance during site grading. Additionally, finish grading shall not disturb existing understory vegetation or retained trees. Grading operations shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plans, and as required by the Town.

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

106. Proposed water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
107. For all fences, retaining and screening walls greater than 48" in height above grade, the applicant shall submit plans to and obtain a building permit from the building division.

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

108. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first certificate of occupancy for the project. Evidence shall consist of the recording information of the final map.
109. All required landscaping and irrigation improvements shall be constructed prior to issuance of a temporary, conditional or final certificate of occupancy for the project. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted with the Town to the satisfaction of the Community and Economic Development Department for any required landscaping and irrigation improvements to be deferred and a schedule shall be submitted to the town for the construction of the deferred improvements. Deferral of the construction of any landscaping and irrigation improvements shall be at the sole discretion of the director of the Community and Economic Development Department.
110. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Chapter 16.32.
111. The final condominium plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, and CC&Rs. The condominium plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Issuance of a certificate of occupancy and recordation of the condominium plans shall not occur prior to Town

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

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

113. All required grading, public and private street and drainage improvements shall be completed, all "punchlist" items completed to the satisfaction of the Public Works Director, the as-built plans submitted, reviewed and approved and the required warranty security posted prior the issuance of a certificate of occupancy for the project.

114. Projects subject to a building permit shall have all required on and off-site improvements completed and approved prior to final inspection of any buildings or structures. The installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the Public Works Director, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

SPECIAL ENGINEERING CONDITIONS

115. Prior to issuance of a building permit, applicant shall submit a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. Pursuant to the North Village Specific Plan, the plan shall include provisions stating that snow and ice shall be removed daily and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement. This plan and provisions for maintenance of private driveways and drainage facilities shall be included in the CC&Rs prior to final map approval by Town staff.

116. Applicant shall construct public improvements consisting of undergrounding of existing overhead utility lines, construction of sidewalk, curb, gutter, pedestrian ramps, retaining walls, storm drain and lighting, and a downhill left-turn lane into the project public entrance on Lake Mary Road (this could be an extension of the existing left-turn lane at Canyon Boulevard), additional or relocated street lighting along Canyon Boulevard, and a transit shelter on Canyon Boulevard near the northern property corner, in conformance with Town Standards and acceptable to the Public Works Director. An easement agreement shall be executed with the

Town, as necessary, to accommodate the transit shelter. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work. Prior to acceptance of the work, Applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

117. Prior to issuance of grading permit, Applicant shall coordinate final Canyon Boulevard service entrance driveway design and any appropriate signage, to the satisfaction of the Public Works Department, to eliminate backing-up and turning movements of delivery/maintenance vehicles within Town right-of-way, and to minimize impact to pedestrian paths of travel. Maximum driveway width within Town right-of-way shall be 36ft in accordance with Town Standards. Driveway entrance shall also include an additional Town Standard street light.

118. Prior to issuance of sign permit(s) for a monument sign(s), Applicant shall coordinate final sign design, to the satisfaction of the Public Works Department, to clearly direct traffic west/uphill on Lake Mary Road toward the main project public entrance, rather than north onto Canyon Boulevard toward the project service entrance.

119. Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of 10-feet beyond the edge of sidewalk along Canyon Boulevard and Lake Mary Road. Where determined necessary by the Town Engineer, additional easement width shall be provided. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

120. Existing public pedestrian infrastructure shall be maintained accessible to the public and in a safe and usable condition during construction, or adequate detour provided, to the satisfaction of the Public Works Department.

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

122. Three (3) of the seven (7) parcels that form the project are currently a part of the North Village Benefit Assessment District, BAD 2002-2, which covers operation and maintenance of public improvements such as snow management, snow melt tubing, summer sidewalk sweeping, curb/gutter/sidewalk/driveway, hardscapes, landscaping, street lights, and banners. The remaining four (4) parcels shall be made

responsible for contributing to similar maintenance responsibilities. Because it is not desirable or practical to annex the four (4) parcels into the existing BAD, applicant shall instead submit a petition to be removed from the BAD, and shall submit a petition to form a **new** North Village Community Facilities District (CFD) for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontages, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting, or propose an alternative method of funding such operation, maintenance and repair, and snow removal, of the public improvements that is mutually agreeable to both the applicant and the Town. The removal and formation processes shall be completed, and all fees associated with the removal and formation processes paid by applicant, prior to final map approval by staff. The new CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate, the Mello-Roos Community Facilities Act, or any other provision of law for the project.

123. Construction activities related to the proposed geothermal wells shall be included within scope of work covered by the grading permit.

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

125. Portions of existing slope easements shall be vacated as required to accommodate building footprint as shown on the plans, and shall not be shown on the final map, and a statement shall be placed on the cover sheet of the final map indicating the deposition of the interest being abandoned in accordance with Section 66499.20.2 of the Subdivision Map Act.

126. An irrevocable offer of dedication for right of way shall be offered on the final map for right of way required for Canyon Boulevard, as shown on the plans. This irrevocable offer of dedication, along with any previously executed irrevocable offers of dedication, shall be accepted by the Town subject to Town acceptance of any required improvements. A statement to this affect shall be written on the cover sheet of the final map.

127. Easements and rights of way of record held by the Town that are abandoned, relinquished or vacated shall not be shown on the final map, and a statement shall be placed on the cover sheet of the final map indicating the deposition of the interest being abandoned in accordance with Section 66499.20.2 of the Subdivision Map Act.

MITIGATION MEASURES FROM THE 1999 SPEIR

The project shall comply with all applicable mitigation measures from the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment (1999 SPEIR) including:

AESTHETICS/LIGHT AND GLARE

5.3-1a: To the maximum extent practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.

5.3-1b: Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code, Zoning, requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number, and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.

5.3-1c: Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

5.3-1d: The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.

5.3-1e: To the maximum extent practical, native trees and landscaping shall be concentrated around all structures located on the project site.

5.3-1f: Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.

5.3-1j: Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.

5.3-1k: Upon submittal of Final Development Plans to the Town for the individual development sites, the applicant shall demonstrate that long-range views of the Sherwin Range are incorporated into the project design.

5.3-1m: The buffer for properties adjacent to the specific plan boundaries shall be defined as a building setback area of not less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20-foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access.

5.3-2b The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.

5.3-3a: The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.

5.3-3b: Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.

5.3-3c: The project shall use minimally reflective glass and all other materials used on exterior buildings and structures shall be selected with attention to minimizing reflective glare.

5.3-3d: Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.

TRAFFIC

5.4-1c: Installation of a traffic signal at the intersection of Forest Trail/Main Street Mitigation Measure consistent with the Town of Mammoth Lakes' Developer Fee (DIF) Program, Project #Tc-05.

5.4-2c: Restripe roadway to include two travel lanes and a continuous left turn lane, or other measure designed to achieve an acceptable LOS (LOS D or better) on Meridian Boulevard from Majestic Pines to Old Mammoth Road.

5.4-2i: The Millers Siding/Lake Mary Road intersection shall be improved by the installation of a traffic signal, provision of dual southbound left turn lanes, and the provision on the westbound approach for one through lane and one dedicated right turn, or other measure designed to achieve an acceptable LOS (LOS D or better) at the Millers Siding/Lake Mary Road intersection.

5.4-5 The developer shall prepare and provide to the Town Engineer for review and approval, a Traffic Control Officer Monitoring Plan. The Plan shall outline at a minimum, scheduled days of monitoring together with a program to determine additional days of monitoring as may be determined by projected occupancy rates, performance criteria, duration of monitoring, and responsible parties.

5.4-6 New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.

AIR QUALITY

5.5-1a: In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State Air Pollution Control District (APCD) and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements.

a. The individual development projects shall comply with State, APCD and Town dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.

b. Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.

c. Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town

Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

d. Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.

e. All trucks hauling dirt, soil or other loose dirt material shall be covered.

5.5-1b: To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.

5.5-2a: In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the *Air Quality Management Plan for the Town of Mammoth Lakes* and Chapter 8.30, *Particulate Emission Regulations*, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following, as appropriate:

- Bicycle racks, lockers or secure storage areas for bicycles;
- Transit access, including bus turnouts;
- Site access design shall avoid queuing in driveways; and
- Mulch, groundcover and native vegetation to reduce dust

5.5-2b: Each project shall contribute on a fair share basis to the Town's street sweeping operations in order to reduce emissions and achieve the required Federal standard.

5.5-2c: New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.

NOISE

5.6-1a: Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090. with the exception of the well drilling activities as approved by the Town Public Works Department.

5.6-1b: Construction equipment shall be muffled or controlled if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

5.6-1c: The construction contractor shall provide temporary sound barriers around pile driving and well drilling sites to the satisfaction of the Town Engineer, if required to meet Chapter 8.16 requirements.

5.6-2a: The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features

could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.

5.6-2b: Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.

5.6-3a: Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of stationary noise sources would not exceed criteria established in Section 8.16 of the Town's Noise Ordinance Code at perimeter property lines of master planned areas or projects.

5.6-3b: Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of PA systems entertainment venues or other stationary noise sources would not exceed criteria established within the State Noise Insulation Standards (California Code of Regulations, Title 24) for adjacent residences.

5.6-3c: Outdoor PA systems shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m. and shall not exceed the Town's Noise Ordinance standards at perimeter property lines of master planned areas or project property lines. Adherence with this measure is subject to periodic site inspections by the Town of Mammoth Lakes.

5.6-3d Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Town Building Inspector.

GEOLOGY AND SEISMICITY

5.7-1: Prior to issuance of grading or building permits, geotechnical studies shall be completed, and their recommendations shall be incorporated in the project design, as required by the Town's Safety Policy #26.

5.7-2a: Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as required by the Town's Safety Element. All measures required by the Town shall be incorporated into final grading and building plans.

5.7-2b: The project operator shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes within the project area are designed pursuant to slope requirements set forth within the Specific Plan and the standards of the Town's Municipal Code.

5.7-2c: All work shall be overseen by a licensed Civil Engineer (CE), Certified Engineering Geologist (CEG), or similar appropriately qualified professional, who shall report to the Town Engineer in order to ensure the standards of the applicable codes are met.

5.7-4: A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project operator and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as required by the Town's Safety Element. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.

5.7-6: The project applicant operator shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.

5.7-7: The project operator shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise. All structures shall be designed and built to at least the standards of the current Building Code Seismic Zone 4.

HYDROLOGY AND DRAINAGE

5.8-1: All drainage collection, retention, and infiltration facilities on the site shall be constructed and maintained in accordance with the *Mammoth Lakes Storm Drain Master Plan (SDMP)* and shall be designed in accordance with the *Master Plan Design Manual*, to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.

5.8-1b: A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.

5.8-1c: The following water conservation procedures shall be incorporated into project elements where feasible:

- Landscape with low water-using plants;
- Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and
- Use pervious paving material whenever feasible.

5.8-2a: An Erosion and Sediment Control Plan shall be prepared by the project proponents prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related to demolition and construction, would be regulated by the current Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.

5.8-2b: Prior to issuance of grading permits for individual development projects of five acres or greater in size, the project applicant/ owner shall file for a National Pollutant Discharge Elimination System (NPDES) permit with the Lahontan Regional Water Quality Control Board and abide by the conditions of the permit as issued. A copy of the Notice of Intent, Storm Water Pollution Prevention Plan, and Monitoring Plan shall be submitted to the Town of Mammoth Lakes Engineering Department prior to commencing grading operations.

5.8-2c: For individual development projects involving construction of six or more dwelling units or commercial developments that involve soil disturbance on 3 acre or more,

a Waste Discharge Report (related to soil disturbance) shall be prepared by the individual project applicant(s) and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to obtain a Waste Discharge Permit to be issued or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.

5.8-2d: The Report of Waste Discharge shall contain a description of, and time schedule for implementation, for both the interim erosion control measures to be applied during project construction, and short- and long-term erosion control measures to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations. The report guidelines are as follows:

- Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall in 1 hour.
- Surplus or waste materials shall not be placed in drainage ways or within the 100-year flood plain of surface waters.
- All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State.
- Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site.
- All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.
- All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.
- Where possible, existing drainage patterns shall not be significantly modified.
- After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal.
- Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods.
- All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbances.
- During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

- Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.
- Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.

5.8-3: Best Management Practices (BMPs) shall be implemented as part of future individual development sites to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.

BIOLOGICAL RESOURCES

5.9-2a: The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town.

5.9-2b: Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.

5.9-2c: Irrigation, fertilization and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.

5.9-2d: To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project, which will describe in detail the species of trees and shrubs that will be used, where they will be planted and in what numbers, and the methods of planting and maintenance, which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.

5.9-2e: Under AB3180, once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.

5.9-2f: All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any vegetation

inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.

5.9-2g: To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.

5.9-2h: A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches dbh (diameter at breast height (54 inches above ground)) and significant stands on each project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made, those trees shall be retained and integrated into the design of each project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidable by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.

5.9-2i: Slash generated from construction or thinning operations shall be hauled from the site concurrent with the operation to prevent a breeding site for IPS. Logs shall be removed from the site as soon as possible.

5.9-2j: Construction and site development, such as grading shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.

PUBLIC SERVICES AND UTILITIES

5.10-1a: Each project shall contribute a fair share financial contribution for an emergency services facility (fire and police) to be located on the site of Fire Station No. 1 on Main Street.

5.10-1b: Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.

5.10-1c: An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.

5.10-3: Developer Fees for commercial uses and foot for residential uses (condominiums).

5-10-4a: The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06.

5.10-7: The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.

5.10-8: The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.

5.10-9: Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting; source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.

CULTURAL RESOURCES

5.11-1e: In the event that a material or potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project operator shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.

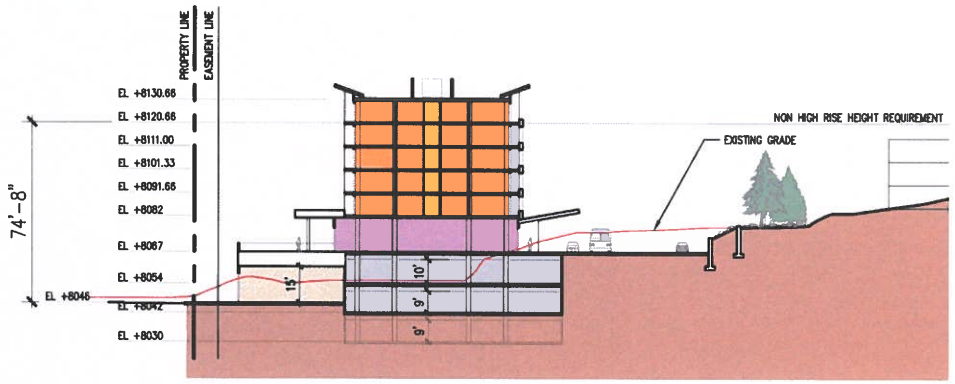
5.11-2: If human remains are discovered, work shall cease, and an appropriate representative of Native American Indian Groups and the County Coroner shall both be informed and consulted.

(END)

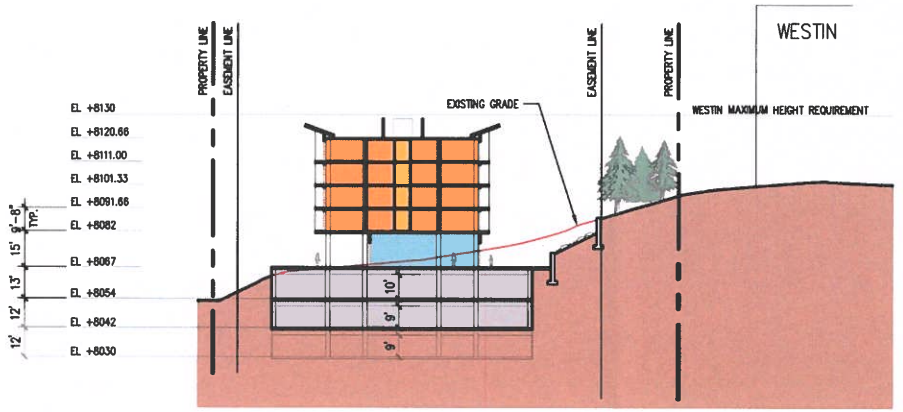
EXHIBIT B

RENDERING - CANYON BLVD NORTH

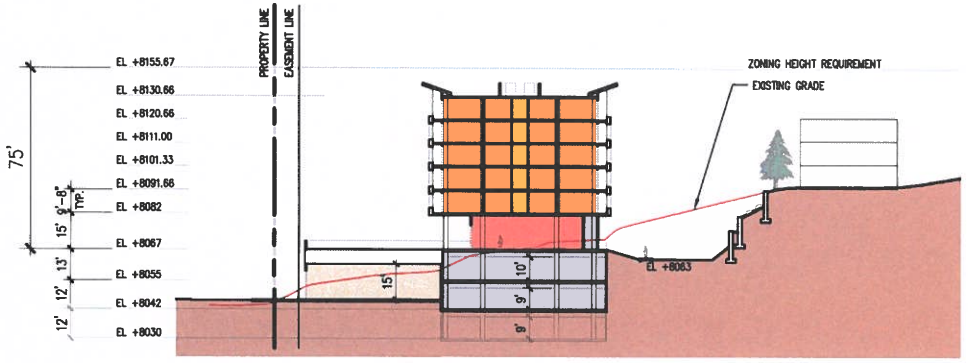




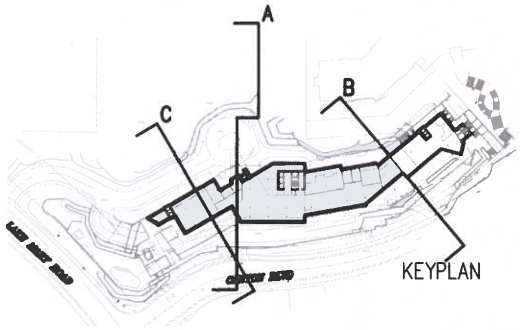
SECTION A - ARRIVAL / LOBBY



SECTION B - NORTH WING



SECTION C - SOUTH WING



KEYPLAN

0 25' 50' 100'
1" = 50'

ROOF PLAN

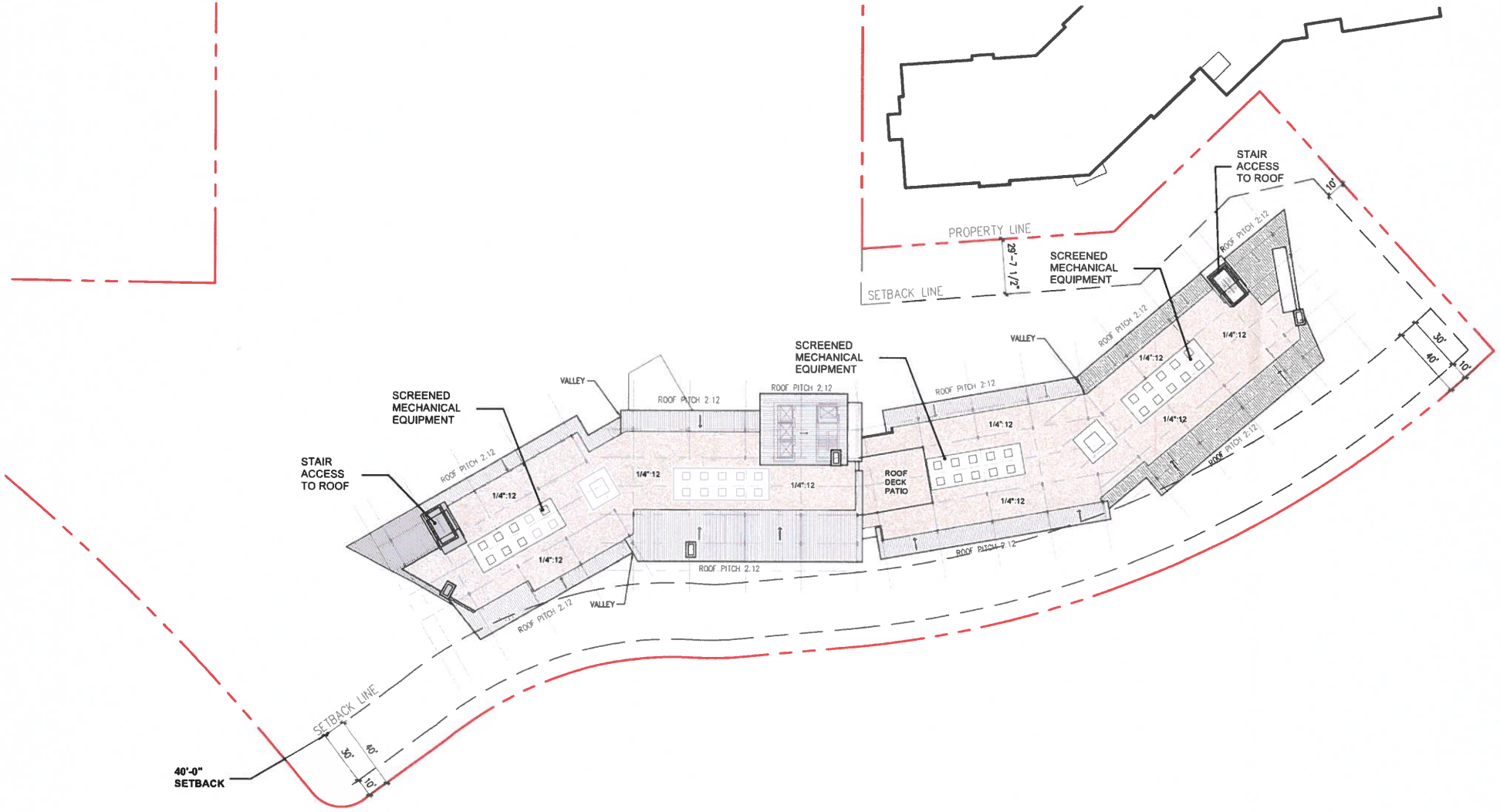

PROPERTY LINE
SETBACK LINE
29'-7 1/2"
STAIR ACCESS TO ROOF
SCREENED MECHANICAL EQUIPMENT
SCREENED MECHANICAL EQUIPMENT
SCREENED MECHANICAL EQUIPMENT
STAIR ACCESS TO ROOF
ROOF DECK PATIO
VALLEY
VALLEY
VALLEY
ROOF PITCH 2:12
1/4":12
10'
30'
40'
SETBACK LINE
40'-0" SETBACK
0 25' 50' 100'
1" = 50'

EXHIBIT C


Google Earth

June 30, 2022

By Hand Delivery

Town Council
Town of Mammoth Lakes
437 Old Mammoth Road, Ste. 230
Mammoth Lakes, CA 93546

Re: Withdrawal of Mammoth Community Water District's Appeal of PEDC's Approval of Limelight Hotel Project Geothermal Component

To the Honorable Members of the Town Council:

This letter is being sent to you by direction of the Board of Directors of the Mammoth Community Water District. The purpose of this letter is to formally notify the Town Council of the District's decision to withdraw its appeal, filed on May 25, 2022, objecting to the Planning and Economic Development Commission's approval of the addition of a geothermal power system to the pending Limelight Hotel Project ("Project"). MCWD's withdrawal of the appeal results from its negotiations with the Project's proponent, the Aspen Skiing Company ("ASC"), regarding the Project's geothermal component and the resulting agreement under which ASC previously requested the Town remove the geothermal component from the Project description.

MCWD is pleased to report that it has agreed with ASC to negotiate in good faith to develop appropriate measures which may permit ASC to apply in the future for a new approval to reinsert the geothermal energy system into the Project description. For now, ASC has agreed to proceed with developing the Project using the revised Project Description omitting the geothermal component. In light of these developments, MCWD also is pleased to recommend to the Town Council that it supports the approval of the Project pursuant to the revised Project Description.

While Town staff's processing of the documentation for the PEDC's May 11, 2022 approval of the Project was disappointing to MCWD because of staff's failure to fully and timely consult with the District, MCWD looks forward to working with Town staff in a more collaborative and transparent manner on this and other projects going forward.

Finally, the District believes that the Town Council should order a refund of the fees paid by MCWD with public money to file the appeal to protect the community's water supply. Under paragraph F of Section 17.104.030 of Chapter 17.104 of the Town Code, the Town Council may order a refund of all or a portion of appeal fees paid by an appellant upon conclusion of an appeal if either (1) the Council upholds the appeal and overturns the decision of the review authority; or (2) if the Council denies the appeal but finds that an

appellant raised issues of substantial merit. While paragraph F of Section 17.104.030 contemplates that there be an actual granting or denial of the appeal, MCWD's withdrawal of the appeal and ASC's corresponding request to remove the geothermal component demonstrates that the appeal raised issues of substantial merit and resulted in the invalidation of the portion of the PEDC's approval contested by MCWD. MCWD therefore believes that it would be both just and within the scope of paragraph F of Section 17.104.030 for the Town Council to order a full refund of MCWD's appeal fees. For the same reason, it also would be proper to refund the fees paid by Ms. Jo Bacon because she independently raised similar issues in her appeal.

I plan to appear at the July 6, 2022 appeal hearing and look forward to answering any questions or concerns that the Town Council might have about MCWD's requests in this letter.

Sincerely,

Mark Busby
General Manager
MAMMOTH COMMUNITY WATER DISTRICT

MB:skh

cc: MCWD Board of Directors
Joshua M. Horowitz, MCWD General Counsel
Andy Reed & Patrick Tierney, ASC

REICKER PFAU
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RMCARNEY@RPPMH.COM

June 30, 2022

Mayor Lynda Salcido
Town Council
Town of Mammoth Lakes
Mammoth Lakes, CA 93546

By E-Mail Only

Re: ***Aspen Skiing Company's Opposition to the Appeal filed by Monache Condominium Owners Association, Inc. (the "HOA") of the Approval of the Limelight Mammoth Hotel and Residences ("Limelight") by the Planning and Economic Development Commission ("PEDC")***

Dear Mayor Salcido:

My firm represents Aspen Skiing Company and The Little Nell Hotel Group ("Aspen") in connection with the HOA's appeal of the PEDC's May 11, 2022 approval of Aspen's application for a Tentative Tract Map, Conditional Use Permit, and Major Design Review ("Entitlements") for the Limelight. This summary letter, together with Attachment 1, which provides a more detailed response to each of the HOA's contentions, comprise Aspen's opposition to the appeal.

To document its approval of the Entitlements at its May 11, 2022 hearing, the PEDC adopted PEDC Resolution No. 2022-12 (the "Resolution"). The HOA's appeal challenges five components of the PEDC's approval of the Entitlements, as set forth in the Resolution: (1) Roof Design and Equipment Screening; (2) Noise; (3) Hours of Construction; (4) CEQA Findings; and (5) Grading and Tree Removal. This letter and Attachment 1 address each category in order.

I. The Limelight's Roof Design and Equipment Screening Comply with the North Village Specific Plan and the Design Guidelines for The Village at Mammoth.

The HOA makes two primary contentions to support its claim that the Limelight's roof design and equipment screening do not comply with the North Village Specific Plan ("NVSP") and the Design Guidelines for the Village at Mammoth ("NV Design Guidelines"). First, the HOA contends that the Limelight's predominantly flat roof "represents a significant departure from the

NVSP and design guidelines." Second, the HOA contends that the hotel's rooftop mechanical equipment is not "integrated into the roof or dormer design to avoid visual impact on other properties." Aspen disputes both contentions.

A. Roof Design.

The Resolution notes that because the Limelight is located within the NVSP area, it is subject to the NV Design Guidelines rather than the Town of Mammoth Lakes Design Guidelines. The introduction to the NV Design Guidelines states that they are "intended to have sufficient flexibility to allow for incorporation of future creative design solutions, advances in building materials technologies, and proactive responses to the dynamics of the market place that improve the project." The guidelines invite applicants "to submit creative and imaginative projects which build on the Guidelines and contribute to the evolving character of the Village." The application of the guidelines "is intended to be reasonable and practical, and not as regulations."

The Resolution finds that the Limelight is consistent with the NV Design Guidelines because the "site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses." The Resolution also makes a specific finding that "***the roofline of the hotel provides variation through varied wall heights and wall offsets***" and that "***a parapet wall serves to screen roof-mounted equipment and incorporates a cornice detail to add depth and detail to the roof form***." [Page 5, paragraph 3, emphasis added.]

The HOA contends that the design of the Limelight's roof "represents a significant departure from the NVSP and design guidelines" because it is predominantly flat. Nonetheless, the HOA concedes that the NVSP specifically provides that "***flat roofs will be allowed where required for snow management, upper level exterior uses or architectural character***" [Page 48, paragraph 11. a., emphasis added] and that "flatter [roof] slopes will be permitted for specific design effect or snow management purposes." [Page 23, paragraph 2]

The administrative record establishes beyond dispute that the Limelight's flat roof is required for snow management, upper level exterior use, and architectural character. Specifically, the lead architect for the Limelight spoke at the PEDC hearing and confirmed that the flat roof: (1) provides better support for the structure itself and the heavy snow loads that the roof will carry; and (2) controls snow shedding much more effectively, which significantly enhances circulation and reduces risks of injury in the pedestrian-friendly environment that encircles the hotel. In addition, the Limelight may provide a rooftop social space for guests, with outdoor furniture and a spa, atop a portion of the four-story section, which requires a flat roof. Finally, the flat roof complements the Limelight's minimalist architectural character and contemporary aesthetic, in recognition of the preferences and demands of the mountain resort marketplace.

B. Equipment Screening.

The NV Guidelines provide: "Mechanical equipment and elements such as video receivers must be concealed from view ***to the extent feasible***." [Emphasis added.] The Limelight has been designed to conceal mechanical equipment to the extent feasible. The Limelight's mechanical equipment is not visible from any public property, right of way, or sidewalk. Accordingly, the Resolution states that "a parapet wall serves to screen roof-mounted equipment and incorporates a cornice detail to add depth and detail to the roof form." [Page 5, paragraph 3]

Nonetheless, the HOA seizes upon one sentence in the NVSP to challenge the configuration of the Limelight's rooftop mechanical equipment: "Mechanical, electrical and roof access equipment, vents and antenna shall be integrated into the roof or dormer design to avoid visual impact on other properties." The HOA focuses on this one sentence in the NVSP, and ignores the more specific NV Design Guideline, because it does not include the qualifying clause "to the extent feasible." But it need not include that clause; the policies of the NVSP, in line with the NV Design Guidelines, are intended to be applied in a "reasonable and practical" manner.

Any requirement for rooftop mechanical, electrical, and roof access equipment to be invisible from ***a higher vantage point on a neighboring property*** would not be reasonable or practical. Therefore, the only logical interpretation of this NVSP provision is that mechanical equipment must be shielded to avoid visual impact on ***the ground level*** of other properties. The Limelight's mechanical equipment will not be visible from the ground level of any property in Mammoth. In fact, the only vantage point in the entire town from which the mechanical equipment may be visible is a handful of condo hotel units located on the top two floors on the southeast side of the Westin Monache.

Ironically, the only reason that any section of the Limelight roof may be visible from those upper-floor units is that a portion of the Limelight property is burdened by a restrictive covenant which limits its height to four stories to preserve those units' views of the Sherwin Mountains to the south. Those mountain views will not be impacted by the Limelight.

In spite of the fact that the configuration of the Limelight's mechanical equipment complies with the NV Design Guidelines, Aspen offered to provide additional screening for the mechanical equipment consistent with the materials and colors of the building. Alas, the HOA rejected Aspen's offer and chose instead to pursue its appeal. Nonetheless, Aspen's offer remains open. Digital depictions of the proposed screening, from the vantage point of a 6th floor unit on the south side of the Westin Monache, are attached as Exhibit A to Attachment 1.

II. The Terms of Aspen's Approval Comply with the Noise Element of the NVSP and the Town's Noise Ordinance.

Condition 38 of the Resolution provides: "Noise generated by the project shall meet the applicable requirement of the Specific Plan and/or the Town's noise regulations, as applicable. In addition, during the PEDC hearing, Aspen consented to an additional condition by which it will be required, prior to the issuance of a certificate of occupancy for the hotel, to provide evidence that the rooftop equipment complies with the Town's Noise Ordinance.

Nonetheless, the HOA appealed the PEDC's approval of the Entitlements based upon its unfounded concern that noise "will emanate from the mechanical equipment on the rooftop" of the Limelight and "will travel up the hillside toward units of the Westin Monache during times of the year when owners and guests of units facing the Project like to avail themselves of open windows and balconies, including at night when ambient noise is reduced and people wish to sleep with open windows."

The Westin Monache units that are closest to the Limelight are approximately 80 feet away from the four-story section of the hotel and approximately 130 feet away from the 6-story section, so the likelihood that anyone at the Westin Monache will hear the equipment is remote. Moreover, the Limelight's roof has parapets that will serve to attenuate any potential noise impact. In addition, Aspen has offered to screen the mechanical equipment which, in addition to mitigating any potential visual impacts, would serve to mitigate any noise. However, the HOA rejected Aspen's offer and instead, chose to pursue its appeal. In any event, the Resolution requires Aspen to comply with the Town's Noise Ordinance, and to provide the Town evidence of that fact prior to opening the Limelight.

III. Aspen's Proposed Hours of Construction Will Comply with the Requirements of the Town's Municipal Code.

The HOA's appeal challenges the extended hours of construction during which Aspen would be permitted to dig the geothermal well. However, for reasons unrelated to the HOA's appeal, Aspen has requested the Town to amend the Project Description for the Limelight to eliminate any reference to the geothermal system. Therefore, the HOA's appeal of the hours or construction for well digging has been rendered moot.

In addition, the HOA's appeal challenges clauses in the Resolution and the Addendum to the NVSP Environmental Impact Report ("Addendum") which state, erroneously, that the hours of construction for the project will be Monday through Saturday, from 7:00 a.m. to **10:00** p.m. The HOA correctly observes that the Town's Municipal Code limits the hours of construction to Monday through Saturday, from 7:00 a.m. to **8:00** p.m. We understand that the Town has revised the Resolution and the Addendum accordingly.

IV. The HOA's Claim that the Addendum is Inadequate Has Been Rendered Moot by the Revised Project Description, Which Does Not Include a Geothermal System.

The HOA contends that the Addendum is not adequate because "it fails to address noise pollution associated with the construction and drilling phase of the geothermal wells." As discussed above, Aspen has requested the Town to amend the Project Description for the Limelight to eliminate any reference to the geothermal system. Therefore, the HOA's claim that the Addendum is inadequate because it fails to address any noise associated with construction and drilling of the geothermal system has been rendered moot.

V. The Town's Issuance of the Rough Grading Permit is Authorized by Aspen's Existing Entitlements and, Therefore, Is Not a Proper Basis for Appeal.

The HOA challenges the fact the Town issued a rough grading permit to enable Aspen to begin site work before the Council addresses the HOA's appeal of the PEDC's approval of the Entitlements. The Town's issuance of the rough grading permit is authorized by the existing entitlements for the property, which were approved in 2015. Therefore, the Town's issuance of the rough grading permit is not a proper basis for appeal of the Entitlements.

VI. Conclusion.

For the reasons set forth above and in Attachment 1, Aspen respectfully requests the Town Council to deny the HOA's appeal. Thank you for your careful consideration of Aspen's request.

Sincerely,

REICKER, PFAU, PYLE & McROY LLP

By R. Mark Carney

CC: Members of the Town Council (By E-Mail)
Sandra Moberly (By E-Mail)
Kim Cooke (By E-Mail)
Andrew Morris (By E-Mail)

ATTACHMENT 1

RESPONSE TO APPEAL BY
WESTIN MONACHE OWNER'S ASSOCIATION

The Westin Monache Owners Association ("HOA") has appealed the Limelight's roof design and mechanical equipment.

The Limelight team first heard about concerns from members of the HOA on May 11, 2022, and since that time has worked with the HOA to understand their concerns and modify our design to accommodate their requests. The Westin found potential solutions unsatisfactory, and appealed our PEDC approval.

We note that the project complies with all zoning ordinances and has not asked for any variances, and received and incorporated feedback from Mammoth's ADP over multiple meetings.

The HOA noted 5 categories for its appeal, which we address below.

1. **MATTERS APPEALED RE ROOF DESIGN AND EQUIPMENT SCREENING**

HOA Comment: "Effect on value or utility of adjoining properties of inappropriate, inharmonious, or inadequate [design] is a legitimate consideration in design and planning decision making."

Limelight: We agree, and that is why we have designed the hotel to align with the North Village Specific Plan and its subsequent and more specific Design Guidelines. The introduction to the Design Guidelines state:

- *"the standards of **urban design**, architecture and landscape architecture will provide a sense of place."*
- *"The high-quality finishes and details on the builds, on the storefronts, and throughout the pedestrian level will be attractive"*
- *"Although the Design Guidelines provide design direction for all elements within the project area, **they are intended to have sufficient flexibility** to allow for incorporation of future creative design solutions, advances in building materials technologies, and **proactive responses to the dynamics of the marketplace** that improve the project."*
- *Applicants **are invited to submit creative and imaginative projects** which build on these Guidelines and contribute to the evolving character of the Village.*
- ***The application of these guidelines is intended to be reasonable and practical, and not as regulations.***

The hotel, as designed, aligns with the foregoing principles.

HOA Comment: "Visual harmony with surrounding development is a legitimate consideration in design and planning decision making."

Limelight: We agree, and that is why we have designed the hotel to align with the North Village Specific Plan and the more specific Design Guidelines, which state:

- *"the village will be experienced as a **collection of many individual structures**, and a sense that it is truly special and **distinctive**."*
- *"the Village is organized so that it can be developed in several phases. Each phase is to operate successfully as a complete entity."*

The hotel, as designed, aligns with the foregoing principles.

HOA Comment: "flat roofs are <u>not</u> expressly prohibited in the North Village Specific Plan."

Limelight: We agree, a flat roof is permitted by the North Village Specific Plan, and contributes to the desires of the Design Guidelines, such as: (i) an urban design, (ii) sufficient flexibility, (iii) a proactive response to the dynamics of the marketplace, and (iv) a creative and imaginative project. Further, the Design Guidelines confirm they are <u>intended to be reasonable and practical</u>, and not as regulations.

HOA Comment: The roof is visible to owners and guests of the Westin.

*Limelight: **The roof height (and its visibility to owners and guests of the Westin) is a function of the private height covenant the Westin has** onto the Limelight property. Zoning actually permits a much higher roof.*

HOA Comment: Flat roofs may be used if the design or function warrants.

Limelight: We agree. The Limelight is creating a pedestrian-friendly experience, per the Design Guidelines, and our design furthers the Design Guideline's goals of establishing the village as a hub. A flat roof achieves: (i) our desired design, which is a proactive response to the marketplace encouraged by the Design Guidelines and (ii) function for safe snow storage. Additional function is being considered for guests of the hotel to utilize some portion of the rooftop (i.e. we are considering adding a hot tub and outdoor furniture, which requires a flat roof). Given the desired pedestrian activity below by ADP and the NVSP, a flat roof is the safest with respect to potential snow shedding onto below pedestrians. The design incorporates, at the direction of the Design Guidelines and the ADP, "multiple walking routes creating the ability for visitors to wander," "special places, memorable views and experiences," and "many opportunities to sit and rest" – these pedestrian experiences must be safe from snow shedding.

HOA Comment: flat roofs will be allowed where required for snow management, upper level exterior uses or architectural character.

Limelight: We agree. In addition to snow management purposes, which the flat roof functions to provide, the roof is part of the Limelight's design intent and therefore architectural character. The architectural character is aligned with the Design Guidelines, which is confirmed in many areas of the Design Guidelines and through our multiple iterations to incorporate ADP comments. Specifically, the Design Guidelines state "there are many rich traditions in California architecture that can be considered as inspirational for village applications." The Design Guidelines state that

"the buildings must relate carefully to the pedestrian experience," applying further focus on a safe snow management plan.

The Design Guidelines further state that "in order to create the sense of a village which might have grown over time, larger buildings will be conceived as an assemblage of smaller buildings that express both individuality and harmony, or where appropriate, ***the building itself will represent a period of time in the evolution of the village development****."*

The Limelight design appears as an assemblage (it steps down in roof level from 6 levels to 4 levels), and it expresses both individuality and harmony. Further, as the first true hotel in the village in decades, the building does represent a period of time in the evolution of the village development.

As noted by the HOA, pursuant to the Design Guidelines: "flatter (roof) slopes will be permitted for specific design effect or snow management purposes."

We are utilizing a flat roof for both design effect and for snow management purposes, both of which are permitted in the North Village Specific Plan and the Design Guidelines.

HOA Comment: Flat roofs are permitted in cases of snow management.

We agree, and given the pedestrian activity below (which has been encouraged by ADP, the NVSP, and its design guidelines,) the safest manner for snow management is a flat roof, in addition to the modern architectural character that we are trying to achieve, as encouraged by the Design Guidelines.

HOA Comment: Guidelines for roof design and mechanical equipment argue for a revised roof design and concealed mechanical equipment.

Limelight: The Design Guidelines state: "Mechanical equipment and elements such as video receivers must be concealed from view to the extent feasible." The hotel has been designed to conceal mechanical equipment to the extent feasible. The height of the roof, however, is a function of the restrictive height covenant the Westin has on the Limelight site, limiting the building's height.

HOA Comment: "Mechanical, electrical and roof access equipment, vents and antenna shall be integrated into the roof or dormer design to avoid visual impact on other properties. This language is mandatory, not discretionary."

Limelight: It is impossible to place mechanical, electrical and roof access equipment on a roof that would be invisible to individuals who are positioned at ***a higher vantage point on a neighboring property****. The design guidelines speak to the reasonableness and practicality as a standard. It would be unreasonable and impractical to interpret this provision as a requirement for mechanical equipment to be integrated into the roof or dormer design "to avoid visual impact" from a higher vantage point on a neighboring property." Consequently, the only logical interpretation of this provision is that mechanical equipment must be shielded to avoid visual*

*impact from **the ground level of** other properties. The mechanical equipment that will be located on the roof of the Limelight will not be visible from the ground level of any property in Mammoth.*

The reference to "other properties" is defined in more specific manner relating to the public-level, and not with respect to private views.

Moreover, the views that owners and guests seek enjoy at the Westin are not the views of the rooftops of neighboring buildings. The views that owners and guests covet are those of the surrounding mountains and sky. The units that are located above the Limelight will still maintain excellent views of the surrounding mountains and sky.

After receiving feedback from the HOA (for the first time) during the May 11, 2022 PEDC, we generated images from specific units of the Westin of what the views may look like. As shown, from this unit, vistas are available and uninterrupted to the gondola building, village, 8050, and mountains.

HOA Comment: "Visual impact of utilities and service equipment shall be minimized."

Limelight: The parapets offer screening, and the utilities are grouped. The views of the Limelight's utilities and service equipment may be less visible than the Westin's own utilities.

HOA Comment: "Building forms and facades shall be composed to provide variation, visual interest, appropriate scale and proportions."

Limelight: We agree, and have designed a building that steps down such that is varied in height, is of visual interest, and appropriate scale and proportions. The building is compliant with zoning standards, rules, and regulations.

HOA Comment: Building design should "provide aesthetic appeal to all sides of a building where visible from adjacent properties or public spaces."

Limelight: The building is designed with high quality materials and design. Pedestrian activity has been prioritized, and the building is appealing from adjacent properties and public spaces. The notion of being appealing from adjacent properties refers to the public, not private, views, although: (i) we have done what is feasible in terms of grouping the mechanical equipment and (ii) the Design Guidelines state: "Mechanical equipment and elements such as video receivers must be concealed from view to the extent feasible."

HOA Comment: "Roofs shall have a dominant form with interesting design features such as changes of height, taller accents, towers, roof dormers, or special architectural features."

Limelight: We agree, and the Limelight building has interesting design features, including changes of height. Beyond meeting the standard (the Limelight includes changes in height), the parapets provide special architectural features.

HOA Comment: “All roof forms should hide roof-top mechanical equipment,” and “flat roofs are generally not a form permitted in Mammoth.”

Limelight: Both of these items are addressed above.

HOA Comment: “When flat roof sections are used, they must have a distinctive cornice or architectural feature to screen the flat portion.”

Limelight: The roof design provides an architectural feature and the flat portion is screened from public view. Further, as noted, the more specific Design Guidelines are to be applied as “reasonable and practicable” and not as strict regulations, and are intended to provide sufficient flexibility, allowing for urban design, and proactive responses to the marketplace. The ADP encouraged a pedestrian experience, as do the NVSP and the Design Guidelines. To provide function to the design, a flat roof is the safest with regards to snow management.

HOA Comment: Utility enclosures.

Limelight: This entire section referenced by the HOA refers to ground-level utility enclosures (and not rooftop mechanical equipment), with which the hotel complies. This includes the note made by the HOA stating “where size of structure and location warrant, enclose structure behind walls or screens,” and “where possible, locate utility structures in landscape areas where they can be screened by shrub planting.”

HOA Comment: “To the extent feasible, building height is varied so that a portion of the building has a noticeable change in height, or roof forms are varied over different portions of the building through changes in pitch, plan, and orientation.”

Limelight: This condition is satisfied. The building has a change in height from 6 stories to 4. Further, the building changes in plan and orientation.

HOA Comment: The HOA notes the absence of screening of equipment as a reason for the appeal. It notes that “all exterior mechanical and electrical equipment shall be screened or incorporated into the design of the builds so as not to be visible from the street. Equipment to be screened includes: all roof mounted equipment… Screening materials shall be consistent with the exterior colors and materials of the building.”

Limelight: As designed, the equipment is not visible from the street. Further, the Limelight team offered to screen roof mounted equipment using exterior colors and materials consistent with the building. This offer was rejected by the HOA.

HOA Comment: The HOA notes a condition of approval from a density bonus program, stating mechanical equipment on the roof shall “be combined and/or collected together on slopes of roof out of public view to the greatest extent possible.”

Limelight: Even if this is outdated density bonus condition of approval is still applicable, the hotel complies with this condition of approval.

HOA Comment: With respect to site design, the hotel does not appear to contemplate the impact on the Westin owners/occupants who will look across the large, flat roof of the Limelight with un-screened mechanical equipment.

Limelight: The mechanical equipment, as approved, is compliant with applicable rules and regulations. The Limelight team offered to further screen roof mounted equipment using exterior colors and materials consistent with the building. This offer was rejected by the HOA. Limelight has rendered many views from the Westin, at our own expense, so the Westin can see how this may look.

HOA Comment: "Roof forms should be varied to create visual interest."

Limelight: The Limelight satisfies this condition per the Design Guidelines, which suggest:

- *"Finally, the buildings must function well from operational and environmental standpoints. They must be energy efficient." (The roof design is highly energy efficient, as **a flat roof design is the most energy efficient roof design**.)*
- *"Legible and safe ingress and egress is required." (With pedestrians below, this is the safest roof form).*
- *"Structures have to withstand the rigors of a high mountain environment, with **roof structures that hold** or shed **snow in a manageable manner**." (With pedestrians below, this is the safest roof form).*
- *"Vary roof forms with **changes of height**, some taller accents, towers, or special vertical **architectural features** or projections, or multiple **story changes**". (The Limelight changes height, has some taller accents, and architectural features.)*
- *"The ridgeline… should be **varied in height**, or broken with chimneys, cupolas, towards, or other features". (The roof is varied in height and has "other features").*

The hotel, as designed, aligns with the foregoing principles.

2. **MATTERS APPEALED RE NOISE**

HOA Comment: "Prior to issuance of a building permit, the applicant shall provide evidence that the rooftop equipment complies with the Town's Noise Ordinance."

Limelight: We agree.

HOA Comment: The HOA notes concerns regarding noise that will travel uphill towards units of the Westin. Appellant is concerned that sound emanating from individual pieces of equipment may be minimal, but that multiple pieces of equipment could have a compounding effect.

Limelight: As noted above, prior to issuance of a building permit, Limelight shall provide evidence that the rooftop equipment complies with the Town's Noise Ordinance. During the PEDC hearing, we also consented to a new condition that will require us, prior to receipt of a COO, to demonstrate that the equipment complies with the Noise Ordinancet

HOA Comment: "There are various commercial acoustic screening or buffering materials available for rooftop mechanical equipment. Further, screening of equipment could be done in a way which provides both visual and acoustical screening."

Limelight: The closest units at the Westin are 80 feet away from the 4-story section of the Limelight, and 130 feet away from the 6-story section of the Limelight. Further, the Limelight team offered to further screen roof mounted equipment using exterior colors and materials consistent with the building. This offer was rejected by the HOA.

HOA Comment: In previous circumstances, the Town has offered "mechanical equipment shall be placed as far practicable from sensitive receptors," and would utilize "rooftop parapet further attenuating potential noise impacts."

Limelight: The hotel is a substantial distance from the Westin, and in some cases closer to other buildings in the village. Moving equipment to satisfy the Westin would move equipment closer to other village buildings and homeowners. The Limelight roof already has parapets that will act to attenuate potential noise impacts. Further, the hotel design meets all Town requirements.

HOA Comment: "Two of the primary factors that reduce levels of environmental sounds are increasing the distance between the sound source to the receiver and having intervening obstacles such as walls, buildings, or terrain features between the sound source and the receiver."

Limelight: Beyond complying with all ordinances, the closest point between the Limelight and the Westin is 80 feet or 130 feet, and in most cases much further. The Limelight roof has parapets that will act as sound attenuation.

HOA Comment: The HOA includes sections of the municipal code.

Limelight: We are compliant with municipal code. Moving the equipment from one side of the roof to the other only moves it closer to other neighbors. The mechanical is generally centered, which is the fairest to everyone and all of our neighbors.

3. **MATTERS APPEALED RE HOURS OF CONSTRUCTION**

Limelight: We will comply with the hours of construction set forth in the Town Code. We have eliminated the geothermal system from the Project Description.

The HOA notes areas of disturbance for potential geothermal wells.

Limelight: . We have eliminated the geothermal system from the Project Description.

The HOA notes the duration of geothermal well drilling.

Limelight:. We have eliminated the geothermal system from the Project Description.

.

4. **MATTERS APPEALED RE CEQA FINDINGS**

The HOA appeals the CEQA findings, noting the addendum would not result in any new significant environmental effects or substantial increase in the severity of previously identified significant effects.

Limelight: . We have eliminated the geothermal system from the Project Description.

The HOA notes the addendum fails to address the noise pollution associated with the construction and drilling phase of the geothermal wells.

Limelight: . We have eliminated the geothermal system from the Project Description.

5. **MATTERS APPEALED RE GRADING AND TREE REMOVAL**

HOA Comment: The HOA appeals the grading and tree removal. The HOA notes it found out "completely by chance" that Limelight planned to start staging equipment on the site.

Limelight: We are unsure of how the HOA can state it found out "completely by chance" - Limelight's contractor told the engineering team at the Westin as a courtesy, which is how the Westin "found out" the intentions with respect to grading. This is a disappointing perspective from the HOA. We also created a project-specific website and wrote a letter in the Sheet.

HOA Comment: The HOA references existing entitlements with respect to a grading permit.

Limelight: Limelight Mammoth LLC is utilizing existing entitlements and permits to begin grading, making way, eventually, for the project. We are committed to developing this hotel, the funds have been set aside, and we would like to keep the overall construction cycle as short as possible, to minimize our overall impact.

HOA Comment: The HOA notes various conditions of approval from permits.

Limelight: We are complying with all conditions of approval, including as it relates to tree removal.

HOA Comment: The HOA notes concerns over erroneous tree removal.

Limelight: We have posted a bond to the Town, which acts to protect the community. Construction reviews are ongoing to ensure compliance with all permits.

EXHIBIT 1
RESPONSE TO HOA APPEAL

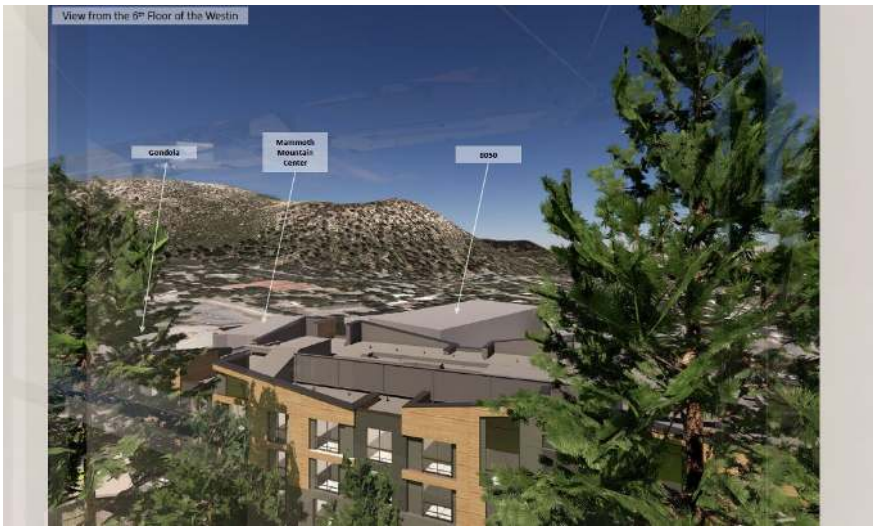
The below image (view from the 6th floor) has been shared with the HOA, showing views from the units of the Westin with the most direct views over the Limelight. Multiple iterations of screening were provided to the HOA, from multiple perspectives.

We offered concessions in response to the HOA's concerns, but they were not accepted as of this response.

After presenting to the HOA as a courtesy in the past, and sharing Andy Reed's contact information, no one ever reached out. The first time we heard about any unhappiness was during the May 11, 2022 PEDC meeting.

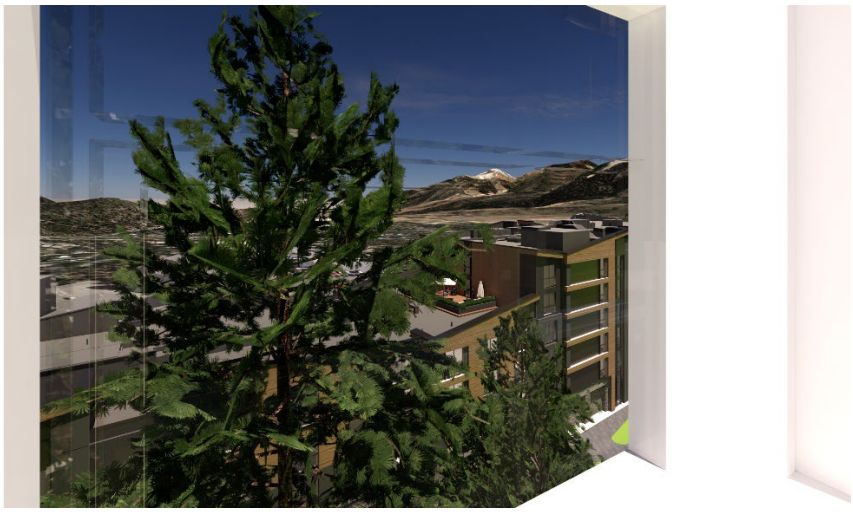
In immediate response to the HOA, at own expense, we prepared renderings from the perspective of specific units that noted issue with our building and/or roof design so the Westin owners could see how their private view may look after the development of the Limelight.

View from 6th Floor, including Additional MEP Screening Offered to the HOA



- The distance from the Westin to the Limelight roof is approximately 80 feet away at its closest point.
- There are numerous trees between the Westin and the Limelight.
- The views of the horizon remain, along with visibility to other buildings in the Village.
- The height of the roof is a function of the Westin's height covenant, and is below allowable density and height by zoning.
- Unlike how the taller Westin building blocked views from its neighbors, the Limelight is more accommodating.
- The Design Guidelines note "of particular importance is the gondola building," which is largely visible.
- The rendering indicates a vista of the gondola building and other village buildings, including the mountains beyond and the horizon.

Addition Perspective from the Westin's 6th Floor



- The distance from the Westin to the closest portion of the stepped-up roof is 130 feet, and it further to the MEP on that roof section.
- Vistas to the mountains and horizon beyond are accommodated, and trees exist between buildings.
- The below image of the taller Westin building shows MEP visible from the public level, though the Limelight's rooftop mechanical equipment is arguably better screened from the public than this clearly visible equipment.

View of the Westin and its Visible MEP



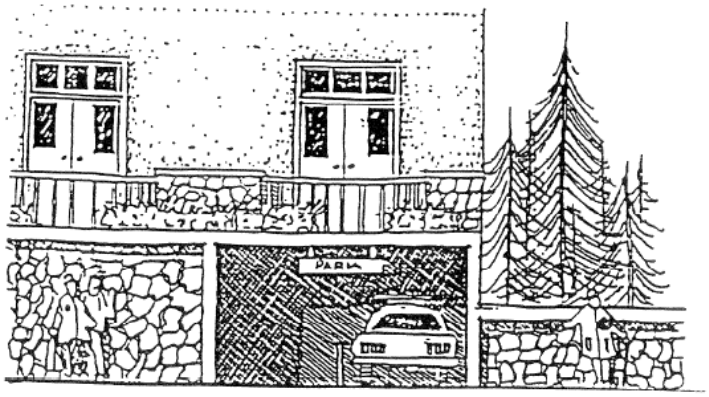
EXHIBIT 2
RESPONSE TO HOA APPEAL

While expressly not included in the appeal, the HOA mentioned during PEDC on May 11, 2022 a question about the parking structure; as well during Town Council on 6/15.

The Design Guidelines indicate below an acceptable parking structure, which is clearly consistent with the Limelight design.

The parking should be under the structure, which is what Limelight has designed.

Image from the Design Guidelines Relating to Under-Structure Parking Garages





limelight

LIMELIGHT HOTEL

5 CANYON BOULEVARD, MAMMOTH LAKES, CA 93546

ENTITLEMENT RESUBMITTAL PACKAGE

APRIL 1, 2022

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THE LITTLE NELL
HOTEL GROUP

4/1/2022 9:33:54 PM
The original size of this drawing is 24"x36"
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strategy planning architecture landscape interiors

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THE LITTLE NELL
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LICENSED ARCHITECT
GREGORY M. VILLEGAS
C-26518
9/30/23
RENEWAL DATE
STATE OF CALIFORNIA

stamp | approval

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022

key plan

no. date issue
issues | revisions

limelight **LIMELIGHT HOTEL**

5 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

COVER SHEET

sheet title

project no. 194168 date 02/04/22

checked by: LL
drawn by: Author

component

AP0-000

sheet no.

SHEET INDEX

ENT_SHEET INDEX - ARCHITECTURAL

Sheet #	Sheet Name	02/04/2022	04/01/2022
AP0-000	COVER SHEET	X	X
AP0-001	PROJECT DATA	X	X
AP0-002	GENERAL NOTES	X	X
AP0-003	BUILDING AREA	X	X
AP0-004	BUILDING AREA	X	X
AP0-010	SITE PLAN	X	X
AP0-011	LOT COVERAGE PLAN	X	X
AP0-012	FIRE DEPARTMENT ACCESS PLAN	X	X
AP0-013	SNOW MANAGEMENT & STORAGE PLAN	X	X
AP0-014	SHADE/SHADOW ANALYSIS	X	X
AP2-101	OVERALL FLOOR PLANS - LEVEL B2	X	X
AP2-102	OVERALL FLOOR PLANS - LEVEL B1	X	X
AP2-103	OVERALL FLOOR PLANS - LEVEL 1	X	X
AP2-104	OVERALL FLOOR PLANS - LEVEL 2 & 3	X	X
AP2-105	OVERALL FLOOR PLANS - LEVEL 4 & 5	X	X
AP2-106	OVERALL FLOOR PLANS - LEVEL 6 & ROOF	X	X
AP3-101	OVERALL ELEVATIONS	X	X
AP3-102	PODIUM HEIGHT		X
AP3-501	PERSPECTIVES	X	X
AP3-502	PERSPECTIVES	X	X
AP3-503	PERSPECTIVES	X	X
AP3-504	PERSPECTIVES	X	X
AP3-601	BUILDING ISOMETRIC VIEWS	X	X
AP3-602	BUILDING ISOMETRIC VIEWS	X	X
AP4-101	BUILDING SECTIONS	X	X
AP4-102	BUILDING SECTIONS	X	X

APPLICABLE CODES

APPLICABLE CURRENT CODES:
NORTH VILLAGE SPECIFIC PLAN (2000)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CENC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)

PARKING SUMMARY

PARKING:
REQUIRED PARKING STALLS:
HOTEL/RESIDENTIAL = 166 KEYS
REQUIRED: 146 STALLS (REQUIRED PER NVSP PG. 72 (i)); SEE THE TABLE BELOW.
ADMIN. & MANAGEMENT OFFICES = 1,460± SF x 2 STALLS = 4 STALLS REQUIRED
TOTAL REQUIRED: 150 STALLS

REQUIRED 10% OF REQUIRED PARKING SPACES (146 STALLS) FOR GUEST ACCESS:
= 10% x 146 = 15 STALLS

ACCESSIBLE PARKING SPACES: PER CBC TABLE 11B-208.2 (151-200)

REQUIRED - 6
PROVIDED - 6

CALGREEN SUMMARY:

CLEAN AIR / VANPOOL/ EV VEHICLE STALLS

REQUIRED - 16
PROVIDED - 16

PER CALGREEN TABLE 5.106.5.2 (151-200)

EV CHARGING STALLS

REQUIRED - 10 (INCLUDING 1 VAN ACCESSIBLE EV AND 1 STANDARD ACCESSIBLE EV)
PROVIDED - 10 (INCLUDING 1 VAN ACCESSIBLE EV AND 1 STANDARD ACCESSIBLE EV)

PER CALGREEN TABLE 5.106.5.3.3 (151-200) & CBC TABLE 11B-228.3.2.1

LIMELIGHT MAMMOTH HOTEL
PARKING SPACES REQUIRED PER NVSP PG. 72 (i)

UNIT TYPE	UNIT COUNT	NVSP PARKING STANDARD	# STALLS REQUIRED
1 BEDROOM WITH LOCK- OFF (51 UNITS TOTAL)	LEVEL 2 = 13 LEVEL 3 = 14 LEVEL 4 = 14 LEVEL 5 = 5 LEVEL 6 = 5	1.5 STALLS PER UNIT X 51 UNITS	76.5
1 BEDROOM (51 UNITS TOTAL)	LEVEL 2 = 13 LEVEL 3 = 14 LEVEL 4 = 14 LEVEL 5 = 5 LEVEL 6 = 5	1 STALL PER UNIT X 51 UNITS	51
2 BEDROOM (2 UNITS TOTAL)	LEVEL 2 = 0 LEVEL 3 = 1 LEVEL 4 = 1 LEVEL 5 = 0 LEVEL 6 = 0	1 STALLS PER UNIT X 2	2
3 BEDROOM (4 UNITS TOTAL)	LEVEL 2 = 1 LEVEL 3 = 0 LEVEL 4 = 1 LEVEL 5 = 1 LEVEL 6 = 1	1.5 STALLS PER UNIT X 4	6
4 BEDROOM (4 UNITS TOTAL)	LEVEL 2 = 2 LEVEL 3 = 2 LEVEL 4 = 0 LEVEL 5 = 0 LEVEL 6 = 0	1.5 STALLS PER UNIT X 4	6
5 BEDROOM (3 UNITS TOTAL)	LEVEL 2 = 0 LEVEL 3 = 0 LEVEL 4 = 1 LEVEL 5 = 1 LEVEL 6 = 1	1.5 STALLS PER UNIT X 3	4.5
166 TOTAL UNITS			146

PARKING PROVIDED:
PARKING STRUCTURE VALLET STALLS: 179
CHECK-IN STALLS: 9
OVERSIZE / VISITOR STALLS / 10% GUEST ACCESS: 16
TOTAL PARKING PROVIDED: 204 STALLS

BICYCLE PARKING:

BICYCLE PARKING - SHORT TERM

REQUIRED - 5% OF 200= 10
PROVIDED - 28

PER CALGREEN 5.106.4.1.1

BICYCLE PARKING - LONG TERM

REQUIRED - 5% OF 113 (TENANT) = 5.65
PROVIDED - 6

PER CALGREEN 5.106.4.1.2
ASSUME STAFF OF 113

THE TOWN'S MUNICIPAL CODE AND THE CA BUILDING CODE REQUIRE THE PROVISION OF LONG-TERM AND SHORT-TERM BIKE PARKING. THE TOWN'S MUNICIPAL CODE REQUIRES 0.2 BICYCLE PARKING SPACES PER HOTEL UNIT FOR A TOTAL OF 33 SPACES (166 UNITS X 0.2 = 33).

REQUIRED: SECURE BICYCLE PARKING REQUIRED = 0.2 BICYCLE PARKING SPACES / UNIT
166 UNITS X 0.2 = 34 BICYCLE PARKING

PROVIDED: 36 BICYCLE PARKING

PARKING SUMMARY

Level	TYPE	COUNT
1. PARKING STRUCTURE VALLET STALLS		
LEVEL B1	9' x 18' - ACCESSIBLE	4
LEVEL B1	9' x 18' - ACCESSIBLE EV	1
LEVEL B1	9' x 18' - EV	8
LEVEL B1	9' x 18' - REGULAR	146
LEVEL B1	10' x 20' - ACCESSIBLE	1
LEVEL B1	10' x 23' AISLE PARALLEL PARKING	19
		179
2. CHECK-IN STALLS		
LEVEL 01	10' x 20' - EXTERIOR	7
LEVEL 01	10' x 20' - EXTERIOR ACCESSIBLE EV	1
LEVEL 01	10' x 20' - EXTERIOR VAN ACCESSIBLE	1
		9
3. OVERSIZE / VISITOR STALLS		
LEVEL B1	10' x 20' - EXTERIOR	16
		16
		204

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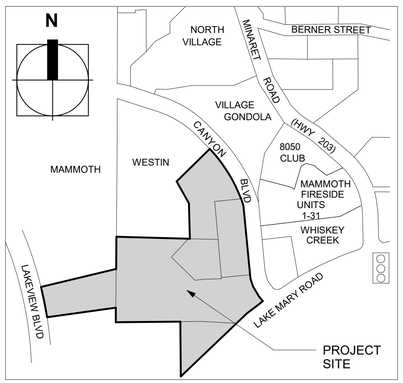
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VICINITY MAP



VICINITY MAP (N.T.S.)

PROJECT DATA SUMMARY

PROJECT DESCRIPTION

PROJECT LOCATION:
15 CANYON BLVD. MAMMOTH LAKES, CA 93546

PROJECT DESCRIPTION:
THE LIMELIGHT MAMMOTH LAKES HOTEL CONSISTS OF A 6-STORY, 151 KEY HOTEL AND 15 KEY RESIDENTIAL UNITS, AN OUTDOOR POOL AND SPA TERRACE WITH LANDSCAPING AND OPEN SPACE, AND 1 LEVEL OF SUBTERRANEAN STRUCTURAL PARKING AND 1 LEVEL OF UNDERGROUND MECHANICAL LEVEL BUILT ON AN EXISTING MOUNTAINSIDE SLOPING SITE. THE HOTEL ALSO INCLUDES TOWNHALL DINING, MEETING SPACE, LOBBY, SKI CLUB LOUNGE AS WELL AS A FITNESS CENTER.

THE BUILDING HEIGHT TO THE ROOF PLANE IS 74'-8" AND THE HIGHEST POINT OF THE ROOF IS 109'-8" ABOVE THE ADJACENT CANYON BOULEVARD SLOPING GRADE LEVEL.

SITE AREA INFORMATION INCLUDING PHASE I AND PHASE II:

TOTAL SITE AREA (PARCELS 1-7) = 301,118± SQUARE FEET, 6.91± ACRES

ZONING:

THE CURRRENT ZONING FOR THE SUBJECT PARCELS IS PER THE NORTH VILLAGE SPECIFIC PLAN. PARCELS 1, 2, 3 AND 8 ARE ZONED RESORT LODGING PER THE NORTH VILLAGE SPECIFIC PLAN, PARCELS 4, 5, 6, AND 7 ARE ZONED SPECIALTY LODGING PER THE NORTH VILLAGE SPECIFIC PLAN.

(PARCELS 1-7) APN# 33-390-002 THROUGH 33-390-007, AND 031-110 - 027;
PARCEL 8: AN EASEMENT FOR THE PEDESTRIAN BRIDGE
PARCEL 9: AN EASEMENT FOR TEMPORARY CONSTRUCTION AND OTHER RIGHT

SPECIALTY LODGING (SL), PLAZA RESORT (PR) - NORTH VILLAGE SPECIFC PLAN (NVSP)
TOWN OF MAMMOTH LAKES

SITE COVERAGE:
MAXIMUM SITE COVERAGE INCLUDING ALL BUILDINGS AND PAVED OR OTHERWISE DEVELOPED IMPERVIOUS SURFACES FOR EACH DEVELOPMENT AREA SHALL BE AS FOLLOWS:

MAXIMUM SITE COVERAGE ALLOWED: PR DISTRICT - 75%
SL DISTRICT - 60%

SITE COVERAGE PROVIDED (SEE LOT COVERAGE PLAN):
PR DISTRICT - 62.4%
SL DISTRICT - 60%
COMBINED - 62.1%

SITE AREA INFORMATION:

PHASE I SITE AREA: 174,655± SF
4.01 ± ACRES

PHASE II SITE AREA: 126,465± SF
2.90 ± ACRES

TOTAL SITE AREA = 301,118± SF,
6.91± ACRES

BUILDING AREA:
THROUGHOUT NORTH VILLAGE, THE MAXIMUM BUILDING FLOOR AREA FOR ALL DEVELOPMENTS SHALL BE 87,000 SQUARE FEET PER ACRE (EXCLUDING STRUCTURED PARKING) IN THE DISTRICTS DESIGNATED PR.

MAXIMUM BUILDING FLOOR AREA ALLOWED: 6.91± ACRES x 87,000 SF = 601,170 SF
BUILDING FLOOR AREA (PHASE I) PROVIDED:

PHASE I - TOTAL CONDITIONED GROSS BUILDING AREAS

Name	
PR - ENCLOSED	131,902.2 SF
SL - ENCLOSED	53,852.1 SF
TOTAL CONDITINOED GROSS BUILDING AREAS:	185,754.3 SF

BUILDING HEIGHT:
PER NORTH VILLAGE SPECIFIC PLAN - TABLE 4. BUILDING HEIGHTS

LAND USE AREA	BUILDING LEVELS	MAXIMUM PERMITTED HT.	MAXIMUM PROJECTED HT.
PR PLANNING AREAS(FIGURE 1) -RESORT LODGING AREA	1-7	75'	90'

HEIGHT = ± 75 FT **, 6 STORIES
(PODIUM + 5 STORIES)
**80' MAX. PERMITTED SUBJECT TO ADDITIONAL REVIEW AND APPROVAL PER NVSP TABLE 4.

PROVIDED: 74'-8"± , 6 STORIES (PODIUM + 5 STORIES)

PER COVENANT AND AGREEMENT REGARDING HEIGHT LIMITATIONS:

HEIGHT LIMITATION. NO BUILDING IMPROVEMENTS CONSTRUCTED WITHIN THE RESTRICTED AREA DESCRIBED ON EXHIBITS B AND B-I (THE "NORTH RESTRICTED AREA") SHALL EXCEED AN ELEVATION OF 8,130 FEET ABOVE SEA LEVEL. FOR PURPOSES OF THIS COVENANT, "SEA LEVEL" SHALL BE DETERMINED BASED ON THE CURRENT DATUM USED BY THE TOWN OF MAMMOTH LAKES AS OF THE EFFECTIVE DATE OF THIS COVENANT. NOTWITHSTANDING THE FOREGOING, (I) FOR ANY BUILDING, AN AREA OF ROOF LENGTH UP TO BUT NOT MORE THAN TWENTY (20) PERCENT OF THE LENGTH OF THE BUILDING, WHEN MEASURED IN A STRAIGHT LINE ALONG THE BUILDING'S LONGEST- AXIS AT THE BUILDINGS' FIRST LEVEL ABOVE GRADE, MAY BE CONSTRICTED BETWEEN 8,130 FEET AND **8,135** FEET ABOVE SEA LEVEL. IF A BUILDING HAS TWO OR MORE LEVELS WHICH COULD BE CONSIDERED THE "FIRST LEVEL ABOVE GRADE", THE FIRST LEVEL ABOVE GRADE WITH THE LONGEST AXIS SHALL BE THE LEVEL TO BE MEASURED; AND (II) ANTENNAE, CHIMNEYS, TURRETS, CUPOLAS AND SIMILAR ROOF APPURTENANCES MAY HAVE A MAXIMUM ELEVATIONS BETWEEN **8,130** FEET AND 8,135 FEET ABOVE SEA LEVEL.

BUILDING SETBACKS:
PER NORTH VILLAGE SPECIFIC PLAN - TABLE 5: BUILDING SETBACKS FROM ROADWAYS AND SPECIFIC PLAN BOUNDARIES

BUILDING HEIGHT	0-24'	25-34'	35-54'	55'+
LAKE MARY/MAIN	10'	20'	30'	40'
CANYON BLVD REALIGNMENT	10'	20'	30'	40'

(NO SETBACKS REQUIRED ON INTERNAL SIDE AND REAR LOT LINES OF PR DISTRICT)

MIXED OCCUPANCY:
A2, A3, A4, B, R1, R2, S2

NOTE: HOTEL WILL BE CONDITIONED TO LIMIT ROOM OCCUPANCY TO NO MORE THAN 30 DAYS AT A TIME.

CONSTRUCTION TYPES:

THE HOTEL BUILDING TYPE I-B SPRINKLERS (CBC 504)

NOTE: THE FIRE-RESISTANCE RATINGS OF THE BUILDING ARE PERMITTED TO BE REDUCED TO TYPE II-A EXCEPT FOR THE PRIMARY STRUCTURAL FRAME (CBC 403.2.1.1 EXCEPTION 2).

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The original size of this drawing is 24"x36"

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THE LITTLE NELL HOTEL GROUP
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REGISTERED ARCHITECT
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9/30/23
RENEWAL DATE
STATE OF CALIFORNIA
stamp | approval

key plan

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022

no. date issue
issues | revisions

LIMELIGHT HOTEL
limelight
5 CANYON BLVD. MAMMOTH LAKES, CA 93546
project logo

PROJECT DATA
sheet title

project no. 194168 date 01/25/21
checked by: Checker
drawn by: Author
component

AP0-001
sheet no.

GUESTROOM SUMMARY

ROOM MIX SUMMARY

GUESTROOM MIX MATRIX

ROOM NAME	ABBREV.	COUNT
LEVEL 02		
DELUXE KING 1	K1	9
DELUXE KING 1 HEARING	K1 HEARING	1
DELUXE KING 1 W/FIREPLACE ADA	K1-F ADA	1
DELUXE KING 2	K2	2
STANDARD KING 1	SK1	1
STANDARD KING 1 HEARING	SK1 HEARING	1
STANDARD BUNK ROOM 1	SB1	1
DELUXE QUEEN/QUEEN 1	DQ1	13
DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
DELUXE QUEEN/QUEEN 1 W/FIREPLACE	DQ1-F	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 3 W/FIREPLACE	JRS-3	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE	1BR-1	2
ONE BEDROOM SUITE 2 - KING W/FIREPLACE	1BR-2	2
		39
LEVEL 03		
DELUXE KING 1	K1	9
DELUXE KING 1 ADA HEARING	K1	1
DELUXE KING 1 ADA HEARING	K1 ADA HEARING	1
DELUXE KING 1 W/FIREPLACE	K1-F	1
DELUXE KING 2	K2	2
STANDARD KING 1	SK1	1
STANDARD KING 1 ADA	SK1 ADA	1
STANDARD BUNK ROOM 1	SB1	2
DELUXE QUEEN/QUEEN 1	DQ1	15
DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
DELUXE QUEEN/QUEEN 1 W/FIREPLACE	DQ1-F	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	2
JUNIOR SUITE 3 W/FIREPLACE	JRS-3	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE	1BR-1	2
ONE BEDROOM SUITE 2 - KING W/FIREPLACE	1BR-2	1
ONE BEDROOM SUITE 2 - KING W/FIREPLACE HEARING	1BR-2 HEARING	1
		42
LEVEL 04		
DELUXE KING 1	K1	8
	K1	2
DELUXE KING 1 HEARING	K1 HEARING	1
DELUXE KING 1 W/FIREPLACE	K1-F	1
DELUXE KING 2	K2	2
STANDARD KING 1	SK1	2
STANDARD BUNK ROOM 1	SB1	1
STANDARD BUNK ROOM 1 HEARING	SB1 HEARING	1
DELUXE QUEEN/QUEEN 1	DQ1	12
DELUXE QUEEN/QUEEN 1	DQ1	1
DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
DELUXE QUEEN/QUEEN 1 W/FIREPLACE	DQ1-F	1
JUNIOR SUITE 1 W/FIREPLACE	JRS-1	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 2 W/FIREPLACE HEARING	JRS-2 HEARING	1
JUNIOR SUITE 3 W/FIREPLACE	JRS-3	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE	1BR-1	1
ONE BEDROOM SUITE 2 - KING W/FIREPLACE	1BR-2	3
		42
LEVEL 05		
DELUXE KING 1	K1	3
DELUXE KING 1 W/FIREPLACE	K1-F	1
STANDARD KING 1	SK1	1
STANDARD BUNK ROOM 1	SB1	1
DELUXE QUEEN/QUEEN 1	DQ1	3
DELUXE QUEEN/QUEEN 1 W/FIREPLACE HEARING	DQ1-F HEARING	1
JUNIOR SUITE 1 W/FIREPLACE ADA	JRS-1 ADA	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
		14
LEVEL 06		
DELUXE KING 1	K1	3
DELUXE KING 1 W/FIREPLACE HERAING	K1-F HEARING	1
STANDARD KING 1	SK1	1
STANDARD BUNK ROOM 1	SB1	1
DELUXE QUEEN/QUEEN 1	DQ1	3
DELUXE QUEEN/QUEEN 1 W/FIREPLACE ADA	DQ1-F ADA	1
JUNIOR SUITE 1 W/FIREPLACE HEARING	JRS-1 HEARING	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	2
ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
		14
TOTAL ROOMS:		151

RESIDENTIAL MIX SUMMARY

RESIDENTIAL UNIT MATRIX

ROOM NAME	ABBREV.	COUNT
LEVEL 02		
THREE BEDROOM UNIT	3 BR	1
FOUR BEDROOM UNIT	4 BR	2
		3
LEVEL 03		
TWO BEDROOM UNIT ADA HEARING	2BR	1
FOUR BEDROOM UNIT	4 BR	2
		3
LEVEL 04		
TWO BEDROOM UNIT ADA HEARING	2BR	1
THREE BEDROOM UNIT	3 BR	1
FIVE BEDROOM UNIT	5 BR	1
		3
LEVEL 05		
ONE BEDROOM UNIT	1 BR	1
THREE BEDROOM UNIT	3 BR	1
FIVE BEDROOM UNIT	5 BR	1
		3
LEVEL 06		
ONE BEDROOM UNIT	1 BR	1
THREE BEDROOM UNIT	3 BR	1
FIVE BEDROOM UNIT	5 BR	1
		3
TOTAL RESIDENTIAL UNITS:		15

GUESTROOMS ADA / HEARING ROOM COUNTS

Level	Number	ROOM NAME	ABBREV.	COUNT
ACCESSIBLE TUB WITH HEARING				
LEVEL 03	326	DELUXE KING 1 ADA HEARING	K1 ADA HEARING	1
				1
ACCESSIBLE WITH SHOWER				
LEVEL 02	209	DELUXE KING 1 W/FIREPLACE ADA	K1-F ADA	1
LEVEL 02	232	DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
				2
ACCESSIBLE WITH TUB				
LEVEL 04	427	DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
LEVEL 06	612	DELUXE QUEEN/QUEEN 1 W/FIREPLACE ADA	DQ1-F ADA	1
LEVEL 05	504	JUNIOR SUITE 1 W/FIREPLACE ADA	JRS-1 ADA	1
LEVEL 04	416	JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
LEVEL 03	310	STANDARD KING 1 ADA	SK1 ADA	1
				5
HEARING				
LEVEL 02	220	DELUXE KING 1 HEARING	K1 HEARING	1
LEVEL 04	429	DELUXE KING 1 HEARING	K1 HEARING	1
LEVEL 06	611	DELUXE KING 1 W/FIREPLACE HERAING	K1-F HEARING	1
LEVEL 02	227	DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
LEVEL 03	327	DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
LEVEL 04	403	DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
LEVEL 05	512	DELUXE QUEEN/QUEEN 1 W/FIREPLACE HEARING	DQ1-F HEARING	1
LEVEL 06	604	JUNIOR SUITE 1 W/FIREPLACE HEARING	JRS-1 HEARING	1
LEVEL 04	438	JUNIOR SUITE 2 W/FIREPLACE HEARING	JRS-2 HEARING	1
LEVEL 05	514	ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
LEVEL 06	614	ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
LEVEL 03	343	ONE BEDROOM SUITE 2 - KING W/FIREPLACE HEARING	1BR-2 HEARING	1
LEVEL 04	411	STANDARD BUNK ROOM 1 HEARING	SB1 HEARING	1
LEVEL 02	223	STANDARD KING 1 HEARING	SK1 HEARING	1
				14
TOTAL ADA/HEARING ROOMS:				22

GUESTROOM UNIT MATRIX

	STD KING	STD BUNK	DELUXE KING	DELUXE DQ	JR SUITE	1 BED	SUBTOTAL
LEVEL 2	2	1	13	15	4	4	39
LEVEL 3	2	2	13	18	3	4	42
LEVEL 4	2	2	13	18	3	4	42
LEVEL 5	1	1	5	3	3	1	14
LEVEL 6	1	1	5	3	3	1	14
SUBTOTAL	8	7	49	57	16	14	151
TOTAL	**GUESTROOM**						**151 KEYS**

RESIDENTIAL UNIT MATRIX

	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	4 BEDROOM UNITS	5 BEDROOM UNITS	SUBTOTAL
LEVEL 2	-	-	1	2	-	3
LEVEL 3	-	1	-	2	-	3
LEVEL 4	-	1	1	-	1	3
LEVEL 5	1	-	1	-	1	3
LEVEL 6	1	-	1	-	1	3
SUBTOTAL	2	2	4	4	3	3
TOTAL	**RESIDENTIAL**					**15 UNITS**

UNIT SUMMARY: **151 KEY HOTEL WITH = 151 BEDROOMS**
15 RESIDENTIAL UNITS = 49 BEDROOMS

GENERAL NOTES

1. THE DRAWINGS AND SPECIFICATIONS, AND ALL COPIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY. OTHER USE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.

2. SPECIFICATIONS, DETAILS AND SCHEDULES WHICH MAY BE BOUND SEPARATELY, ARE PART OF THESE CONTRACT DOCUMENTS. DRAWINGS BY CONSULTING PROFESSIONALS, SUCH AS STRUCTURAL, MECHANICAL, ETC., ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS AND ARE PART OF THESE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, CONSULTING PROFESSIONALS DRAWINGS, SPECIFICATIONS OR EXISTING CONDITIONS. SHOULD THERE BE AN OMISSION OR DISCREPANCY BETWEEN SAID DRAWINGS AND SPECIFICATIONS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF INFORMATION IS NOT SHOWN OR IS UNCLEAR.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR ALL WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK FOR ALL UTILITIES AND SERVICES.

8. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHOSE SIGNATURE APPEARS HEREON.

9. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

10. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.

11. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: 2019 CALIFORNIA BUILDING CODE.

12. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

13. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

14. CONSTRUCT NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT (HSC 17922.5 EFFECTIVE 3-6-76).

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMEN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.

16. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, SHALL BE DIRECTED TO THE ARCHITECT.

17. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT AND CONFIGURATION OF THE BUILDING ON THE SITE.

18. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING AT STUD WALLS, OR TO FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.

19. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, OR TO FACE OF MASONRY OR CONCRETE, UNLESS OTHERWISE NOTED.

20. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB, UNLESS OTHERWISE NOTED.

21. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE OF CEILING, UNLESS OTHERWISE NOTED.

22. REFER TO DOOR SCHEDULE FOR REQUIRED DOOR DIMENSIONS AND NOTES. ALLOWANCE FOR THRESHOLDS, CLOSERS, ETC. SHALL BE PROVIDED. DOOR FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS, AND HARDWARE.

23. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BLOCKING, BACKING, HANGERS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES, FIXTURES, PARTITIONS, AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, KITCHEN, ELECTRICAL OR MISC. EQUIPMENT, FURNISHINGS AND ARTWORK.

24. CONTRACTOR SHALL VERIFY EXACT SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS, BASE STRUCTURES, ROOF OPENINGS, AS WELL AS POWER, WATER, DRAIN INSTALLATIONS AND STRUCTURAL STEEL SUPPORT LOCATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR APPROVED SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

25. ALL PIPES, CONDUIT, WIRES, AND DUCTS SHALL BE CONCEALED FROM VIEW, UNLESS OTHERWISE NOTED.

26. ALL SPRINKLER SHUT-DOWNS MUST BE COORDINATED THROUGH THE FIRE AUTHORITY.

27. ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS TO COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND DESIGN STANDARD ASME A17.1 AND (CBC-3001.2).

28. PLUMBING PENETRATIONS THROUGH FIRE WALLS MUST BE CAST IRON OR WROUGHT IRON.

29. SMOKE AND/OR FIRE DAMPERS ARE REQUIRED AT DUCTED OR UNDUCTED OPENINGS IN ACCORDANCE WITH CBC SECTION-717.

30. (SMOKE/ FIRE) DAMPERS ARE REQUIRED FOR DUCT OPENINGS IN CORRIDORS - EXCEPT AS EXEMPTED UNDER THE CODE. WHERE BOTH ARE REQUIRED COMBINATION FIRE & SMOKE DAMPERS SHALL BE USED.

31. NO MECHANICAL DUCT PENETRATION IS PERMITTED (EXCEPT FOR THOSE SERVING THE EXIT ENCLOSURE) THROUGH EXIT ENCLOSURE WALLS.

32. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND FOR A MINIMUM OF 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

33. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY AN "ON-PREMISES" ELECTRICAL SUPPLY.

34. FIRE EXTINGUISHER LOCATIONS ARE SUBJECT TO REVIEW AND MODIFICATION BY SITE VISIT OF LOCAL AUTHORITY.

35. OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES OR BY A HORIZONTAL DISTANCE NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL OR MINERAL FIBER INSULATION; OR BY SOLID BLOCKING, OR BY PROTECTING BOTH OUTLET BOXES BY LISTED PUTTY PADS, OR BY OTHER LISTED MATERIALS AND METHODS (CBC-714.3.2)

36. WATERPROOF MEMBRANES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO SURFACE PREPARATION, PRIMING AND DRYING TIME.

37. PER CBC 907.2.1 FIRE ALARM WITH NOTIFICATION SYSTEM IN ACCORDANCE WITH CBC 907.5 IS REQUIRED IN GROUP A WITH AN OCCUPANT LOAD OVER 300 AND GROUP R1 OCCUPANCIES. NOTIFICATION SYSTEM SHALL INCLUDE AUDIBLE AND VISIBLE ALARMS.

38. PER CBC 907.2.8.1. MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM SHALL BE INSTALLED IN R-1.

39. PER CBC 907.2.8.3. SMOKE ALARM, SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

40. NOT USED

41. WATERPROOF MEMBRANES SHALL BE PROTECTED USING DRAINAGE BOARD OVER THE MEMBRANE AND UNDER THE FINISHED SURFACE OR TOPPING.

42. **FIRE STOPPING**: MAINTAIN INTEGRITY OF FIRE RATED WALLS BY PROVIDING FIRESTOPPING MATERIAL AT GAPS AND VOIDS CREATED BY PENETRATION, STRUCTURAL MEMBERS AND INTERSECTIONS WITH ADJACENT SURFACES.

43. **EXTERIOR WALLS**: EXTERIOR STUD WALLS SHALL BE 6"X 18 GA. METAL STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL HAVE 5/8" GYP. BOARD, FULL HEIGHT TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE.

44. ALL EXTERIOR STUD WALLS SHALL BE INSULATED WITH MIN. R-19 BATT INSULATION.

45. ROOFING MEMBRANES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS.

46. THE OWNER SHALL EMPLOY AN INDEPENDENT THIRD PARTY ROOFING CONSULTANT TO REVIEW AND STIPULATE THE SCOPE OF WORK AND TO PROVIDE CONTINUOUS INSPECTION AND DIRECTION OF THE INSTALLATION.

47. NOT USED

48. NOT USED

49. **INSULATION MATERIALS**: INSULATION MATERIALS OTHER THAN FOAM PLASTIC SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25.

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THE LITTLE NELL HOTEL GROUP

client | consultant

LICENSED ARCHITECT
GREGORY M. VILLEGAS
C-26518
9/30/23
RENEWAL DATE
STATE OF CALIFORNIA

stamp | approval

key plan

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022

no. date issue
issues | revisions

limelight **LIMELIGHT HOTEL**

5 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

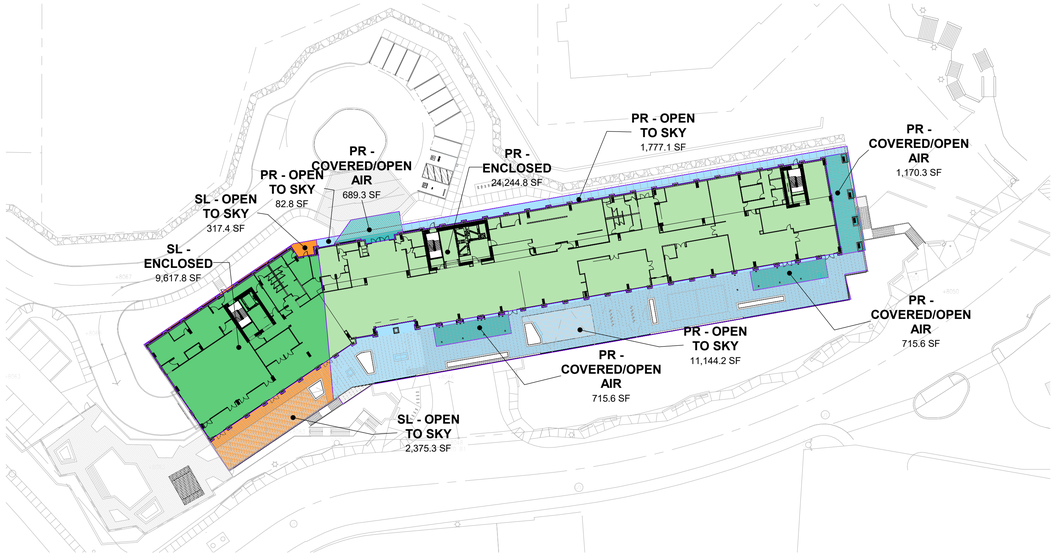
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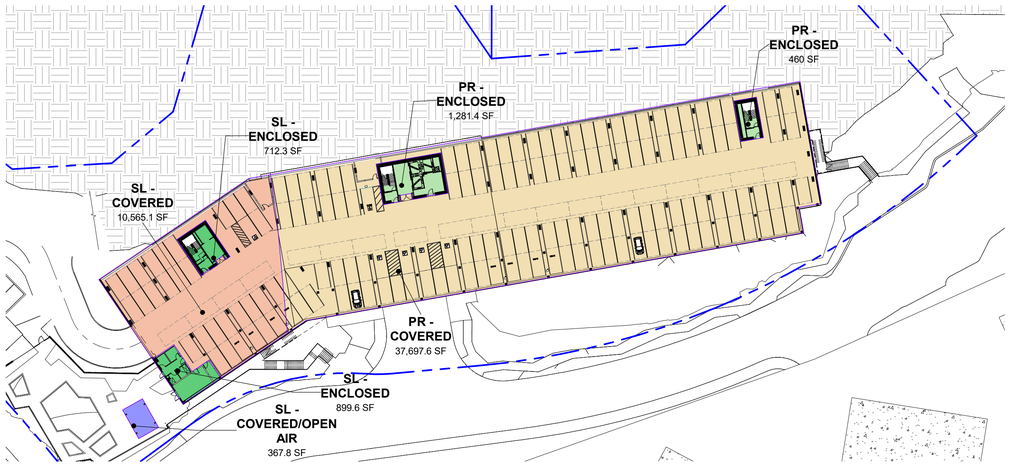
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AP0-002
sheet no.



3 LEVEL 01 AREA PLAN - ENTITLEMENT

1" = 50'-0"



2 LEVEL B1 AREA PLAN - ENTITLEMENT

1" = 50'-0"



1 LEVEL B2 AREA PLAN - ENTITLEMENT

1" = 50'-0"

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KEYNOTES / LEGENDS

GROSS BUILDING AREAS - ENTITLEMENT & PLANNING

PHASE I - TOTAL CONDITIONED GROSS BUILDING AREAS

Name	
PR - ENCLOSED	131,902.2 SF
SL - ENCLOSED	53,852.1 SF
TOTAL CONDITINOED GROSS BUILDING AREAS:	185,754.3 SF

PLAZA RESORT (PR) - GROSS BUILDING AREAS

GROSS BUILDING AREA (PR - ENCLOSED)

Level	Name	Area
LEVEL 01	PR - ENCLOSED	24,244.8 SF
LEVEL 02	PR - ENCLOSED	24,708.5 SF
LEVEL 03	PR - ENCLOSED	24,708.5 SF
LEVEL 04	PR - ENCLOSED	24,708.5 SF
LEVEL 05	PR - ENCLOSED	8,954.6 SF
LEVEL 05	PR - ENCLOSED	176.1 SF
LEVEL 06	PR - ENCLOSED	8,954.6 SF
LEVEL B1	PR - ENCLOSED	1,281.4 SF
LEVEL B1	PR - ENCLOSED	460 SF
LEVEL B2	PR - ENCLOSED	13,309.4 SF
ROOF	PR - ENCLOSED	111.9 SF
ROOF	PR - ENCLOSED	283.8 SF
Grand total: 12		131,902.2 SF

GROSS BUILDING AREA (PR - COVERED)

Level	Name	Area
LEVEL B1	PR - COVERED	37,697.6 SF
LEVEL B2	PR - COVERED	2,372.3 SF
Grand total: 2		40,069.9 SF

GROSS BUILDING AREA (PR - COVERED/OPEN AIR)

Level	Name	Area
LEVEL 01	PR - COVERED/OPEN AIR	689.3 SF
LEVEL 01	PR - COVERED/OPEN AIR	715.6 SF
LEVEL 01	PR - COVERED/OPEN AIR	715.6 SF
LEVEL 01	PR - COVERED/OPEN AIR	1,170.3 SF
LEVEL 02	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 02	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 02	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 02	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 04	PR - COVERED/OPEN AIR	26.4 SF
LEVEL 05	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 05	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 05	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 05	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 05	PR - COVERED/OPEN AIR	26.4 SF
LEVEL 06	PR - COVERED/OPEN AIR	63.2 SF
Grand total: 36		4,932.9 SF

GROSS BUILDING AREA (PR - OPEN TO SKY)

Level	Name	Area
LEVEL 01	PR - OPEN TO SKY	11,144.2 SF
LEVEL 01	PR - OPEN TO SKY	1,777.1 SF
LEVEL 01	PR - OPEN TO SKY	82.8 SF
LEVEL 05	PR - OPEN TO SKY	15,577.8 SF
LEVEL 06	PR - OPEN TO SKY	190.5 SF
LEVEL 06	PR - OPEN TO SKY	44.1 SF
LEVEL 06	PR - OPEN TO SKY	44.1 SF
LEVEL 06	PR - OPEN TO SKY	57.3 SF
LEVEL 06	PR - OPEN TO SKY	26.4 SF
ROOF	PR - OPEN TO SKY	6,622.1 SF
Grand total: 10		37,566.2 SF

SPECIALTY LODGING (SL) - GROSS BUILDING AREAS

GROSS BUILDING AREA (SL - ENCLOSED)

Level	Name	Area
LEVEL 01	SL - ENCLOSED	9,617.8 SF
LEVEL 02	SL - ENCLOSED	8,401.2 SF
LEVEL 03	SL - ENCLOSED	8,401.2 SF
LEVEL 04	SL - ENCLOSED	8,401.2 SF
LEVEL 05	SL - ENCLOSED	8,401.2 SF
LEVEL 06	SL - ENCLOSED	8,401.2 SF
LEVEL B1	SL - ENCLOSED	899.6 SF
LEVEL B1	SL - ENCLOSED	712.3 SF
LEVEL B2	SL - ENCLOSED	383.1 SF
ROOF	SL - ENCLOSED	121.4 SF
ROOF	SL - ENCLOSED	111.9 SF
Grand total: 11		53,852.1 SF

GROSS BUILDING AREA (SL - COVERED)

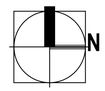
Level	Name	Area
LEVEL B1	SL - COVERED	10,565.1 SF
Grand total: 1		10,565.1 SF

GROSS BUILDING AREA (SL - COVERED/OPEN AIR)

Level	Name	Area
LEVEL 02	SL - COVERED/OPEN AIR	148 SF
LEVEL 02	SL - COVERED/OPEN AIR	148 SF
LEVEL 02	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 03	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 03	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 03	SL - COVERED/OPEN AIR	148 SF
LEVEL 03	SL - COVERED/OPEN AIR	148 SF
LEVEL 03	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 04	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 04	SL - COVERED/OPEN AIR	35.3 SF
LEVEL 04	SL - COVERED/OPEN AIR	148 SF
LEVEL 04	SL - COVERED/OPEN AIR	148 SF
LEVEL 04	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 04	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 05	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 05	SL - COVERED/OPEN AIR	148 SF
LEVEL 05	SL - COVERED/OPEN AIR	148 SF
LEVEL 05	SL - COVERED/OPEN AIR	35.3 SF
LEVEL 05	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 05	SL - COVERED/OPEN AIR	44.1 SF
LEVEL B1	SL - COVERED/OPEN AIR	367.8 SF
Grand total: 21		2,063.3 SF

GROSS BUILDING AREA (SL - OPEN TO SKY)

Level	Name	Area
LEVEL 01	SL - OPEN TO SKY	317.4 SF
LEVEL 01	SL - OPEN TO SKY	2,375.3 SF
LEVEL 06	SL - OPEN TO SKY	35.3 SF
LEVEL 06	SL - OPEN TO SKY	44.1 SF
LEVEL 06	SL - OPEN TO SKY	44.1 SF
LEVEL 06	SL - OPEN TO SKY	44.1 SF
LEVEL 06	SL - OPEN TO SKY	148 SF
LEVEL 06	SL - OPEN TO SKY	148 SF
ROOF	SL - OPEN TO SKY	8,167.9 SF
Grand total: 9		11,324.2 SF



0 12.5 25 50 100 FT

SCALE 1" = 50'-0"

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C-26518
9/30/23
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STATE OF CALIFORNIA

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key plan

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no. date issue

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project logo

BUILDING AREA

sheet title

project no. 194168 date 01/17/22

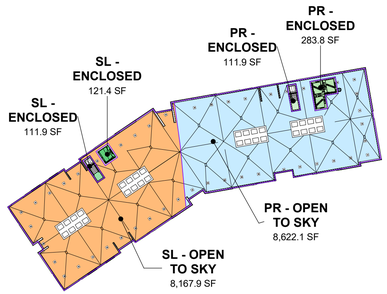
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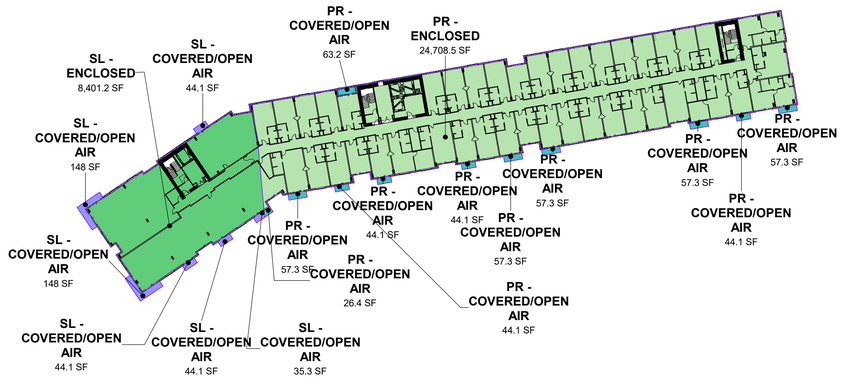
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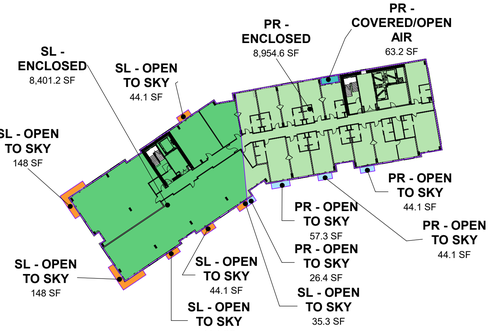
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6 ROOF AREA PLAN - ENTITLEMENT
1" = 50'-0"

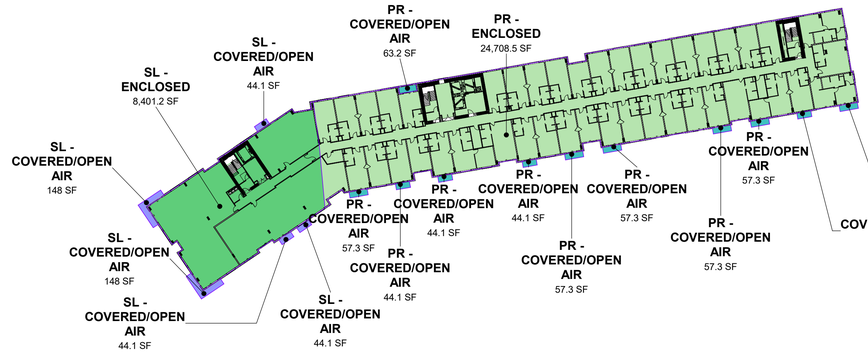


3 LEVEL 04 AREA PLAN - ENTITLEMENT
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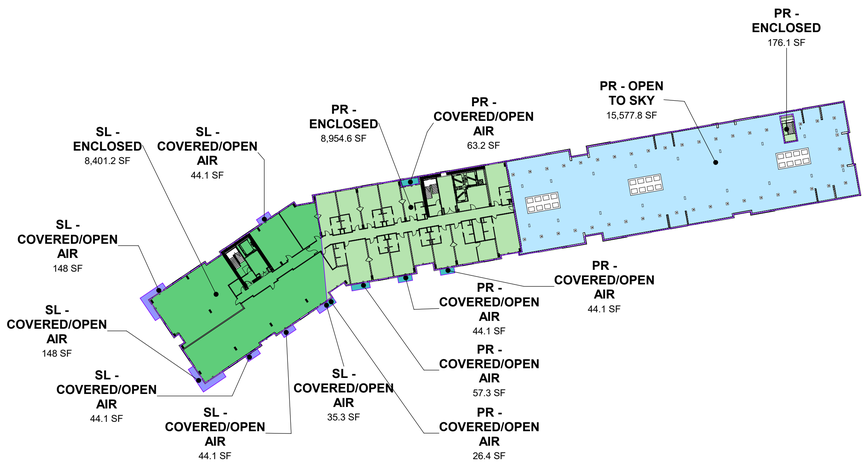


5 LEVEL 06 AREA PLAN - ENTITLEMENT
1" = 50'-0"

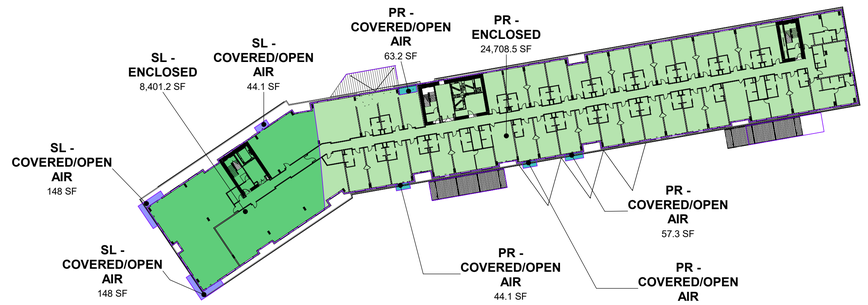




2 LEVEL 03 AREA PLAN - ENTITLEMENT
1" = 50'-0"



4 LEVEL 05 AREA PLAN - ENTITLEMENT
1" = 50'-0"



1 LEVEL 02 AREA PLAN - ENTITLEMENT
1" = 50'-0"

N

0 12.5 25 50 100 FT
SCALE 1" = 50'-0"

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BUILDING AREA

sheet title

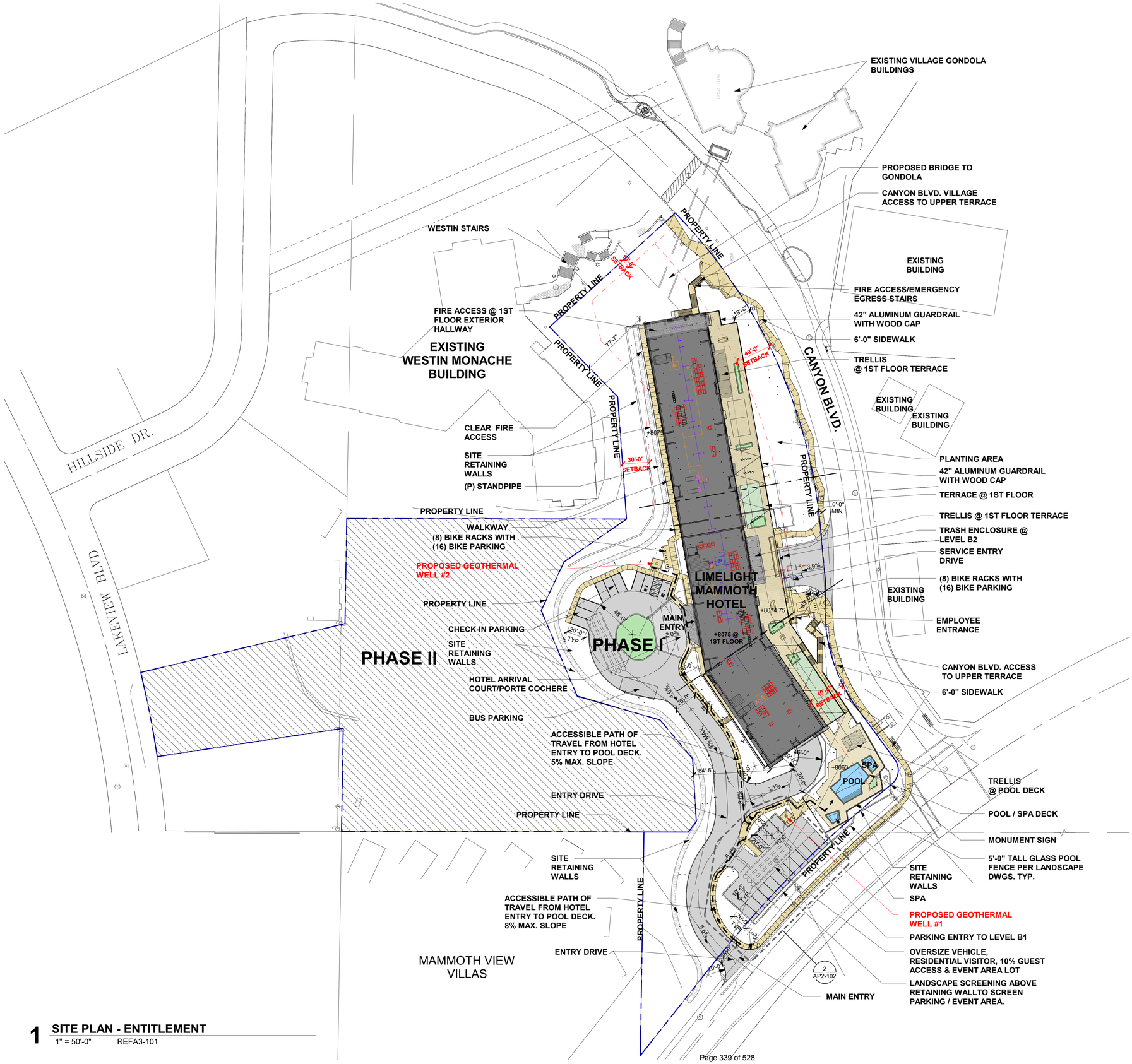
project no. 194168 date 01/17/22

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AP0-004

sheet no.



1 SITE PLAN - ENTITLEMENT

1" = 50'-0" REFA3-101

KEYNOTES / LEGENDS

LEGENDS

ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN / GRID LINES, TOP OF SLAB OR TOPPING AND FACE OF FRAMING U.N.O.
2. REFER TO ENLARGED FLOOR PLANS, BUILDING ELEVATIONS, AND DOOR AND WINDOW SCHEDULES FOR NOTES, DETAILS, DIMENSIONS, DOOR AND WINDOW NUMBERS NOT SHOWN HERE.
3. REFER TO EXTERIOR ELEVATIONS, FINISH SCHEDULE, RCP AND ENLARGED PLANS FOR INFORMATION ON FLOOR, WALL AND CEILING FINISHES.
4. SEE CIVIL DRAWINGS FOR GRADING, DRAINGE, SITE IMPROVEMENTS AND SITE DEMOLITION.
5. ALL DRAINS (FLOOR SINKS, FLOOR DRAINS, AND DRAIN RISERS) IN MECHANICAL ROOMS, ROOF, BASEMENT, ANCILLARY SPACES, SHALL BE MARKED WITH PERMANENT PLACARDS IDENTIFYING TERMINATION OF EACH DRAIN (*SANITARY SEWER* –OR- *STORM DRAIN*). ANY DRAINS WHEREVER EXPOSED TO WEATHER AND TERMINATING TO SANITARY SEWER SHALL BE PROTECTED AGAINST RAINWATER DISCHARGE.
6. ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVELAND 2% CROSS SLOPE. A SLOPE GREATER THAN 5% SHALL BE DESIGNED AS A RAMP PER CBC 11B-402.2. REFER TO CIVIL DRAWINGS
7. ACCESSIBLE PATH OF TRAVEL SHAL MAINTAIN A 4' MINIMUM CLEAR WIDTH PER CBC 11B-403.5.1 EXCEPTION

N

0 15 30 60 120 FT

SCALE 1" = 60'-0"

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SITE PLAN

sheet title

project no. 194168 date 01/12/21

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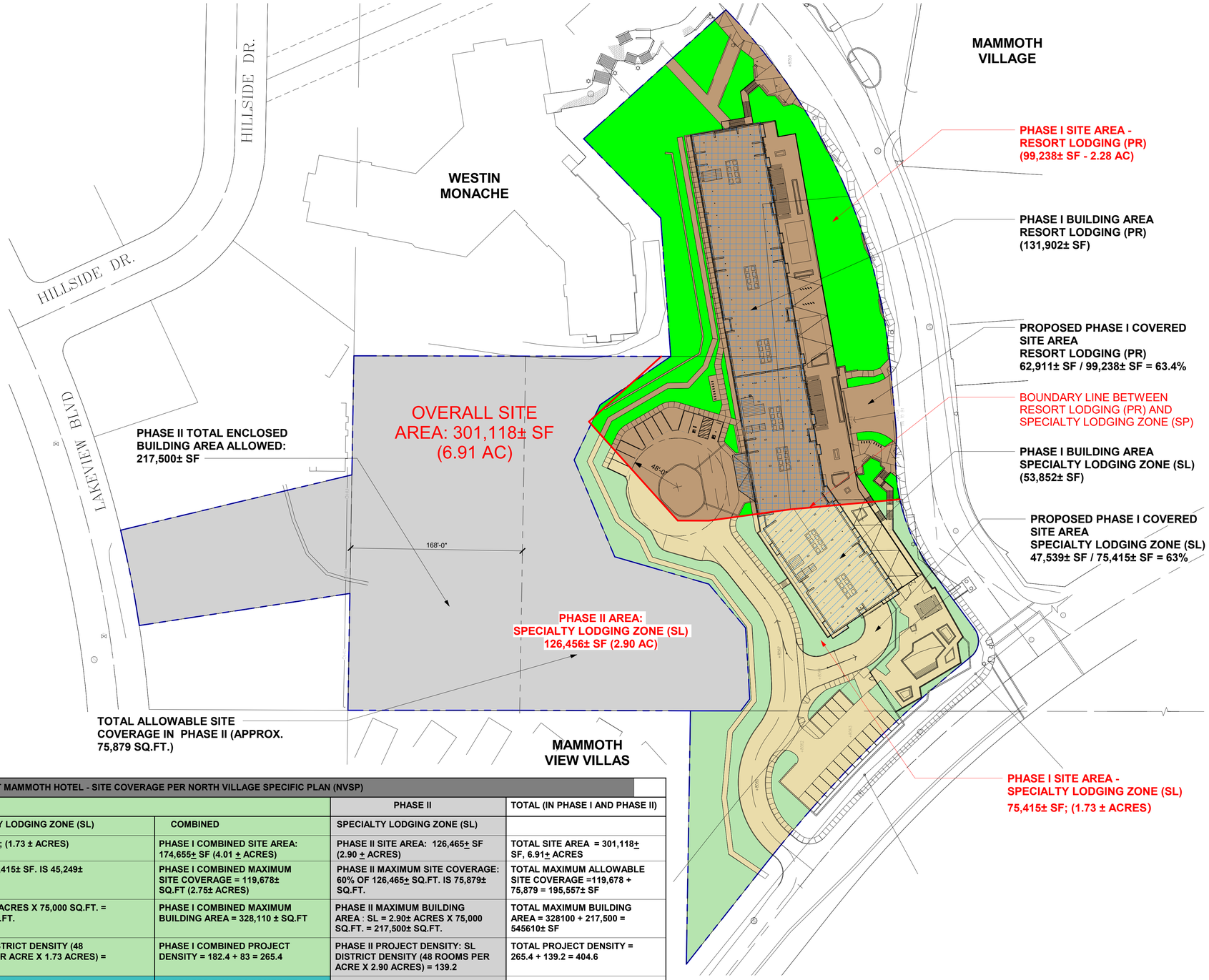
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AP0-010

sheet no.

SITE LEGEND

- PHASE I SITE AREA - RESORT LODGING (PR) (99,238± SF - 2.28 AC)
- PHASE I COVERED AREA RESORT LODGING (PR) (62,911± SF ± SF - 63.4%)
- PHASE I BUILDING AREA RESORT LODGING (PR) (131,902± SF)
- PHASE I SITE AREA - SPECIALTY LODGING ZONE (SL) 75,415± SF - 1.73 AC)
- PHASE I COVERED AREA SPECIALTY LODGING ZONE (SL) (47,539± SF - 63%)
- PHASE I BUILDING AREA SPECIALTY LODGING ZONE (SL) (53,852± SF)
- PHASE II SITE AREA (126,456 SF - 2.90 AC)



1 LOT COVERAGE PLAN
1" = 50'-0"

LIMELIGHT MAMMOTH HOTEL - SITE COVERAGE PER NORTH VILLAGE SPECIFIC PLAN (NVSP)					
	PHASE I			PHASE II	TOTAL (IN PHASE I AND PHASE II)
	RESORT LODGING (PR)	SPECIALTY LODGING ZONE (SL)	COMBINED	SPECIALTY LODGING ZONE (SL)	
TOTAL SITE AREA	99,238± SF; (2.28± ACRES)	75,415± SF; (1.73 ± ACRES)	PHASE I COMBINED SITE AREA: 174,655± SF (4.01 ± ACRES)	PHASE II SITE AREA: 126,465± SF (2.90 ± ACRES)	TOTAL SITE AREA = 301,118± SF, 6.91± ACRES
MAXIMUM ALLOWABLE SITE COVERAGE	75% OF 99,238± SF. = 74,429± SQ.FT.	60% OF 75,415± SF. IS 45,249± SQ.FT.	PHASE I COMBINED MAXIMUM SITE COVERAGE = 119,678± SQ.FT (2.75± ACRES)	PHASE II MAXIMUM SITE COVERAGE: 60% OF 126,465± SQ.FT. IS 75,879± SQ.FT.	TOTAL MAXIMUM ALLOWABLE SITE COVERAGE =119,678 + 75,879 = 195,557± SF
MAXIMUM BUILDING AREA	PR = 2.28± ACRES X 87,000 SQ FT = 198,336 SQ.FT.	SL = 1.73± ACRES X 75,000 SQ.FT. = 129,750 SQ.FT.	PHASE I COMBINED MAXIMUM BUILDING AREA = 328,110 ± SQ.FT	PHASE II MAXIMUM BUILDING AREA : SL = 2.90± ACRES X 75,000 SQ.FT. = 217,500± SQ.FT.	TOTAL MAXIMUM BUILDING AREA = 328100 + 217,500 = 545610± SF
PROJECT DENSITY	PR DISTRICT DENSITY (80 ROOMS PER ACRE X 2.28 ACRES) = 182.4	THE SL DISTRICT DENSITY (48 ROOMS PER ACRE X 1.73 ACRES) = 83	PHASE I COMBINED PROJECT DENSITY = 182.4 + 83 = 265.4	PHASE II PROJECT DENSITY: SL DISTRICT DENSITY (48 ROOMS PER ACRE X 2.90 ACRES) = 139.2	TOTAL PROJECT DENSITY = 265.4 + 139.2 = 404.6
PROPOSED SITE COVERAGE	62,911± SF / 99,238 SF = 63.4%	47,539± SF / 75,415± SF = 63%	PROPOSED PHASE I COMBINED PROJECT SITE COVERAGE (62,911± SF + 47,539± SF) / 174,655± SF = 63.2%		
PROPOSED BUILDING AREA	131,902± SF	53,852± SF	PHASE I COMBINED BUILDING AREA 185,754± SF		
PROPOSED PROJECT DENSITY	LEVEL 1 - 11,209± SF (COMMERCIAL OR RESTAURANT SPACES) /450 SF PER ROOM = 26 ROOMS LEVEL 2 - 39 GUESTROOM LEVEL 3 - 42 GUESTROOM LEVEL 4 - 42 GUESTROOM LEVEL 5 - 13 GUESTROOM LEVEL 6 - 13 GUESTROOM PR ZONE SUBTOTAL 174 ROOMS	LEVEL 1 - 4,957± SF (COMMERCIAL OR RESTAURANT SPACES) /450 SF PER ROOM = 11 ROOMS LEVEL 2 - (3 UNITS = 11 RESIDENTIAL ROOMS) LEVEL 3 - (3 UNITS = 10 RESIDENTIAL ROOMS) LEVEL 4 - (3 UNITS = 10 RESIDENTIAL ROOMS) LEVEL 5 - (1 GUESTROOM; 3 UNITS = 9 RESIDENTIAL ROOMS) LEVEL 6 - (1 GUESTROOM; 3 UNITS = 9 RESIDENTIAL ROOMS) SL ZONE SUBTOTAL 62 ROOMS	TOTAL = 174 ROOMS (PR)+ 62 ROOMS (SL) = 236 ROOMS PROVIDED INCLUDING: 16,166± (COMMERCIAL OR RESTAURANT SPACES) /450 SF PER ROOM = 36 ROOMS 151 GUESTROOM 15 RESIDENTIAL UNITS (49 BEDROOMS)		

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LOT COVERAGE PLAN

sheet title

project no. 194168 date 01/20/21

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drawn by: Author

component

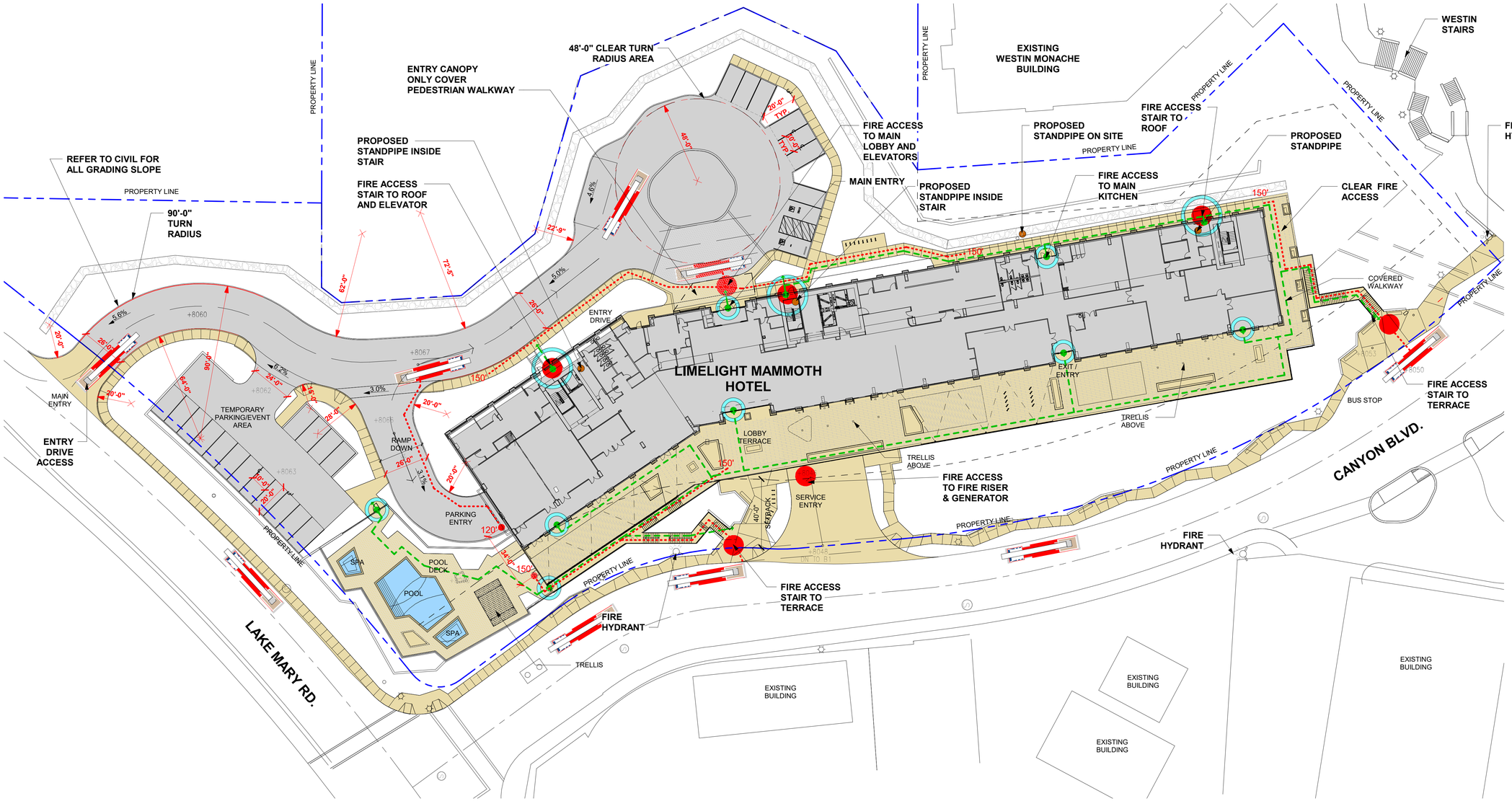
AP0-011

sheet no.

KEYNOTES / LEGENDS

PLAN LEGEND

- FIRE APPARATUS ACCESS
- ACCESS / EGRESS POINT
- PROPOSED STANDPIPE
- EGRESS PATH



1 FIRE DEPARTMENT SITE ACCESS PLAN
1" = 30'-0"

N

0 7.5 15 30 60 FT
SCALE 1'-0" 1/32" = U.N.O.

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FIRE DEPARTMENT ACCESS PLAN
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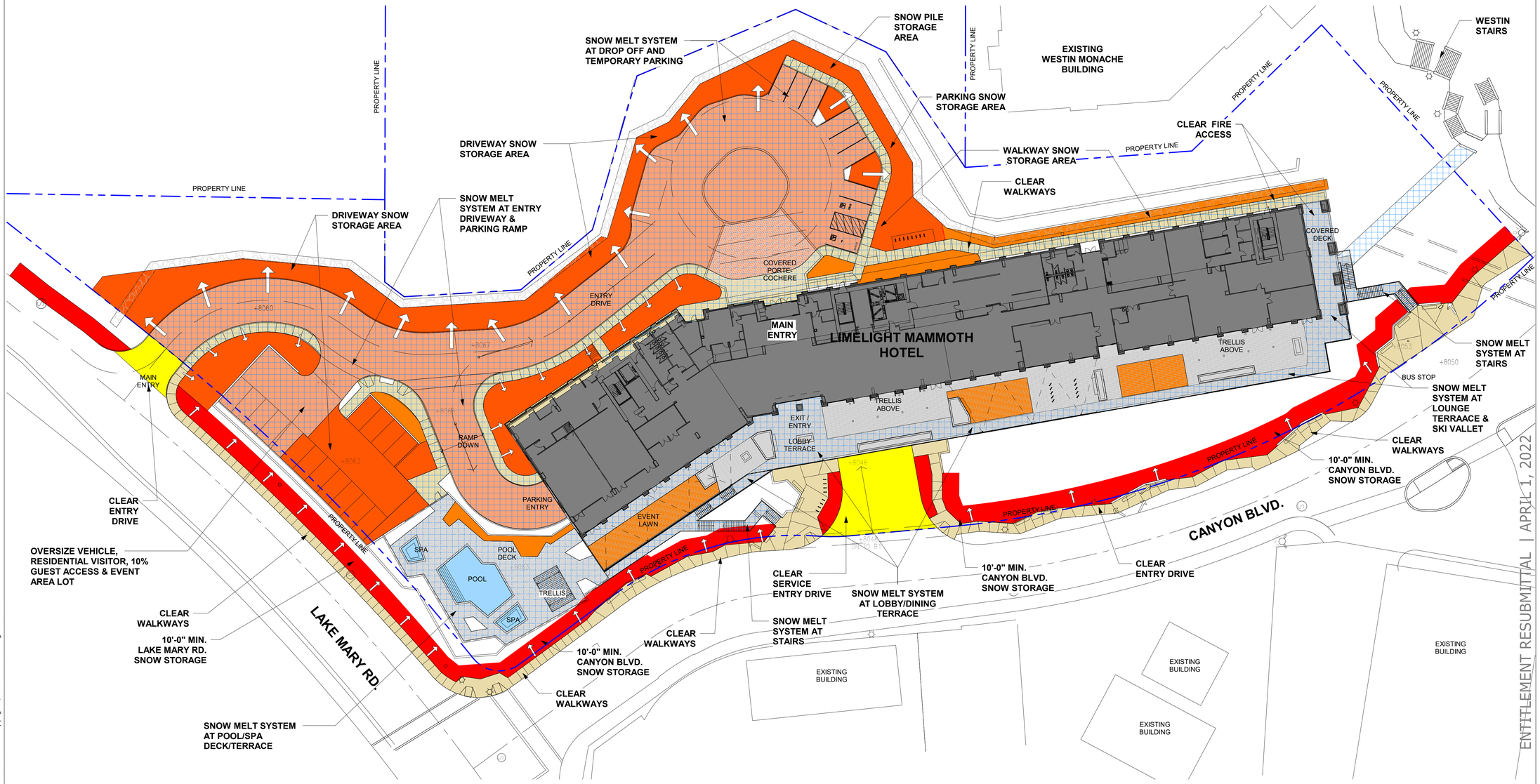
project no. 194168 date 01/20/21
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component

AP0-012
sheet no.

KEYNOTES / LEGENDS

SNOW STORAGE LEGEND

- REQUIRED 10'-0" MINIMUM STREET FRONTAGE STORAGE AREA
- PARKING AND DRIVEWAY AREA (31,462 SF)
- PARKING AND DRIVEWAY SNOW STORAGE AREA
  *MINIMUM 60% OF PARKING AND DRIVEWAY AREA
  (19,074 SF - 60.6%)
- SNOW CLEARING DIRECTION
- SIDEWALK AND WALKWAY AREA
- SIDEWALK AND WALKWAY SNOW STORAGE AREA
- CURB ENTRY TO BE MANUALY CLEARED AND PLOWED
- SNOW MELT SYSTEM PROPOSED



1 SNOW MANGEMENT & STORAGE PLAN
1" = 30'-0"

N

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SCALE 1'-0" 1/32" = U.N.O.

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SNOW MANAGEMENT & STORAGE PLAN
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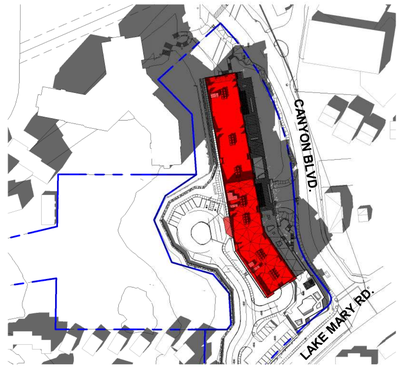
project no. 194168 date 01/20/21

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component
AP0-013
sheet no.



1 MARCH 20TH | 9 AM | VERNAL EQUINOX
1" = 160'-0"



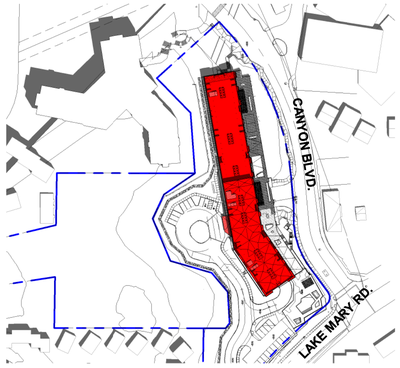
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1" = 160'-0"



9 MARCH 20TH | 3 PM | VERNAL EQUINOX
1" = 160'-0"



13 MARCH 20TH | 5 PM | VERNAL EQUINOX
1" = 160'-0"



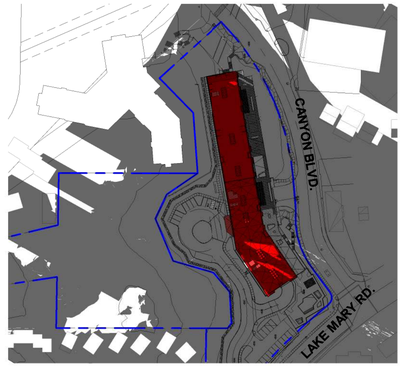
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1" = 160'-0"



6 JUNE 20TH | 12 NOON | SUMMER SOLSTICE
1" = 160'-0"



10 JUNE 20TH | 3 PM | SUMMER SOLSTICE
1" = 160'-0"



14 JUNE 20TH | 5 PM | SUMMER SOLSTICE
1" = 160'-0"



3 SEPT 21ST | 9 AM | FALL EQUINOX
1" = 160'-0"



7 SEPT 21ST | 12 NOON | FALL EQUINOX
1" = 160'-0"



11 SEPT 21ST | 3 PM | FALL EQUINOX
1" = 160'-0"



15 SEPT 21ST | 5 PM | FALL EQUINOX
1" = 160'-0"



4 DEC 22ND | 9 AM | WINTER SOLSTICE
1" = 160'-0"



8 DEC 22ND | 12 NOON | WINTER SOLSTICE
1" = 160'-0"



12 DEC 22ND | 3 PM | WINTER SOLSTICE
1" = 160'-0"



16 DEC 22ND | 5 PM | WINTER SOLSTICE
1" = 160'-0"

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KEYNOTES / LEGENDS

N

0 40 80 160 320 FT
SCALE 1" = 160'-0"

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SHADE/SHADOW ANALYSIS

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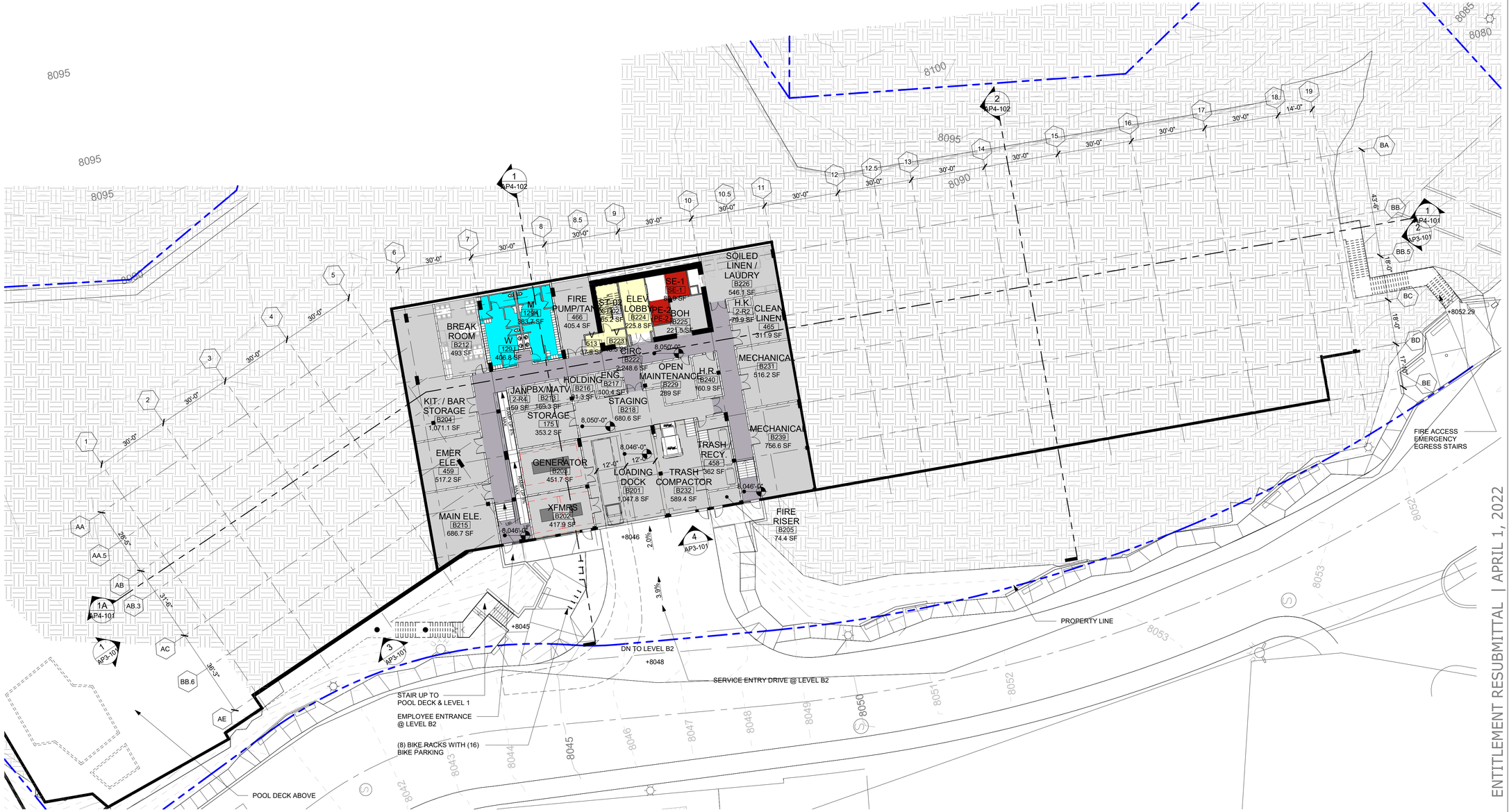
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AP0-014

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KEYNOTES / LEGENDS



1 **ENTITLEMENT_FLOOR PLAN - LEVEL B2**
1" = 20'-0"

N

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SCALE 1" = 20'-0"

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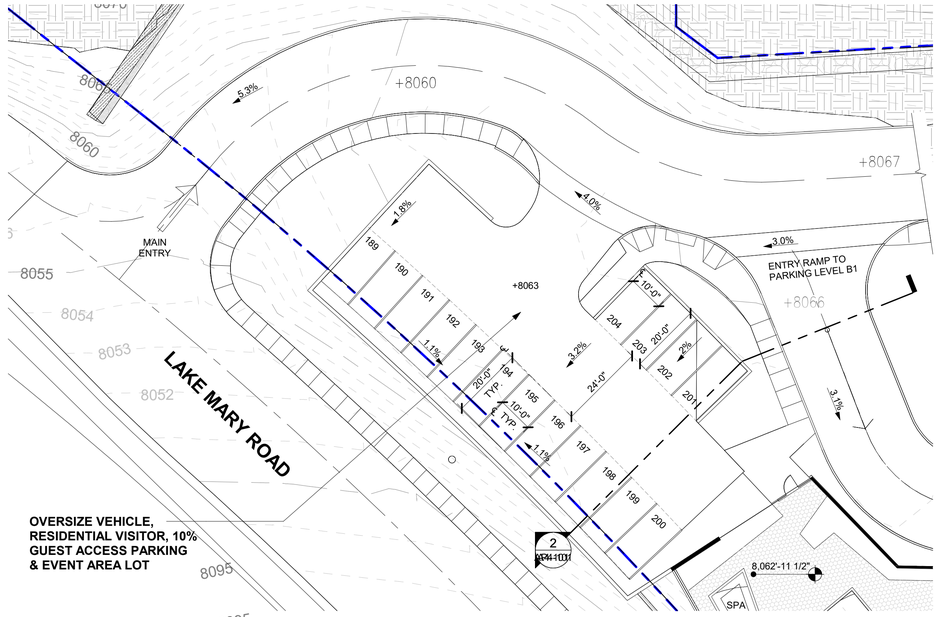
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OVERALL FLOOR PLANS - LEVEL B2
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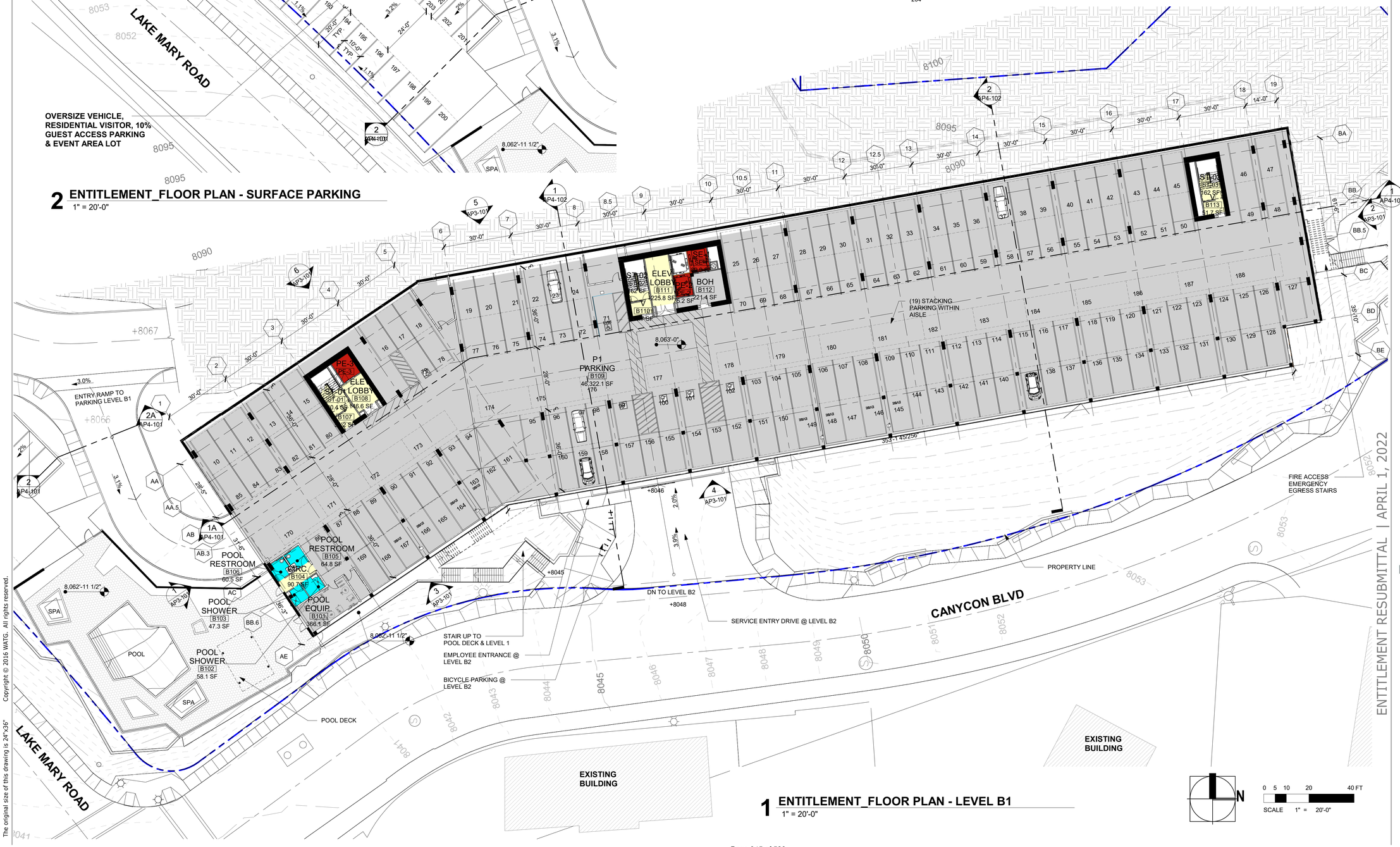
AP2-101
sheet no.



2 ENTITLEMENT_FLOOR PLAN - SURFACE PARKING

1" = 20'-0"

PARKING SUMMARY		
Level	**TYPE**	**COUNT**
1. PARKING STRUCTURE VALLET STALLS		
LEVEL B1	9' x 18' - ACCESSIBLE	4
LEVEL B1	9' x 18' - ACCESSIBLE EV	1
LEVEL B1	9' x 18' - EV	8
LEVEL B1	9' x 18' - REGULAR	146
LEVEL B1	10' x 20' - ACCESSIBLE	1
LEVEL B1	10' x 23' AISLE PARALLEL PARKING	19
		179
2. CHECK-IN STALLS		
LEVEL 01	10' x 20' - EXTERIOR	7
LEVEL 01	10' x 20' - EXTERIOR ACCESSIBLE EV	1
LEVEL 01	10' x 20' - EXTERIOR VAN ACCESSIBLE	1
		9
3. OVERSIZE / VISITOR STALLS		
LEVEL B1	10' x 20' - EXTERIOR	16
		16
		204



1 ENTITLEMENT_FLOOR PLAN - LEVEL B1

1" = 20'-0"

N

SCALE 1" = 20'-0" (0 5 10 20 40 FT)

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OVERALL FLOOR PLANS - LEVEL B1

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1 **ENTITLEMENT_FLOOR PLAN - LEVEL 1**
1" = 20'-0"

N

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SCALE 1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 1
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sheet no.



2 ENTITLEMENT_FLOOR PLAN - LEVEL 3
1" = 20'-0"



1 ENTITLEMENT_FLOOR PLAN - LEVEL 2
1" = 20'-0"

N

0 5 10 20 40 FT
SCALE 1" = 20'-0"

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9/30/23
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key plan

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limelight
LIMELIGHT HOTEL
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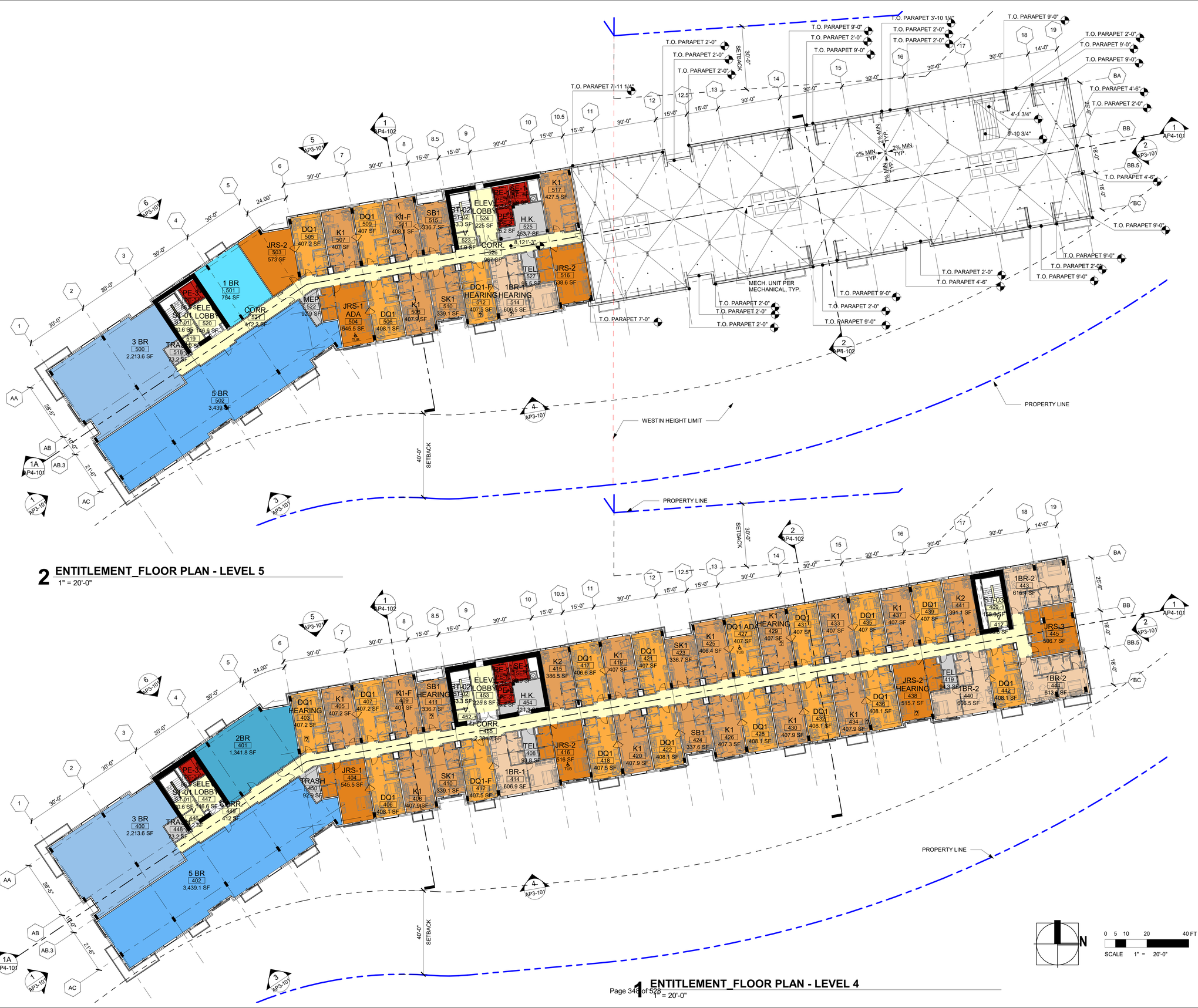
OVERALL FLOOR PLANS - LEVEL 2 & 3
sheet title

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checked by: Checker
drawn by: Author

component

AP2-104
sheet no.



2 ENTITLEMENT_FLOOR PLAN - LEVEL 5

1" = 20'-0"

1 ENTITLEMENT_FLOOR PLAN - LEVEL 4

1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 4 & 5

sheet title

project no. 194168 date 01/05/21

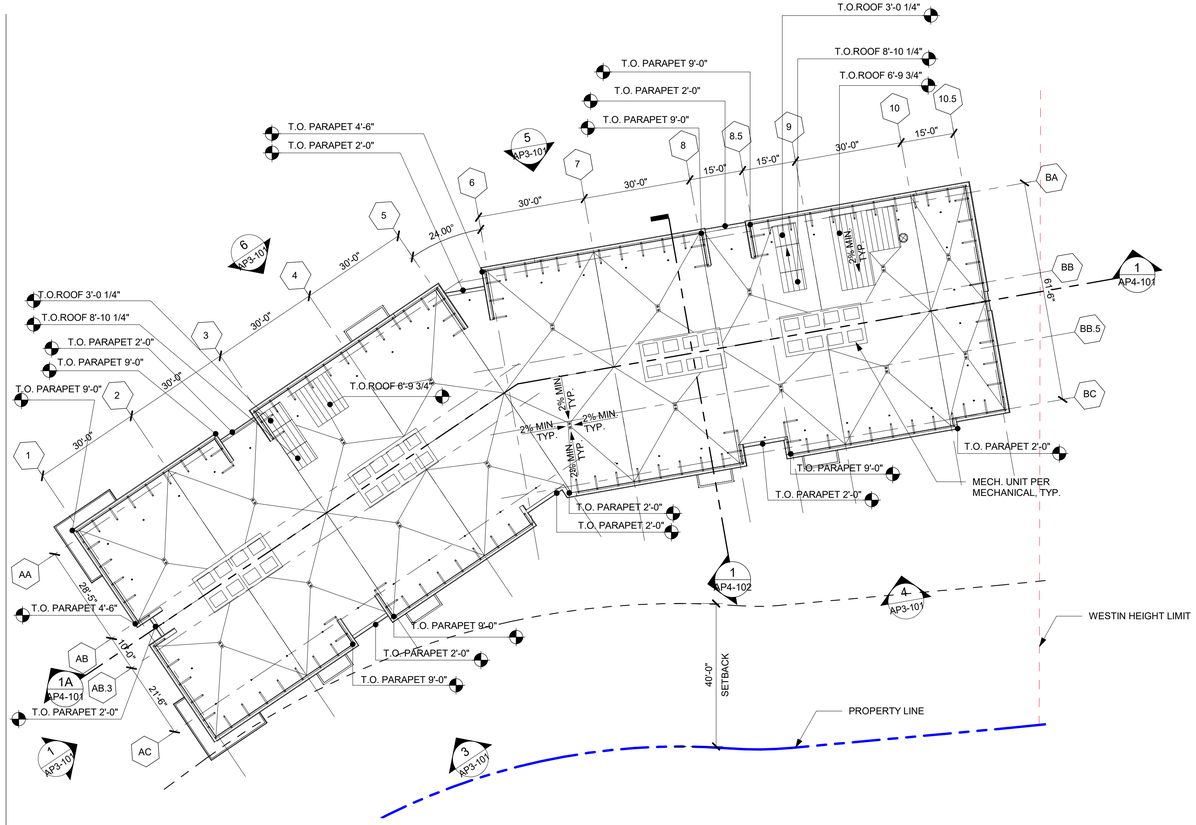
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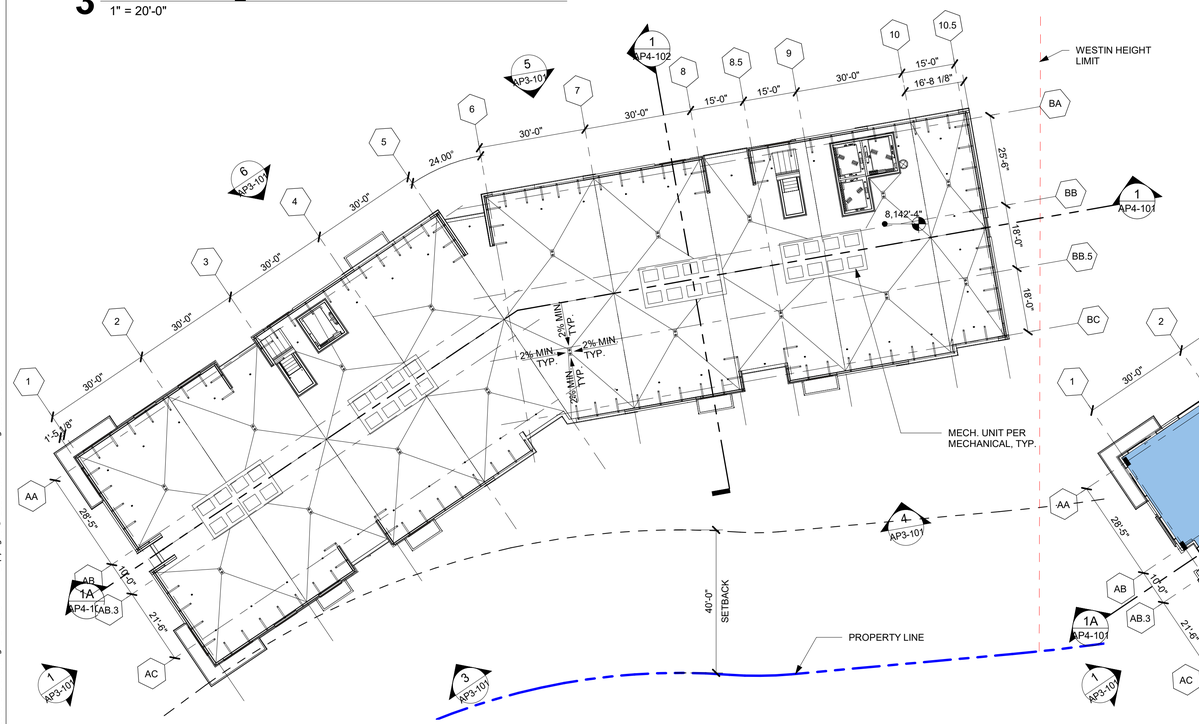
AP2-105

sheet no.



3 ENTITLEMENT_FLOOR PLAN - ROOF

1" = 20'-0"



2 ENTITLEMENT_FLOOR PLAN - LOWER ROOF

1" = 20'-0"

1 ENTITLEMENT_FLOOR PLAN - LEVEL 6

1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 6 & ROOF

sheet title

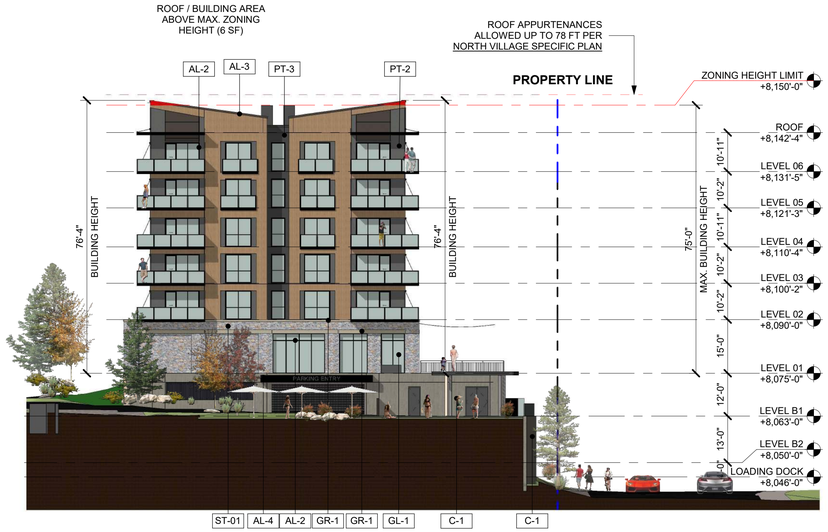
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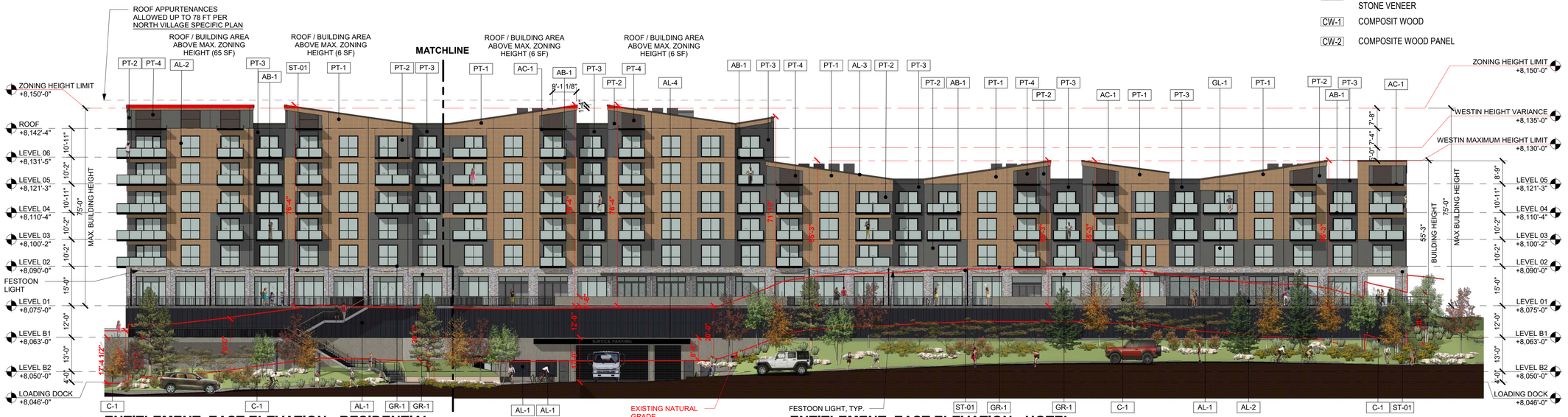
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1 _ENTITLEMENT_SOUTH ELEVATION
1" = 20'-0"



2 _ENTITLEMENT_NORTH ELEVATION
1" = 20'-0"



3 _ENTITLEMENT_EAST ELEVATION - RESIDENTIAL
1" = 20'-0"

4 _ENTITLEMENT_EAST ELEVATION - HOTEL
1" = 20'-0"

NORTH VILLAGE SPECIFIC PLAN ALLOWED BUILDING HEIGHT:
- **PR RESORT LODGING AREA MAXIMUM HEIGHT PER TABLE 4 = 75'0"**
- **ROOF APPURTENANCES (ANTENNAE, CHIMNEYS, TURRETS, COPOLAS AND SIMILAR) ALLOWED UP TO 78 FT. (+3 FT, SECTION 5F W/ PLANNING COMMISSION APPROVAL)**



5 _ENTITLEMENT_WEST ELEVATION - HOTEL
1" = 20'-0"

6 _ENTITLEMENT_WEST ELEVATION - RESIDENTIAL
1" = 20'-0"

EXTERIOR FINISH LEGEND

AL-1	ALUMINUM PARKING SCREEN (COLOR: CLEAR ANODIZED)
AL-2	ALUMINUM WINDOWS/STOREFRONT (PRE-FINISHED ANODIZED DARK BRONZE)
AL-3	ALUMINUM FASCIA (PRE-FINISHED ANODIZED DARK BRONZE)
AL-4	ALUMINUM CLAD CANOPY (PRE-FINISHED ANODIZED DARK BRONZE)
AB-1	ALUMINUM PREFABRICATED BALCONIES WITH GLASS RAILING. (PRE-FINISHED ANODIZED DARK BLACK)
AC-1	ALUMINUM PREFABRICATED CANOPY. (PRE-FINISHED ANODIZED DARK BLACK)
C-1	CONCRETE WALL WITH ARCHITECTURAL CONCRETE FINISH FINISH: FORMLINER - STAGGERED OAK
GL-1	GLASS RAILING W/ WOOD CAP
GL-2	WINDOWS/STOREFRONT GLASS
GR-1	GFRC HEADER/WALL CAPS (COLOR: ALMOND; FINISH: LIGHT SANDBLAST)
RF-1	PVC STANDING SEAM PROFILE ROOFING SYSTEM
AR-1	ALUMINUM RAILINGS WITH WOOD TOP RAIL - PRE-FINISHED DARK BRONZE
PT-1	DRYVIT EIFS WITH ACRYLIC FINISH. WOOD GRAIN FINISH TO MATCH ROMANTIC WALNUT
PT-2	EIFS WITH ACRYLIC FINISH. INTEGRAL COLOR CEMENT PLASTER / PAINT (MEDIUM COLOR) - SHERWIN WILLIAMS "SW7067"
PT-3	EIFS WITH ACRYLIC FINISH. INTEGRAL COLOR CEMENT PLASTER / PAINT (DARK COLOR) - SHERWIN WILLIAMS "SW7674"
PT-4	EIFS COLOR TO MATCH DOOR FRAME - REFLECTIT FINISH
ST-1	TERRAFORM ORIGIN DRY STACK NATURAL STONE VENEER
CW-1	COMPOSIT WOOD
CW-2	COMPOSITE WOOD PANEL

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OVERALL ELEVATIONS

sheet title

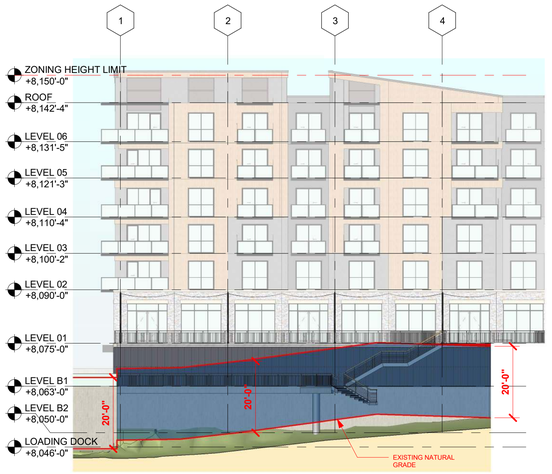
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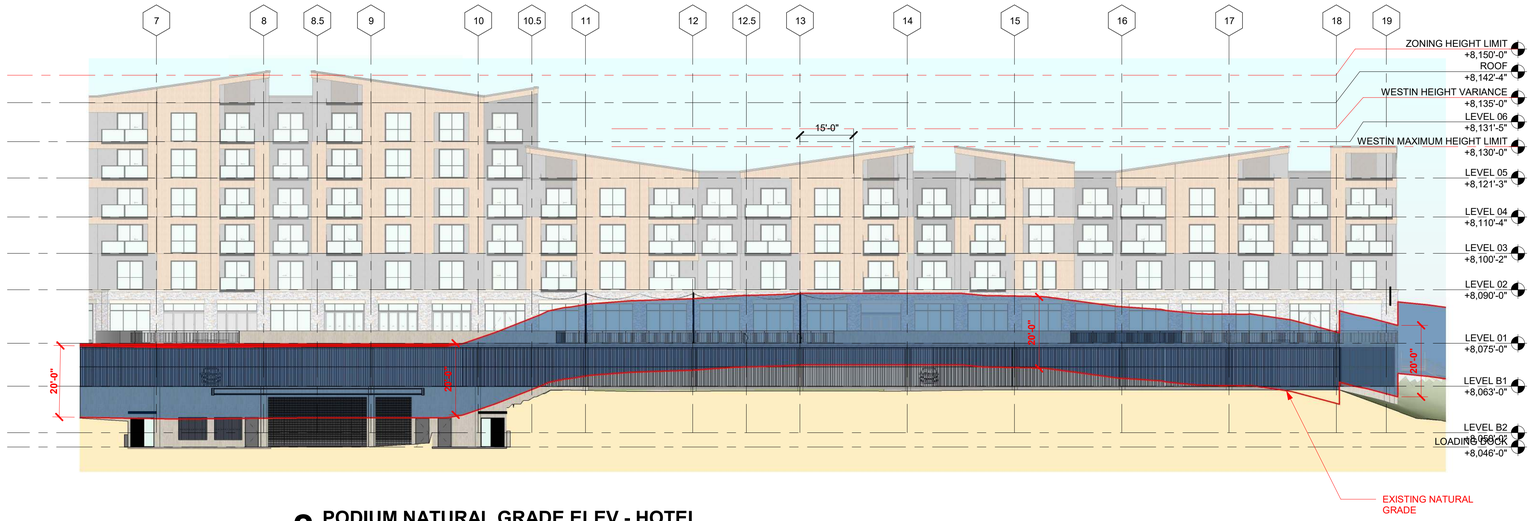
AP3-101

sheet no.



1 PODIUM NATURAL GRADE ELEV - RESIDENTIAL

1" = 20'-0"



2 PODIUM NATURAL GRADE ELEV - HOTEL

1" = 20'-0"

PODIUM HEIGHT LEGEND

PARKING PODIUM HEIGHT ≤ 20'

PARKING PODIUM HEIGHT > 20'

TOTAL EXPOSED AREA OF PARKING FACADE ALONG CANYON BLVD: 9,736 SF

TOTAL EXPOSED AREA OF PARKING FACADE ALONG CANYON BLVD > 20': 108 SF

108 SF / 9,736 SF = 1.1%

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PODIUM HEIGHT

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project no. 194168 date 03/24/22

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AP3-102

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RENDERING - PORTE COCHERE

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RENDERING - ENTRY DRIVE

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AP3-502

sheet no.



RENDERING - CANYON BLVD SOUTH

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sheet no.



RENDERING - CANYON BLVD NORTH

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PERSPECTIVES

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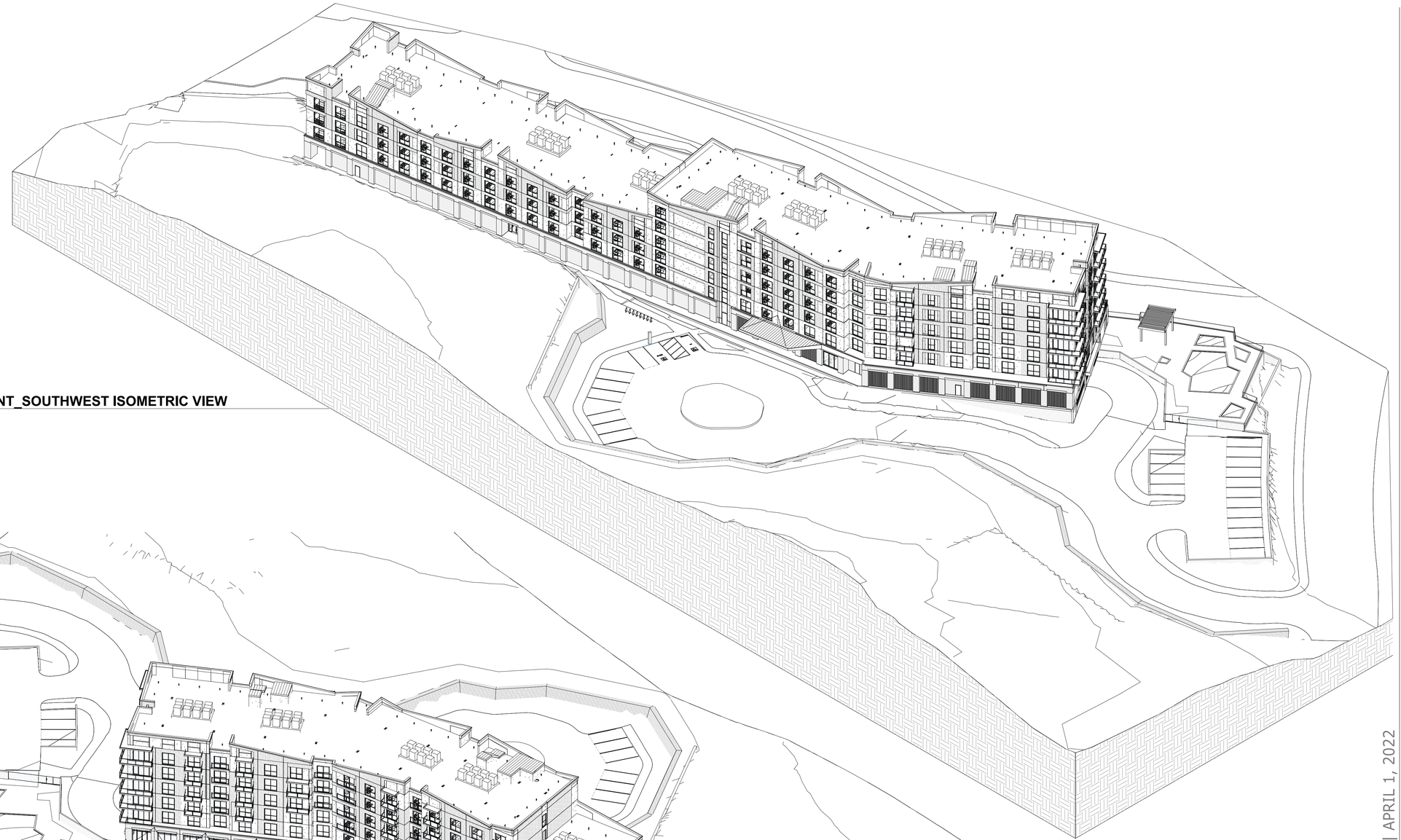
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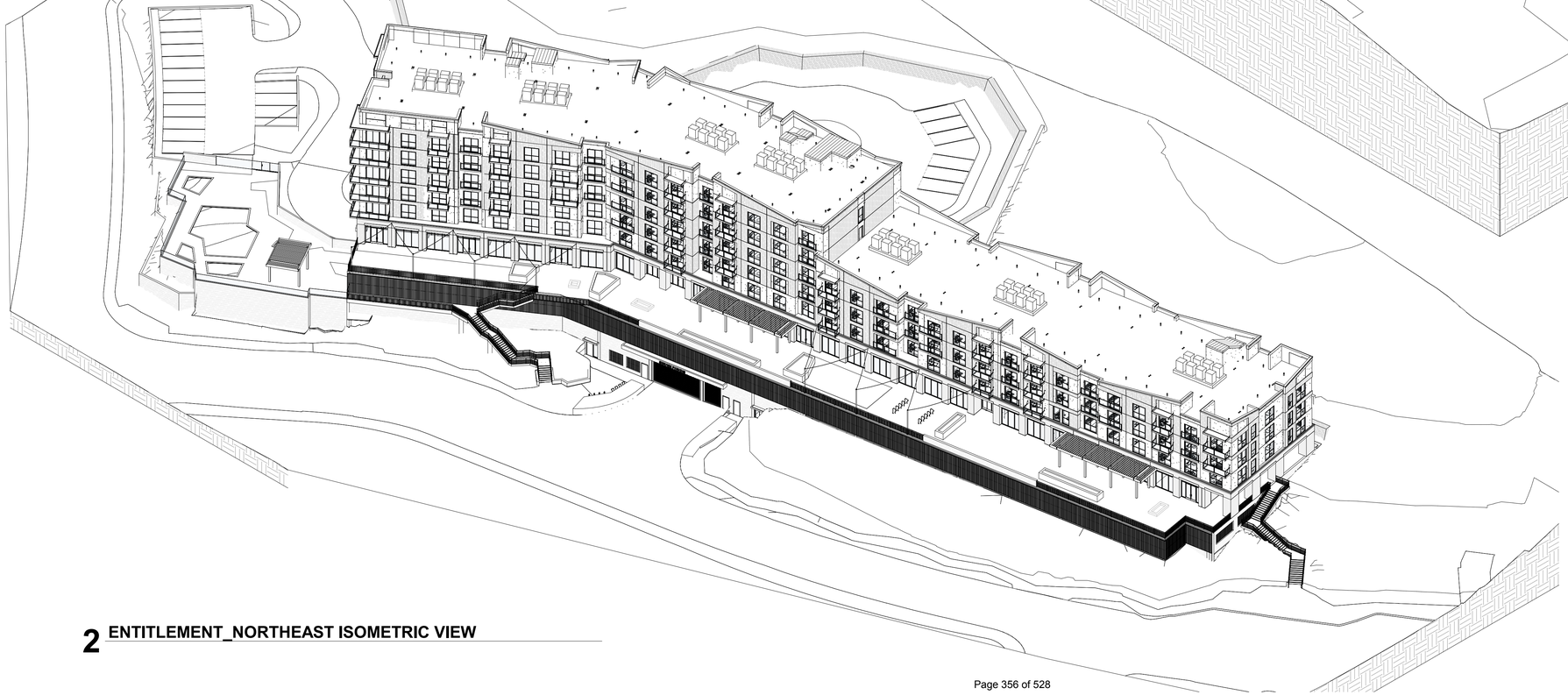
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AP3-504

sheet no.



1 ENTITLEMENT_SOUTHWEST ISOMETRIC VIEW



2 ENTITLEMENT_NORTHEAST ISOMETRIC VIEW

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BUILDING ISOMETRIC VIEWS

sheet title

project no. 194168 date 01/18/22

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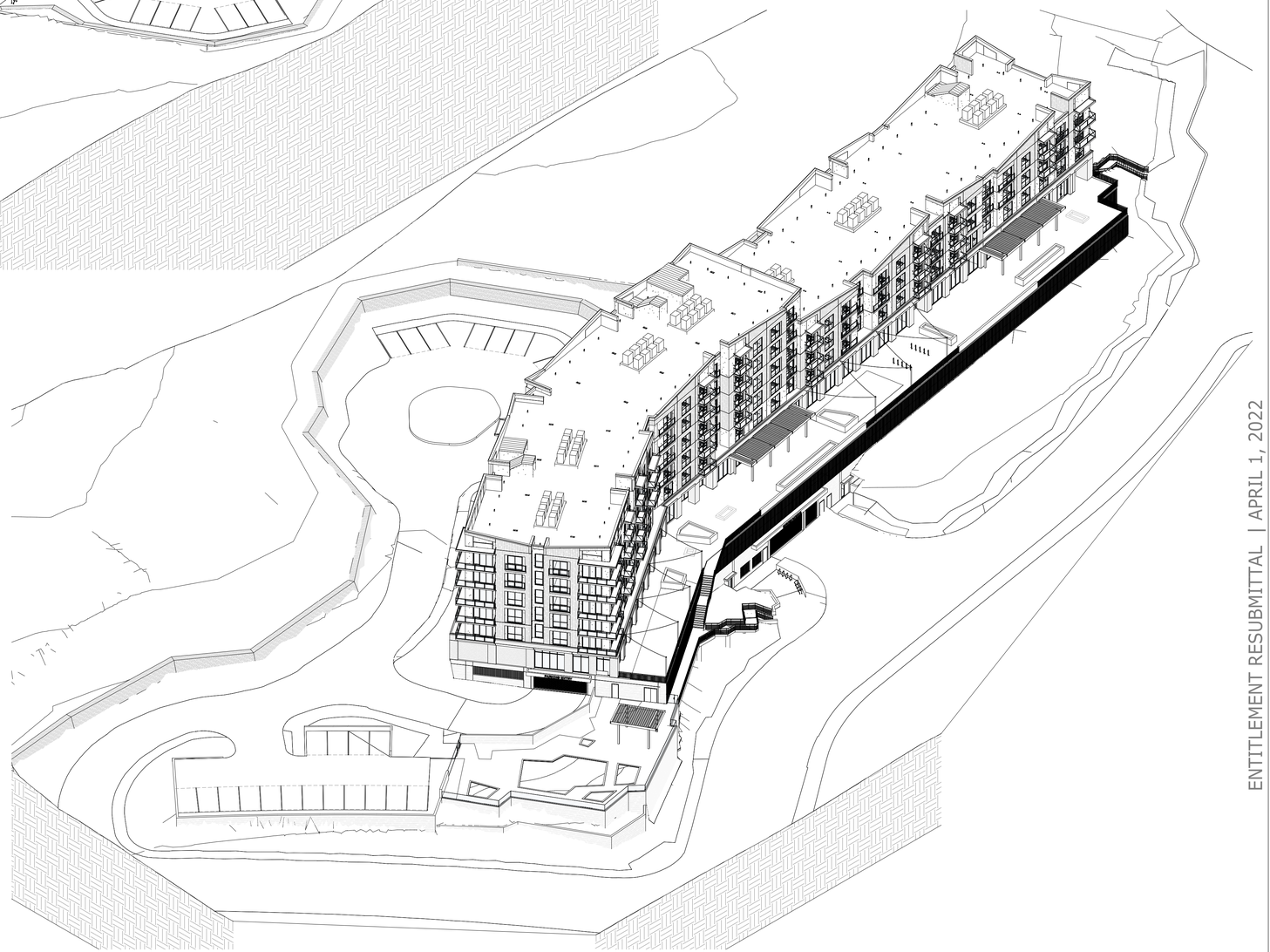
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AP3-601

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1 ENTITLEMENT_NORTHWEST ISOMETRIC VIEW



2 ENTITLEMENT_SOUTHEAST ISOMETRIC VIEW

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project no. 194168 date 01/18/22

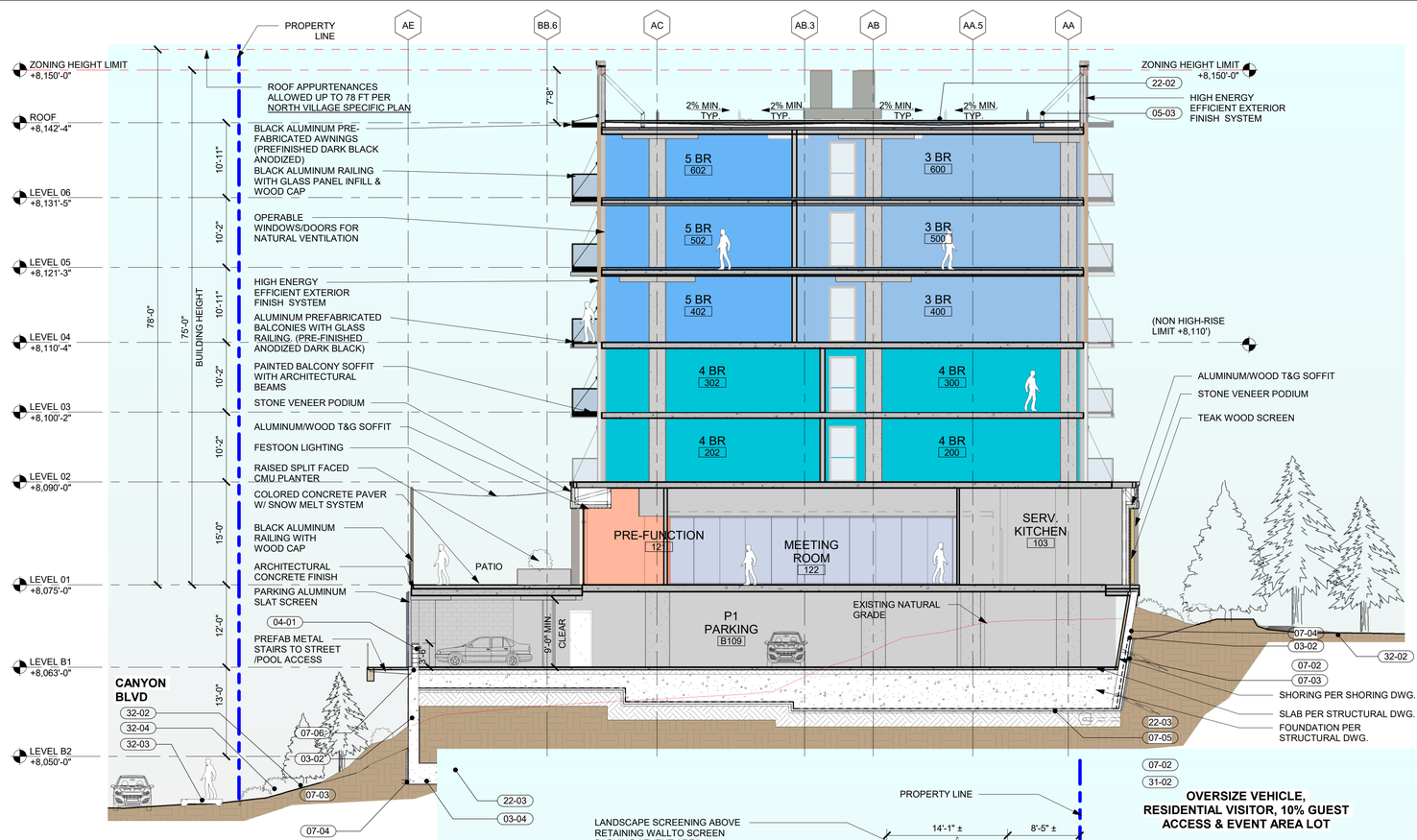
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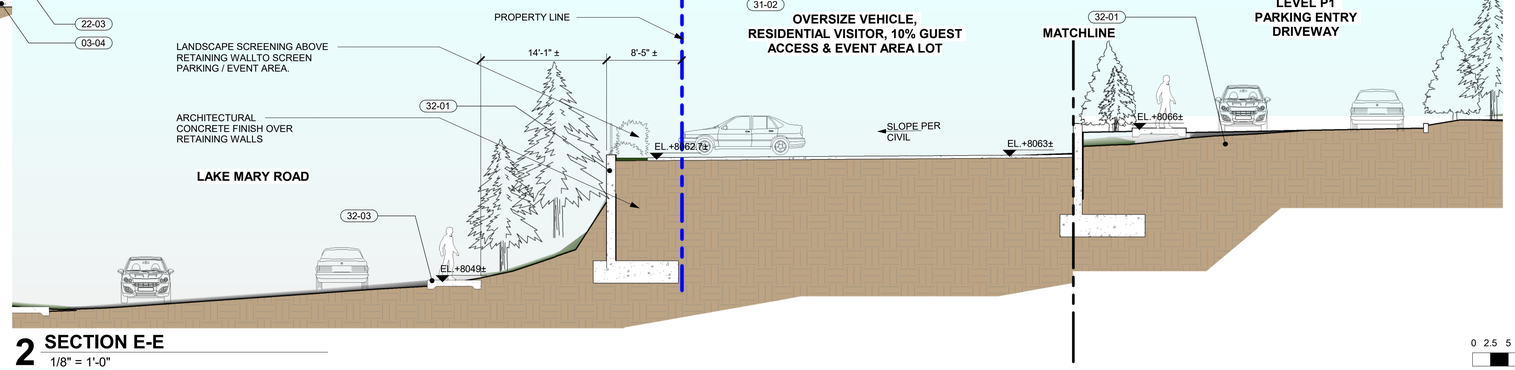
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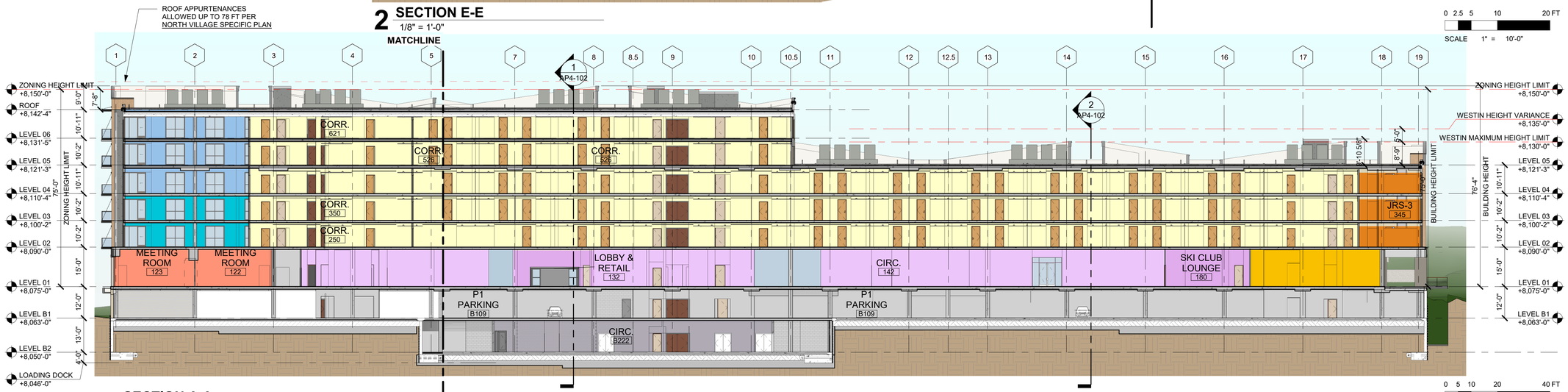
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3 SECTION B-B
1" = 10'-0"



2 SECTION E-E
1/8" = 1'-0"



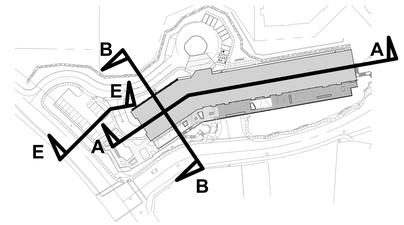
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0 2.5 5 10 20 FT
SCALE 1" = 10'-0"

0 5 10 20 40 FT
SCALE 1" = 20'-0"

KEYNOTE LEGEND

03-02	CONCRETE SHEAR WALL - SEE STRUCT. DWGS
03-04	CONCRETE FOOTING - SEE STRUCT. DWGS
04-01	8" CONCRETE MASONRY UNIT WALL - SEE STRUCT. DWGS
05-03	STRUCTURAL BRACING FOR ROOF PARAPET - SEE STRUCT. DWGS
07-03	SHORING DRAINAGE MAT
07-04	HDPE W/ BENTONITE SHEET WATERPROOFING
07-05	VAPOR BARRIER
07-06	WATERSTOP, TYPICAL
22-02	ROOF DRAIN AND OVERFLOW DRAIN
22-03	PERIMETER SHORING DRAIN, REF. PLUMBING
32-01	RETAINING WALL PER CIVIL OR STRUCTURAL DWGS
32-02	GRADING PER CIVIL DWGS
32-03	6'-0" PEDESTRIAN SIDEWALK PER LANDSCAPE AND CIVIL DWGS
32-04	PLANTERS PER LANDSCAPE DWGS



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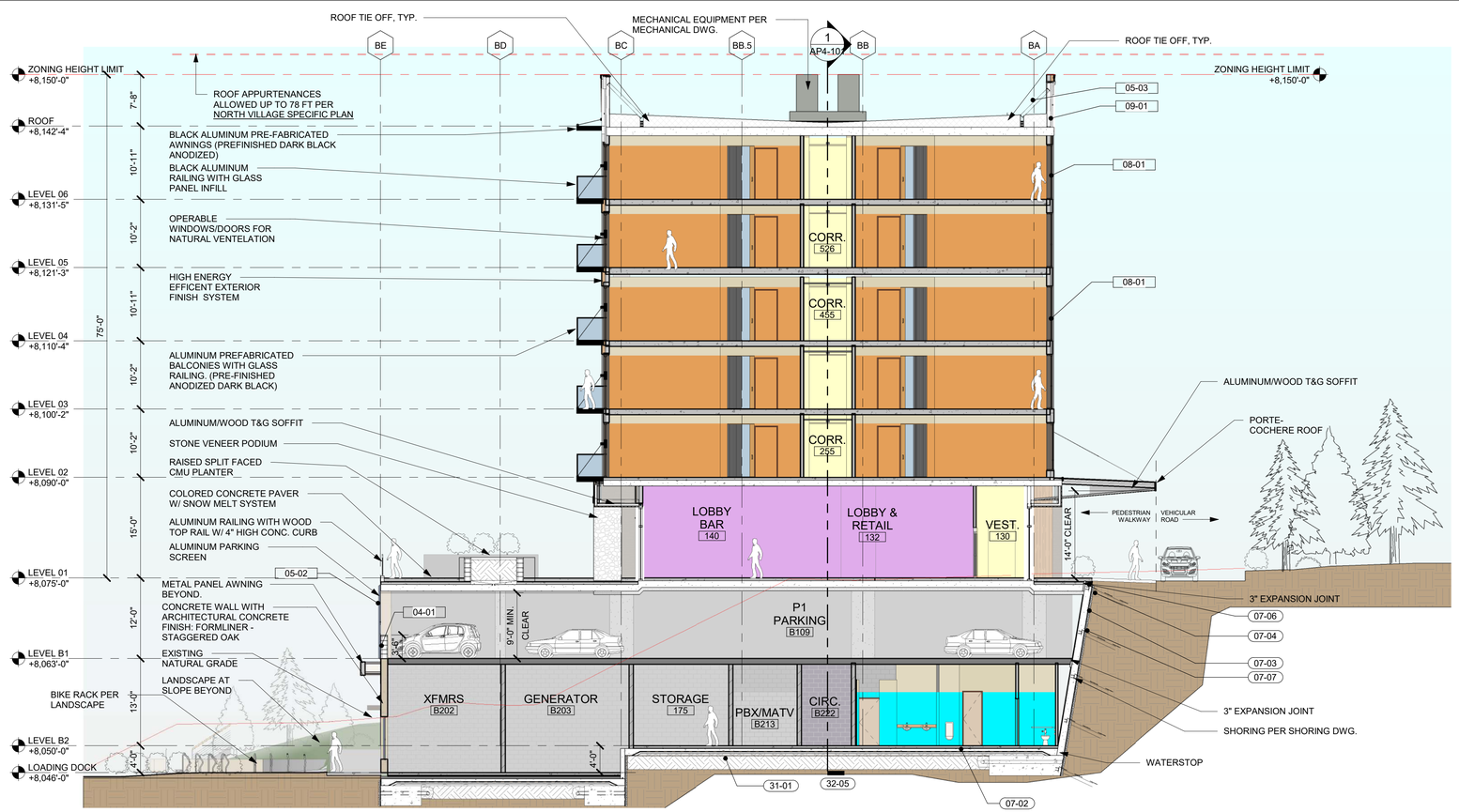
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BUILDING SECTIONS
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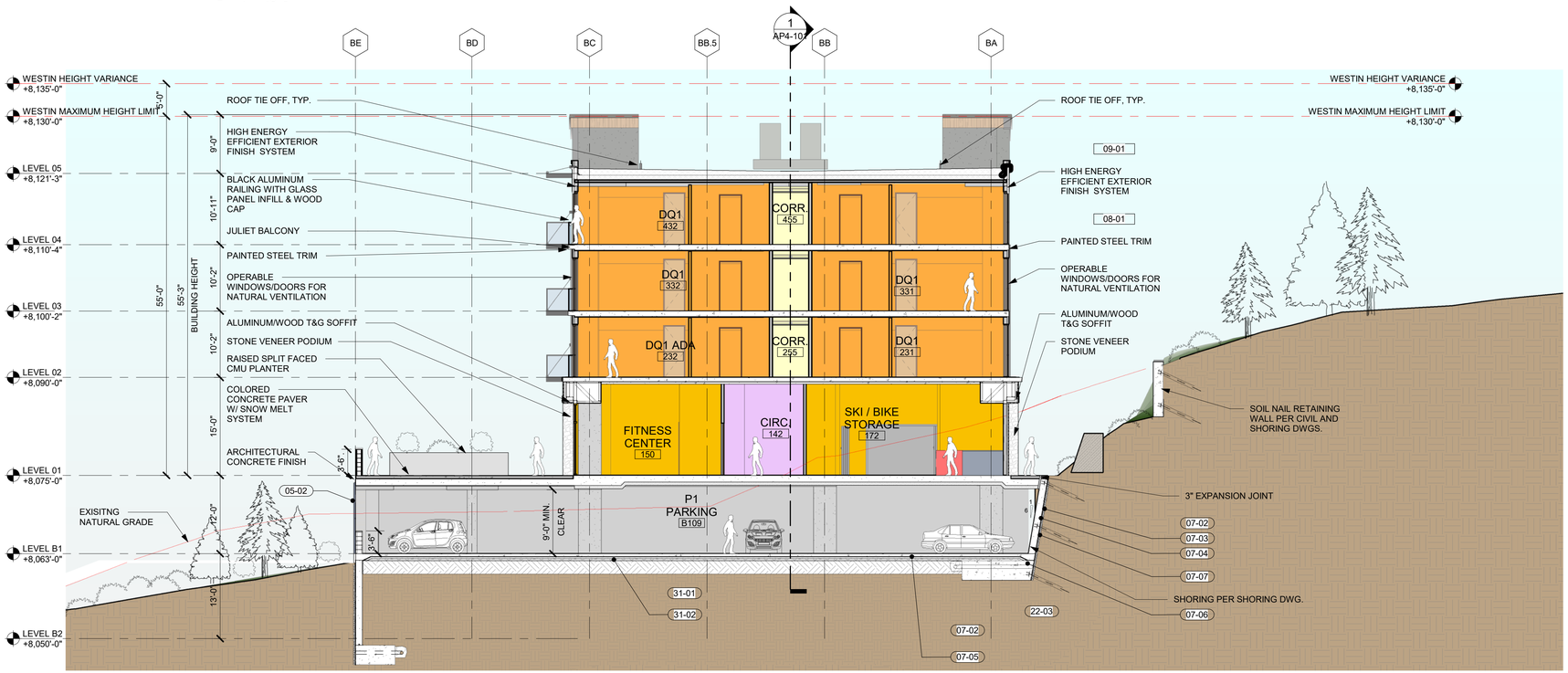
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sheet no.



1 SECTION C-C

1" = 10'-0"



2 SECTION D-D

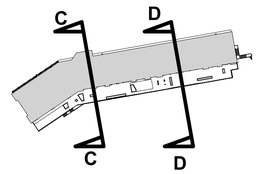
1" = 10'-0"

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KEYNOTES / LEGENDS

KEYNOTE LEGEND

04-01	8" CONCRETE MASONRY UNIT WALL - SEE STRUCT. DWGS
05-02	ALUMINUM PARKING SCREEN
05-03	STRUCTURAL BRACING FOR ROOF PARAPET - SEE STRUCT. DWGS
07-02	RIGID INSULATION
07-03	SHORING DRAINAGE MAT
07-04	HDPE W/ BENTONITE SHEET WATERPROOFING
07-05	VAPOR BARRIER
07-06	WATERSTOP, TYPICAL
07-07	FLUID APPLIED WATERPROOFING PATCHES OVER ANCHORS
08-01	ALUMINUM STOREFRONT
09-01	EIFS WITH ACRYLIC FINISH
31-01	COMPACTED SOIL - PER GEOTECHNICAL REPORT
31-02	COMPACTED GRAVEL - PER GEOTECHNICAL REPORT



0 2.5 5 10 20 FT

SCALE 1" = 10'-0"

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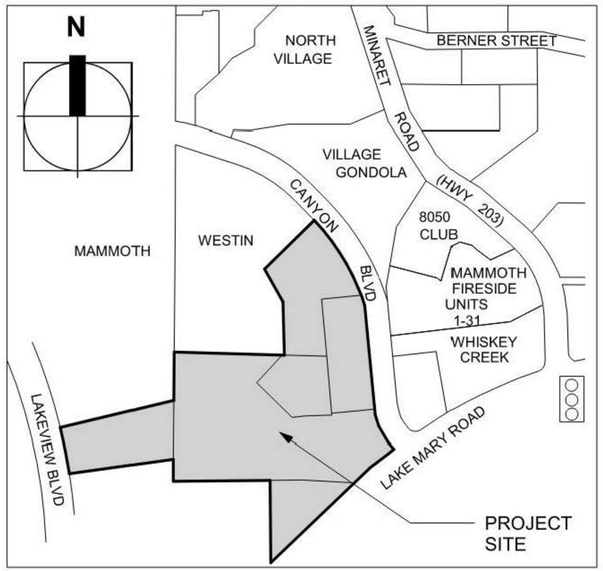
AP4-102

sheet no.

ABBREVIATIONS

&	AND
@	AT
BLDG.	BUILDING
B.T.H.	BROWN TRUNK HEIGHT
	CENTER LINE
CLR.	CLEAR
CM	CENTIMETER
DIA.	DIAMETER
D.G.	DECOMPOSED GRANITE
EQ.	EQUAL
EQUIP.	EQUIPMENT
FT.	FEET
GAL.	GALLON
HT.	HEIGHT
IN.	INCHES
L.O.W.	LIMIT OF WORK
MAX.	MAXIMUM
MIN.	MINIMUM
N.A.P.	NOT A PART
N.C.N.	NO COMMON NAME
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PA	PLANTING AREA
PED.	PEDESTRIAN
PGS.	PAGES
P.L.	PROPERTY LINE
R.O.W.	RIGHT OF WAY
T.B.D.	TO BE DETERMINED
THK.	THICK
T.O.W.	TOP OF WALL
TYP.	TYPICAL
VEH.	VEHICULAR

LOCATION MAP



VICINITY MAP (N.T.S.)

PROJECT DIRECTORY

Owner

The Little Nell Hotel Group
Limelight Mammoth, LLC
222 N Lasalle St. Suite 2000
Chicago, IL 60601

Landscape

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SHEET INDEX

SHEET NO.	SHEET NAME
L0-001	PROJECT INFO & SHEET INDEX
L0-002	LANDSCAPE SITE PLAN & DESIGN STATEMENT
L0-003	KEY MAP
L1-101	EXISTING TREES RETENTION & REMOVAL PLAN
L1-102	EXISTING TREES RETENTION & REMOVAL PLAN
L1-103	EXISTING TREES RETENTION & REMOVAL PLAN
L3-001	HARDSCAPE MATERIAL SCHEDULE & IMAGES
L3-101	HARDSCAPE PLAN
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L3-103	HARDSCAPE PLAN
L5-001	PLANTING SCHEDULE & IMAGES
L5-101	PLANTING PLAN
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L5-103	PLANTING PLAN

LANDSCAPE DESIGN STATEMENT

The design for the Limelight Hotel at Mammoth Lakes grows from the context of Mammoth and the surrounding natural environment. The dramatic geology of the Eastern Sierra, the hexagonal basalt formations at the Devils Post Pile, tree ring patterns, the Hot Creek springs and native plants influence the design. The materials are authentic and natural. Spaces are designed for the experience, activity and pleasure of people. There are four major landscape areas.

1. Vehicular Arrival - The arrival experience begins at the intersection of Canyon Boulevard and Lake Mary and continues up the arrival road to the Porte Cochere.
2. Exterior Main Public Terrace - This area is directly connected to the building's main public level and connects the exterior to the interior.
3. Event Spaces and Pool - This area is located on the Southern portion of the site. An event space on the terrace provides a convivial space for patrons and the public. A second event space and a swimming pool area are located above Lake Mary Road.
4. Canyon Boulevard Plazas and Canyon Steps - This space is the primary connection between the Limelight Hotel and the Village. The plaza is a flexible space that allows for pop-up food and beverage, art installations and impromptu events.

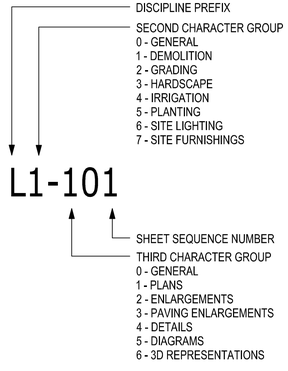
METHOD OF IRRIGATION STATEMENT

Proposed irrigation at the Limelight Mammoth hotel will consist of high efficiency rotator type overhead irrigation, combined with drip irrigation where appropriate based on planter size. The system will be controlled with a weather based irrigation control system that will automatically adjust irrigation run times based on real time weather and evapotranspiration data. The Control system will be equipped with flow and rain sensors to shut down the irrigation in the event of leaks or significant rainfall. The system shall be designed to meet or exceed current California Water Efficient Landscape Ordinance standards.

SYMBOL LEGEND

- Center Line
- Property Line
- PA — Planting Area
- Isolation Joint
- Contraction Joint
- Limit of Work Line
- Matchline
- Align
- Point of Beginning/Origin Point of Layout
- Indicates Section Letter
- Indicates Section Sheet Number
- Indicates Elevation Letter
- Indicates Elevation Sheet Number
- Indicates Enlargement Number
- Enlargement Name/Description
- Indicates Enlargement Sheet Number

SHEET LEGEND



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LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

PROJECT INFO & SHEET INDEX

sheet title

project no. 194168

checked by: JHC
drawn by: PKC

component

sheet no. L0-001

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LANDSCAPE PERFORMANCE GOALS

SITE SYSTEMS AND CONSIDERATIONS:

The list below highlights the key site systems and considerations related to site development and landscape architecture.

1. Site Grading & Retaining Walls – Site grading and retaining walls are required in order to allow access and function.

   There are four types of walls planned for the site:
   a. Dry Stack Stone Walls – 6'–0" in height
   b. Soil Nail Walls – up to 12'–0" in height
   c. Monument walls – concrete
   d. Planter walls – Poured–in–place concrete or stone

2. Storm Water Retention System – Storm water is to be retained on site under the arrival road and in the turf area per the Civil plans. This is optimal due to the minimal conflict of planting and other site systems.

3. Reuse of Site Trees and Boulders – We plan to reuse site trees that are required to be removed due to site clearing and grading requirements. The intent is to contract with a mill to harvest the trees on site and transform them into site furnishings, finishes, and furniture.

4. Hardscape Materials – The hardscape materials will consist of concrete paving, concreate pavers, wood decking, poured–in–place concrete, natural stone, and metal.

5. Tubular Aluminum Fence and Glass Fence – Tubular Aluminum are planned for the majority of the site to match architectural detailing. Glass fencing is planned to mitigate sound, allow uninterrupted views, and provide pool control. Non–climbable tubular steel or aluminum fences in combination are planned for other areas required for pool control.

6. Snowmelt System – A snowmelt system will be incorporated into on–site roadways and main public spaces including the swimming pool area, main public space terrace, Skier Plaza and Rider Plaza.

7. Swimming Pools and Whirlpools – There is one swimming pool approximately 40' in length and varying in width from 20' to 25'. There are two separate whirlpools allowing multiple groups. All pools are planned to be covered by Aqua Matic pool cover system during non–operation hours for energy savings.

8. Site Features – Several site features are identified on the plans including fire pits, fire places, constructed pool side cabanas, and two trellises.

9. Irrigation Design – The Irrigation system will be controlled by a state–of–the–art satellite controller with advanced water management and weather smart capabilities. In addition, a flow sensor and master valve located at the point–of–connection will detect leaks and shut the system down, if needed to conserve water. Irrigation water distribution will be primarily drip irrigation for the main public spaces. The slopes will be irrigated with high efficiently rotors. The system will be designed for a cold weather environment.

10. Planting Design – The planting design will reflect the natural environment in terms of composition and species. Trees, including Pines and Aspen will be the dominant species. Trees will be carefully placed and the scale of the plant material in relation to the building will be carefully considered. Shrub plantings will be arranged in natural flowing masses and feature specimens at key locations.

11. Site Lighting – Site lighting will be designed for safety, aesthetics, and wayfinding and coordinated with the site landscape design. Please refer to the site lighting basis of design.



1 LIMELIGHT HOTEL MAMMOTH LAKE – LANDSCAPE SITE PLAN AND DESIGN STATEMENT
1" = 40'–0"

SCALE: 1" = 40'–0"
0 10' 20' 40' 100'

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LANDSCAPE SITE PLAN AND NOTES

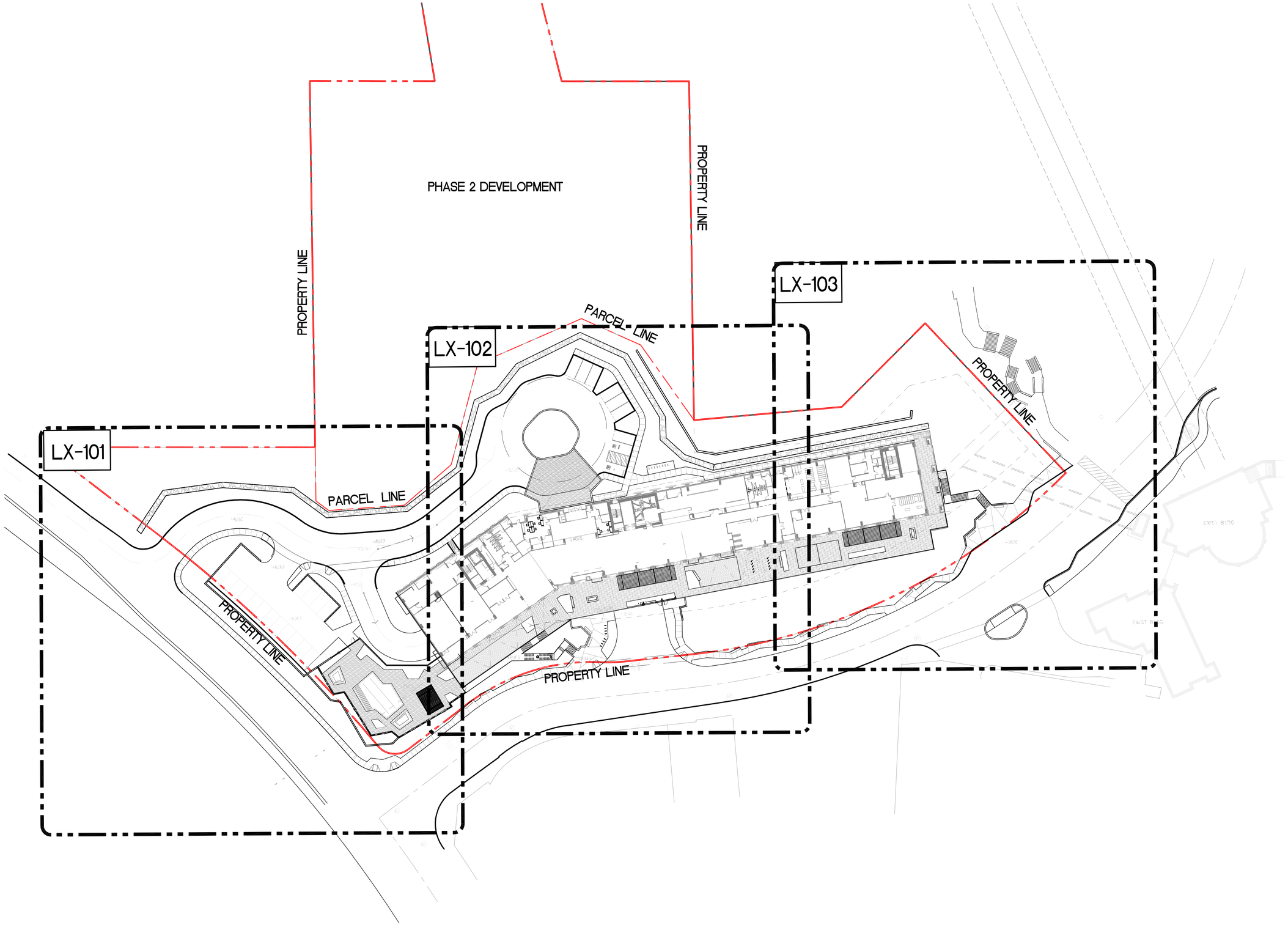
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1 LIMELIGHT HOTEL MAMMOTH LAKE - KEY PLAN
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SCALE: 1" = 40'-0"
0 10' 20' 40' 100'

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KEY PLAN

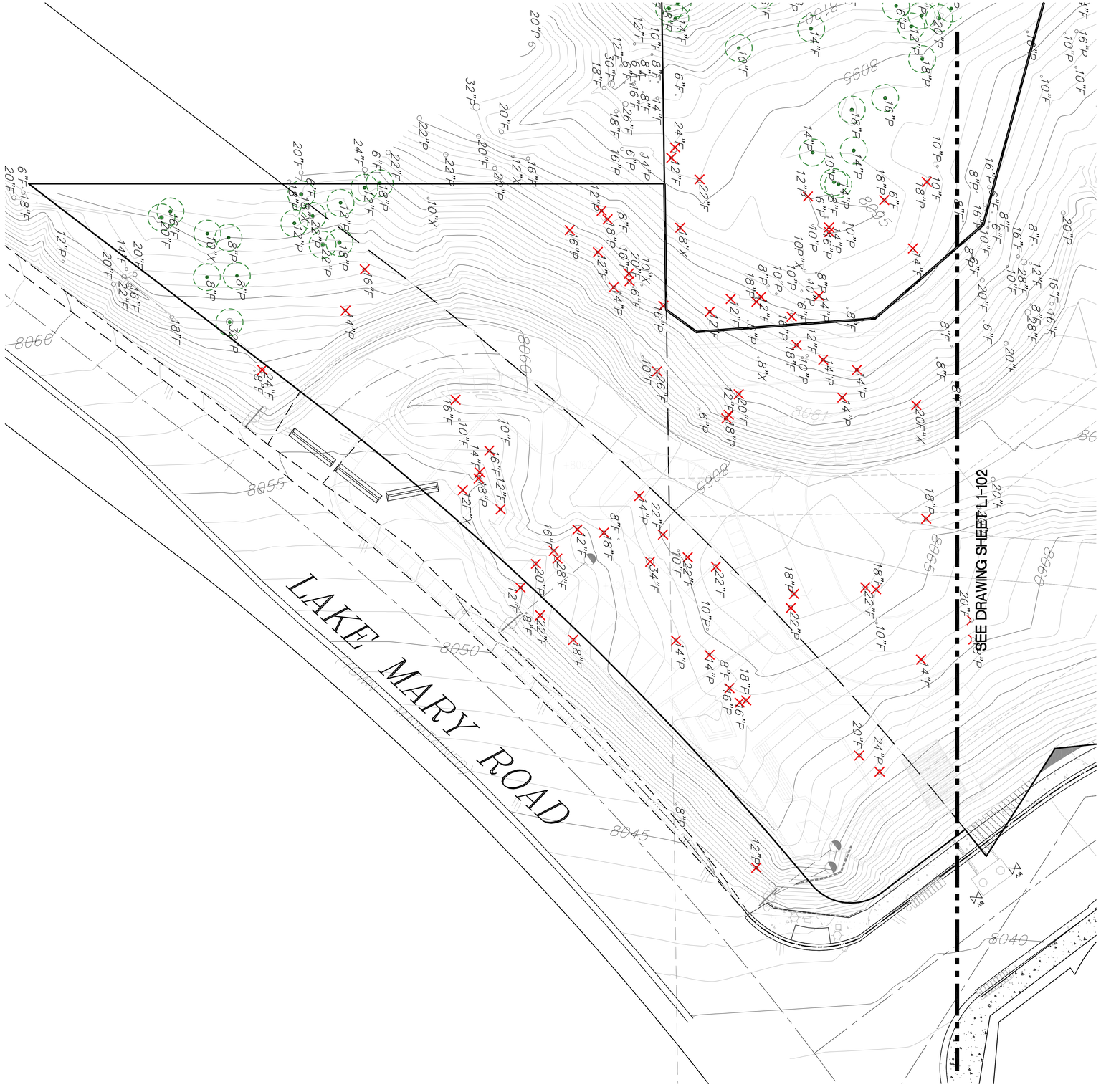
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sheet no. L0-003



1 EXISTING TREE RETENTION AND REMOVAL PLAN
1" = 20'-0"

TREE PRESERVATION LEGEND

12"P Existing Pine Trees to be Saved

12"F Existing Fir Trees to be Saved

○12"P Existing Pine tree with diameter

○12"F Existing Fir tree with diameter

Total Trees to be Saved: 103

TREE PROTECTION NOTES

1. Town of Mammoth Lakes Planning Department shall approve all trees that are to be removed. Contractor shall mark all trees to be removed and request review of the site before timber operations.
2. Trees to remain will be protected during construction with temporary fencing to keep heavy equipment away from the tree drip line.
3. In areas with retaining walls, Contractor will excavate around existing trees to check root growth and structure during mass grading operations. Trees determined to be questionable due to excessive root cutting will either be transplanted or removed from the site. Trees with minimal root cutting that do not pose a future hazard to buildings or other site improvements will be retained in areas shown on the plans.
4. All snags are to be removed with Phase 1. (Snags are not included in Tree Count)
5. Trees not marked as removed are intended to remain.
6. Trees on adjacent private property to be protected in place unless otherwise noted.

TREE REMOVAL CALCULATIONS

KEY	SPECIES	SIZE	NUMBER OF TREES
X12"P	Existing Pine tree planned to be removed on sheet L1-101	diameter 12" and up	33
X12"F	Existing Fir tree planned to be removed on sheet L1-101	diameter 12" and up	40
		Subtotal:	73
X12"P	Existing Pine tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
X12"F	Existing Fir tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
X12"F	Existing Fir tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
		Subtotal:	

Total Trees that are greater than 12" DBH to be removed: 152

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

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EXISTING TREE RETENTION & REMOVAL PLAN

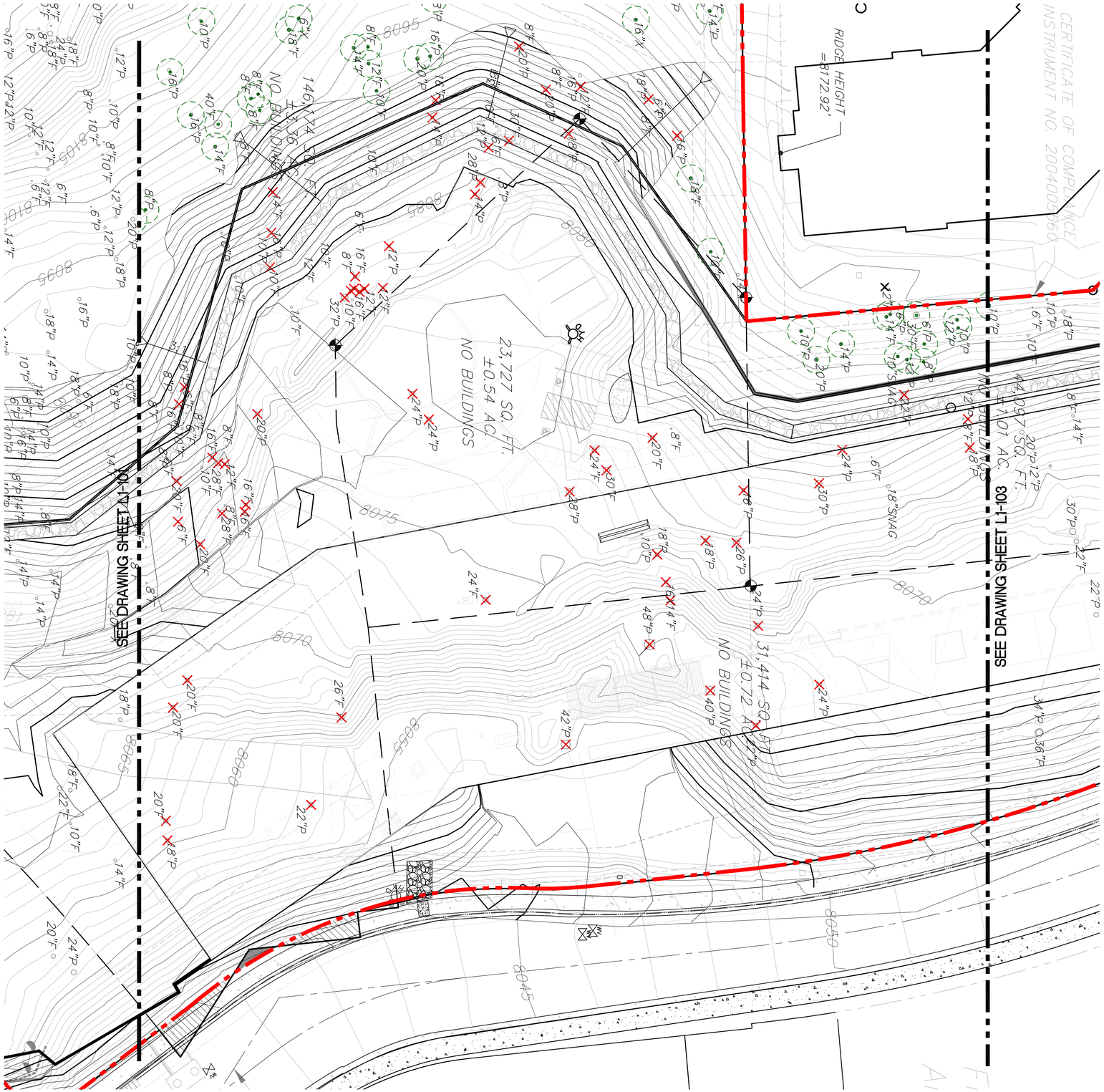
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checked by JHC
drawn by: PKC

component

sheet no. L1-101



1 EXISTING TREE RETENTION AND REMOVAL PLAN
1" = 20'-0"

TREE PRESERVATION LEGEND

12"P Existing Pine Trees to be Saved

12"F Existing Fir Trees to be Saved

○12"P Existing Pine tree with diameter

○12"F Existing Fir tree with diameter

Total Trees to be Saved: 139

TREE PROTECTION NOTES

1. Town of Mammoth Lakes Planning Department shall approve all trees that are to be removed. Contractor shall mark all trees to be removed and request review of the site before timber operations.
2. Trees to remain will be protected during construction with temporary fencing to keep heavy equipment away from the tree drip line.
3. In areas with retaining walls, Contractor will excavate around existing trees to check root growth and structure during mass grading operations. Trees determined to be questionable due to excessive root cutting will either be transplanted or removed from the site. Trees with minimal root cutting that do not pose a future hazard to buildings or other site improvements will be retained in areas shown on the plans.
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TREE REMOVAL CALCULATIONS

KEY	SPECIES	SIZE	NUMBER OF TREES
X12"P	Existing Pine tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
X12"F	Existing Fir tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-102	diameter 12" and up	34
X12"F	Existing Fir tree planned to be removed on sheet L1-102	diameter 12" and up	26
		Subtotal:	60
X12"P	Existing Pine tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
X12"F	Existing Fir tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
		Subtotal:	

Total Trees that are greater than 12" DBH to be removed: 152

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

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1 EXISTING TREE RETENTION AND REMOVAL PLAN
1" = 20'-0"

TREE PRESERVATION LEGEND

12"P Existing Pine Trees to be Saved

12"F Existing Fir Trees to be Saved

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X12"F	Existing Fir tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
X12"F	Existing Fir tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-103	diameter 12" and up	13
X12"F	Existing Fir tree planned to be removed on sheet L1-103	diameter 12" and up	6
		Subtotal:	19

Total Trees that are greater than 12" DBH to be removed: 152

SCALE: 1" = 20'-0"
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EXISTING TREE RETENTION AND REMOVAL PLAN
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sheet no. L1-103

HARDSCAPE DESIGN STATEMENT

The design for the Limelight Hotel at Mammoth Lakes grows from the context of Mammoth and the surrounding natural environment. The dramatic geology of the Eastern Sierra, the hexagonal basalt formations at the Devils Post Pile, tree ring patterns, the Hot Creek springs and native plants influence the design. The materials are authentic and natural. Spaces are designed for the experience, activity and pleasure of people. There are four major landscape areas.

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KEY HARDSCAPE REFERENCE IMAGES

PAVING MATERIALS


HEXAGON CONCRETE PAVER


CONCRETE PLANK PAVER

WALL MATERIALS


STACKED STONE WALL


SOIL NAIL WALL (STONE-FACED CONCRETE FINISH)


POUR-IN-PLACE RETAINING WALL (MATCH ARCHITECTURE GARAGE WALL FINISH)

SITE ELEMENTS IMAGERY


WOOD LOG BENCH


MODULAR PLANTER WITH SEATING


PREFAB STEEL STAIRS


BOULDER

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	PATTERN	MANUF.	REMARKS
P-1	CONCRETE WALKWAY	–	TBD	–	–	–	
P-2	CONCRETE BANDING	–	TBD	–		–	
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–	TBD	–	–	–	16" MODULE
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–	TBD	–	RUNNING BOND PATTERN	–	12" X 60" MODULE
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–	TBD	–		–	16" MODULE
P-6	SYNTHETIC TURF	–	–	–	–	–	

WALL

KEY	DESCRIPTION	DETAIL	WALL COLOR	WALL FINISH	MANUF.	REMARKS
W-1	STACKED STONE WALL	–	–	NATURAL		HEIGHT 6' MAX.
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–	–	STONE-FACED CONCRETE		HEIGHT VARIES
W-3	POURED-IN-PLACE RETAINING WALL	–	506-S STAGGERED OAK	MATCH ARCHITECTURE	ARCHITECTURAL POLYMERS	LANDSCAPE RETAINING WALL ADJACENT TO PARKING LEVEL TO MATCH ARCHITECTURE GARAGE WALL FINISHES
W-4	MODULAR METAL PLANTER WALL	–	–	TBD		

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MANUF.	REMARKS
F-1	GLASS POOL ENCLOSURE FENCE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
F-2	ALUMINUM POOL FENCE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
G-1	GLASS POOL GATE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
G-2	ALUMINUM POOL GATE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
R-1	ALUMINUM GUARDRAIL	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MANUF.	MODEL #	REMARKS
WF-1	POOL/SPA EDGE	–	–	–	–	–	PRECAST CONCRETE COPING

SITE ELEMENT

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MANUF.	MODEL #	REMARKS
S-1	FIRE PIT	–	–	–	–	–	NATURAL GAS BURNING SYSTEM
S-2	TERRACE SHADE STRUCTURE	–	–	–	–	–	–
S-3	POOL SHADE STRUCTURE	–	–	–	–	–	–
S-4	WOOD LOG BENCH	–	–	–	–	–	–
S-5	BIKE RACK	–	–	–	–	–	–

KEYNOTES

1. ASPHALT PAVING BY CIVIL ENGINEER
2. CONCRETE CURB BY CIVIL ENGINEER
3. PREFABRICATED STEEL STAIRS BY ARCHITECT
4. FESTOON LIGHTS BY LIGHTING CONSULTANT

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HARDSCAPE MATERIAL SCHEDULE & IMAGES

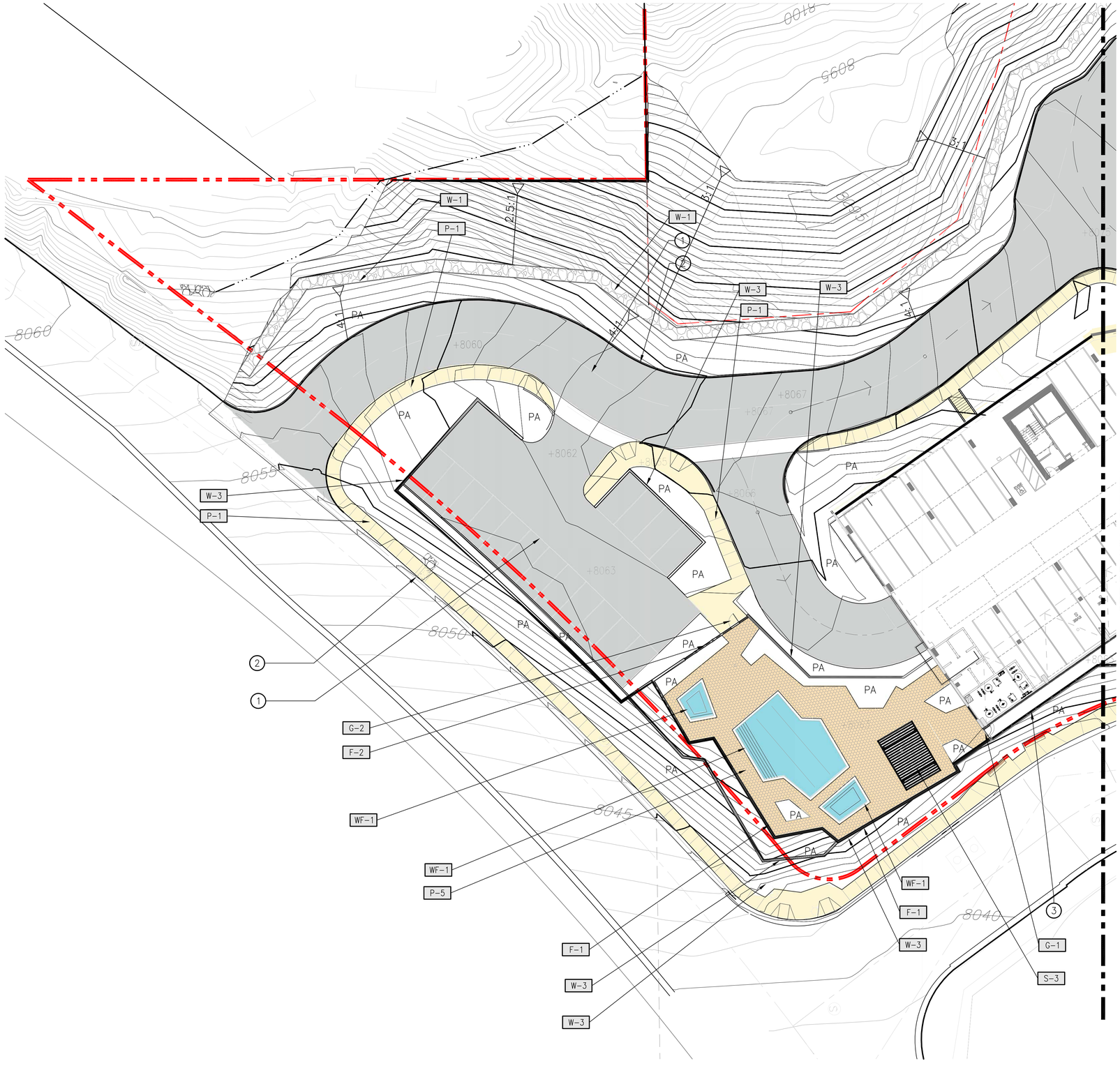
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project no: 194168

checked by: JHC
drawn by: PKC

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sheet no. L3-001



1 ENTRY ROAD AND POOL DECK - HARDSCAPE PLAN
1" = 20'-0"

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE WALKWAY	–
P-2	CONCRETE BANDING	–
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–
P-6	SYNTHETIC TURF	–

WALL

KEY	DESCRIPTION	DETAIL
W-1	STACKED STONE WALL	–
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–
W-3	POURED-IN-PLACE RETAINING WALL	–
W-4	MODULAR METAL PLANTER WALL	–

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL
F-1	GLASS POOL ENCLOSURE FENCE	–
F-2	ALUMINUM POOL FENCE	–
G-1	GLASS POOL GATE	–
G-2	ALUMINUM POOL GATE	–
R-1	ALUMINUM GUARDRAIL	–

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL
WF-1	POOL/SPA EDGE	–

SITE ELEMENT

KEY	DESCRIPTION	DETAIL
S-1	FIRE PIT	–
S-2	TERRACE SHADE STRUCTURE	–
S-3	POOL SHADE STRUCTURE	–
S-4	WOOD LOG BENCH	–
S-5	BIKE RACK	–

KEYNOTES

1. ASPHALT PAVING BY CIVIL ENGINEER
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HARDSCAPE PLAN

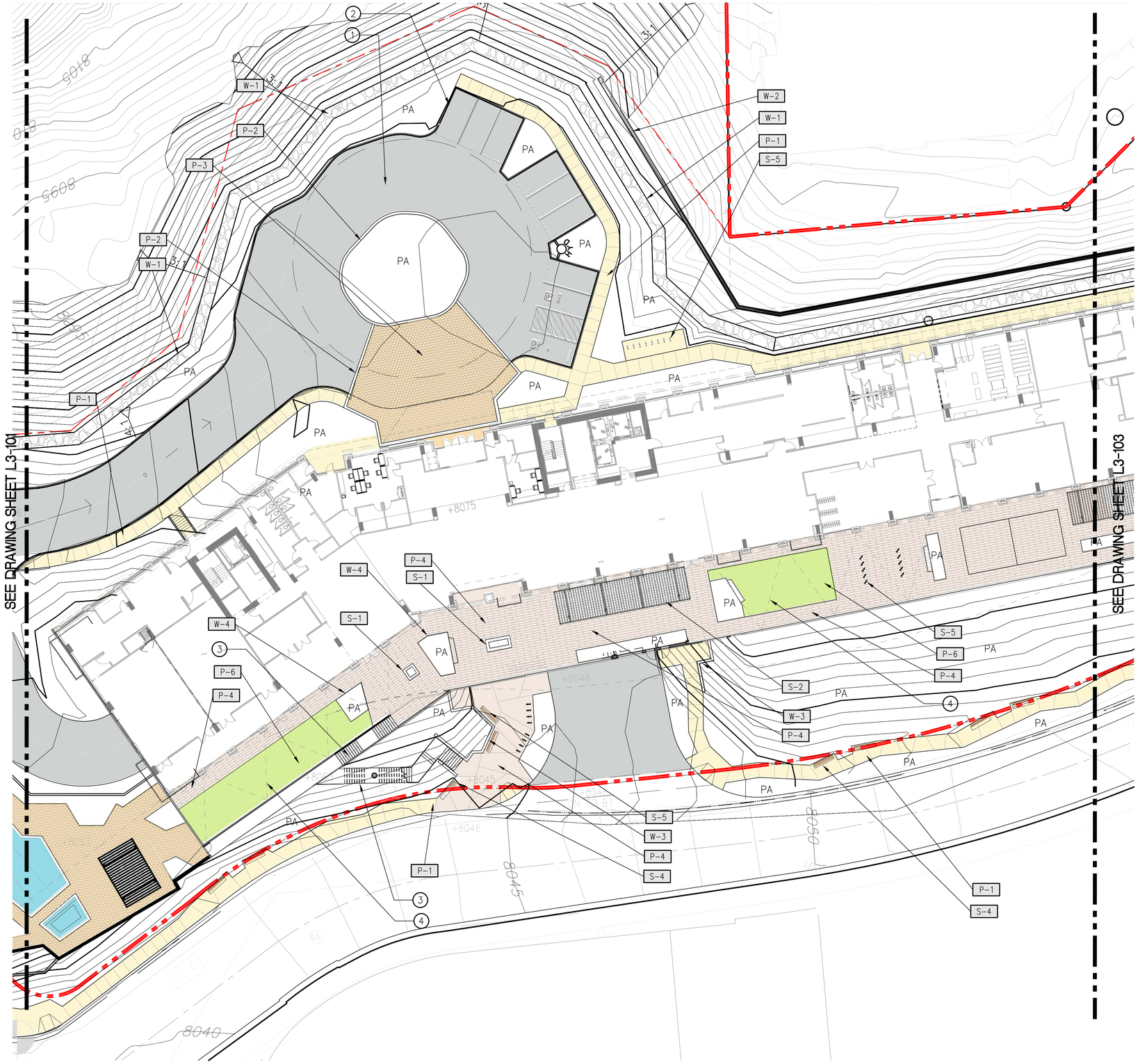
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project no. 194168

checked by Checker
drawn by: Author

component

sheet no. L3-101



1 HOTEL ARRIVAL, MAIN PUBLIC TERRACE AND RIDER PLAZA - HARDSCAPE PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE WALKWAY	–
P-2	CONCRETE BANDING	–
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–
P-6	SYNTHETIC TURF	–

WALL

KEY	DESCRIPTION	DETAIL
W-1	STACKED STONE WALL	–
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–
W-3	POURED-IN-PLACE RETAINING WALL	–
W-4	MODULAR METAL PLANTER WALL	–

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL
F-1	GLASS POOL ENCLOSURE FENCE	–
F-2	ALUMINUM POOL FENCE	–
G-1	GLASS POOL GATE	–
G-2	ALUMINUM POOL GATE	–
R-1	ALUMINUM GUARDRAIL	–

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL
WF-1	POOL/SPA EDGE	–

SITE ELEMENT

KEY	DESCRIPTION	DETAIL
S-1	FIRE PIT	–
S-2	TERRACE SHADE STRUCTURE	–
S-3	POOL SHADE STRUCTURE	–
S-4	WOOD LOG BENCH	–
S-5	BIKE RACK	–

KEYNOTES

1. ASPHALT PAVING BY CIVIL ENGINEER
2. CONCRETE CURB BY CIVIL ENGINEER
3. PREFABRICATED STEEL STAIRS BY ARCHITECT
4. FESTOON LIGHTS BY LIGHTING CONSULTANT

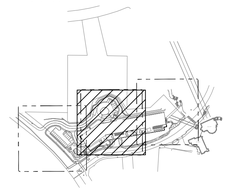
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HARDSCAPE PLAN

sheet title

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1 SKIER PLAZA AND MAIN PUBLIC TERRACE - HARDSCAPE PLAN
1" = 20'-0"

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE WALKWAY	–
P-2	CONCRETE BANDING	–
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–
P-6	SYNTHETIC TURF	–

WALL

KEY	DESCRIPTION	DETAIL
W-1	STACKED STONE WALL	–
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–
W-3	POURED-IN-PLACE RETAINING WALL	–
W-4	MODULAR METAL PLANTER WALL	–

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL
F-1	GLASS POOL ENCLOSURE FENCE	–
F-2	ALUMINUM POOL FENCE	–
G-1	GLASS POOL GATE	–
G-2	ALUMINUM POOL GATE	–
R-1	ALUMINUM GUARDRAIL	–

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL
WF-1	POOL/SPA EDGE	–

SITE ELEMENT

KEY	DESCRIPTION	DETAIL
S-1	FIRE PIT	–
S-2	TERRACE SHADE STRUCTURE	–
S-3	POOL SHADE STRUCTURE	–
S-4	WOOD LOG BENCH	–
S-5	BIKE RACK	–

KEYNOTES

1. ASPHALT PAVING BY CIVIL ENGINEER
2. CONCRETE CURB BY CIVIL ENGINEER
3. PREFABRICATED STEEL STAIRS BY ARCHITECT
4. FESTOON LIGHTS BY LIGHTING CONSULTANT

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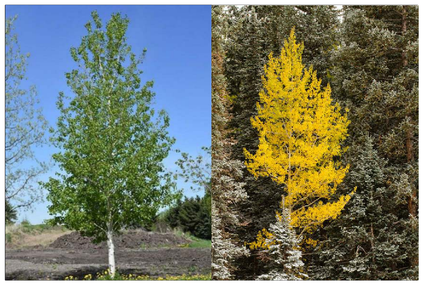
KEY PLANTING REFERENCE IMAGES

EVERGREEN TREES



Jeffrey Pine

DECIDUOUS TREES



Quaking Aspen

SHRUB AND GROUND COVER



Antelope Bitterbrush



Bearberry



Creek Dogwood

SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Pinus jeffreyi	Jeffrey Pine	Height: 15' Min. 2" Caliper	116

MEDIUM TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Populus tremuloides	Quaking Aspen	Height: 10' Min. 2" Caliper	44

SMALL TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Cornus sericea	Creek Dogwood	Height:8' Min. 2-gallon	66

SHRUB & GROUND COVER SCHEDULE

BOTANICAL NAME	COMMON NAME	SPACING	SIZE
Arctostaphylos uva-ursi	Bearberry	8'-12' O.C.	Low
Eriogonum umbellatum	Sulfur Buckwheat	3' O.C.	medium
Purshia tridentata	Antelope Bitterbrush	5'-7' O.C.	Low

RESORT ZONE PLANT PALETTE:

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
	Pinus contorta	Lodgepole Pine	Height: 15'
	Pinus thunbergiana	Japanese Black Pine	Height: 15'
	Liquidambar styraciflua	American Sweetgum	Height: 15'

MEDIUM TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
	Betula accidentalis	Western Water Birch	Height: 10'
	Fraxinus pennsylvanica	Green Ash	Height: 10'
	Malus floribuna	Japanese Crabapple	Height: 10'
	Pinus flexilis	Limber Pine	Height: 10'
	Pinus nigra	Austrian Black Pine	Height: 10'
	Prunus padus 'Plena'	European Bird Cherry	Height: 10'
	Sorbus aucuparia	Mountain Ash	Height: 10'

SMALL TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
	Acer ginnala	Amur Maple	Height: 8'
	Acer glabrum	Mountain Maple	Height: 8'
	Pyrus calleryana	Flowering Pear	Height: 8'
	Rhus glabra	Smooth Sumac	Height: 8'

SHRUB & GROUND COVER SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE
	Berberis thunbergii	Japanese Barbery	Low
	Cornus alba	Siberian Dogwood	High
	Cornus stolonifera	Redtwig Dogwood	High
	Cotoneaster divaricatus	Spreading Cotoneaster	Low
	Cotoneaster horizontalis	Rock Cotoneaster	Low
	Euonymous fortunei	Wintercreeper	medium

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SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Pinus jeffreyi	Jeffrey Pine	Height: 15' Min. 2" Caliper	116

MEDIUM TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Populus tremuloides	Quaking Aspen	Height: 10' Min. 2" Caliper	44

SMALL TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Cornus sericea	Creek Dogwood	Height:8' Min. 2-gallon	66

SHRUB & GROUND COVER SCHEDULE

BOTANICAL NAME	COMMON NAME	SPACING	SIZE
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Eriogonum umbellatum	Sulfur Buckwheat	3' O.C.	medium
Purshia tridentata	Antelope Bitterbrush	5'-7' O.C.	Low

Existing Tree to remain and protect in place

Location of Existing Tree that are greater than 12" DBH to be removed

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

1 ENTRY ROAD AND POOL DECK - PLANTING PLAN
1" = 20'-0"

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component

sheet no. L5-101



1 HOTEL ARRIVAL, MAIN PUBLIC TERRACE AND RIDER PLAZA - PLANTING PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Pinus jeffreyi	Jeffrey Pine	Height: 15' Min. 2" Caliper	116

MEDIUM TREE SCHEDULE

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Existing Tree to remain and protect in place

Location of Existing Tree that are greater than 12" DBH to be removed

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1 SKIER PLAZA AND MAIN PUBLIC TERRACE - PLANTING PLAN
1" = 20'-0"

SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Pinus jeffreyi	Jeffrey Pine	Height: 15' Min. 2" Caliper	116

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BOTANICAL NAME	COMMON NAME	SPACING	SIZE
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Existing Tree to remain and protect in place

Location of Existing Tree that are greater than 12" DBH to be removed

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0 5' 10' 20' 50'

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Site Lighting Entitlement Package

Limelight Hotel - Mammoth Lakes

04.01.22

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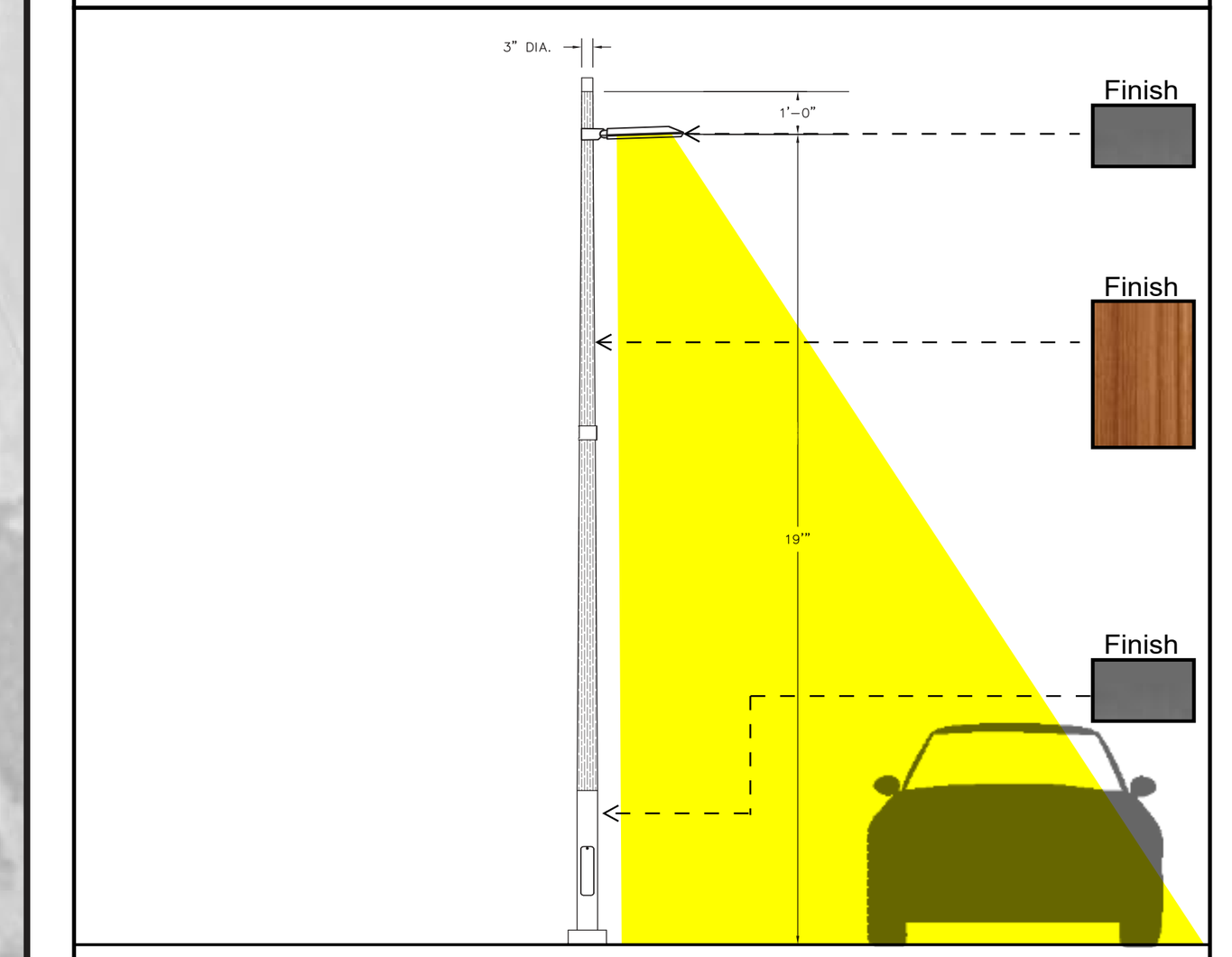
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Fixture Key



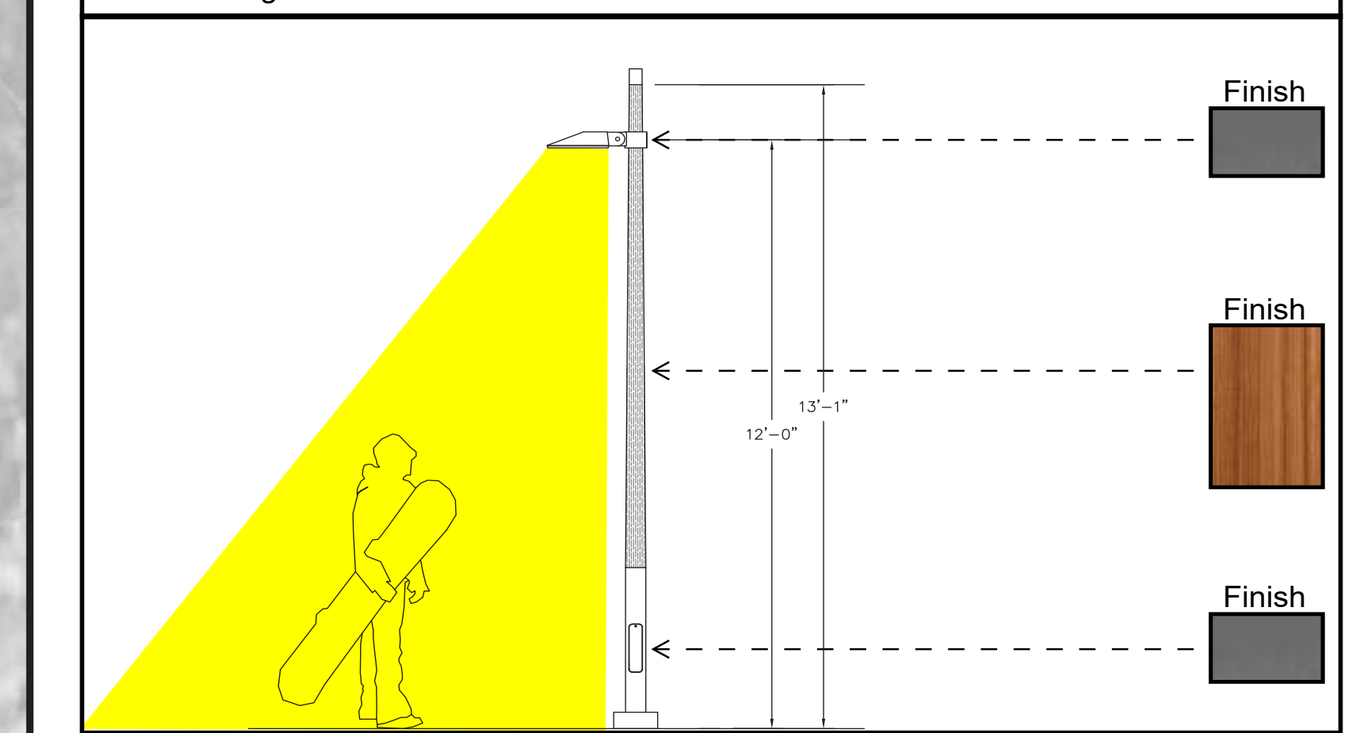
Roadway Pole: XP1B

Luminaire Description: 20'-0" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/10500 Lumens

Overall Height: 20'-0"

BUG Rating: B1-U0-G1



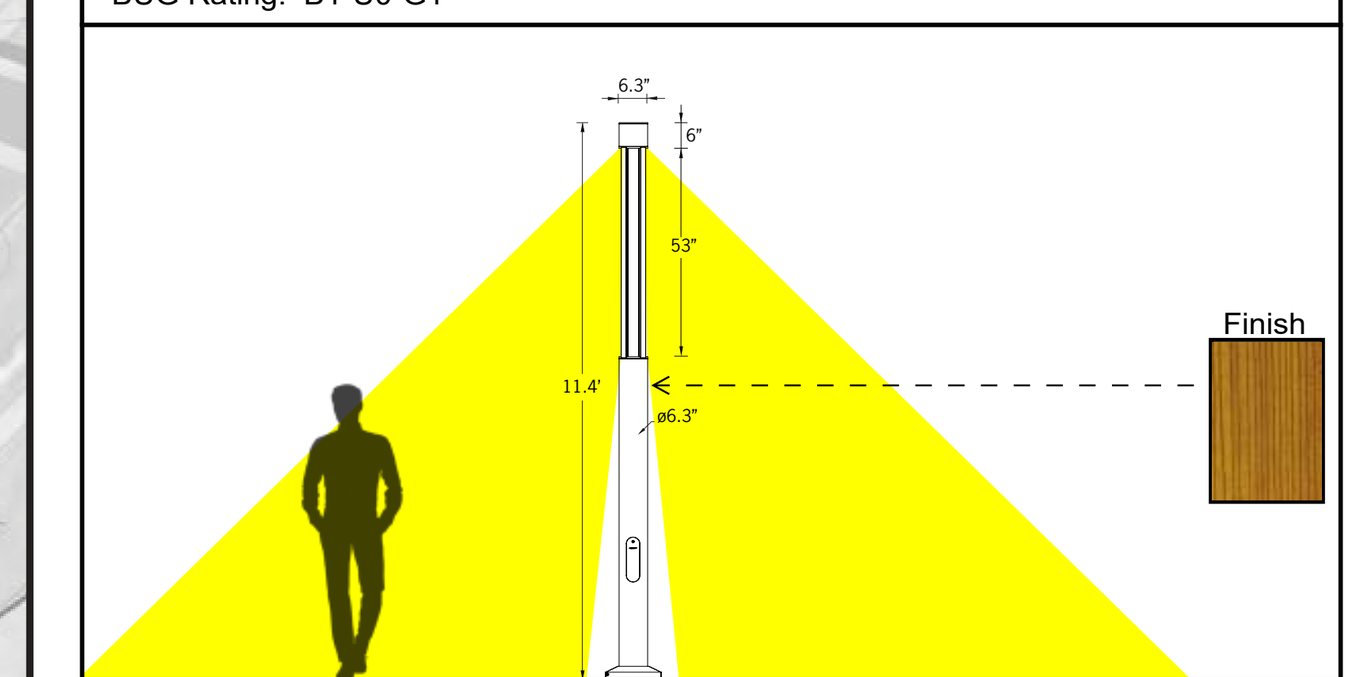
Pedestrian Pole: XP1C

Luminaire Description: 13'-1" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/6600 Lumens

Overall Height: 13'-1"

BUG Rating: B1-U0-G1



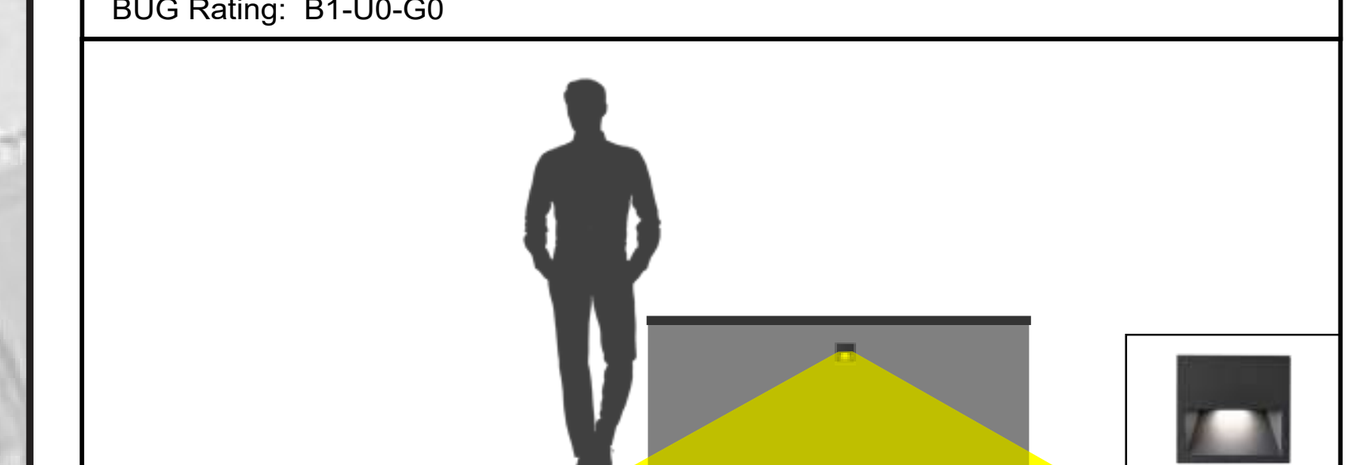
Pedestrian Pole: XP2

Luminaire Description: 11'-4" Overall Height Post Top Pole

Kelvin Temp/Lumens: 2700K LED/1102 Lumens

Overall Height: 11'-4"

BUG Rating: B1-U0-G0



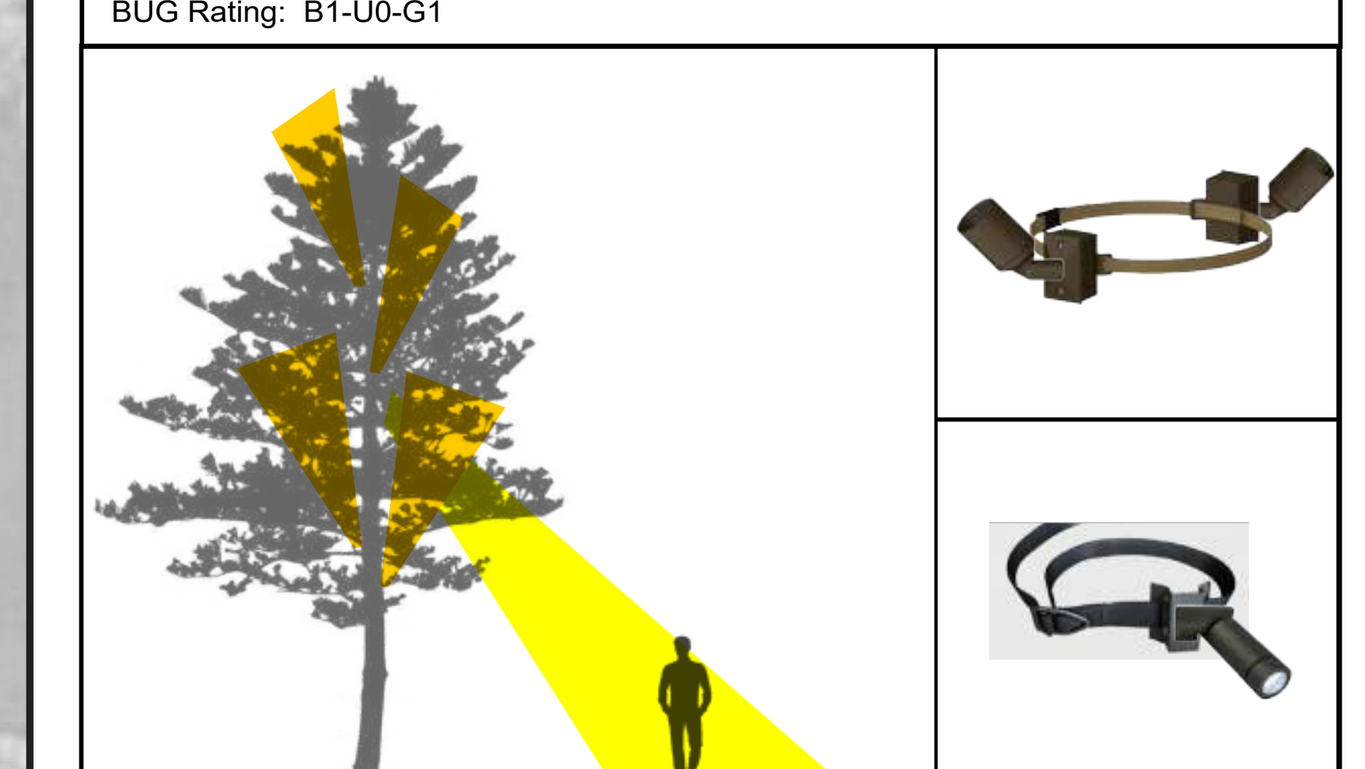
Recessed Steplight: XS1

Luminaire Description: Wall Recessed Steplight

Kelvin Temp/Lumens: 2700K LED/38 Lumens

Mounting Height: 2'-0"

BUG Rating: B1-U0-G1



Tree Accent/Walkway Floodlight XL1 XL2

Luminaire Description: Tree Mounted Uplight | Tree Mounted Floodlight

Kelvin Temp/Lumens: 2700K LED/812 Lumens | 2700K LED/819 Lumens

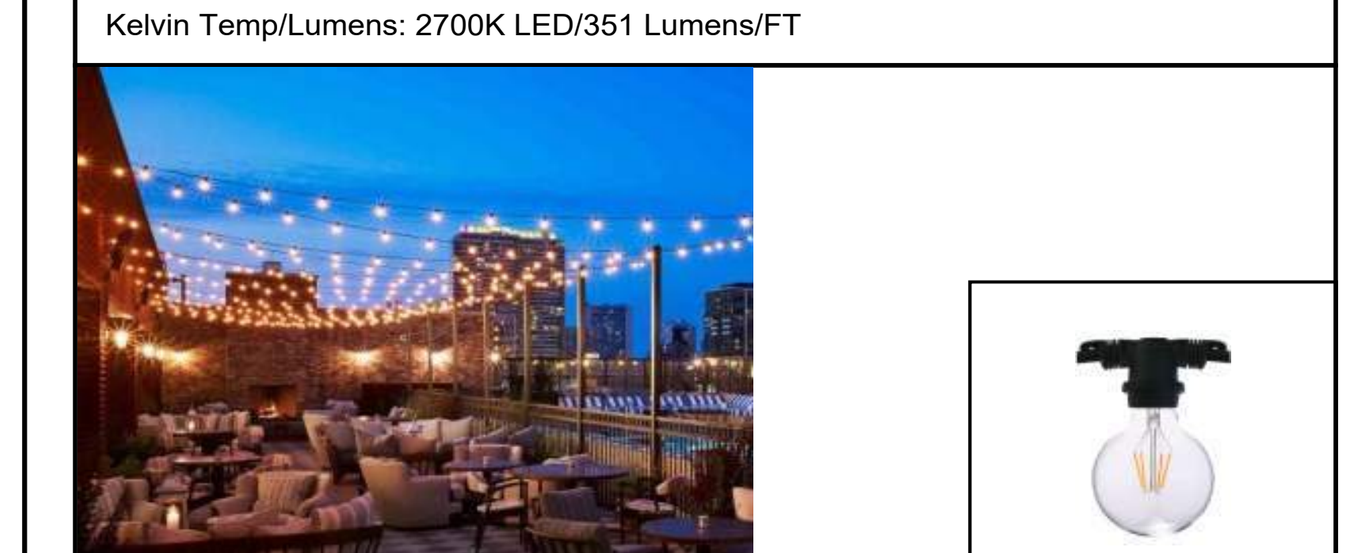
Mounting: Walkway Floodlight at 10'-0"



Linear Accent Illumination XZ1 XZ11

Luminaire Description: Integrated Linear Accent

Kelvin Temp/Lumens: 2700K LED/351 Lumens/FT



Festoon System XZ2

Luminaire Description: Festoon System

Kelvin Temp/Lumens: 2200K LED/173 Lumens/FT

THE VILLAGE AT MAMMOTH GUIDELINES

A. All exterior lighting associated with the property shall be shielded, directed downward, and not visible from off the property.
B. Lighting shall be provided for safety, security, and an attractive nighttime environment.
C. Wherever possible, the applicant shall use cover material composed of dark, non-reflective material demonstrated to minimize the contribution to sky glow.
D. Light fixtures on roadway are to be 15'-24' in height. Light fixtures on parking areas are to be 15'-20' in height. Light fixtures on pedestrian paths to be 3'-15' in height.

DESIGN ADHERES TO GUIDELINES USING THE FOLLOWING TECHNIQUES:

1. Spill Control Optics
2. Full Cut-off
3. Field Installed House-side Shield
4. Capable of Photocell and Occupancy Sensor Control

LIGHT LEVEL CRITERIA

Porte Cochere (drop off area):	10FC Average (2:1 ratio of Average to Minimum)
Pool Deck:	1FC Average (3:1 ratio o Average to Minimum)
Pedestrian Walkways:	0.25FC Minimum (2:1 ratio of Average to Minimum)
Interior Roadways:	0.5FC Minimum (15:1 ratio of Maximum to Minimum)
Interior Roadways (Fire Lane):	1FC Minimum (40:1 ratio of Maximum to Minimum)
Egress Walkways:	1FC Minimum

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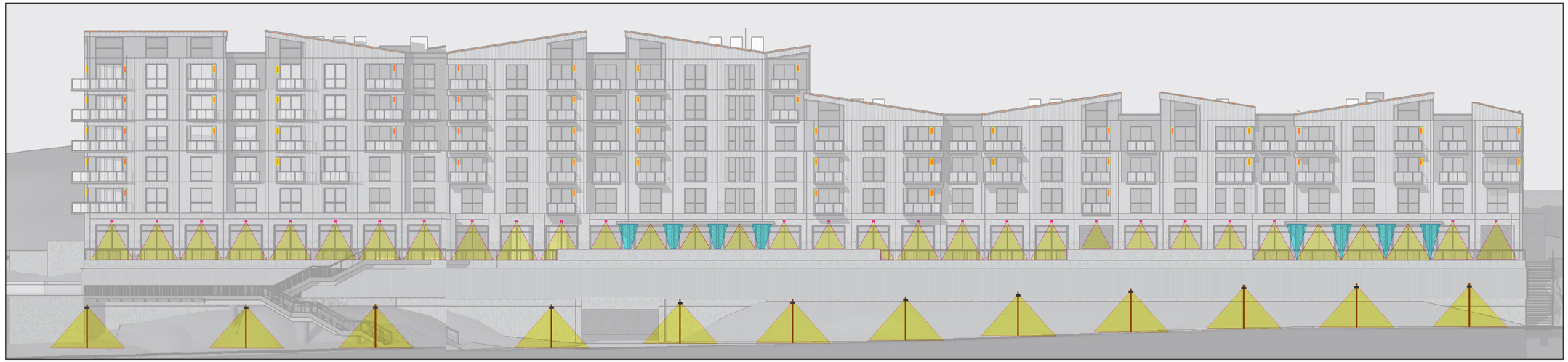
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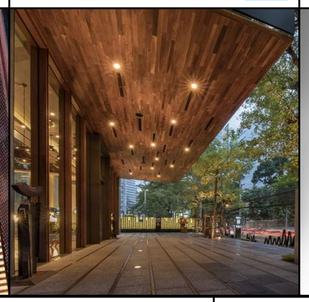


Elevation Illumination

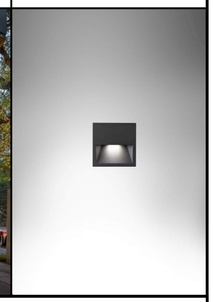
Linear Trim Accent: XZ71



Recessed Downlights: XB1



Steplights: XS2



Decorative Sconces: XD1



FOH Wall Light: XWM1



BOH Wall Light: XWM2



Perimeter Illumination

Note: Refer to Site Plan for Fixture Types and Quantities

Wooden Pedestrian Pole



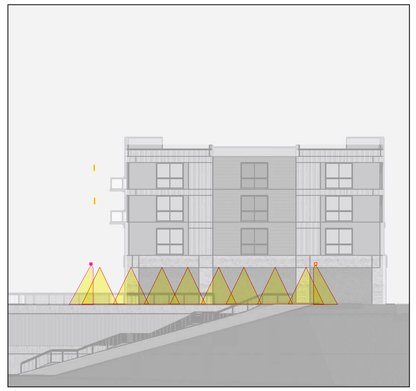
Finish

Finish

Finish







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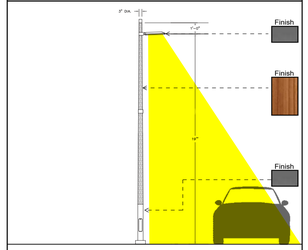
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sheet no.



Fixture Key



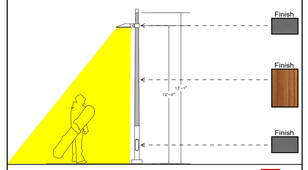
Roadway Pole: XP1B

Luminaire Description: 20'-0" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/10500 Lumens

Overall Height: 20'-0"

BUG Rating: B1-U0-G1



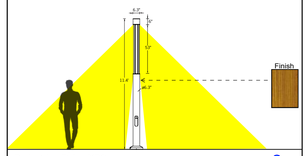
Pedestrian Pole: XP1C

Luminaire Description: 13'-1" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/6600 Lumens

Overall Height: 13'-1"

BUG Rating: B1-U0-G1



Pedestrian Pole: XP2

Luminaire Description: 11'-4" Overall Height Post Top Pole

Kelvin Temp/Lumens: 2700K LED/1102 Lumens

Overall Height: 11'-4"

BUG Rating: B1-U0-G0

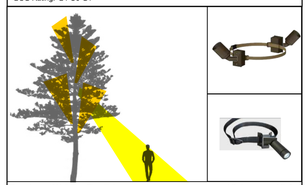
Recessed Steplight: XS1

Luminaire Description: Wall Recessed Steplight

Kelvin Temp/Lumens: 2700K LED/38 Lumens

Mounting Height: 2'-0"

BUG Rating: B1-U0-G1

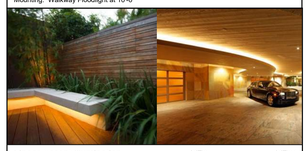


Tree Accent/Walkway Floodlight XL1 XL2

Luminaire Description: Tree Mounted Uplight | Tree Mounted Floodlight

Kelvin Temp/Lumens: 2700K LED/812 Lumens | 2700K LED/819 Lumens

Mounting: Walkway Floodlight at 10'-0"



Linear Accent Illumination XZ1 XZ11

Luminaire Description: Integrated Linear Accent

Kelvin Temp/Lumens: 2700K LED/351 Lumens/FT

THE VILLAGE AT MAMMOTH GUIDELINES

A. All exterior lighting associated with the property shall be shielded, directed downward, and not visible from off the property.
B. Lighting shall be provided for safety, security, and an attractive nighttime environment.
C. Wherever possible, the applicant shall use cover material composed of dark, non-reflective material demonstrated to minimize the contribution to sky glow.
D. Light fixtures on roadway are to be 15'-24' in height. Light fixtures on parking areas are to be 15'-20' in height. Light fixtures on pedestrian paths to be 3'-15' in height.

DESIGN ADHERES TO GUIDELINES USING THE FOLLOWING TECHNIQUES:

1. Spill Control Optics
2. Full Cut-off
3. Field Installed House-side Shield
4. Capable of Photocell and Occupancy Sensor Control

LIGHT LEVEL CRITERIA

Porte Cochere (drop off area):	10FC Average (2:1 ratio of Average to Minimum)
Pool Deck:	1FC Average (3:1 ratio o Average to Minimum)
Pedestrian Walkways:	0.25FC Minimum (2:1 ratio of Average to Minimum)
Interior Roadways:	0.5FC Minimum (15:1 ratio of Maximum to Minimum)
Interior Roadways (Fire Lane):	1FC Minimum (40:1 ratio of Maximum to Minimum)
Egress Walkways:	1FC Minimum

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limelight

LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

sheet title

project no. 194168 04/01/22

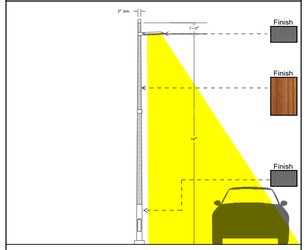
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drawn by: FCD

component

sheet no.



Fixture Key



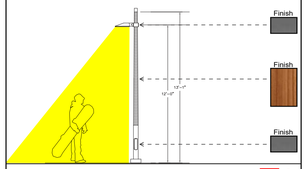
Roadway Pole: XP1B

Luminaire Description: 20'-0" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/10500 Lumens

Overall Height: 20'-0"

BUG Rating: B1-U0-G1



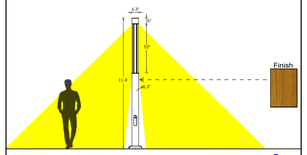
Pedestrian Pole: XP1C

Luminaire Description: 13'-1" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/6600 Lumens

Overall Height: 13'-1"

BUG Rating: B1-U0-G1



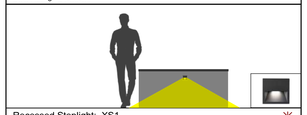
Pedestrian Pole: XP2

Luminaire Description: 11'-4" Overall Height Post Top Pole

Kelvin Temp/Lumens: 2700K LED/1102 Lumens

Overall Height: 11'-4"

BUG Rating: B1-U0-G0



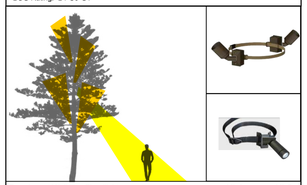
Recessed Steplight: XS1

Luminaire Description: Wall Recessed Steplight

Kelvin Temp/Lumens: 2700K LED/38 Lumens

Mounting Height: 2'-0"

BUG Rating: B1-U0-G1



Tree Accent/Walkway Floodlight XL1 XL2

Luminaire Description: Tree Mounted Uplight | Tree Mounted Floodlight

Kelvin Temp/Lumens: 2700K LED/812 Lumens | 2700K LED/819 Lumens

Mounting: Walkway Floodlight at 10'-0"



Linear Accent Illumination XZ1 XZ11

Luminaire Description: Integrated Linear Accent

Kelvin Temp/Lumens: 2700K LED/351 Lumens/FT

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Interior Roadways (Fire Lane):	1FC Minimum (40:1 ratio of Maximum to Minimum)
Egress Walkways:	1FC Minimum

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project logo

sheet title

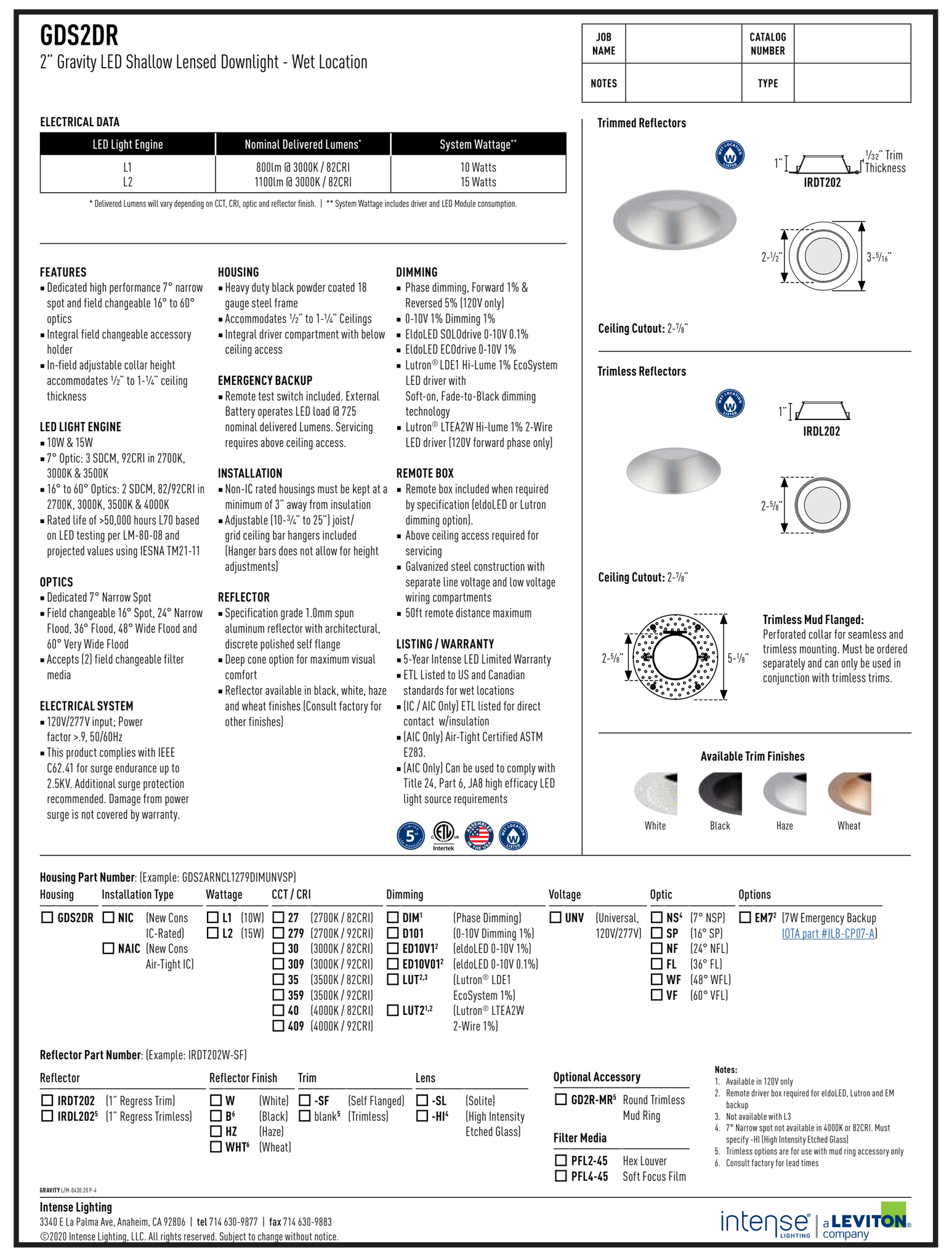
project no. 194168 04/01/22

checked by: FCD
drawn by: FCD

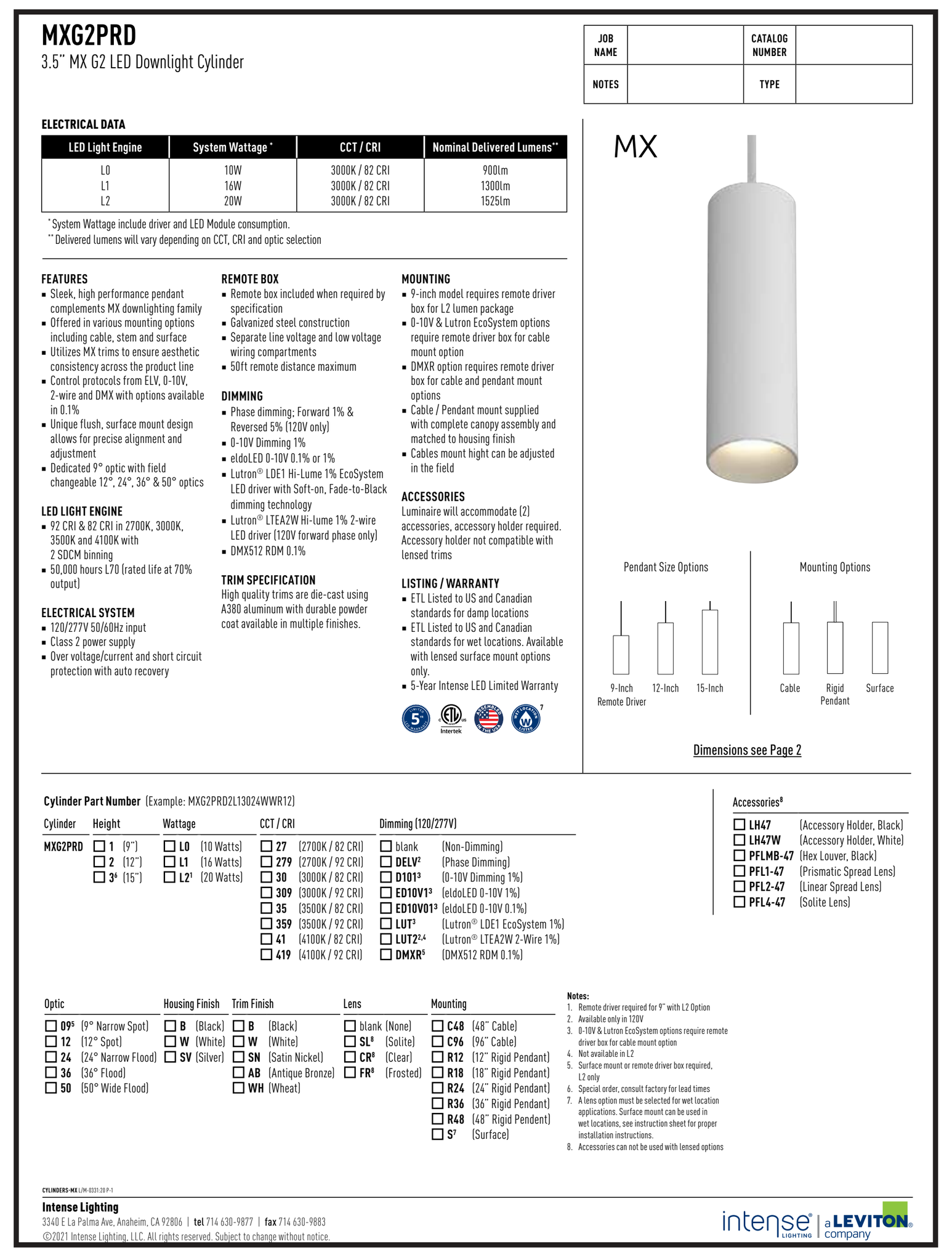
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sheet no.

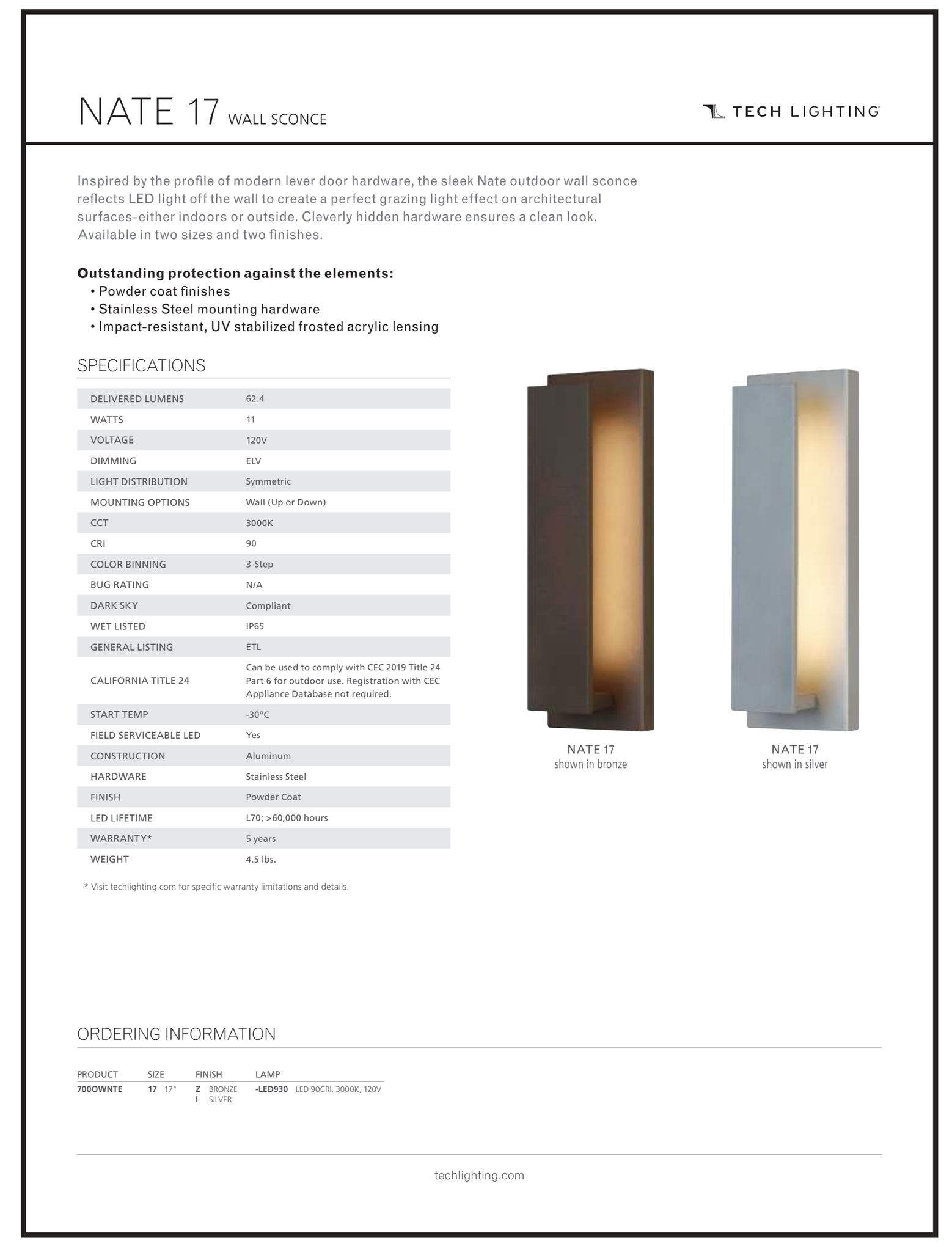
XB1



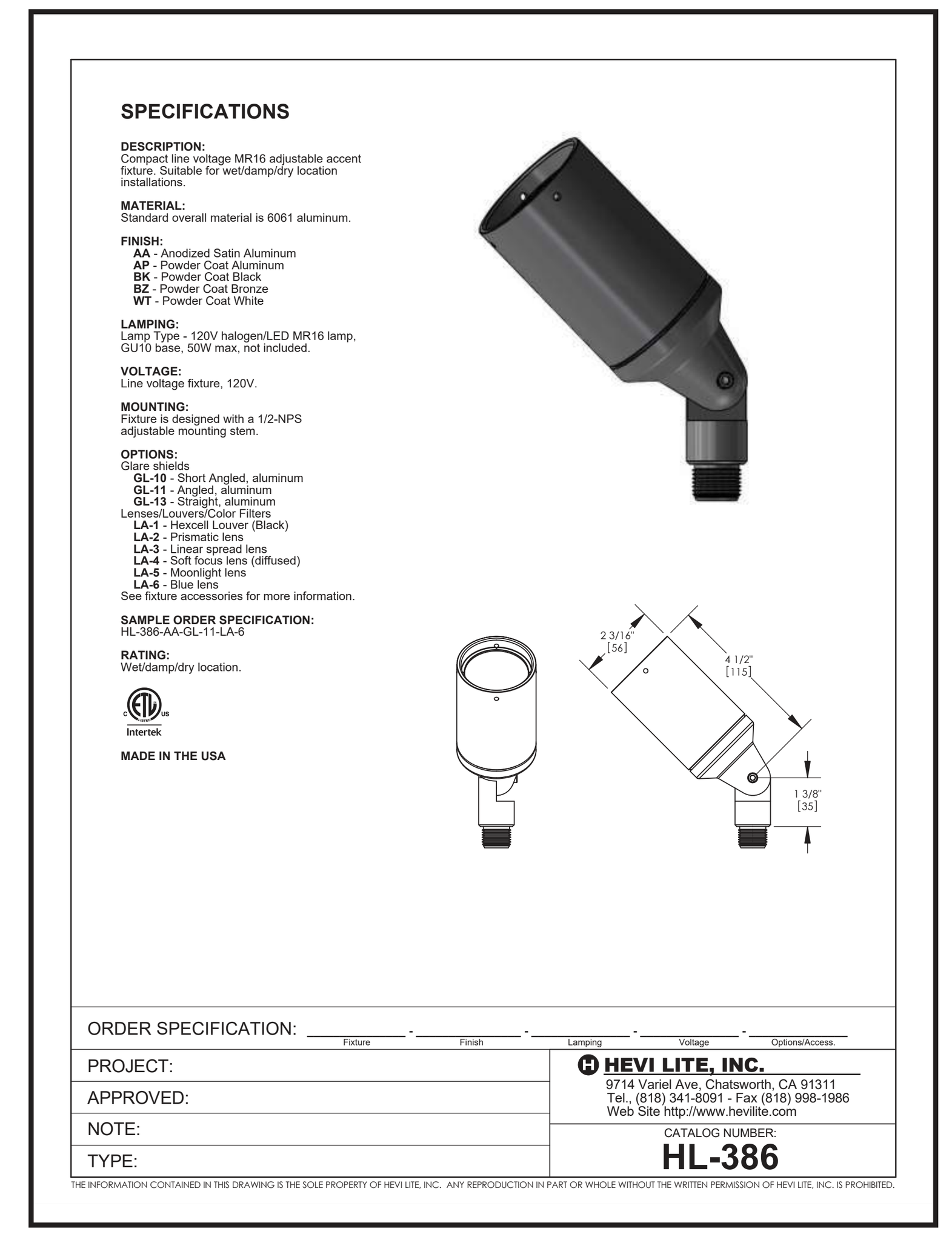
XB2



XDS1



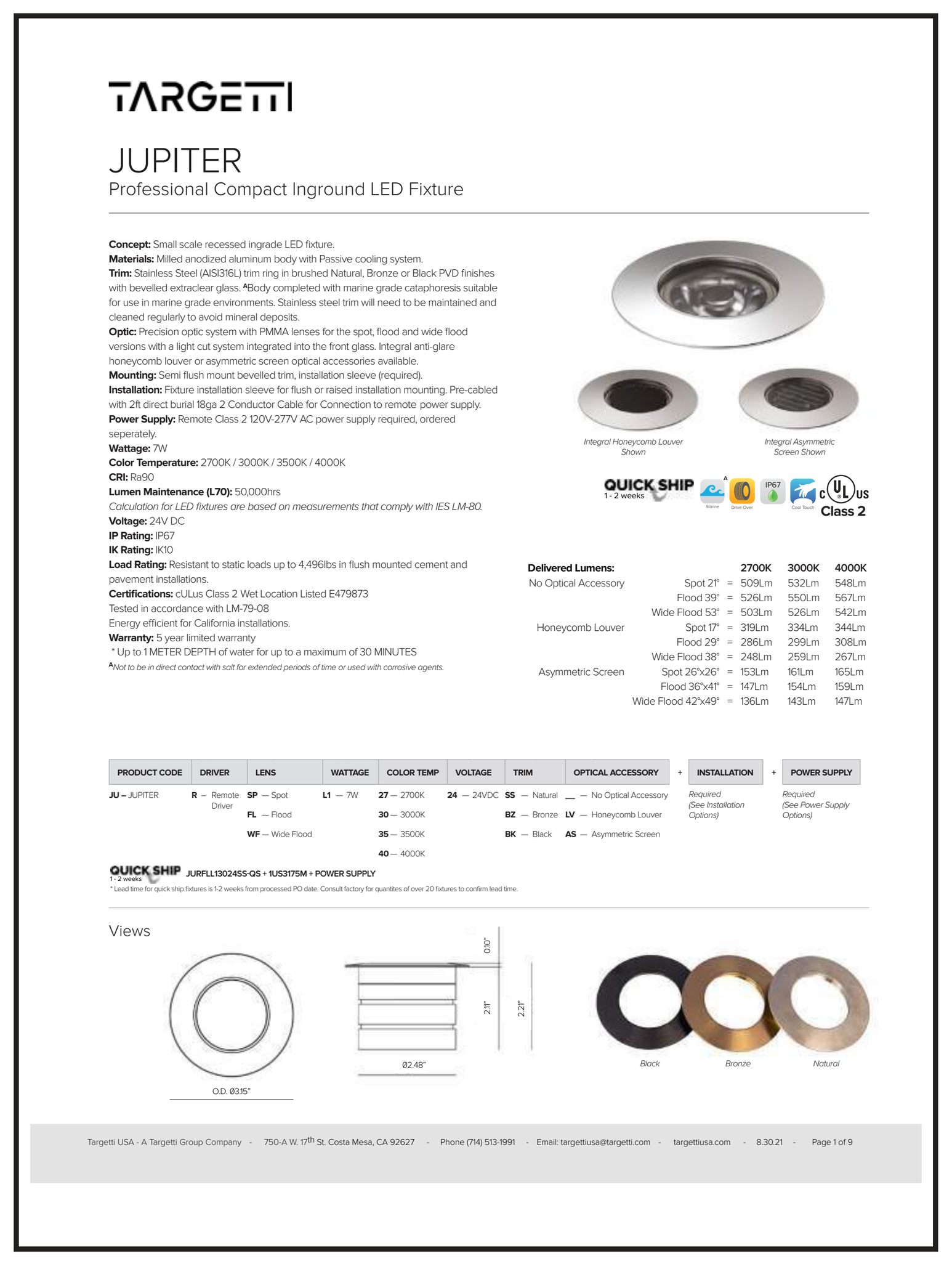
XL1



XL2



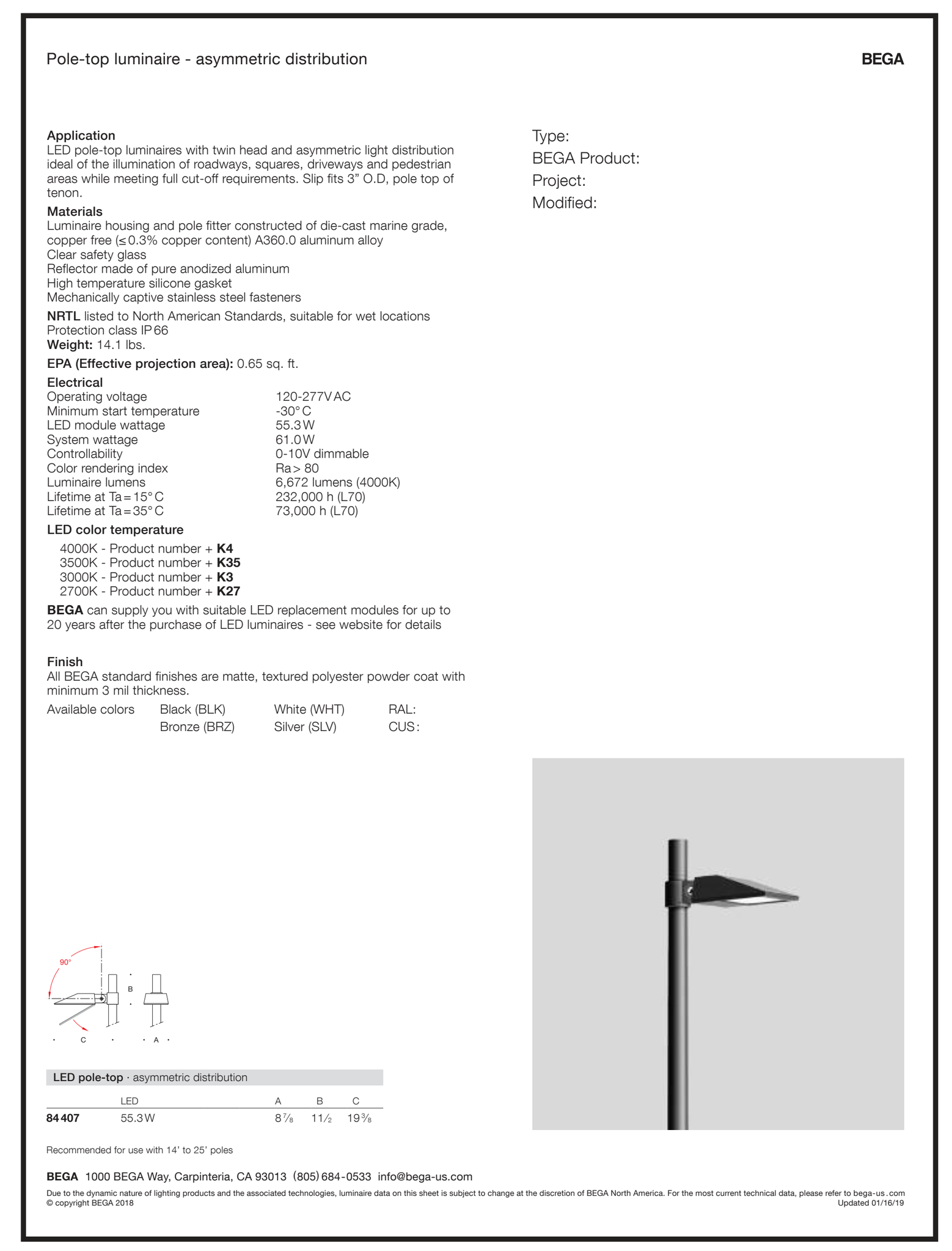
XL3



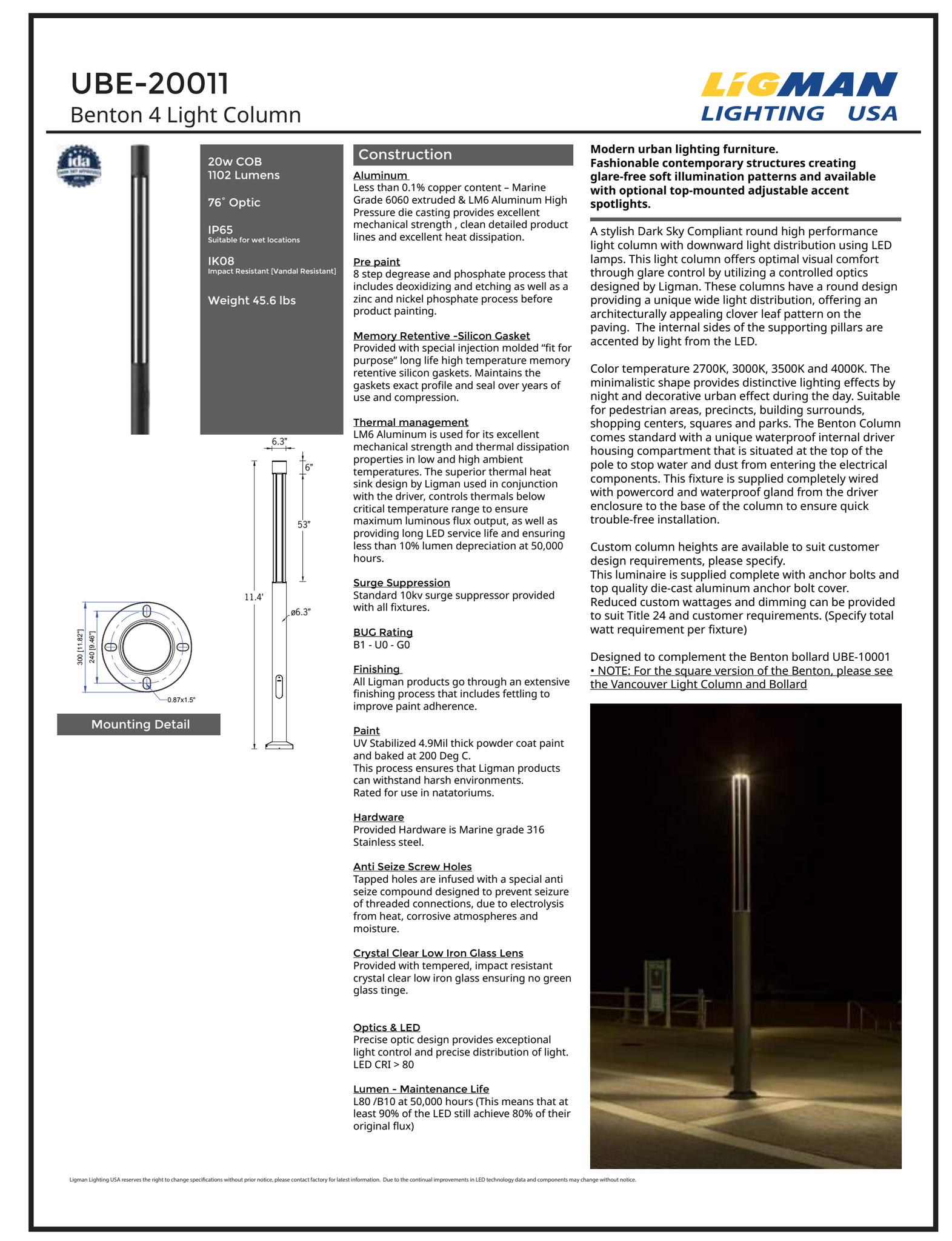
XP1B



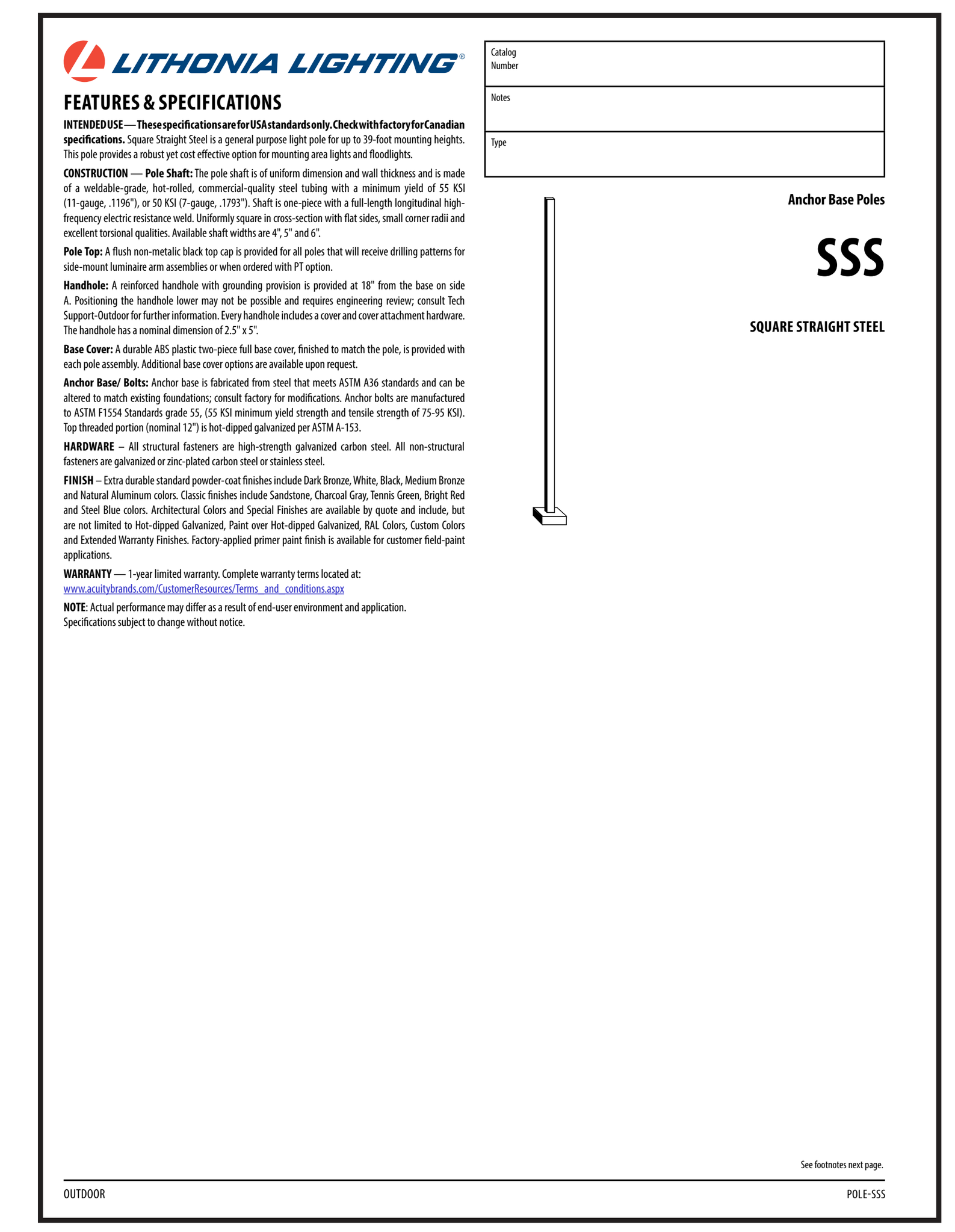
XP1C



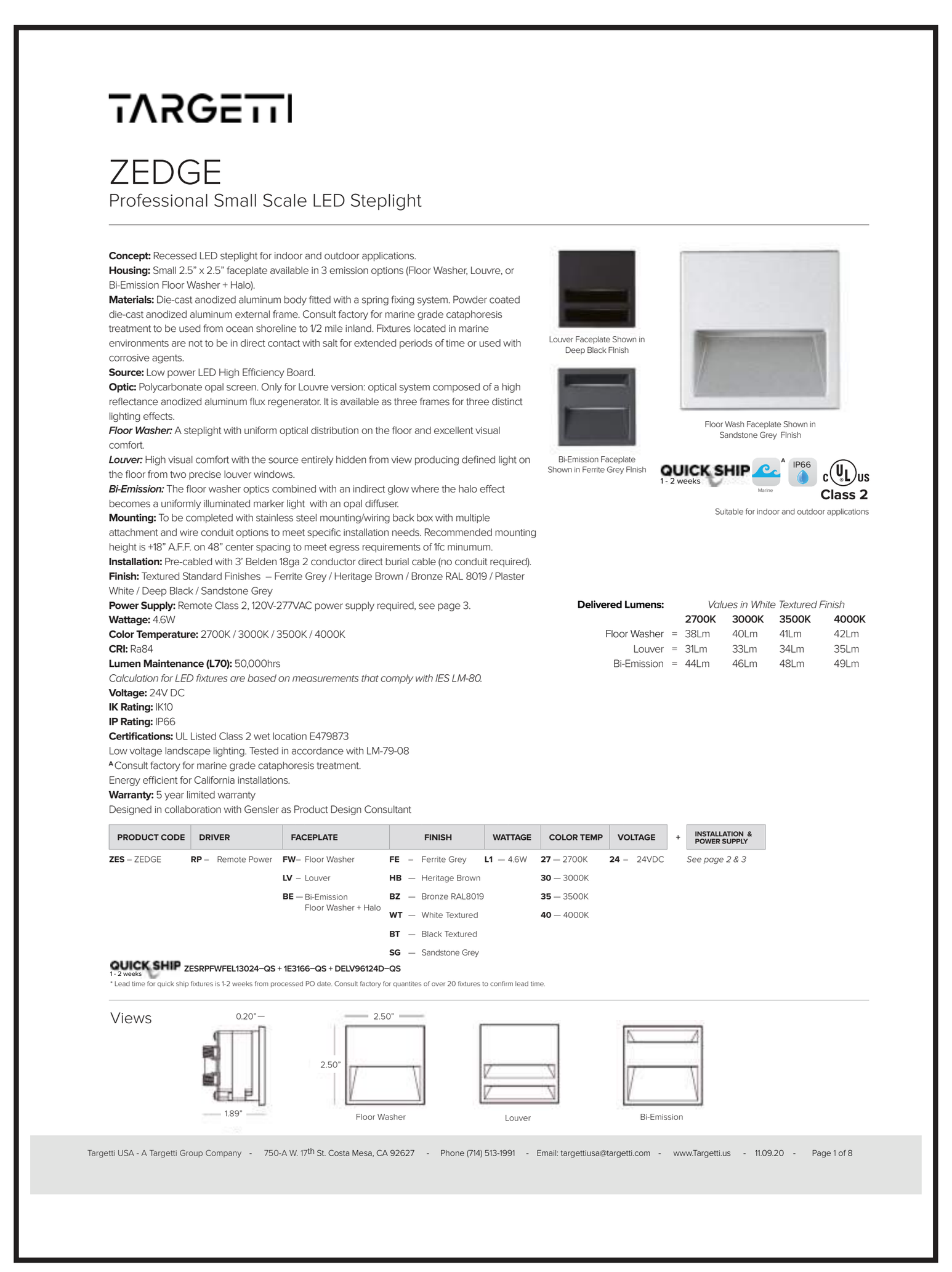
XP2



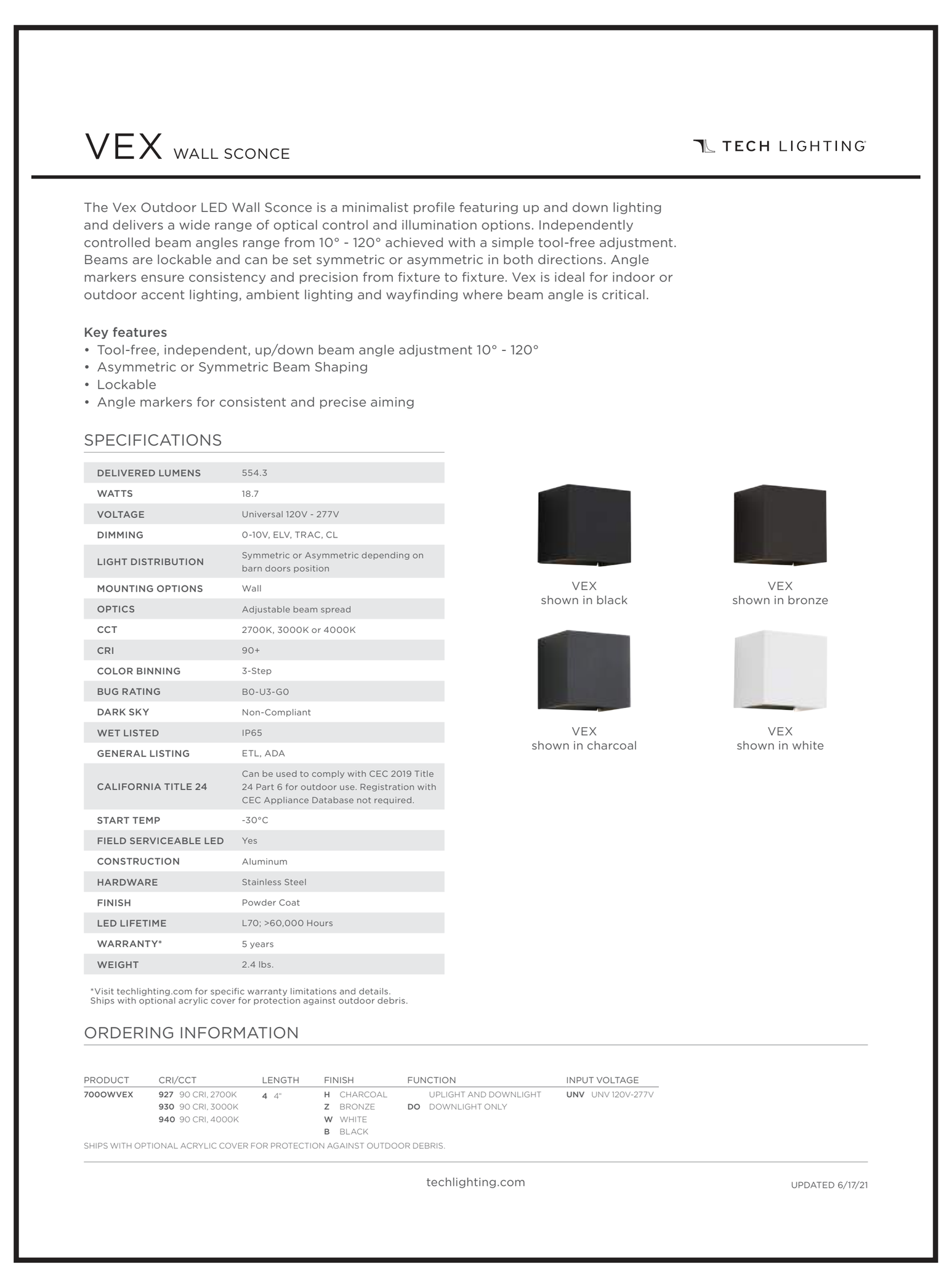
XP3



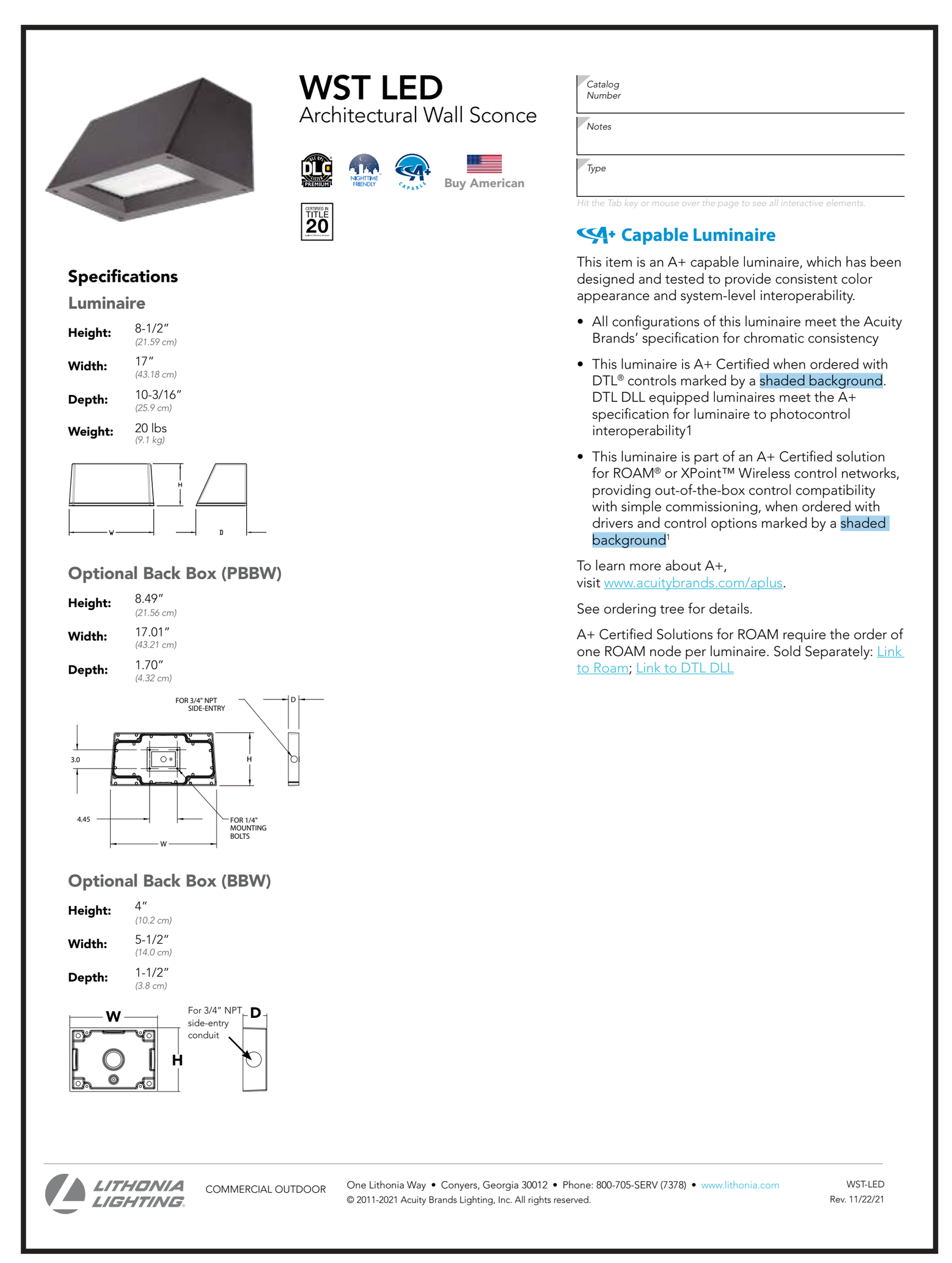
XS1



XWM1



XWM2



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LIMELIGHT HOTEL

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sheet title

project no. 194168 04/01/22

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drawn by: FCD

component

sheet no.

XZ1

XZ2

XZ11

XZ71

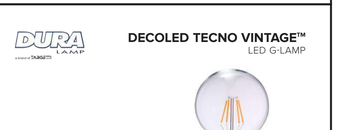
















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sheet no.

TYPE	XB1	XB2	XDS1	XL1	XL2	XL3	XP1B	XP1C	XP2	XP3
SYMBOL										
MANUFACTURER	INTENSE LIGHTING	INTENSE LIGHTING	TECH LIGHTING	HEVI LITE	TARGETTI	TARGETTI	BEGA	BEGA	LIGMAN	LITHONIA
CATALOG #	GDS2DR-NIC-L2-279-D101-UNV-FL-IR DT202-TBD-SF-SL	MXG2PRD-9-L1-279-D101-36-TBD-TB D-SL-S	700OWNTE-17-Z-LED930	HL-386-TBD-SM-2-JB-2X-TBD-TBD	BLT-RP-TBD-L2-MF-27-TTS0102-TTBL T0102-TTSJS02-DELV30124D	JU-R-FL-L1-40-24-TBD-CTB COLOR FILTER-1US3175X-DELV30124D	[LUMINAIRE 19'-0"] 84250-K27-BLK [POLE] 98506-POLE FINISH CHESTNUT-BASE FINISH BLK-OVERALL HEIGHT 20'-79826	[LUMINAIRE 12'-0"] 84407-K27-BLK [POLE] 98502-POLE FINISH CHESTNUT-BASE FINISH BLK-OVERALL HEIGHT 13'-79826	UBE-20011-20W-W27-DF-120/277V	SSS-9'6"-4G-DBLXD
LAMP/CATALOG#	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	3000K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	GREEN CREATIVE 5GU10DIM/930FL35	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	4000K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	N/A
LUMINAIRE WATTAGE	15	16	11	5	12	7	99	56	20	N/A
DESCRIPTION	RECESSED MOUNTED 2700K WARM WHITE LED 2 INCH LENSED DOWNLIGHT WITH 36 DEGREE OPTICS AND SOLITE LENS. TRIM FINISH TBD.	SURFACE MOUNTED 2700K WARM WHITE LED 9" HEIGHT CYLINDER DOWNLIGHT WITH 36 DEGREE OPTICS AND SOLITE LENS. FINISH TBD.	WALL MOUNTED 3000K WARM WHITE LED DECORATIVE SCONCE. BRONZE FINISH.	TREE STRAP MOUNTED 3000K WARM WHITE LED UPLIGHT WITH 35 DEGREE OPTICS. FINISH TBD. TREE STRAP DIAMETER TBD.	TREE STRAP MOUNTED 2700K WARM WHITE LED FLOODLIGHT WITH MEDIUM WIDE FLOOD OPTICS. FINISH TBD.	INGRADE MOUNTED 4000K WARM WHITE LED UPLIGHT WITH FLOOD OPTICS. TO BE PROVIDED WITH CTB COLOR FILTER. TO BE MOUNTED IN RAISED INSTALLATION TUBE. FINISH TBD.	20'-0" OVERALL HEIGHT 2700K WARM WHITE LED ROADWAY POLE WITH ROADWAY LUMINAIRE AT 19'-0". POLE FINISH TO BE CHESTNUT. BASE AND LUMINAIRE FINISH TO BE BLACK.	13'-0" OVERALL HEIGHT 2700K WARM WHITE LED PEDESTRIAN POLE WITH PEDESTRIAN LUMINAIRE AT 12'-0". POLE FINISH TO BE CHESTNUT. BASE AND LUMINAIRE FINISH TO BE BLACK.	11'4" OVERALL HEIGHT 2700K WARM WHITE LED POST TOP PEDESTRIAN POLE. POLE FINISH TO BE DOUGLAS FIR.	9'6" OVERALL HEIGHT SQUARE STRAIGHT STEEL POLE, BLACK FINISH. TO BE PROVIDED WITH EYE BOLT AND HANDHOLE FOR ACCESS TO ELECTRICAL AS NEEDED.
NOTES	CONTRACTOR TO CONFIRM DOWNLIGHT IS COMPATIBLE WITH CEILING CONDITIONS PRIOR TO PROCUMBENT.			CONTRACTOR TO CONFIRM TREE STRAP DIAMETER PER FINAL TREE SELECTION.	REQUIRES REMOTE POWER SUPPLY CONCEALED FROM GUEST VIEW AND ACCESSIBLE BY MAINTENANCE.	REQUIRES REMOTE POWER SUPPLY CONCEALED FROM GUEST VIEW AND ACCESSIBLE BY MAINTENANCE.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.
VOLTS	120-277	120/277	120	120	120-277/24	120-277/24	120-277	120-277	120/277	N/A
CONTACT	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com
QUANTITY	29	8	112	101	9	18	29	37	7	7

TYPE	XS1	XWM1	XWM2	XZ1	XZ2	XZ11	XZ71
SYMBOL							
MANUFACTURER	TARGETTI	TECH LIGHTING	LITHONIA	DURALAMP	DURALAMP	DURALAMP	DURALAMP
CATALOG #	ZES-RP-FW-TBD-L1-27-24-1US3166-DELVXX124D	700OWVEX-927-4-Z-DO-UNV	WST LED-P2-27K-VF-MVOLT-DDBXD	DL-120-A-27-SC-PRAP-U-KTPRU-CL	DLD-CL-MD-24-BK-DLDCLAC1/16SS-DLDLSWRAP	DL-120-A-27-SC-PRAN-U-KTPRU-CL	DL-120-A-27-SC-PRAN-U-KTPRU-CL
LAMP/CATALOG#	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	DURALAMP DLV-G25-MD-04-22-120-D	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)
LUMINAIRE WATTAGE	5	18.7	25	3.9/FT	2/FT	3.9/FT	3.9/FT
DESCRIPTION	WALL RECESSED MOUNTED 2700K WARM WHITE LED STEPLIGHT WITH FLOOR WASH OPTICS. TO BE PROVIDED WITH BACK BOX. FINISH TO BE DETERMINED.	SURFACE MOUNTED 2700K WARM WHITE LED WALL LIGHT WITH DOWNLIGHT ONLY OPTICS. BRONZE FINISH.	SURFACE MOUNTED 2700K WARM WHITE LED WALL PACK WITH VISUAL COMFORT FORWARD THROW OPTICS. BRONZE FINISH.	SURFACE MOUNTED 2700K WARM WHITE LED LINEAR LUMINAIRE WITH ALUMINUM MOUNTING CHANNEL AND FROSTED LENS.	POLE MOUNTED 2200K WARM WHITE LED FESTOON SYSTEM. TO BE PROVIDED WITH AIRCRAFT CABLE AND BLACK CABLE WRAP.	SURFACE MOUNTED 2700K WARM WHITE LED LINEAR LUMINAIRE WITH 45-DEG ALUMINUM MOUNTING CHANNEL AND FROSTED LENS.	SURFACE MOUNTED 2700K WARM WHITE LED LINEAR LUMINAIRE WITH 45-DEG ALUMINUM MOUNTING CHANNEL AND FROSTED LENS.
NOTES	REQUIRES REMOTE POWER SUPPLY CONCEALED FROM GUEST VIEW AND ACCESSIBLE BY MAINTENANCE.						
VOLTS	120-277/24	120-277	120-277	120	120	120	120
CONTACT	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com
QUANTITY	101	31	19	178 Linear Feet	450 Linear Feet	69 Linear Feet	904 Linear Feet

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project logo

sheet title

project no. 194168 04/01/22

checked by: FCD
drawn by: FCD

component

sheet no.

Site Lighting Entitlement Package

Limelight Hotel - Mammoth Lakes

04.01.22

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sheet no.



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LIMELIGHT HOTEL

5 CANYON BOULEVARD, MAMMOTH LAKES, CA 93546

ENTITLEMENT RESUBMITTAL PACKAGE

APRIL 1, 2022

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4/1/2022 9:33:54 PM
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client | consultant

LICENSED ARCHITECT
GREGORY M. VILLEGAS
C-26518
9/30/23
RENEWAL DATE
STATE OF CALIFORNIA

stamp | approval

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022

key plan

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limelight **LIMELIGHT HOTEL**

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project logo

COVER SHEET

sheet title

project no. 194168 date 02/04/22

checked by: LL
drawn by: Author

component

AP0-000

sheet no.

SHEET INDEX

ENT_SHEET INDEX - ARCHITECTURAL

Sheet #	Sheet Name	02/04/2022	04/01/2022
AP0-000	COVER SHEET	X	X
AP0-001	PROJECT DATA	X	X
AP0-002	GENERAL NOTES	X	X
AP0-003	BUILDING AREA	X	X
AP0-004	BUILDING AREA	X	X
AP0-010	SITE PLAN	X	X
AP0-011	LOT COVERAGE PLAN	X	X
AP0-012	FIRE DEPARTMENT ACCESS PLAN	X	X
AP0-013	SNOW MANAGEMENT & STORAGE PLAN	X	X
AP0-014	SHADE/SHADOW ANALYSIS	X	X
AP2-101	OVERALL FLOOR PLANS - LEVEL B2	X	X
AP2-102	OVERALL FLOOR PLANS - LEVEL B1	X	X
AP2-103	OVERALL FLOOR PLANS - LEVEL 1	X	X
AP2-104	OVERALL FLOOR PLANS - LEVEL 2 & 3	X	X
AP2-105	OVERALL FLOOR PLANS - LEVEL 4 & 5	X	X
AP2-106	OVERALL FLOOR PLANS - LEVEL 6 & ROOF	X	X
AP3-101	OVERALL ELEVATIONS	X	X
AP3-102	PODIUM HEIGHT		X
AP3-501	PERSPECTIVES	X	X
AP3-502	PERSPECTIVES	X	X
AP3-503	PERSPECTIVES	X	X
AP3-504	PERSPECTIVES	X	X
AP3-601	BUILDING ISOMETRIC VIEWS	X	X
AP3-602	BUILDING ISOMETRIC VIEWS	X	X
AP4-101	BUILDING SECTIONS	X	X
AP4-102	BUILDING SECTIONS	X	X

APPLICABLE CODES

APPLICABLE CURRENT CODES:
NORTH VILLAGE SPECIFIC PLAN (2000)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CENC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)

PARKING SUMMARY

PARKING:
REQUIRED PARKING STALLS:
HOTEL/RESIDENTIAL = 166 KEYS
REQUIRED: 146 STALLS (REQUIRED PER NVSP PG. 72 (i)); SEE THE TABLE BELOW.
ADMIN. & MANAGEMENT OFFICES = 1,460± SF x 2 STALLS = 4 STALLS REQUIRED
TOTAL REQUIRED: 150 STALLS

REQUIRED 10% OF REQUIRED PARKING SPACES (146 STALLS) FOR GUEST ACCESS:
= 10% x 146 = 15 STALLS

ACCESSIBLE PARKING SPACES: PER CBC TABLE 11B-208.2 (151-200)

REQUIRED - 6
PROVIDED - 6

CALGREEN SUMMARY:

CLEAN AIR / VANPOOL/ EV VEHICLE STALLS

REQUIRED - 16
PROVIDED - 16

PER CALGREEN TABLE 5.106.5.2 (151-200)

EV CHARGING STALLS

REQUIRED - 10 (INCLUDING 1 VAN ACCESSIBLE EV AND 1 STANDARD ACCESSIBLE EV)
PROVIDED - 10 (INCLUDING 1 VAN ACCESSIBLE EV AND 1 STANDARD ACCESSIBLE EV)

PER CALGREEN TABLE 5.106.5.3.3 (151-200) & CBC TABLE 11B-228.3.2.1

PARKING PROVIDED:
PARKING STRUCTURE VALLET STALLS: 179
CHECK-IN STALLS: 9
OVERSIZE / VISITOR STALLS / 10% GUEST ACCESS: 16
TOTAL PARKING PROVIDED: 204 STALLS

BICYCLE PARKING:

BICYCLE PARKING - SHORT TERM

REQUIRED - 5% OF 200= 10
PROVIDED - 28

PER CALGREEN 5.106.4.1.1

BICYCLE PARKING - LONG TERM

REQUIRED - 5% OF 113 (TENANT) = 5.65
PROVIDED - 6

PER CALGREEN 5.106.4.1.2
ASSUME STAFF OF 113

THE TOWN'S MUNICIPAL CODE AND THE CA BUILDING CODE REQUIRE THE PROVISION OF LONG-TERM AND SHORT-TERM BIKE PARKING. THE TOWN'S MUNICIPAL CODE REQUIRES 0.2 BICYCLE PARKING SPACES PER HOTEL UNIT FOR A TOTAL OF 33 SPACES (166 UNITS X 0.2 = 33).

REQUIRED: SECURE BICYCLE PARKING REQUIRED = 0.2 BICYCLE PARKING SPACES / UNIT
166 UNITS X 0.2 = 34 BICYCLE PARKING

PROVIDED: 36 BICYCLE PARKING

LIMELIGHT MAMMOTH HOTEL

PARKING SPACES REQUIRED PER NVSP PG. 72 (i)

UNIT TYPE	UNIT COUNT	NVSP PARKING STANDARD	# STALLS REQUIRED
1 BEDROOM WITH LOCK- OFF (51 UNITS TOTAL)	LEVEL 2 = 13 LEVEL 3 = 14 LEVEL 4 = 14 LEVEL 5 = 5 LEVEL 6 = 5	1.5 STALLS PER UNIT X 51 UNITS	76.5
1 BEDROOM (51 UNITS TOTAL)	LEVEL 2 = 13 LEVEL 3 = 14 LEVEL 4 = 14 LEVEL 5 = 5 LEVEL 6 = 5	1 STALL PER UNIT X 51 UNITS	51
2 BEDROOM (2 UNITS TOTAL)	LEVEL 2 = 0 LEVEL 3 = 1 LEVEL 4 = 1 LEVEL 5 = 0 LEVEL 6 = 0	1 STALLS PER UNIT X 2	2
3 BEDROOM (4 UNITS TOTAL)	LEVEL 2 = 1 LEVEL 3 = 0 LEVEL 4 = 1 LEVEL 5 = 1 LEVEL 6 = 1	1.5 STALLS PER UNIT X 4	6
4 BEDROOM (4 UNITS TOTAL)	LEVEL 2 = 2 LEVEL 3 = 2 LEVEL 4 = 0 LEVEL 5 = 0 LEVEL 6 = 0	1.5 STALLS PER UNIT X 4	6
5 BEDROOM (3 UNITS TOTAL)	LEVEL 2 = 0 LEVEL 3 = 0 LEVEL 4 = 1 LEVEL 5 = 1 LEVEL 6 = 1	1.5 STALLS PER UNIT X 3	4.5
166 TOTAL UNITS			146

PARKING SUMMARY

Level	TYPE	COUNT
1. PARKING STRUCTURE VALLET STALLS		
LEVEL B1	9' x 18' - ACCESSIBLE	4
LEVEL B1	9' x 18' - ACCESSIBLE EV	1
LEVEL B1	9' x 18' - EV	8
LEVEL B1	9' x 18' - REGULAR	146
LEVEL B1	10' x 20' - ACCESSIBLE	1
LEVEL B1	10' x 23' AISLE PARALLEL PARKING	19
		179
2. CHECK-IN STALLS		
LEVEL 01	10' x 20' - EXTERIOR	7
LEVEL 01	10' x 20' - EXTERIOR ACCESSIBLE EV	1
LEVEL 01	10' x 20' - EXTERIOR VAN ACCESSIBLE	1
		9
3. OVERSIZE / VISITOR STALLS		
LEVEL B1	10' x 20' - EXTERIOR	16
		16
		204

PROJECT DATA SUMMARY

PROJECT DESCRIPTION

PROJECT LOCATION:
15 CANYON BLVD. MAMMOTH LAKES, CA 93546

PROJECT DESCRIPTION:
THE LIMELIGHT MAMMOTH LAKES HOTEL CONSISTS OF A 6-STORY, 151 KEY HOTEL AND 15 KEY RESIDENTIAL UNITS, AN OUTDOOR POOL AND SPA TERRACE WITH LANDSCAPING AND OPEN SPACE, AND 1 LEVEL OF SUBTERRANEAN STRUCTURAL PARKING AND 1 LEVEL OF UNDERGROUND MECHANICAL LEVEL BUILT ON AN EXISTING MOUNTAINSIDE SLOPING SITE. THE HOTEL ALSO INCLUDES TOWNHALL DINING, MEETING SPACE, LOBBY, SKI CLUB LOUNGE AS WELL AS A FITNESS CENTER.

THE BUILDING HEIGHT TO THE ROOF PLANE IS 74'-8" AND THE HIGHEST POINT OF THE ROOF IS 109'-8" ABOVE THE ADJACENT CANYON BOULEVARD SLOPING GRADE LEVEL.

SITE AREA INFORMATION INCLUDING PHASE I AND PHASE II:

TOTAL SITE AREA (PARCELS 1-7) = 301,118± SQUARE FEET, 6.91± ACRES

ZONING:

THE CURRRENT ZONING FOR THE SUBJECT PARCELS IS PER THE NORTH VILLAGE SPECIFIC PLAN. PARCELS 1, 2, 3 AND 8 ARE ZONED RESORT LODGING PER THE NORTH VILLAGE SPECIFIC PLAN, PARCELS 4, 5, 6, AND 7 ARE ZONED SPECIALTY LODGING PER THE NORTH VILLAGE SPECIFIC PLAN.

(PARCELS 1-7) APN# 33-390-002 THROUGH 33-390-007, AND 031-110 - 027;
PARCEL 8: AN EASEMENT FOR THE PEDESTRIAN BRIDGE
PARCEL 9: AN EASEMENT FOR TEMPORARY CONSTRUCTION AND OTHER RIGHT

SPECIALTY LODGING (SL), PLAZA RESORT (PR) - NORTH VILLAGE SPECIFC PLAN (NVSP)
TOWN OF MAMMOTH LAKES

SITE COVERAGE:
MAXIMUM SITE COVERAGE INCLUDING ALL BUILDINGS AND PAVED OR OTHERWISE DEVELOPED IMPERVIOUS SURFACES FOR EACH DEVELOPMENT AREA SHALL BE AS FOLLOWS:

MAXIMUM SITE COVERAGE ALLOWED: PR DISTRICT - 75%
SL DISTRICT - 60%

SITE COVERAGE PROVIDED (SEE LOT COVERAGE PLAN):
PR DISTRICT - 62.4%
SL DISTRICT - 60%
COMBINED - 62.1%

SITE AREA INFORMATION:

PHASE I SITE AREA: 174,655± SF
4.01 ± ACRES

PHASE II SITE AREA: 126,465± SF
2.90 ± ACRES

TOTAL SITE AREA = 301,118± SF,
6.91± ACRES

BUILDING AREA:
THROUGHOUT NORTH VILLAGE, THE MAXIMUM BUILDING FLOOR AREA FOR ALL DEVELOPMENTS SHALL BE 87,000 SQUARE FEET PER ACRE (EXCLUDING STRUCTURED PARKING) IN THE DISTRICTS DESIGNATED PR.

MAXIMUM BUILDING FLOOR AREA ALLOWED: 6.91± ACRES x 87,000 SF = 601,170 SF
BUILDING FLOOR AREA (PHASE I) PROVIDED:

PHASE I - TOTAL CONDITIONED GROSS BUILDING AREAS

Name	
PR - ENCLOSED	131,902.2 SF
SL - ENCLOSED	53,852.1 SF
TOTAL CONDITINOED GROSS BUILDING AREAS:	185,754.3 SF

BUILDING HEIGHT:
PER NORTH VILLAGE SPECIFIC PLAN - TABLE 4. BUILDING HEIGHTS

LAND USE AREA	BUILDING LEVELS	MAXIMUM PERMITTED HT.	MAXIMUM PROJECTED HT.
PR PLANNING AREAS(FIGURE 1) -RESORT LODGING AREA	1-7	75'	90'

HEIGHT = ± 75 FT **, 6 STORIES
(PODIUM + 5 STORIES)
**80' MAX. PERMITTED SUBJECT TO ADDITIONAL REVIEW AND APPROVAL PER NVSP TABLE 4.

PROVIDED: 74'-8"± , 6 STORIES (PODIUM + 5 STORIES)

PER COVENANT AND AGREEMENT REGARDING HEIGHT LIMITATIONS:

HEIGHT LIMITATION. NO BUILDING IMPROVEMENTS CONSTRUCTED WITHIN THE RESTRICTED AREA DESCRIBED ON EXHIBITS B AND B-I (THE "NORTH RESTRICTED AREA") SHALL EXCEED AN ELEVATION OF 8,130 FEET ABOVE SEA LEVEL. FOR PURPOSES OF THIS COVENANT, "SEA LEVEL" SHALL BE DETERMINED BASED ON THE CURRENT DATUM USED BY THE TOWN OF MAMMOTH LAKES AS OF THE EFFECTIVE DATE OF THIS COVENANT. NOTWITHSTANDING THE FOREGOING, (I) FOR ANY BUILDING, AN AREA OF ROOF LENGTH UP TO BUT NOT MORE THAN TWENTY (20) PERCENT OF THE LENGTH OF THE BUILDING, WHEN MEASURED IN A STRAIGHT LINE ALONG THE BUILDING'S LONGEST- AXIS AT THE BUILDINGS' FIRST LEVEL ABOVE GRADE, MAY BE CONSTRICTED BETWEEN 8,130 FEET AND **8,135** FEET ABOVE SEA LEVEL. IF A BUILDING HAS TWO OR MORE LEVELS WHICH COULD BE CONSIDERED THE "FIRST LEVEL ABOVE GRADE", THE FIRST LEVEL ABOVE GRADE WITH THE LONGEST AXIS SHALL BE THE LEVEL TO BE MEASURED; AND (II) ANTENNAE, CHIMNEYS, TURRETS, CUPOLAS AND SIMILAR ROOF APPURTENANCES MAY HAVE A MAXIMUM ELEVATIONS BETWEEN **8,130** FEET AND 8,135 FEET ABOVE SEA LEVEL.

BUILDING SETBACKS:
PER NORTH VILLAGE SPECIFIC PLAN - TABLE 5: BUILDING SETBACKS FROM ROADWAYS AND SPECIFIC PLAN BOUNDARIES

BUILDING HEIGHT	0-24'	25-34'	35-54'	55'+
LAKE MARY/MAIN	10'	20'	30'	40'
CANYON BLVD REALIGNMENT	10'	20'	30'	40'

(NO SETBACKS REQUIRED ON INTERNAL SIDE AND REAR LOT LINES OF PR DISTRICT)

MIXED OCCUPANCY:
A2, A3, A4, B, R1, R2, S2

NOTE: HOTEL WILL BE CONDITIONED TO LIMIT ROOM OCCUPANCY TO NO MORE THAN 30 DAYS AT A TIME.

CONSTRUCTION TYPES:

THE HOTEL BUILDING TYPE I-B SPRINKLERS (CBC 504)

NOTE: THE FIRE-RESISTANCE RATINGS OF THE BUILDING ARE PERMITTED TO BE REDUCED TO TYPE II-A EXCEPT FOR THE PRIMARY STRUCTURAL FRAME (CBC 403.2.1.1 EXCEPTION 2).

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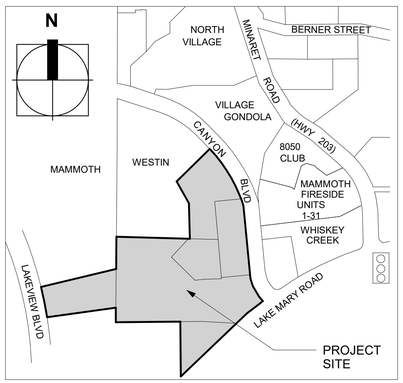
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VICINITY MAP



VICINITY MAP (N.T.S.)

4/1/2022 9:33:58 PM
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THE LITTLE NELL HOTEL GROUP
client | consultant

REGISTERED ARCHITECT GREGORY M. VILLEGAS C-26518 9/30/23 RENEWAL DATE STATE OF CALIFORNIA
stamp | approval

key plan

no. date issue
issues | revisions

LIMELIGHT HOTEL
limelight
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project logo

PROJECT DATA
sheet title

project no. 194168 date 01/25/21

checked by: Checker
drawn by: Author

component

AP0-001
sheet no.

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022

GUESTROOM SUMMARY

ROOM MIX SUMMARY

GUESTROOM MIX MATRIX

ROOM NAME	ABBREV.	COUNT
LEVEL 02		
DELUXE KING 1	K1	9
DELUXE KING 1 HEARING	K1 HEARING	1
DELUXE KING 1 W/FIREPLACE ADA	K1-F ADA	1
DELUXE KING 2	K2	2
STANDARD KING 1	SK1	1
STANDARD KING 1 HEARING	SK1 HEARING	1
STANDARD BUNK ROOM 1	SB1	1
DELUXE QUEEN/QUEEN 1	DQ1	13
DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
DELUXE QUEEN/QUEEN 1 W/FIREPLACE	DQ1-F	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 3 W/FIREPLACE	JRS-3	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE	1BR-1	2
ONE BEDROOM SUITE 2 - KING W/FIREPLACE	1BR-2	2
		39
LEVEL 03		
DELUXE KING 1	K1	9
DELUXE KING 1 ADA HEARING	K1	1
DELUXE KING 1 ADA HEARING	K1 ADA HEARING	1
DELUXE KING 1 W/FIREPLACE	K1-F	1
DELUXE KING 2	K2	2
STANDARD KING 1	SK1	1
STANDARD KING 1 ADA	SK1 ADA	1
STANDARD BUNK ROOM 1	SB1	2
DELUXE QUEEN/QUEEN 1	DQ1	15
DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
DELUXE QUEEN/QUEEN 1 W/FIREPLACE	DQ1-F	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	2
JUNIOR SUITE 3 W/FIREPLACE	JRS-3	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE	1BR-1	2
ONE BEDROOM SUITE 2 - KING W/FIREPLACE	1BR-2	1
ONE BEDROOM SUITE 2 - KING W/FIREPLACE HEARING	1BR-2 HEARING	1
		42
LEVEL 04		
DELUXE KING 1	K1	8
	K1	2
DELUXE KING 1 HEARING	K1 HEARING	1
DELUXE KING 1 W/FIREPLACE	K1-F	1
DELUXE KING 2	K2	2
STANDARD KING 1	SK1	2
STANDARD BUNK ROOM 1	SB1	1
STANDARD BUNK ROOM 1 HEARING	SB1 HEARING	1
DELUXE QUEEN/QUEEN 1	DQ1	12
DELUXE QUEEN/QUEEN 1	DQ1	1
DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
DELUXE QUEEN/QUEEN 1 W/FIREPLACE	DQ1-F	1
JUNIOR SUITE 1 W/FIREPLACE	JRS-1	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 2 W/FIREPLACE HEARING	JRS-2 HEARING	1
JUNIOR SUITE 3 W/FIREPLACE	JRS-3	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE	1BR-1	1
ONE BEDROOM SUITE 2 - KING W/FIREPLACE	1BR-2	3
		42
LEVEL 05		
DELUXE KING 1	K1	3
DELUXE KING 1 W/FIREPLACE	K1-F	1
STANDARD KING 1	SK1	1
STANDARD BUNK ROOM 1	SB1	1
DELUXE QUEEN/QUEEN 1	DQ1	3
DELUXE QUEEN/QUEEN 1 W/FIREPLACE HEARING	DQ1-F HEARING	1
JUNIOR SUITE 1 W/FIREPLACE ADA	JRS-1 ADA	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
		14
LEVEL 06		
DELUXE KING 1	K1	3
DELUXE KING 1 W/FIREPLACE HERAING	K1-F HEARING	1
STANDARD KING 1	SK1	1
STANDARD BUNK ROOM 1	SB1	1
DELUXE QUEEN/QUEEN 1	DQ1	3
DELUXE QUEEN/QUEEN 1 W/FIREPLACE ADA	DQ1-F ADA	1
JUNIOR SUITE 1 W/FIREPLACE HEARING	JRS-1 HEARING	1
JUNIOR SUITE 2 W/FIREPLACE	JRS-2	2
ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
		14
TOTAL ROOMS:		151

RESIDENTIAL MIX SUMMARY

RESIDENTIAL UNIT MATRIX

ROOM NAME	ABBREV.	COUNT
LEVEL 02		
THREE BEDROOM UNIT	3 BR	1
FOUR BEDROOM UNIT	4 BR	2
		3
LEVEL 03		
TWO BEDROOM UNIT ADA HEARING	2BR	1
FOUR BEDROOM UNIT	4 BR	2
		3
LEVEL 04		
TWO BEDROOM UNIT ADA HEARING	2BR	1
THREE BEDROOM UNIT	3 BR	1
FIVE BEDROOM UNIT	5 BR	1
		3
LEVEL 05		
ONE BEDROOM UNIT	1 BR	1
THREE BEDROOM UNIT	3 BR	1
FIVE BEDROOM UNIT	5 BR	1
		3
LEVEL 06		
ONE BEDROOM UNIT	1 BR	1
THREE BEDROOM UNIT	3 BR	1
FIVE BEDROOM UNIT	5 BR	1
		3
TOTAL RESIDENTIAL UNITS:		15

GUESTROOMS ADA / HEARING ROOM COUNTS

Level	Number	ROOM NAME	ABBREV.	COUNT
ACCESSIBLE TUB WITH HEARING				
LEVEL 03	326	DELUXE KING 1 ADA HEARING	K1 ADA HEARING	1
				1
ACCESSIBLE WITH SHOWER				
LEVEL 02	209	DELUXE KING 1 W/FIREPLACE ADA	K1-F ADA	1
LEVEL 02	232	DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
				2
ACCESSIBLE WITH TUB				
LEVEL 04	427	DELUXE QUEEN/QUEEN 1 ADA	DQ1 ADA	1
LEVEL 06	612	DELUXE QUEEN/QUEEN 1 W/FIREPLACE ADA	DQ1-F ADA	1
LEVEL 05	504	JUNIOR SUITE 1 W/FIREPLACE ADA	JRS-1 ADA	1
LEVEL 04	416	JUNIOR SUITE 2 W/FIREPLACE	JRS-2	1
LEVEL 03	310	STANDARD KING 1 ADA	SK1 ADA	1
				5
HEARING				
LEVEL 02	220	DELUXE KING 1 HEARING	K1 HEARING	1
LEVEL 04	429	DELUXE KING 1 HEARING	K1 HEARING	1
LEVEL 06	611	DELUXE KING 1 W/FIREPLACE HERAING	K1-F HEARING	1
LEVEL 02	227	DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
LEVEL 03	327	DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
LEVEL 04	403	DELUXE QUEEN/QUEEN 1 HEARING	DQ1 HEARING	1
LEVEL 05	512	DELUXE QUEEN/QUEEN 1 W/FIREPLACE HEARING	DQ1-F HEARING	1
LEVEL 06	604	JUNIOR SUITE 1 W/FIREPLACE HEARING	JRS-1 HEARING	1
LEVEL 04	438	JUNIOR SUITE 2 W/FIREPLACE HEARING	JRS-2 HEARING	1
LEVEL 05	514	ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
LEVEL 06	614	ONE BEDROOM SUITE 1 - KING W/FIREPLACE HEARING	1BR-1 HEARING	1
LEVEL 03	343	ONE BEDROOM SUITE 2 - KING W/FIREPLACE HEARING	1BR-2 HEARING	1
LEVEL 04	411	STANDARD BUNK ROOM 1 HEARING	SB1 HEARING	1
LEVEL 02	223	STANDARD KING 1 HEARING	SK1 HEARING	1
				14
TOTAL ADA/HEARING ROOMS:				22

GUESTROOM UNIT MATRIX

	STD KING	STD BUNK	DELUXE KING	DELUXE DQ	JR SUITE	1 BED	SUBTOTAL
LEVEL 2	2	1	13	15	4	4	39
LEVEL 3	2	2	13	18	3	4	42
LEVEL 4	2	2	13	18	3	4	42
LEVEL 5	1	1	5	3	3	1	14
LEVEL 6	1	1	5	3	3	1	14
SUBTOTAL	8	7	49	57	16	14	151
TOTAL	**GUESTROOM**						**151 KEYS**

RESIDENTIAL UNIT MATRIX

	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	4 BEDROOM UNITS	5 BEDROOM UNITS	SUBTOTAL
LEVEL 2	-	-	1	2	-	3
LEVEL 3	-	1	-	2	-	3
LEVEL 4	-	1	1	-	1	3
LEVEL 5	1	-	1	-	1	3
LEVEL 6	1	-	1	-	1	3
SUBTOTAL	2	2	4	4	3	3
TOTAL	**RESIDENTIAL**					**15 UNITS**

UNIT SUMMARY: **151 KEY HOTEL WITH = 151 BEDROOMS**
15 RESIDENTIAL UNITS = 49 BEDROOMS

GENERAL NOTES

1. THE DRAWINGS AND SPECIFICATIONS, AND ALL COPIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY. OTHER USE, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT, IS PROHIBITED.

2. SPECIFICATIONS, DETAILS AND SCHEDULES WHICH MAY BE BOUND SEPARATELY, ARE PART OF THESE CONTRACT DOCUMENTS. DRAWINGS BY CONSULTING PROFESSIONALS, SUCH AS STRUCTURAL, MECHANICAL, ETC., ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS AND ARE PART OF THESE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, CONSULTING PROFESSIONALS DRAWINGS, SPECIFICATIONS OR EXISTING CONDITIONS. SHOULD THERE BE AN OMISSION OR DISCREPANCY BETWEEN SAID DRAWINGS AND SPECIFICATIONS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF INFORMATION IS NOT SHOWN OR IS UNCLEAR.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK AND REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR ALL WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK FOR ALL UTILITIES AND SERVICES.

8. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHOSE SIGNATURE APPEARS HEREON.

9. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.

10. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.

11. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: 2019 CALIFORNIA BUILDING CODE.

12. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

13. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

14. CONSTRUCT NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT (HSC 17922.5 EFFECTIVE 3-6-76).

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMEN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.

16. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, SHALL BE DIRECTED TO THE ARCHITECT.

17. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT AND CONFIGURATION OF THE BUILDING ON THE SITE.

18. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING AT STUD WALLS, OR TO FACE OF CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.

19. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD AT STUD WALLS, OR TO FACE OF MASONRY OR CONCRETE, UNLESS OTHERWISE NOTED.

20. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB, UNLESS OTHERWISE NOTED.

21. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE OF CEILING, UNLESS OTHERWISE NOTED.

22. REFER TO DOOR SCHEDULE FOR REQUIRED DOOR DIMENSIONS AND NOTES. ALLOWANCE FOR THRESHOLDS, CLOSERS, ETC. SHALL BE PROVIDED. DOOR FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS, AND HARDWARE.

23. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BLOCKING, BACKING, HANGERS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES, FIXTURES, PARTITIONS, AND ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, KITCHEN, ELECTRICAL OR MISC. EQUIPMENT, FURNISHINGS AND ARTWORK.

24. CONTRACTOR SHALL VERIFY EXACT SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS, BASE STRUCTURES, ROOF OPENINGS, AS WELL AS POWER, WATER, DRAIN INSTALLATIONS AND STRUCTURAL STEEL SUPPORT LOCATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR APPROVED SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

25. ALL PIPES, CONDUIT, WIRES, AND DUCTS SHALL BE CONCEALED FROM VIEW, UNLESS OTHERWISE NOTED.

26. ALL SPRINKLER SHUT-DOWNS MUST BE COORDINATED THROUGH THE FIRE AUTHORITY.

27. ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS TO COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND DESIGN STANDARD ASME A17.1 AND (CBC-3001.2).

28. PLUMBING PENETRATIONS THROUGH FIRE WALLS MUST BE CAST IRON OR WROUGHT IRON.

29. SMOKE AND/OR FIRE DAMPERS ARE REQUIRED AT DUCTED OR UNDUCTED OPENINGS IN ACCORDANCE WITH CBC SECTION-717.

30. (SMOKE/ FIRE) DAMPERS ARE REQUIRED FOR DUCT OPENINGS IN CORRIDORS - EXCEPT AS EXEMPTED UNDER THE CODE. WHERE BOTH ARE REQUIRED COMBINATION FIRE & SMOKE DAMPERS SHALL BE USED.

31. NO MECHANICAL DUCT PENETRATION IS PERMITTED (EXCEPT FOR THOSE SERVING THE EXIT ENCLOSURE) THROUGH EXIT ENCLOSURE WALLS.

32. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND FOR A MINIMUM OF 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

33. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY AN "ON-PREMISES" ELECTRICAL SUPPLY.

34. FIRE EXTINGUISHER LOCATIONS ARE SUBJECT TO REVIEW AND MODIFICATION BY SITE VISIT OF LOCAL AUTHORITY.

35. OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES OR BY A HORIZONTAL DISTANCE NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL OR MINERAL FIBER INSULATION; OR BY SOLID BLOCKING, OR BY PROTECTING BOTH OUTLET BOXES BY LISTED PUTTY PADS, OR BY OTHER LISTED MATERIALS AND METHODS (CBC-714.3.2)

36. WATERPROOF MEMBRANES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO SURFACE PREPARATION, PRIMING AND DRYING TIME.

37. PER CBC 907.2.1 FIRE ALARM WITH NOTIFICATION SYSTEM IN ACCORDANCE WITH CBC 907.5 IS REQUIRED IN GROUP A WITH AN OCCUPANT LOAD OVER 300 AND GROUP R1 OCCUPANCIES. NOTIFICATION SYSTEM SHALL INCLUDE AUDIBLE AND VISIBLE ALARMS.

38. PER CBC 907.2.8.1. MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM SHALL BE INSTALLED IN R-1.

39. PER CBC 907.2.8.3. SMOKE ALARM, SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

40. NOT USED

41. WATERPROOF MEMBRANES SHALL BE PROTECTED USING DRAINAGE BOARD OVER THE MEMBRANE AND UNDER THE FINISHED SURFACE OR TOPPING.

42. **FIRE STOPPING**: MAINTAIN INTEGRITY OF FIRE RATED WALLS BY PROVIDING FIRESTOPPING MATERIAL AT GAPS AND VOIDS CREATED BY PENETRATION, STRUCTURAL MEMBERS AND INTERSECTIONS WITH ADJACENT SURFACES.

43. **EXTERIOR WALLS**: EXTERIOR STUD WALLS SHALL BE 6"X 18 GA. METAL STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR SIDE OF ALL EXTERIOR WALLS SHALL HAVE 5/8" GYP. BOARD, FULL HEIGHT TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE.

44. ALL EXTERIOR STUD WALLS SHALL BE INSULATED WITH MIN. R-19 BATT INSULATION.

45. ROOFING MEMBRANES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS.

46. THE OWNER SHALL EMPLOY AN INDEPENDENT THIRD PARTY ROOFING CONSULTANT TO REVIEW AND STIPULATE THE SCOPE OF WORK AND TO PROVIDE CONTINUOUS INSPECTION AND DIRECTION OF THE INSTALLATION.

47. NOT USED

48. NOT USED

49. **INSULATION MATERIALS**: INSULATION MATERIALS OTHER THAN FOAM PLASTIC SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25.

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LICENSED ARCHITECT
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9/30/23
RENEWAL DATE
STATE OF CALIFORNIA

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key plan

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limelight **LIMELIGHT HOTEL**

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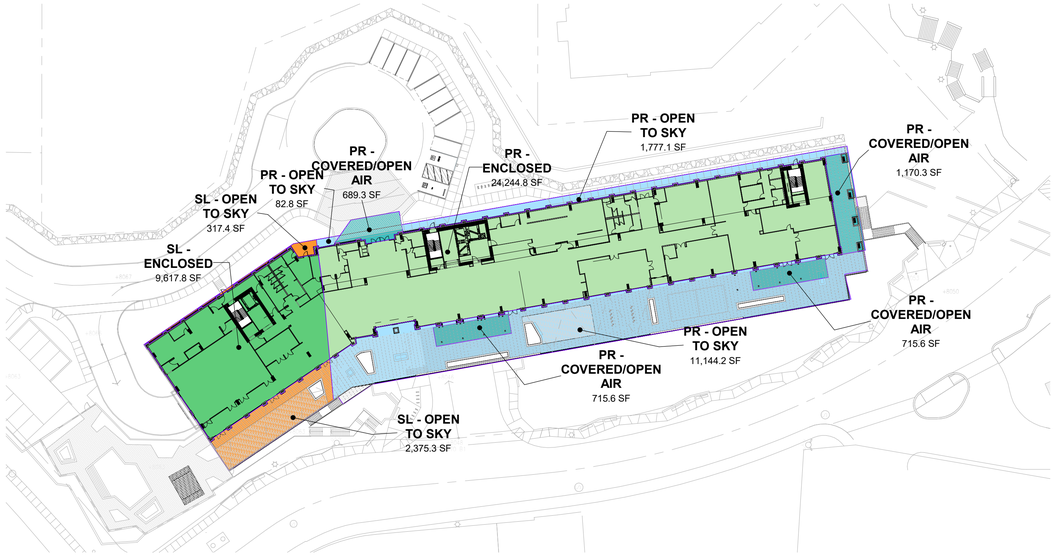
GENERAL NOTES
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project no. 194168 date 01/13/22

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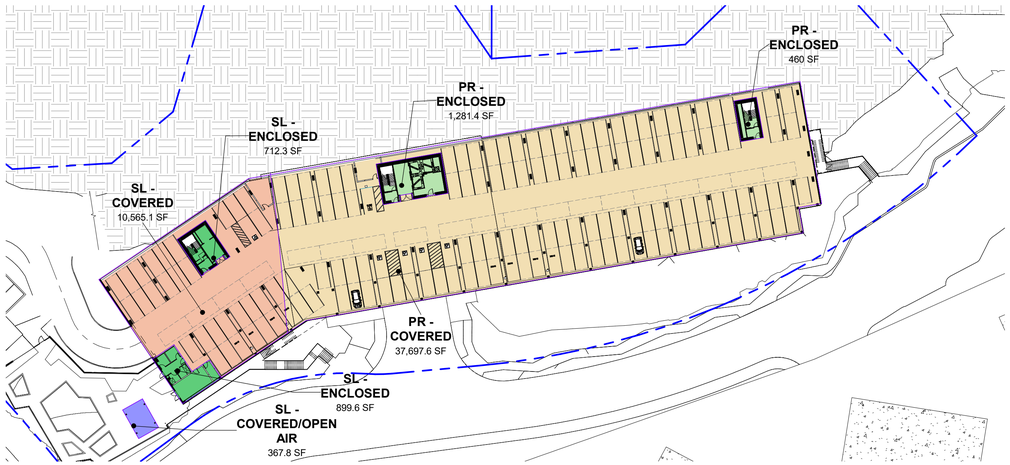
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sheet no.



3 LEVEL 01 AREA PLAN - ENTITLEMENT

1" = 50'-0"



2 LEVEL B1 AREA PLAN - ENTITLEMENT

1" = 50'-0"



1 LEVEL B2 AREA PLAN - ENTITLEMENT

1" = 50'-0"

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KEYNOTES / LEGENDS

GROSS BUILDING AREAS - ENTITLEMENT & PLANNING

PHASE I - TOTAL CONDITIONED GROSS BUILDING AREAS

Name	
PR - ENCLOSED	131,902.2 SF
SL - ENCLOSED	53,852.1 SF
TOTAL CONDITINOED GROSS BUILDING AREAS:	185,754.3 SF

PLAZA RESORT (PR) - GROSS BUILDING AREAS

GROSS BUILDING AREA (PR - ENCLOSED)

Level	Name	Area
LEVEL 01	PR - ENCLOSED	24,244.8 SF
LEVEL 02	PR - ENCLOSED	24,708.5 SF
LEVEL 03	PR - ENCLOSED	24,708.5 SF
LEVEL 04	PR - ENCLOSED	24,708.5 SF
LEVEL 05	PR - ENCLOSED	8,954.6 SF
LEVEL 05	PR - ENCLOSED	176.1 SF
LEVEL 06	PR - ENCLOSED	8,954.6 SF
LEVEL B1	PR - ENCLOSED	1,281.4 SF
LEVEL B1	PR - ENCLOSED	460 SF
LEVEL B2	PR - ENCLOSED	13,309.4 SF
ROOF	PR - ENCLOSED	111.9 SF
ROOF	PR - ENCLOSED	283.8 SF
Grand total: 12		131,902.2 SF

GROSS BUILDING AREA (PR - COVERED)

Level	Name	Area
LEVEL B1	PR - COVERED	37,697.6 SF
LEVEL B2	PR - COVERED	2,372.3 SF
Grand total: 2		40,069.9 SF

GROSS BUILDING AREA (PR - COVERED/OPEN AIR)

Level	Name	Area
LEVEL 01	PR - COVERED/OPEN AIR	689.3 SF
LEVEL 01	PR - COVERED/OPEN AIR	715.6 SF
LEVEL 01	PR - COVERED/OPEN AIR	715.6 SF
LEVEL 01	PR - COVERED/OPEN AIR	1,170.3 SF
LEVEL 02	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 02	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 02	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 02	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 03	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 03	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 03	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 04	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 04	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 04	PR - COVERED/OPEN AIR	26.4 SF
LEVEL 05	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 05	PR - COVERED/OPEN AIR	44.1 SF
LEVEL 05	PR - COVERED/OPEN AIR	57.3 SF
LEVEL 05	PR - COVERED/OPEN AIR	63.2 SF
LEVEL 05	PR - COVERED/OPEN AIR	26.4 SF
LEVEL 06	PR - COVERED/OPEN AIR	63.2 SF
Grand total: 36		4,932.9 SF

GROSS BUILDING AREA (PR - OPEN TO SKY)

Level	Name	Area
LEVEL 01	PR - OPEN TO SKY	11,144.2 SF
LEVEL 01	PR - OPEN TO SKY	1,777.1 SF
LEVEL 01	PR - OPEN TO SKY	82.8 SF
LEVEL 05	PR - OPEN TO SKY	15,577.8 SF
LEVEL 06	PR - OPEN TO SKY	190.5 SF
LEVEL 06	PR - OPEN TO SKY	44.1 SF
LEVEL 06	PR - OPEN TO SKY	44.1 SF
LEVEL 06	PR - OPEN TO SKY	57.3 SF
LEVEL 06	PR - OPEN TO SKY	26.4 SF
ROOF	PR - OPEN TO SKY	6,622.1 SF
Grand total: 10		37,566.2 SF

SPECIALTY LODGING (SL) - GROSS BUILDING AREAS

GROSS BUILDING AREA (SL - ENCLOSED)

Level	Name	Area
LEVEL 01	SL - ENCLOSED	9,617.8 SF
LEVEL 02	SL - ENCLOSED	8,401.2 SF
LEVEL 03	SL - ENCLOSED	8,401.2 SF
LEVEL 04	SL - ENCLOSED	8,401.2 SF
LEVEL 05	SL - ENCLOSED	8,401.2 SF
LEVEL 06	SL - ENCLOSED	8,401.2 SF
LEVEL B1	SL - ENCLOSED	899.6 SF
LEVEL B1	SL - ENCLOSED	712.3 SF
LEVEL B2	SL - ENCLOSED	383.1 SF
ROOF	SL - ENCLOSED	121.4 SF
ROOF	SL - ENCLOSED	111.9 SF
Grand total: 11		53,852.1 SF

GROSS BUILDING AREA (SL - COVERED)

Level	Name	Area
LEVEL B1	SL - COVERED	10,565.1 SF
Grand total: 1		10,565.1 SF

GROSS BUILDING AREA (SL - COVERED/OPEN AIR)

Level	Name	Area
LEVEL 02	SL - COVERED/OPEN AIR	148 SF
LEVEL 02	SL - COVERED/OPEN AIR	148 SF
LEVEL 02	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 03	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 03	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 03	SL - COVERED/OPEN AIR	148 SF
LEVEL 03	SL - COVERED/OPEN AIR	148 SF
LEVEL 03	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 04	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 04	SL - COVERED/OPEN AIR	35.3 SF
LEVEL 04	SL - COVERED/OPEN AIR	148 SF
LEVEL 04	SL - COVERED/OPEN AIR	148 SF
LEVEL 04	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 04	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 05	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 05	SL - COVERED/OPEN AIR	148 SF
LEVEL 05	SL - COVERED/OPEN AIR	148 SF
LEVEL 05	SL - COVERED/OPEN AIR	35.3 SF
LEVEL 05	SL - COVERED/OPEN AIR	44.1 SF
LEVEL 05	SL - COVERED/OPEN AIR	44.1 SF
LEVEL B1	SL - COVERED/OPEN AIR	367.8 SF
Grand total: 21		2,063.3 SF

GROSS BUILDING AREA (SL - OPEN TO SKY)

Level	Name	Area
LEVEL 01	SL - OPEN TO SKY	317.4 SF
LEVEL 01	SL - OPEN TO SKY	2,375.3 SF
LEVEL 06	SL - OPEN TO SKY	35.3 SF
LEVEL 06	SL - OPEN TO SKY	44.1 SF
LEVEL 06	SL - OPEN TO SKY	44.1 SF
LEVEL 06	SL - OPEN TO SKY	44.1 SF
LEVEL 06	SL - OPEN TO SKY	148 SF
LEVEL 06	SL - OPEN TO SKY	148 SF
ROOF	SL - OPEN TO SKY	8,167.9 SF
Grand total: 9		11,324.2 SF

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SCALE 1" = 50'-0"

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BUILDING AREA

sheet title

project no. 194168 date 01/17/22

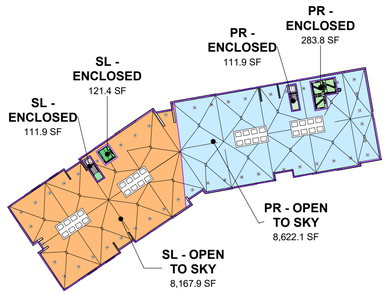
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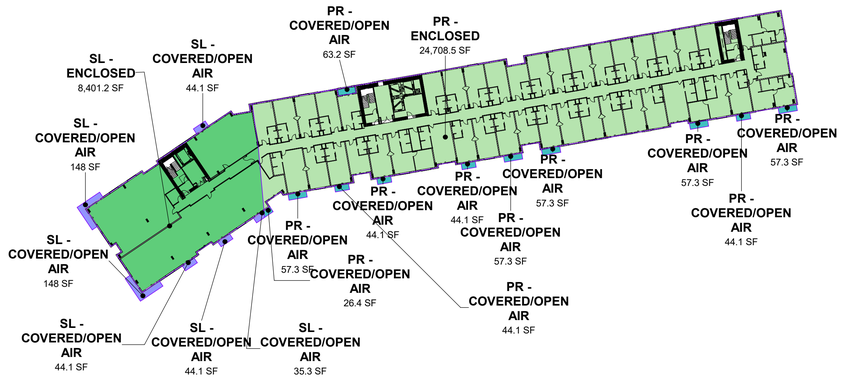
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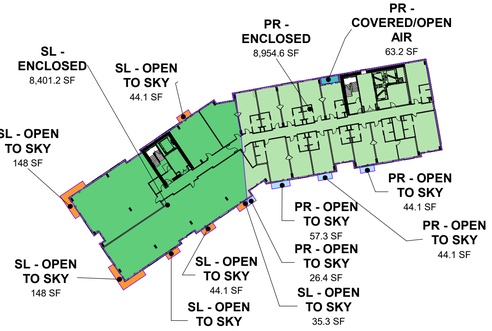
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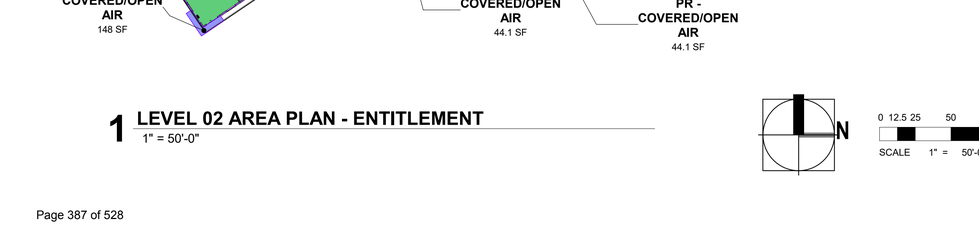
6 ROOF AREA PLAN - ENTITLEMENT
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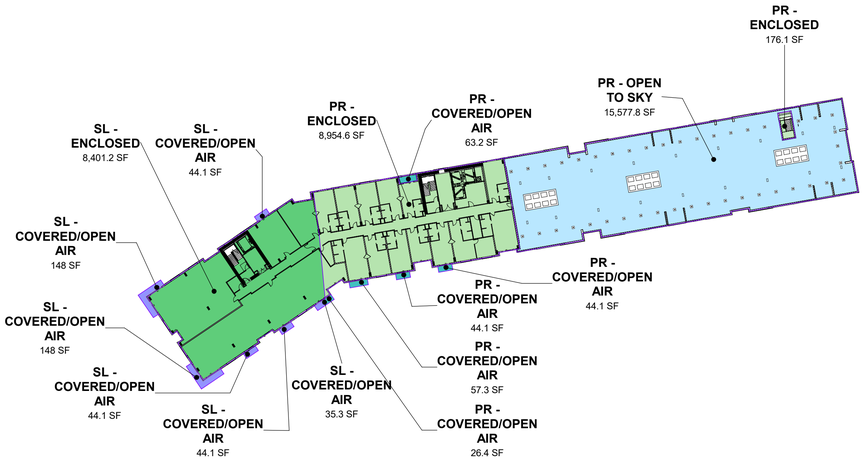
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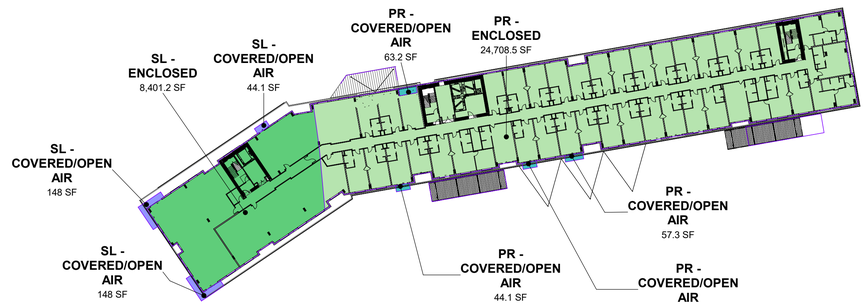
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2 LEVEL 03 AREA PLAN - ENTITLEMENT
1" = 50'-0"



4 LEVEL 05 AREA PLAN - ENTITLEMENT
1" = 50'-0"



1 LEVEL 02 AREA PLAN - ENTITLEMENT
1" = 50'-0"

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BUILDING AREA

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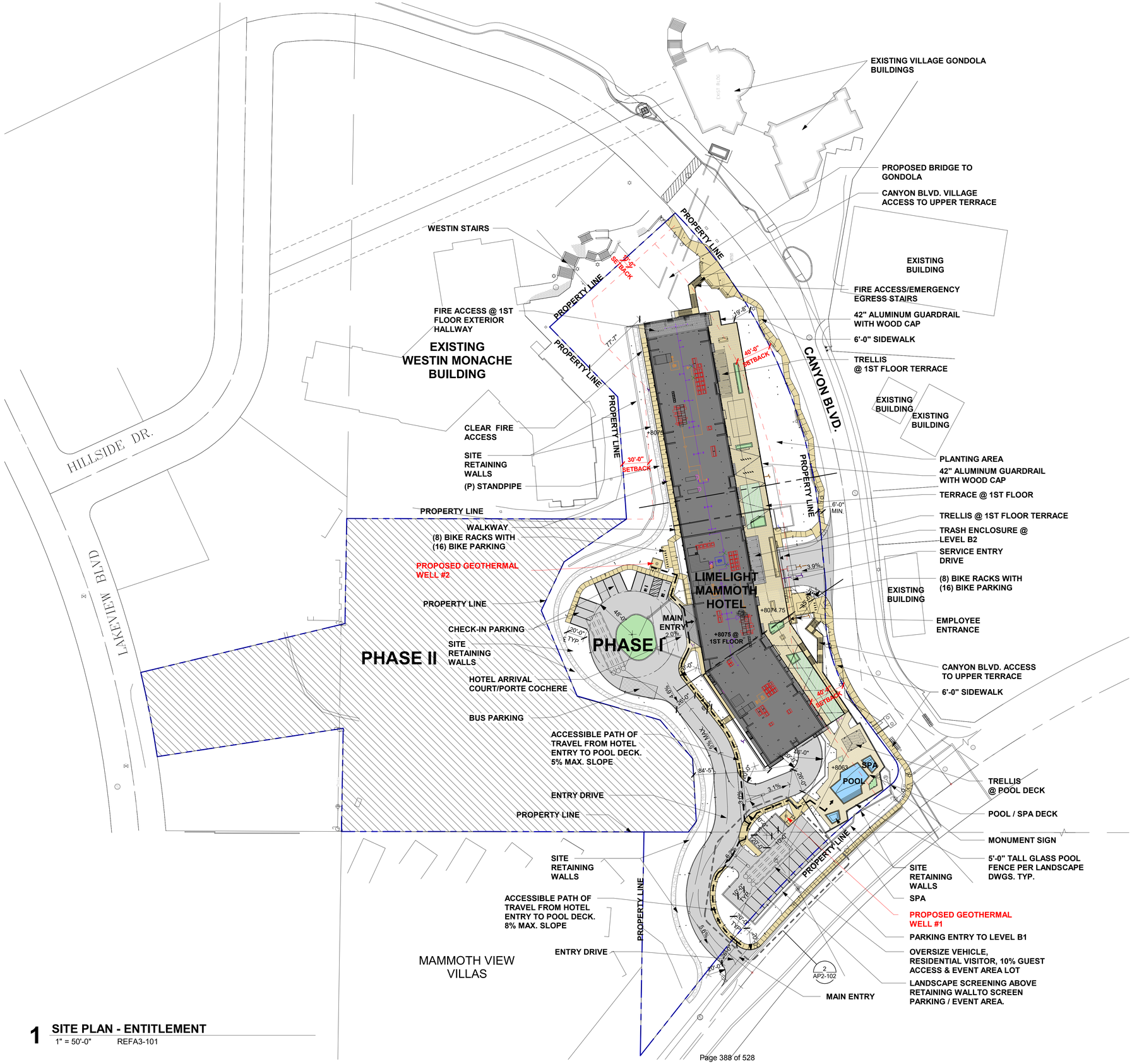
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1 SITE PLAN - ENTITLEMENT

1" = 50'-0" REFA3-101

KEYNOTES / LEGENDS

LEGENDS

ACCESSIBLE PATH OF TRAVEL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN / GRID LINES, TOP OF SLAB OR TOPPING AND FACE OF FRAMING U.N.O.
2. REFER TO ENLARGED FLOOR PLANS, BUILDING ELEVATIONS, AND DOOR AND WINDOW SCHEDULES FOR NOTES, DETAILS, DIMENSIONS, DOOR AND WINDOW NUMBERS NOT SHOWN HERE.
3. REFER TO EXTERIOR ELEVATIONS, FINISH SCHEDULE, RCP AND ENLARGED PLANS FOR INFORMATION ON FLOOR, WALL AND CEILING FINISHES.
4. SEE CIVIL DRAWINGS FOR GRADING, DRAINGE, SITE IMPROVEMENTS AND SITE DEMOLITION.
5. ALL DRAINS (FLOOR SINKS, FLOOR DRAINS, AND DRAIN RISERS) IN MECHANICAL ROOMS, ROOF, BASEMENT, ANCILLARY SPACES, SHALL BE MARKED WITH PERMANENT PLACARDS IDENTIFYING TERMINATION OF EACH DRAIN (*SANITARY SEWER* –OR- *STORM DRAIN*). ANY DRAINS WHEREVER EXPOSED TO WEATHER AND TERMINATING TO SANITARY SEWER SHALL BE PROTECTED AGAINST RAINWATER DISCHARGE.
6. ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVELAND 2% CROSS SLOPE. A SLOPE GREATER THAN 5% SHALL BE DESIGNED AS A RAMP PER CBC 11B-402.2. REFER TO CIVIL DRAWINGS
7. ACCESSIBLE PATH OF TRAVEL SHAL MAINTAIN A 4' MINIMUM CLEAR WIDTH PER CBC 11B-403.5.1 EXCEPTION

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SCALE 1" = 60'-0"

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SITE PLAN

sheet title

project no. 194168 date 01/12/21

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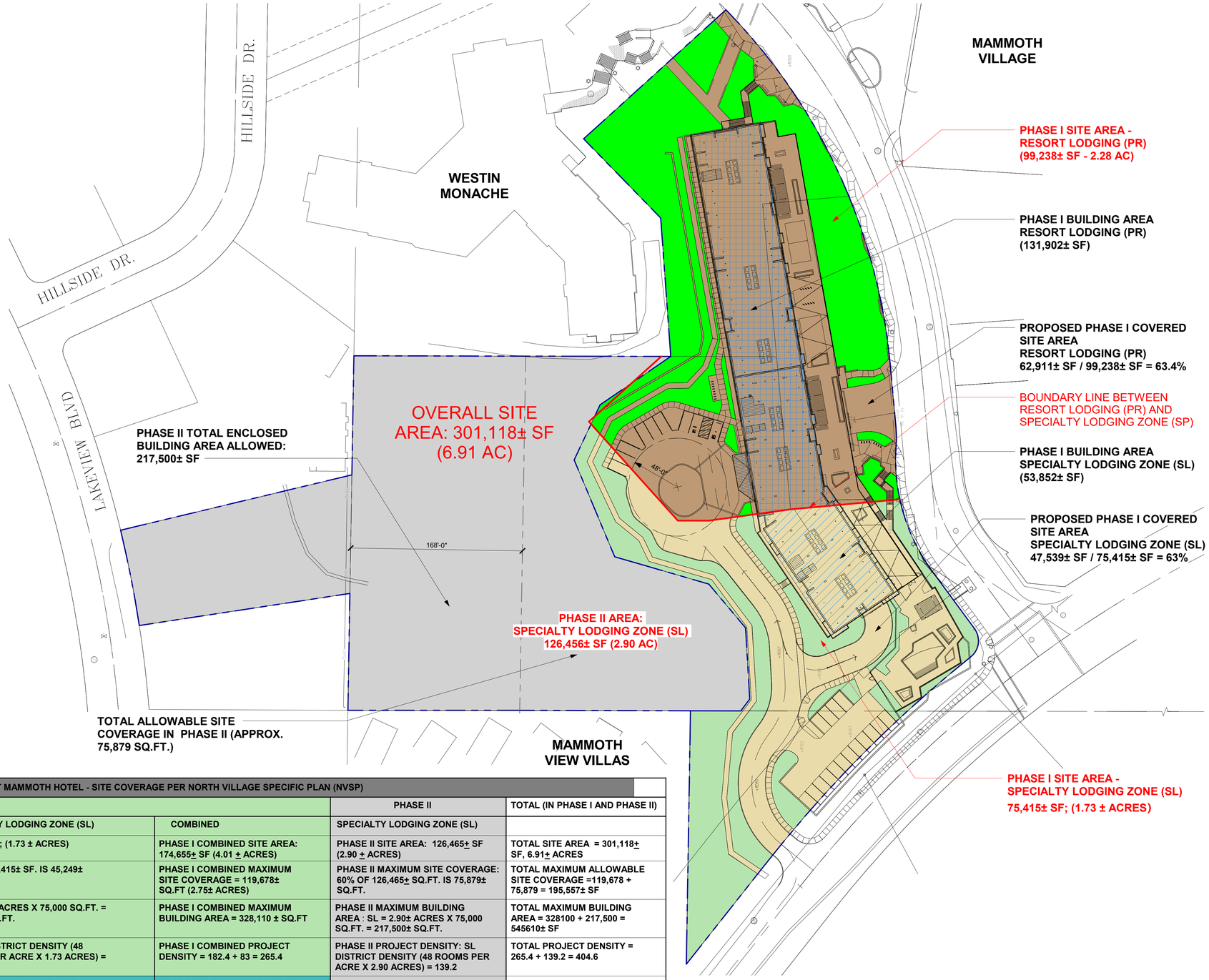
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SITE LEGEND

- PHASE I SITE AREA - RESORT LODGING (PR) (99,238± SF - 2.28 AC)
- PHASE I COVERED AREA RESORT LODGING (PR) (62,911± SF ± SF - 63.4%)
- PHASE I BUILDING AREA RESORT LODGING (PR) (131,902± SF)
- PHASE I SITE AREA - SPECIALTY LODGING ZONE (SL) 75,415± SF - 1.73 AC)
- PHASE I COVERED AREA SPECIALTY LODGING ZONE (SL) (47,539± SF - 63%)
- PHASE I BUILDING AREA SPECIALTY LODGING ZONE (SL) (53,852± SF)
- PHASE II SITE AREA (126,456 SF - 2.90 AC)



1 LOT COVERAGE PLAN
1" = 50'-0"

LIMELIGHT MAMMOTH HOTEL - SITE COVERAGE PER NORTH VILLAGE SPECIFIC PLAN (NVSP)					
	PHASE I			PHASE II	TOTAL (IN PHASE I AND PHASE II)
	RESORT LODGING (PR)	SPECIALTY LODGING ZONE (SL)	COMBINED	SPECIALTY LODGING ZONE (SL)	
TOTAL SITE AREA	99,238± SF; (2.28± ACRES)	75,415± SF; (1.73 ± ACRES)	PHASE I COMBINED SITE AREA: 174,655± SF (4.01 ± ACRES)	PHASE II SITE AREA: 126,465± SF (2.90 ± ACRES)	TOTAL SITE AREA = 301,118± SF, 6.91± ACRES
MAXIMUM ALLOWABLE SITE COVERAGE	75% OF 99,238± SF. = 74,429± SQ.FT.	60% OF 75,415± SF. IS 45,249± SQ.FT.	PHASE I COMBINED MAXIMUM SITE COVERAGE = 119,678± SQ.FT (2.75± ACRES)	PHASE II MAXIMUM SITE COVERAGE: 60% OF 126,465± SQ.FT. IS 75,879± SQ.FT.	TOTAL MAXIMUM ALLOWABLE SITE COVERAGE =119,678 + 75,879 = 195,557± SF
MAXIMUM BUILDING AREA	PR = 2.28± ACRES X 87,000 SQ FT = 198,336 SQ.FT.	SL = 1.73± ACRES X 75,000 SQ.FT. = 129,750 SQ.FT.	PHASE I COMBINED MAXIMUM BUILDING AREA = 328,110 ± SQ.FT	PHASE II MAXIMUM BUILDING AREA : SL = 2.90± ACRES X 75,000 SQ.FT. = 217,500± SQ.FT.	TOTAL MAXIMUM BUILDING AREA = 328100 + 217,500 = 545610± SF
PROJECT DENSITY	PR DISTRICT DENSITY (80 ROOMS PER ACRE X 2.28 ACRES) = 182.4	THE SL DISTRICT DENSITY (48 ROOMS PER ACRE X 1.73 ACRES) = 83	PHASE I COMBINED PROJECT DENSITY = 182.4 + 83 = 265.4	PHASE II PROJECT DENSITY: SL DISTRICT DENSITY (48 ROOMS PER ACRE X 2.90 ACRES) = 139.2	TOTAL PROJECT DENSITY = 265.4 + 139.2 = 404.6
PROPOSED SITE COVERAGE	62,911± SF / 99,238 SF = 63.4%	47,539± SF / 75,415± SF = 63%	PROPOSED PHASE I COMBINED PROJECT SITE COVERAGE (62,911± SF + 47,539± SF) / 174,655± SF = 63.2%		
PROPOSED BUILDING AREA	131,902± SF	53,852± SF	PHASE I COMBINED BUILDING AREA 185,754± SF		
PROPOSED PROJECT DENSITY	LEVEL 1 - 11,209± SF (COMMERCIAL OR RESTAURANT SPACES) /450 SF PER ROOM = 26 ROOMS LEVEL 2 - 39 GUESTROOM LEVEL 3 - 42 GUESTROOM LEVEL 4 - 42 GUESTROOM LEVEL 5 - 13 GUESTROOM LEVEL 6 - 13 GUESTROOM PR ZONE SUBTOTAL 174 ROOMS	LEVEL 1 - 4,957± SF (COMMERCIAL OR RESTAURANT SPACES) /450 SF PER ROOM = 11 ROOMS LEVEL 2 - (3 UNITS = 11 RESIDENTIAL ROOMS) LEVEL 3 - (3 UNITS = 10 RESIDENTIAL ROOMS) LEVEL 4 - (3 UNITS = 10 RESIDENTIAL ROOMS) LEVEL 5 - (1 GUESTROOM; 3 UNITS = 9 RESIDENTIAL ROOMS) LEVEL 6 - (1 GUESTROOM; 3 UNITS = 9 RESIDENTIAL ROOMS) SL ZONE SUBTOTAL 62 ROOMS	TOTAL = 174 ROOMS (PR)+ 62 ROOMS (SL) = 236 ROOMS PROVIDED INCLUDING: 16,166± (COMMERCIAL OR RESTAURANT SPACES) /450 SF PER ROOM = 36 ROOMS 151 GUESTROOM 15 RESIDENTIAL UNITS (49 BEDROOMS)		

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limelight **LIMELIGHT HOTEL**
5 CANYON BLVD. MAMMOTH LAKES, CA 93546
project logo

LOT COVERAGE PLAN
sheet title

project no. 194168 date 01/20/21
checked by: Checker
drawn by: Author
component

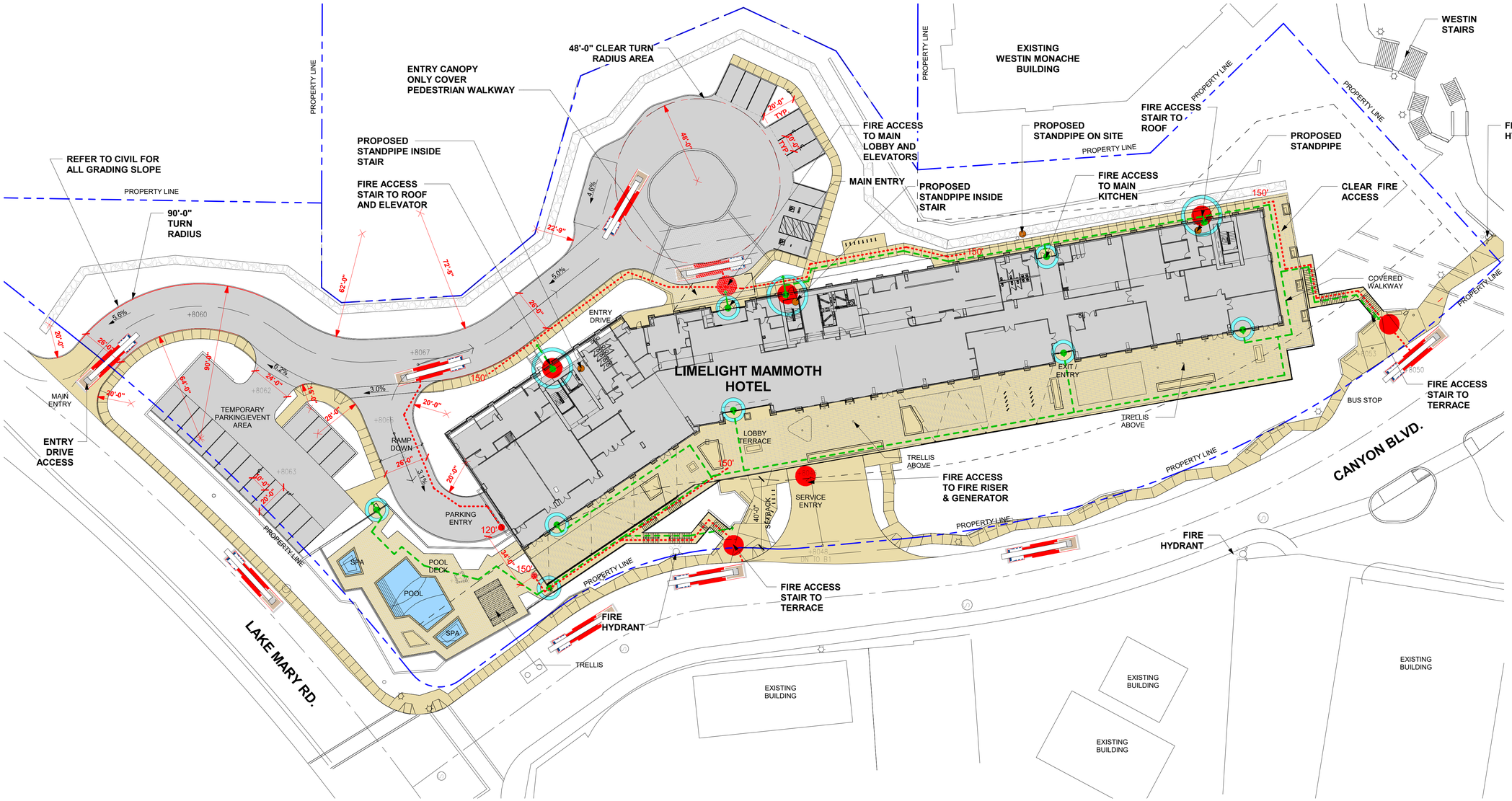
AP0-011
sheet no.

N
0 15 30 60 120 FT
SCALE 1" = 60'-0"

KEYNOTES / LEGENDS

PLAN LEGEND

- FIRE APPARATUS ACCESS
- ACCESS / EGRESS POINT
- PROPOSED STANDPIPE
- EGRESS PATH



1 **FIRE DEPARTMENT SITE ACCESS PLAN**
1" = 30'-0"

N

0 7.5 15 30 60 FT
SCALE 1'-0" 1/32" = U.N.O.

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FIRE DEPARTMENT ACCESS PLAN
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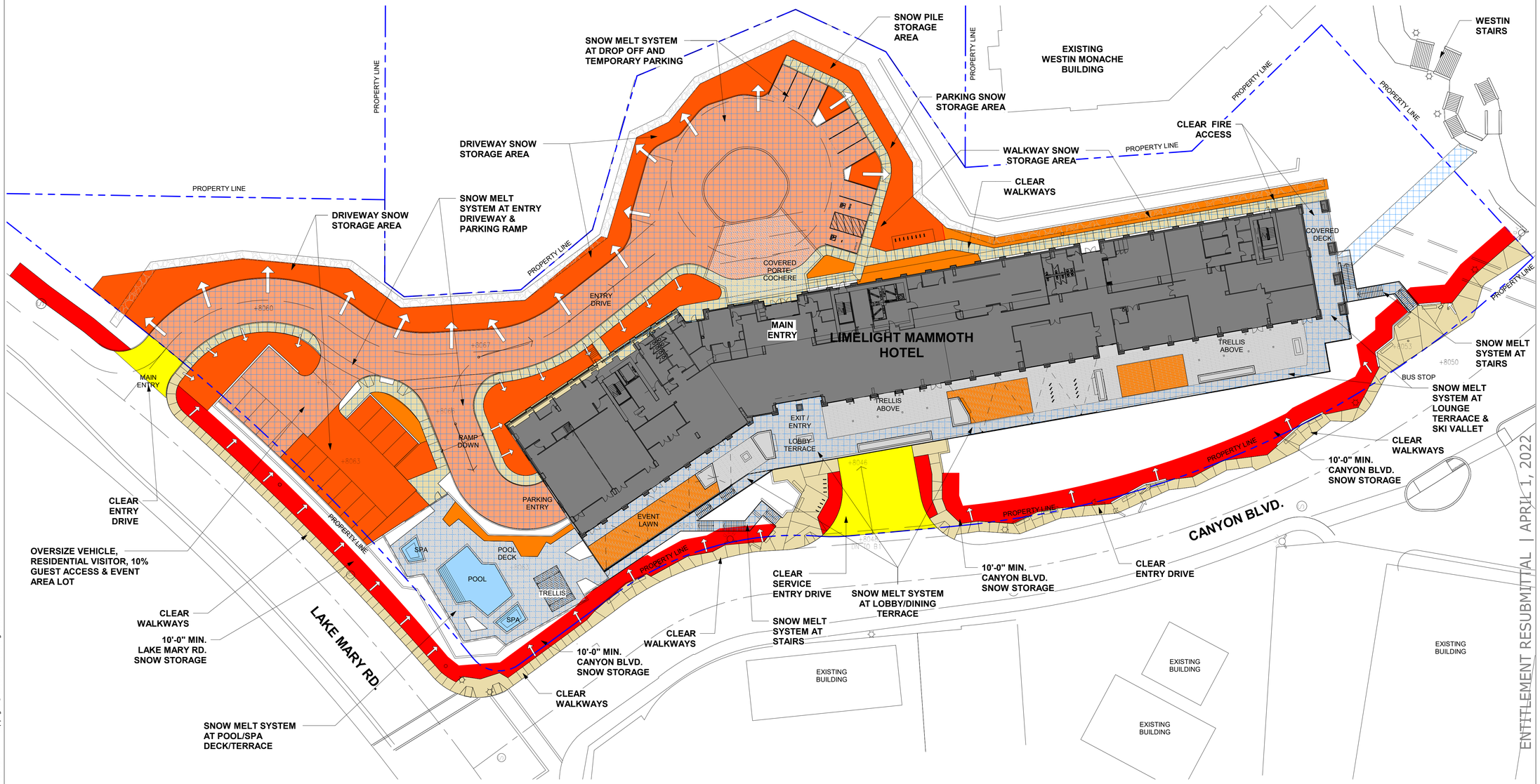
project no. 194168 date 01/20/21
checked by: Checker
drawn by: Author

component
AP0-012
sheet no.

KEYNOTES / LEGENDS

SNOW STORAGE LEGEND

- REQUIRED 10'-0" MINIMUM STREET FRONTAGE STORAGE AREA
- PARKING AND DRIVEWAY AREA (31,462 SF)
- PARKING AND DRIVEWAY SNOW STORAGE AREA
  *MINIMUM 60% OF PARKING AND DRIVEWAY AREA
  (19,074 SF - 60.6%)
- SNOW CLEARING DIRECTION
- SIDEWALK AND WALKWAY AREA
- SIDEWALK AND WALKWAY SNOW STORAGE AREA
- CURB ENTRY TO BE MANUALY CLEARED AND PLOWED
- SNOW MELT SYSTEM PROPOSED



1 SNOW MANGEMENT & STORAGE PLAN
1" = 30'-0"

N

0 7.5 15 30 60 FT
SCALE 1'-0" 1/32" = U.N.O.

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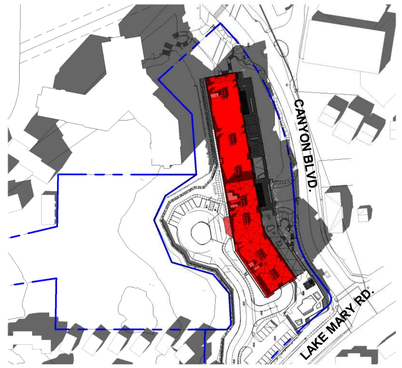
SNOW MANAGEMENT & STORAGE PLAN
sheet title

project no. 194168 date 01/20/21
checked by: Checker
drawn by: Author

component
AP0-013
sheet no.



1 MARCH 20TH | 9 AM | VERNAL EQUINOX
1" = 160'-0"



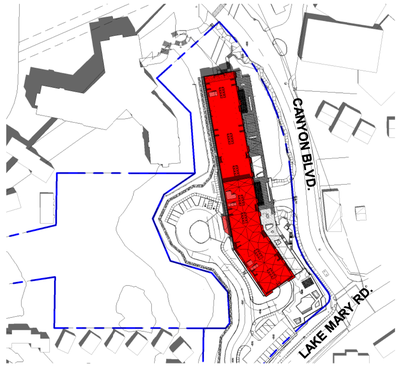
5 MARCH 20TH | 12 NOON | VERNAL EQUINOX
1" = 160'-0"



9 MARCH 20TH | 3 PM | VERNAL EQUINOX
1" = 160'-0"



13 MARCH 20TH | 5 PM | VERNAL EQUINOX
1" = 160'-0"



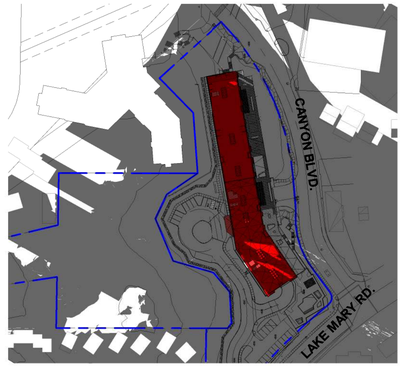
2 JUNE 20TH | 9 AM | SUMMER SOLSTICE
1" = 160'-0"



6 JUNE 20TH | 12 NOON | SUMMER SOLSTICE
1" = 160'-0"



10 JUNE 20TH | 3 PM | SUMMER SOLSTICE
1" = 160'-0"



14 JUNE 20TH | 5 PM | SUMMER SOLSTICE
1" = 160'-0"



3 SEPT 21ST | 9 AM | FALL EQUINOX
1" = 160'-0"



7 SEPT 21ST | 12 NOON | FALL EQUINOX
1" = 160'-0"



11 SEPT 21ST | 3 PM | FALL EQUINOX
1" = 160'-0"



15 SEPT 21ST | 5 PM | FALL EQUINOX
1" = 160'-0"



4 DEC 22ND | 9 AM | WINTER SOLSTICE
1" = 160'-0"



8 DEC 22ND | 12 NOON | WINTER SOLSTICE
1" = 160'-0"



12 DEC 22ND | 3 PM | WINTER SOLSTICE
1" = 160'-0"

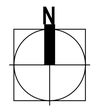


16 DEC 22ND | 5 PM | WINTER SOLSTICE
1" = 160'-0"

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KEYNOTES / LEGENDS



0 40 80 160 320 FT
SCALE 1" = 160'-0"

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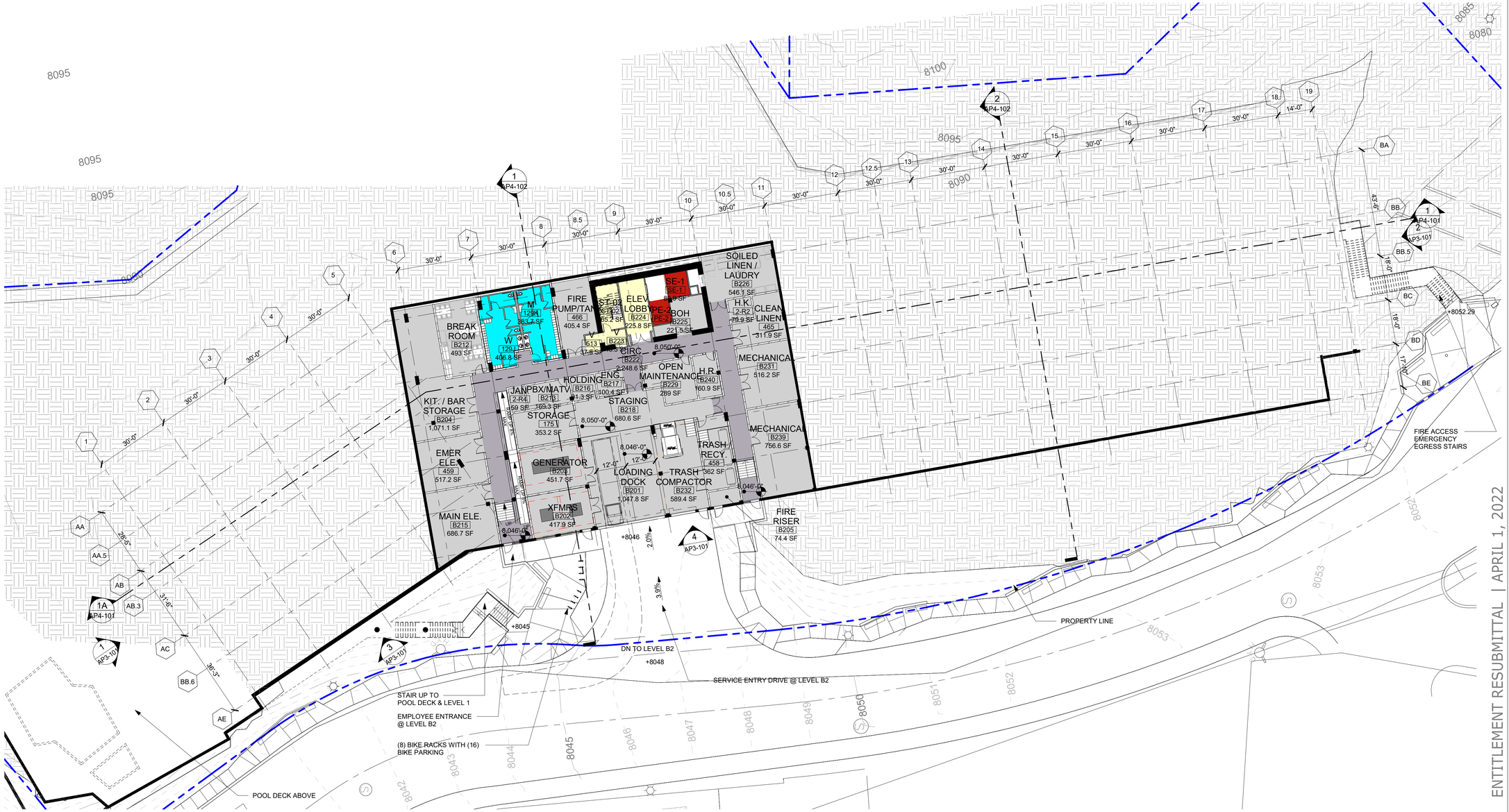
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project no. 194168 date 02/08/21
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drawn by: Author

component

AP0-014
sheet no.

KEYNOTES / LEGENDS



1 **ENTITLEMENT_FLOOR PLAN - LEVEL B2**
1" = 20'-0"

N

0 5 10 20 40 FT
SCALE 1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL B2

sheet title

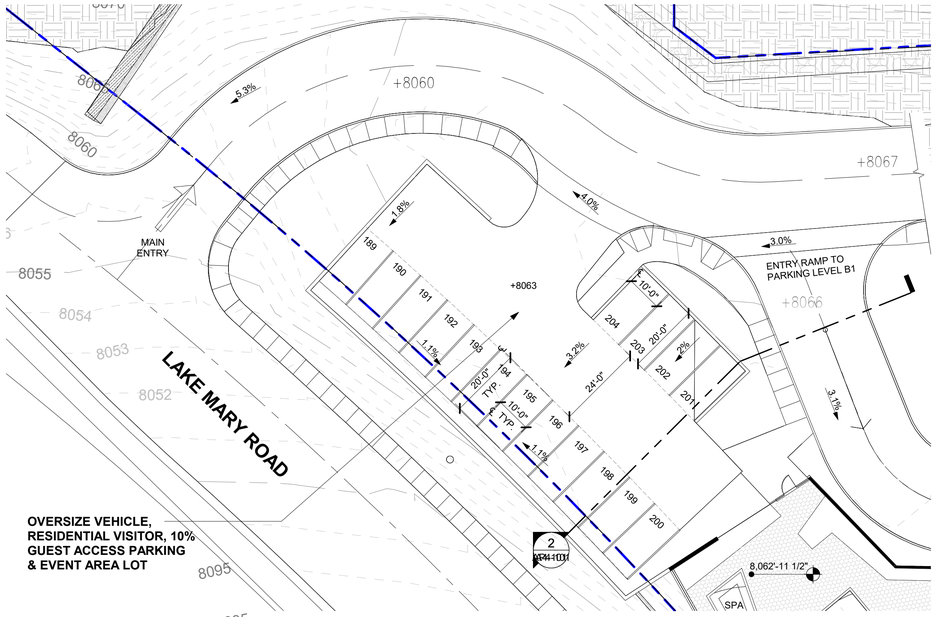
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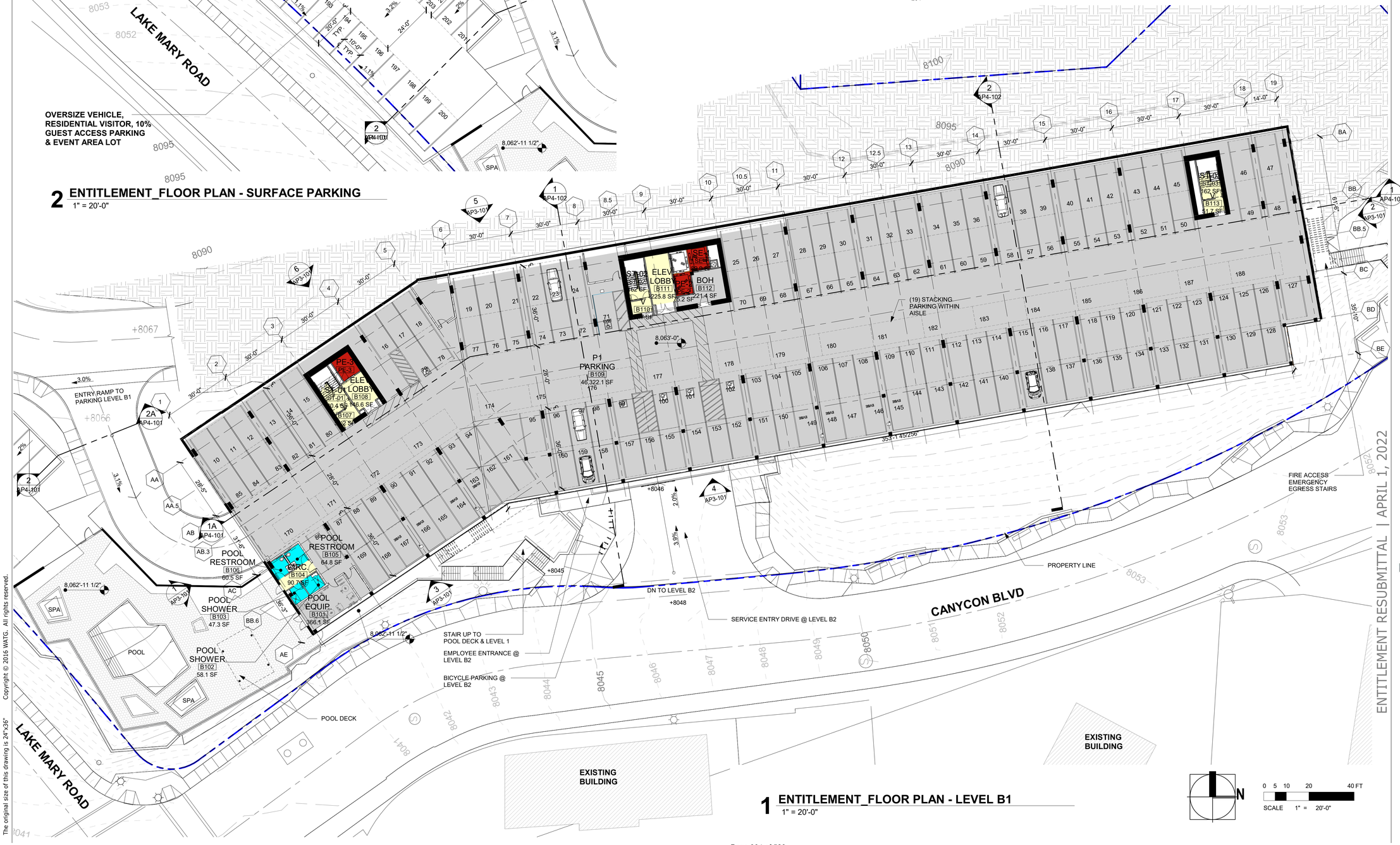
AP2-101

sheet no.



2 ENTITLEMENT_FLOOR PLAN - SURFACE PARKING

1" = 20'-0"



1 ENTITLEMENT_FLOOR PLAN - LEVEL B1

1" = 20'-0"

0 5 10 20 40 FT

SCALE 1" = 20'-0"

PARKING SUMMARY		
Level	**TYPE**	**COUNT**
1. PARKING STRUCTURE VALLET STALLS		
LEVEL B1	9' x 18' - ACCESSIBLE	4
LEVEL B1	9' x 18' - ACCESSIBLE EV	1
LEVEL B1	9' x 18' - EV	8
LEVEL B1	9' x 18' - REGULAR	146
LEVEL B1	10' x 20' - ACCESSIBLE	1
LEVEL B1	10' x 23' AISLE PARALLEL PARKING	19
		179
2. CHECK-IN STALLS		
LEVEL 01	10' x 20' - EXTERIOR	7
LEVEL 01	10' x 20' - EXTERIOR ACCESSIBLE EV	1
LEVEL 01	10' x 20' - EXTERIOR VAN ACCESSIBLE	1
		9
3. OVERSIZE / VISITOR STALLS		
LEVEL B1	10' x 20' - EXTERIOR	16
		16
		204

KEYNOTES / LEGENDS

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OVERALL FLOOR PLANS - LEVEL B1

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1 **ENTITLEMENT_FLOOR PLAN - LEVEL 1**
1" = 20'-0"

N

0 5 10 20 40 FT
SCALE 1" = 20'-0"

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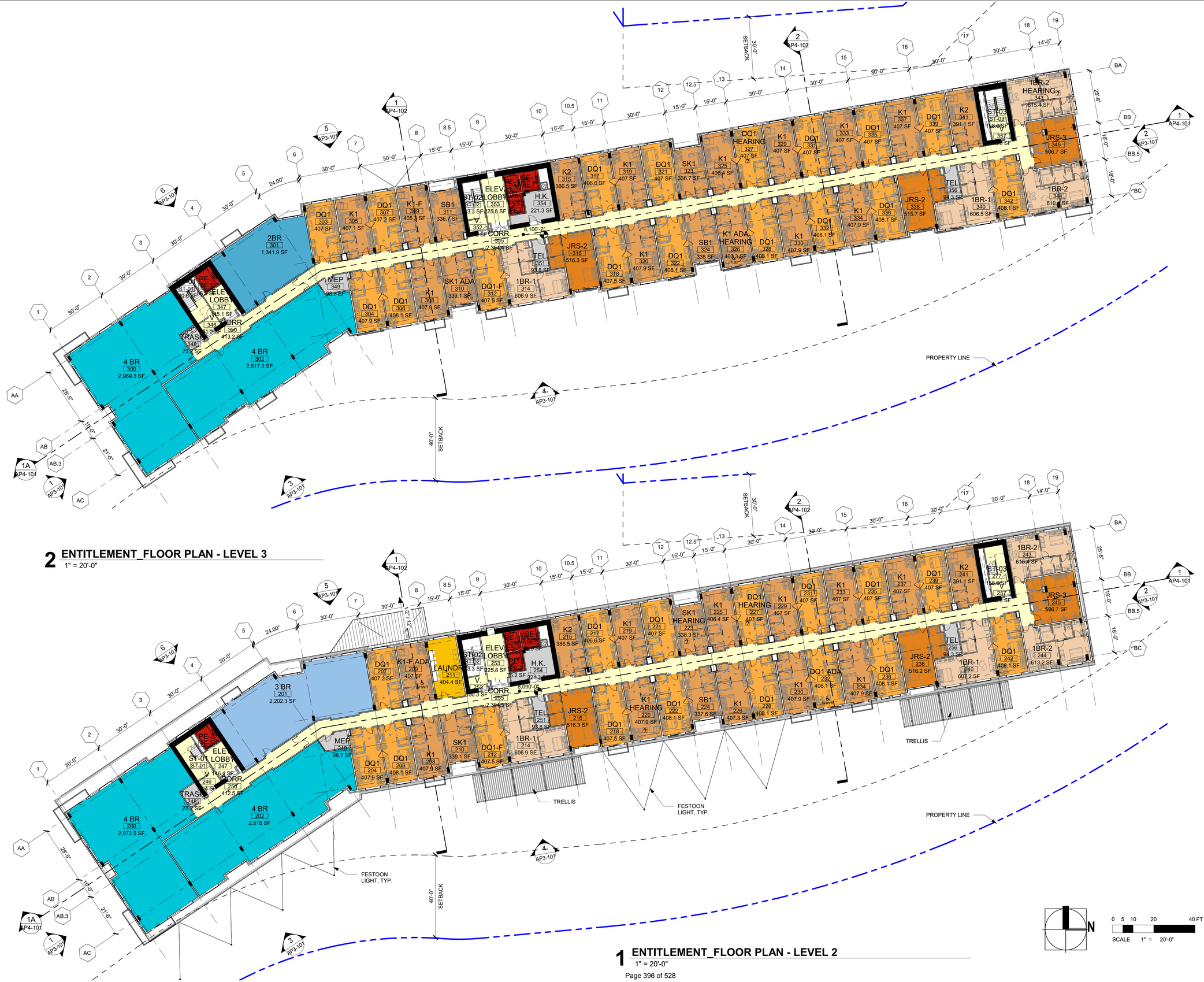
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OVERALL FLOOR PLANS - LEVEL 1
sheet title

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AP2-103
sheet no.



2 **ENTITLEMENT_FLOOR PLAN - LEVEL 3**
1" = 20'-0"

1 **ENTITLEMENT_FLOOR PLAN - LEVEL 2**
1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 2 & 3

sheet title

project no. 194168 date 01/04/21

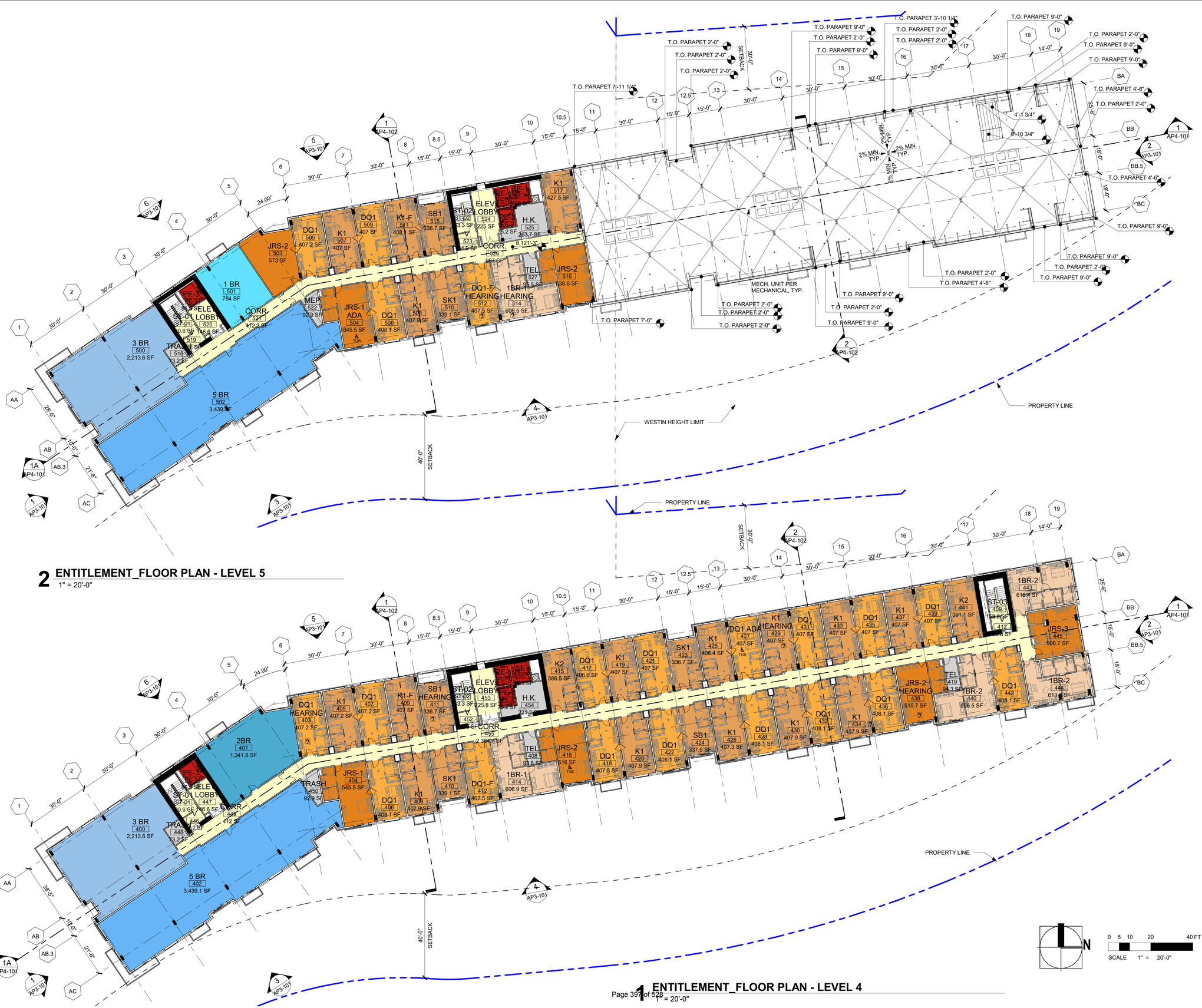
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drawn by: Author

component

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sheet no.

N
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SCALE 1" = 20'-0"



2 **ENTITLEMENT_FLOOR PLAN - LEVEL 5**
1" = 20'-0"

1 **ENTITLEMENT_FLOOR PLAN - LEVEL 4**
1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 4 & 5

sheet title

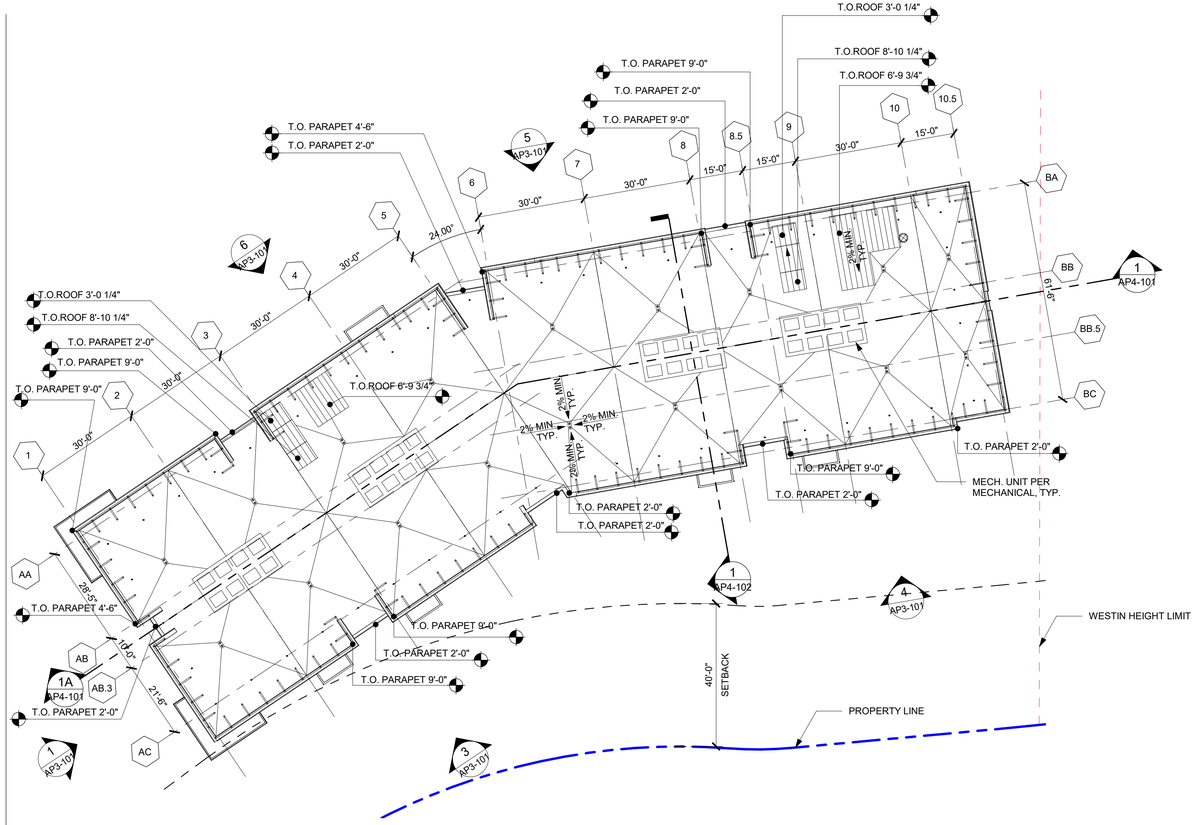
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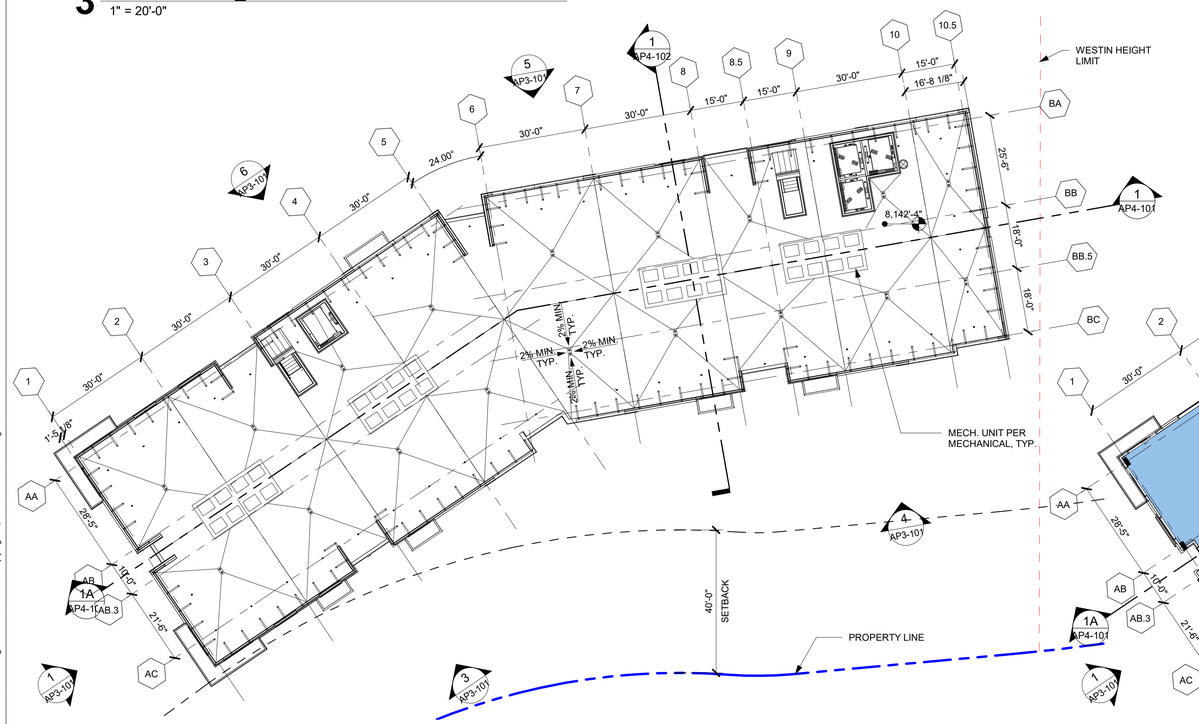
AP2-105

sheet no.



3 ENTITLEMENT_FLOOR PLAN - ROOF

1" = 20'-0"



2 ENTITLEMENT_FLOOR PLAN - LOWER ROOF

1" = 20'-0"

1 ENTITLEMENT_FLOOR PLAN - LEVEL 6

1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 6 & ROOF

sheet title

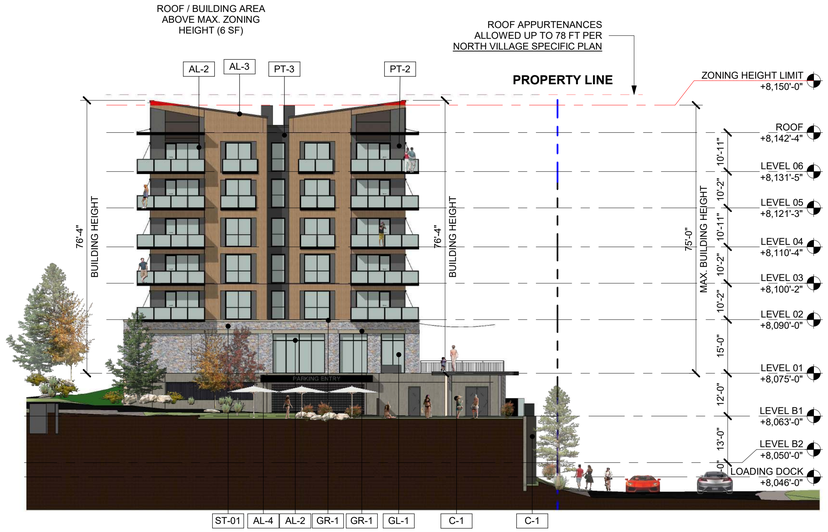
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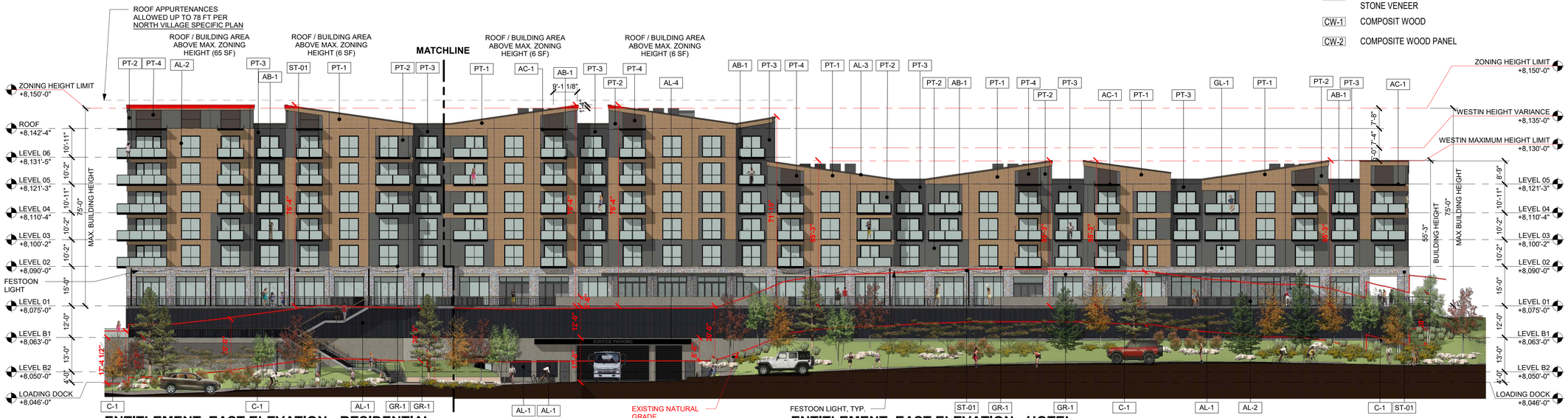
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1 _ENTITLEMENT_SOUTH ELEVATION
1" = 20'-0"



2 _ENTITLEMENT_NORTH ELEVATION
1" = 20'-0"



3 _ENTITLEMENT_EAST ELEVATION - RESIDENTIAL
1" = 20'-0"

4 _ENTITLEMENT_EAST ELEVATION - HOTEL
1" = 20'-0"

NORTH VILLAGE SPECIFIC PLAN ALLOWED BUILDING HEIGHT:
- PR RESORT LODGING AREA MAXIMUM HEIGHT PER TABLE 4 = 75'0"
- ROOF APPURTENANCES (ANTENNAE, CHIMNEYS, TURRETS, COPOLAS AND SIMILAR) ALLOWED UP TO 78 FT. (+3 FT, SECTION 5F W/ PLANNING COMMISSION APPROVAL)



5 _ENTITLEMENT_WEST ELEVATION - HOTEL
1" = 20'-0"

6 _ENTITLEMENT_WEST ELEVATION - RESIDENTIAL
1" = 20'-0"

EXTERIOR FINISH LEGEND

AL-1	ALUMINUM PARKING SCREEN (COLOR: CLEAR ANODIZED)
AL-2	ALUMINUM WINDOWS/STOREFRONT (PRE-FINISHED ANODIZED DARK BRONZE)
AL-3	ALUMINUM FASCIA (PRE-FINISHED ANODIZED DARK BRONZE)
AL-4	ALUMINUM CLAD CANOPY (PRE-FINISHED ANODIZED DARK BRONZE)
AB-1	ALUMINUM PREFABRICATED BALCONIES WITH GLASS RAILING. (PRE-FINISHED ANODIZED DARK BLACK)
AC-1	ALUMINUM PREFABRICATED CANOPY. (PRE-FINISHED ANODIZED DARK BLACK)
C-1	CONCRETE WALL WITH ARCHITECTURAL CONCRETE FINISH FINISH: FORMLINER - STAGGERED OAK
GL-1	GLASS RAILING W/ WOOD CAP
GL-2	WINDOWS/STOREFRONT GLASS
GR-1	GFRC HEADER/WALL CAPS (COLOR: ALMOND; FINISH: LIGHT SANDBLAST)
RF-1	PVC STANDING SEAM PROFILE ROOFING SYSTEM
AR-1	ALUMINUM RAILINGS WITH WOOD TOP RAIL - PRE-FINISHED DARK BRONZE
PT-1	DRYVIT EIFS WITH ACRYLIC FINISH. WOOD GRAIN FINISH TO MATCH ROMANTIC WALNUT
PT-2	EIFS WITH ACRYLIC FINISH. INTEGRAL COLOR CEMENT PLASTER / PAINT (MEDIUM COLOR) - SHERWIN WILLIAMS "SW7067"
PT-3	EIFS WITH ACRYLIC FINISH. INTEGRAL COLOR CEMENT PLASTER / PAINT (DARK COLOR) - SHERWIN WILLIAMS "SW7674"
PT-4	EIFS COLOR TO MATCH DOOR FRAME - REFLECTIT FINISH
ST-1	TERRAFORM ORIGIN DRY STACK NATURAL STONE VENEER
CW-1	COMPOSIT WOOD
CW-2	COMPOSITE WOOD PANEL

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OVERALL ELEVATIONS

sheet title

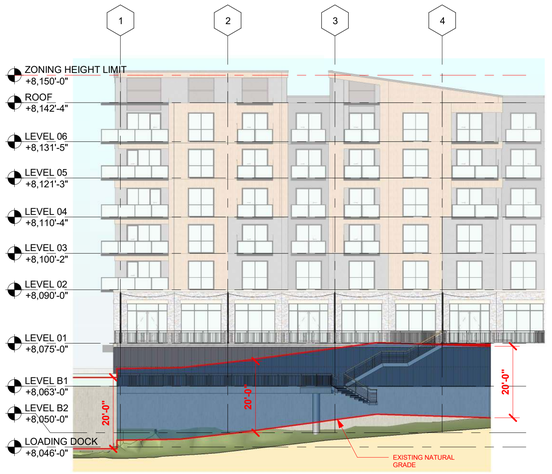
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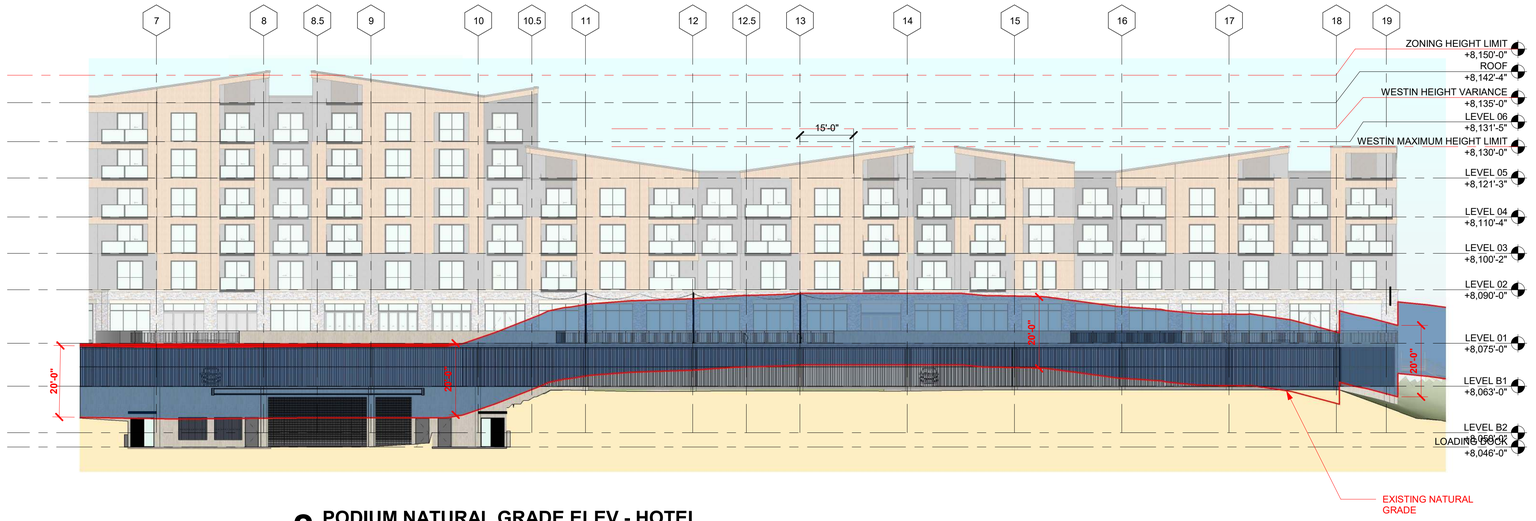
AP3-101

sheet no.



1 PODIUM NATURAL GRADE ELEV - RESIDENTIAL

1" = 20'-0"



2 PODIUM NATURAL GRADE ELEV - HOTEL

1" = 20'-0"

PODIUM HEIGHT LEGEND

PARKING PODIUM HEIGHT ≤ 20'

PARKING PODIUM HEIGHT > 20'

TOTAL EXPOSED AREA OF PARKING FACADE ALONG CANYON BLVD: 9,736 SF

TOTAL EXPOSED AREA OF PARKING FACADE ALONG CANYON BLVD > 20': 108 SF

108 SF / 9,736 SF = 1.1%

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PODIUM HEIGHT

sheet title

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AP3-102

sheet no.

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RENDERING - PORTE COCHERE

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sheet title

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RENDERING - ENTRY DRIVE

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sheet title

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AP3-502
sheet no.



RENDERING - CANYON BLVD SOUTH

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sheet title

project no. 194168 date 01/25/22

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sheet no.



RENDERING - CANYON BLVD NORTH

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project no. 194168 date 02/04/22

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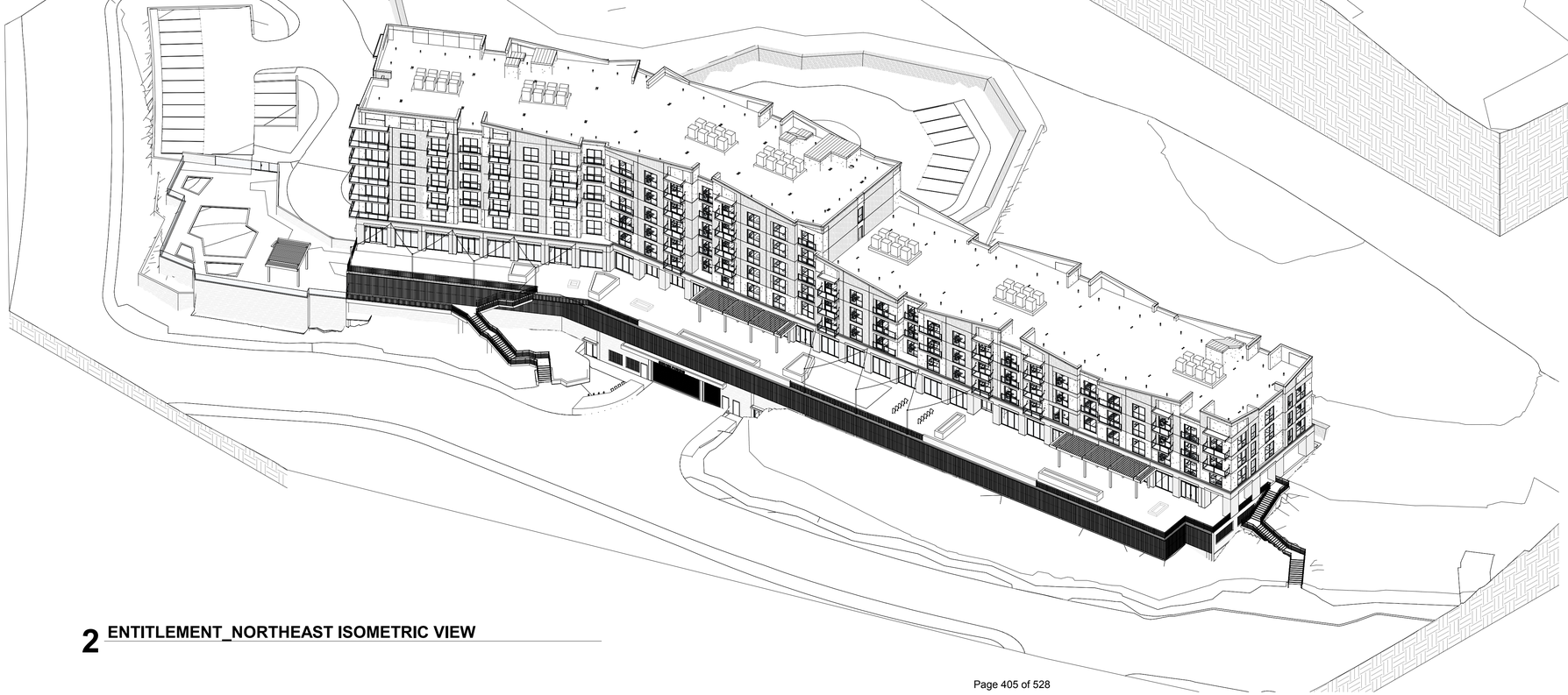
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AP3-504

sheet no.



1 ENTITLEMENT_SOUTHWEST ISOMETRIC VIEW



2 ENTITLEMENT_NORTHEAST ISOMETRIC VIEW

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BUILDING ISOMETRIC VIEWS

sheet title

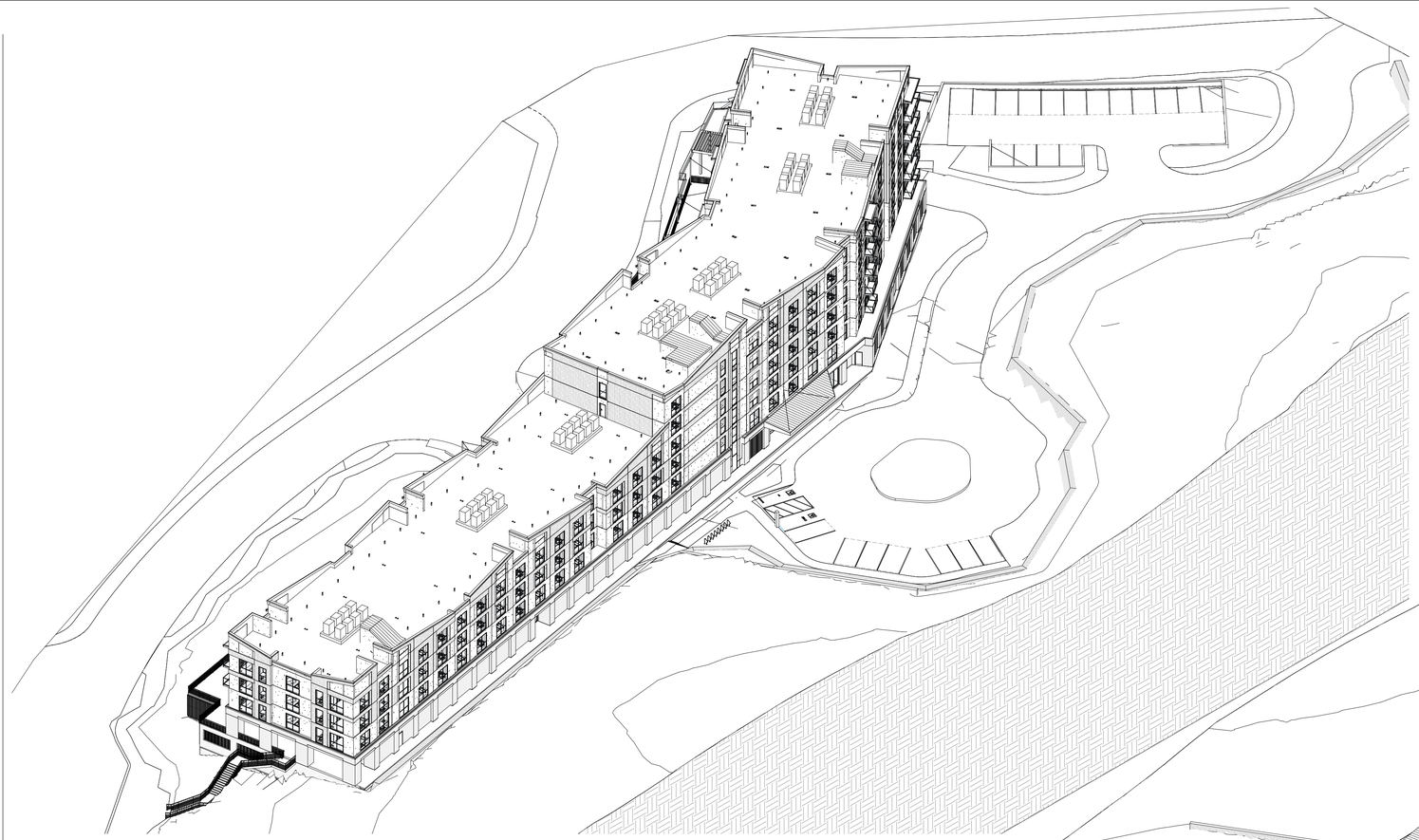
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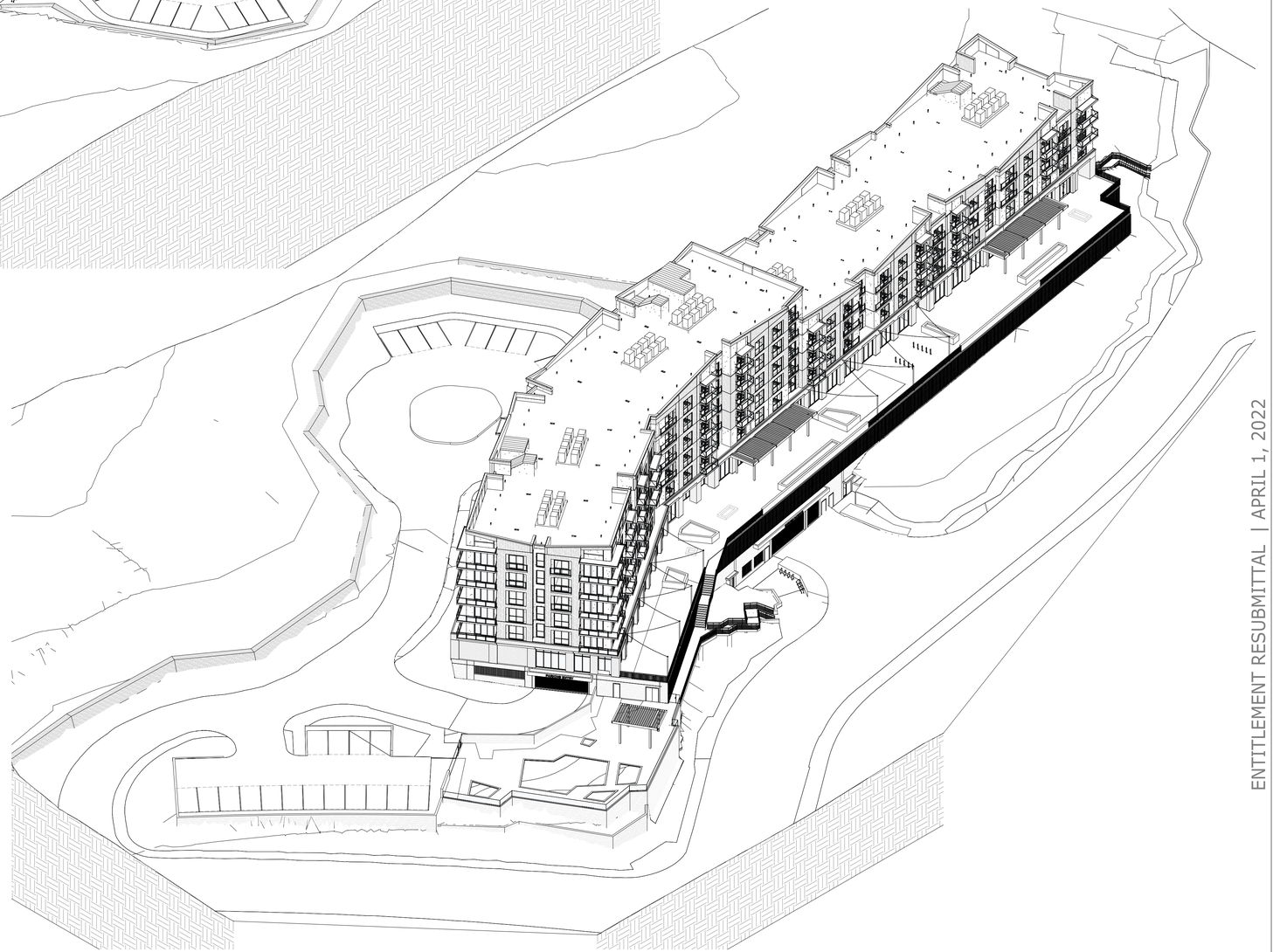
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AP3-601

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1 ENTITLEMENT_NORTHWEST ISOMETRIC VIEW



2 ENTITLEMENT_SOUTHEAST ISOMETRIC VIEW

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BUILDING ISOMETRIC VIEWS

sheet title

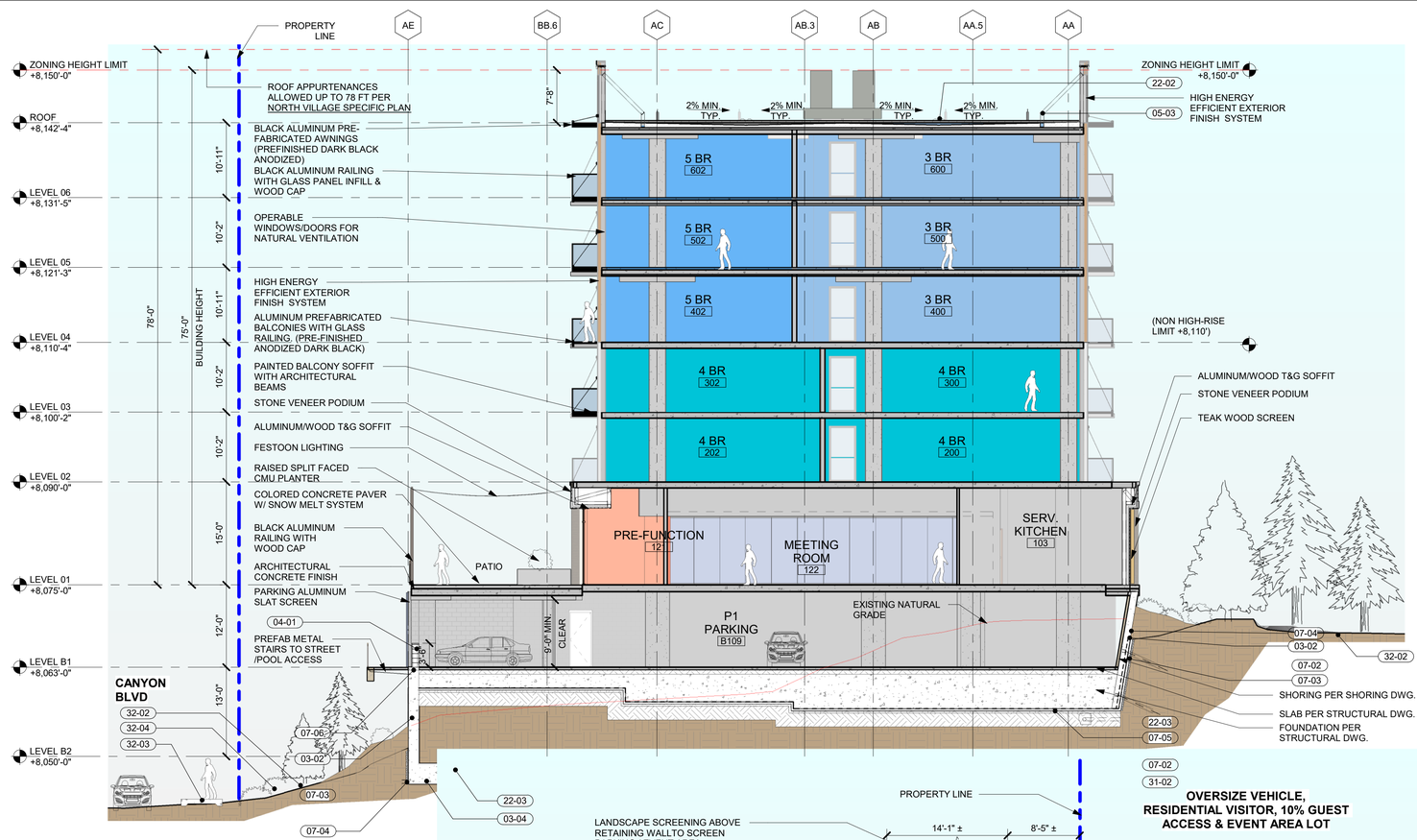
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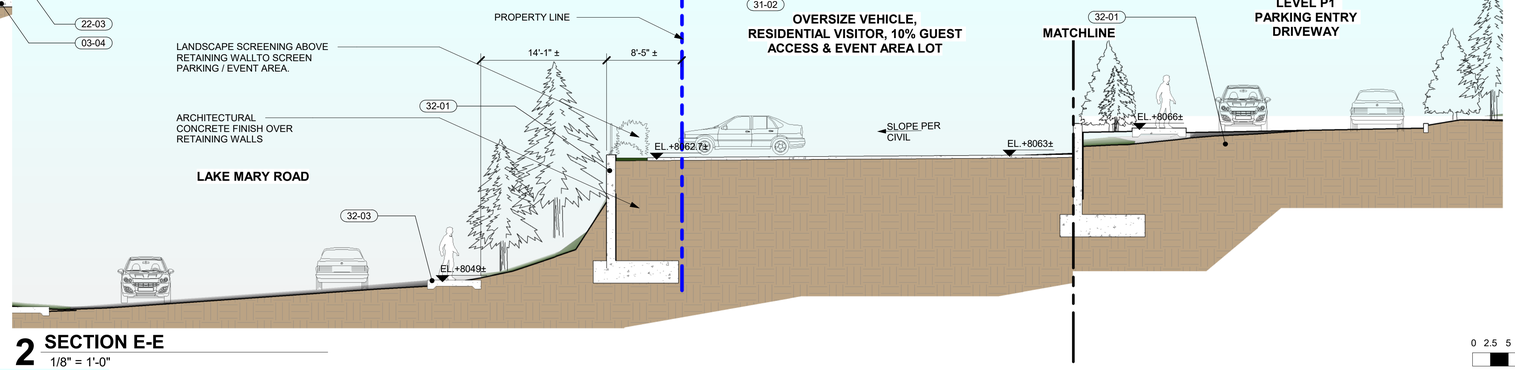
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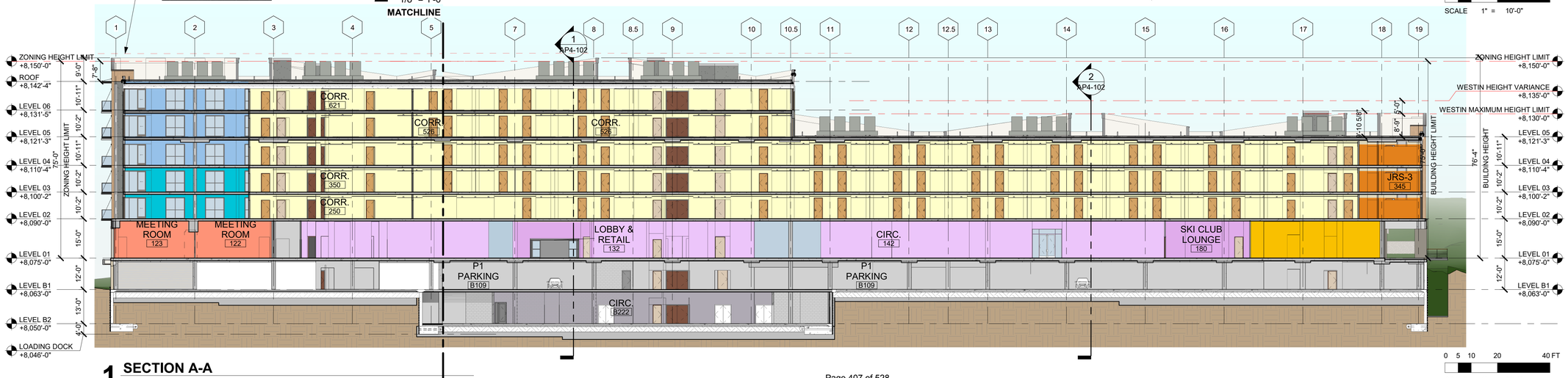
sheet no.



3 SECTION B-B
1" = 10'-0"



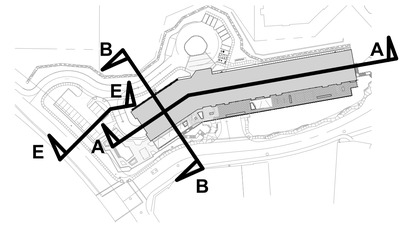
2 SECTION E-E
1/8" = 1'-0"



1 SECTION A-A
1" = 20'-0"

KEYNOTE LEGEND

03-02	CONCRETE SHEAR WALL - SEE STRUCT. DWGS
03-04	CONCRETE FOOTING - SEE STRUCT. DWGS
04-01	8" CONCRETE MASONRY UNIT WALL - SEE STRUCT. DWGS
05-03	STRUCTURAL BRACING FOR ROOF PARAPET - SEE STRUCT. DWGS
07-03	SHORING DRAINAGE MAT
07-04	HDPE W/ BENTONITE SHEET WATERPROOFING
07-05	VAPOR BARRIER
07-06	WATERSTOP, TYPICAL
22-02	ROOF DRAIN AND OVERFLOW DRAIN
22-03	PERIMETER SHORING DRAIN, REF. PLUMBING
32-01	RETAINING WALL PER CIVIL OR STRUCTURAL DWGS
32-02	GRADING PER CIVIL DWGS
32-03	6'-0" PEDESTRIAN SIDEWALK PER LANDSCAPE AND CIVIL DWGS
32-04	PLANTERS PER LANDSCAPE DWGS



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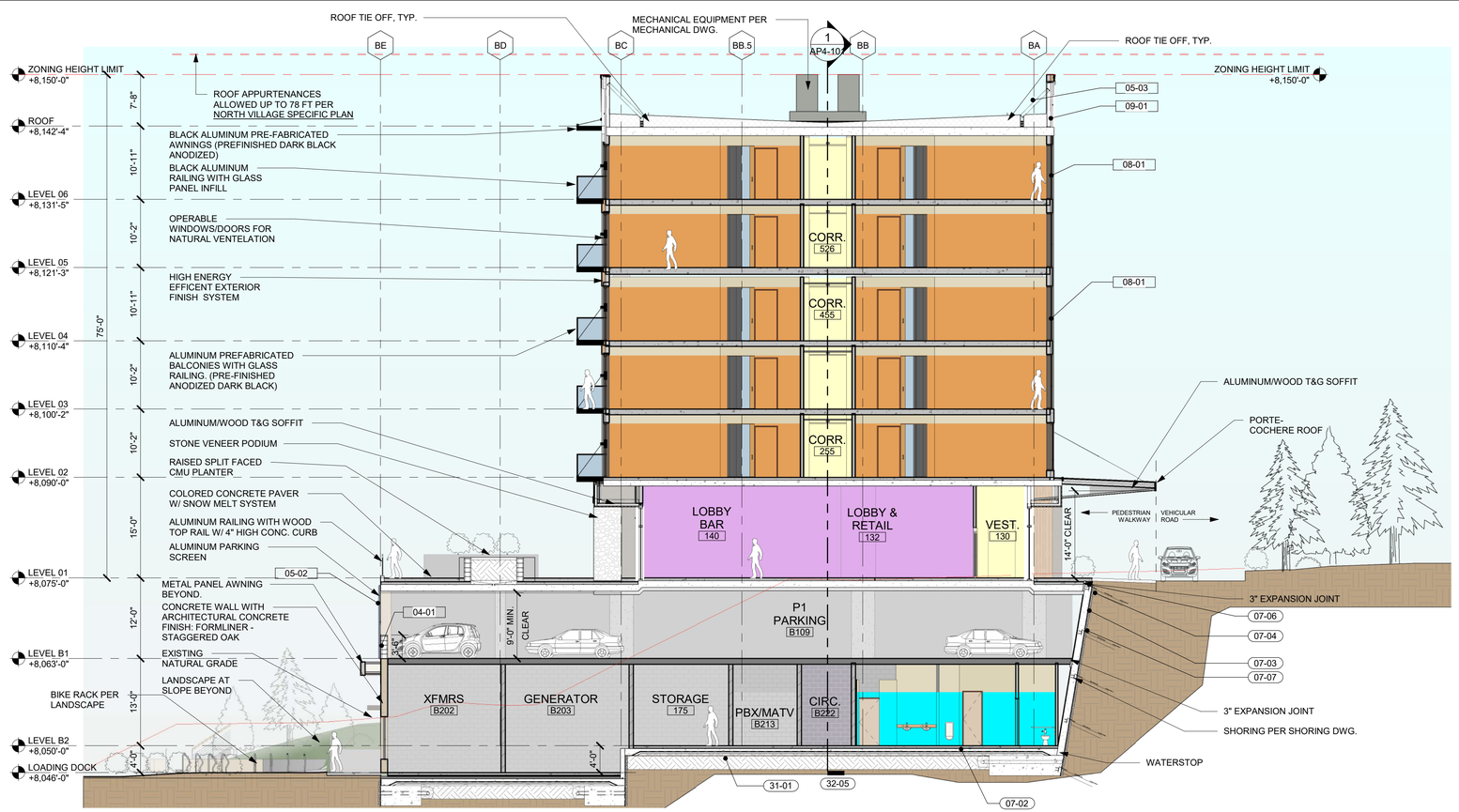
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BUILDING SECTIONS
sheet title

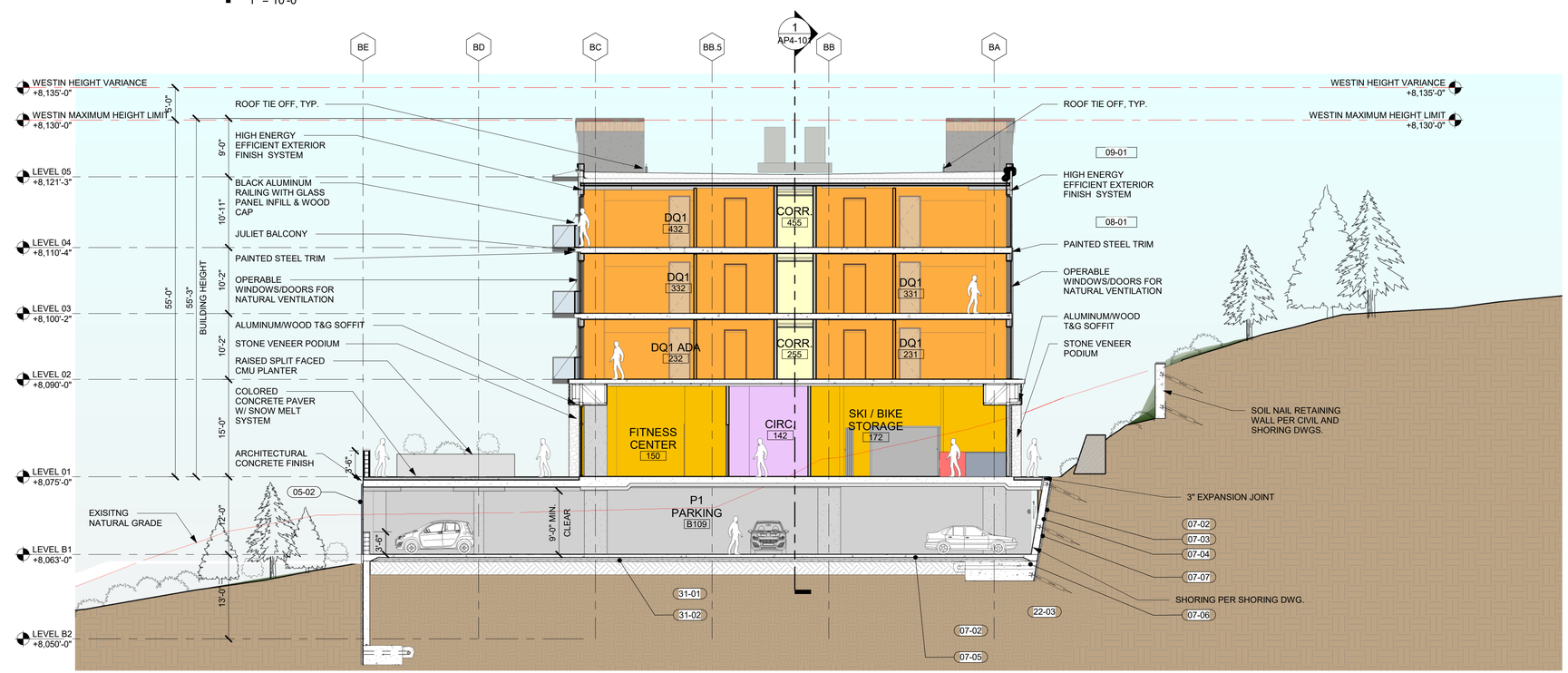
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sheet no.



1 SECTION C-C

1" = 10'-0"



2 SECTION D-D

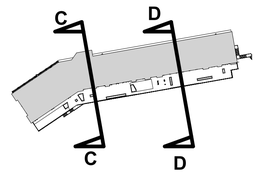
1" = 10'-0"

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KEYNOTES / LEGENDS

KEYNOTE LEGEND

04-01	8" CONCRETE MASONRY UNIT WALL - SEE STRUCT. DWGS
05-02	ALUMINUM PARKING SCREEN
05-03	STRUCTURAL BRACING FOR ROOF PARAPET - SEE STRUCT. DWGS
07-02	RIGID INSULATION
07-03	SHORING DRAINAGE MAT
07-04	HDPE W/ BENTONITE SHEET WATERPROOFING
07-05	VAPOR BARRIER
07-06	WATERSTOP, TYPICAL
07-07	FLUID APPLIED WATERPROOFING PATCHES OVER ANCHORS
08-01	ALUMINUM STOREFRONT
09-01	EIFS WITH ACRYLIC FINISH
31-01	COMPACTED SOIL - PER GEOTECHNICAL REPORT
31-02	COMPACTED GRAVEL - PER GEOTECHNICAL REPORT



0 2.5 5 10 20 FT

SCALE 1" = 10'-0"

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sheet title

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component

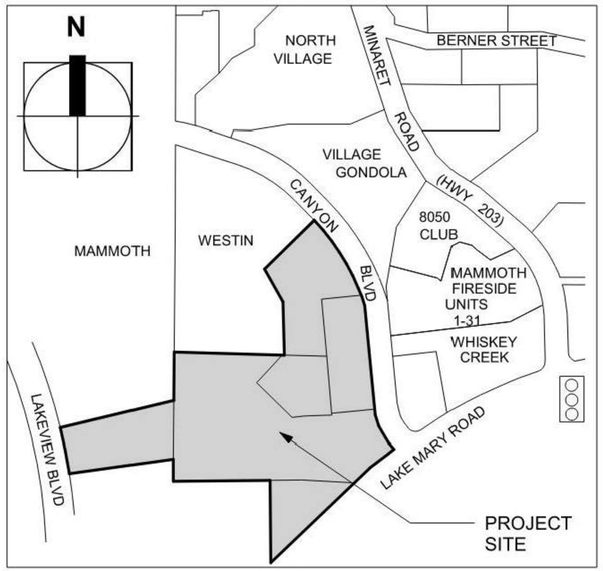
AP4-102

sheet no.

ABBREVIATIONS

&	AND
@	AT
BLDG.	BUILDING
B.T.H.	BROWN TRUNK HEIGHT
	CENTER LINE
CLR.	CLEAR
CM	CENTIMETER
DIA.	DIAMETER
D.G.	DECOMPOSED GRANITE
EQ.	EQUAL
EQUIP.	EQUIPMENT
FT.	FEET
GAL.	GALLON
HT.	HEIGHT
IN.	INCHES
L.O.W.	LIMIT OF WORK
MAX.	MAXIMUM
MIN.	MINIMUM
N.A.P.	NOT A PART
N.C.N.	NO COMMON NAME
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PA	PLANTING AREA
PED.	PEDESTRIAN
PGS.	PAGES
P.L.	PROPERTY LINE
R.O.W.	RIGHT OF WAY
T.B.D.	TO BE DETERMINED
THK.	THICK
T.O.W.	TOP OF WALL
TYP.	TYPICAL
VEH.	VEHICULAR

LOCATION MAP



VICINITY MAP (N.T.S.)

PROJECT DIRECTORY

Owner

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SHEET INDEX

SHEET NO.	SHEET NAME
L0-001	PROJECT INFO & SHEET INDEX
L0-002	LANDSCAPE SITE PLAN & DESIGN STATEMENT
L0-003	KEY MAP
L1-101	EXISTING TREES RETENTION & REMOVAL PLAN
L1-102	EXISTING TREES RETENTION & REMOVAL PLAN
L1-103	EXISTING TREES RETENTION & REMOVAL PLAN
L3-001	HARDSCAPE MATERIAL SCHEDULE & IMAGES
L3-101	HARDSCAPE PLAN
L3-102	HARDSCAPE PLAN
L3-103	HARDSCAPE PLAN
L5-001	PLANTING SCHEDULE & IMAGES
L5-101	PLANTING PLAN
L5-102	PLANTING PLAN
L5-103	PLANTING PLAN

LANDSCAPE DESIGN STATEMENT

The design for the Limelight Hotel at Mammoth Lakes grows from the context of Mammoth and the surrounding natural environment. The dramatic geology of the Eastern Sierra, the hexagonal basalt formations at the Devils Post Pile, tree ring patterns, the Hot Creek springs and native plants influence the design. The materials are authentic and natural. Spaces are designed for the experience, activity and pleasure of people. There are four major landscape areas.

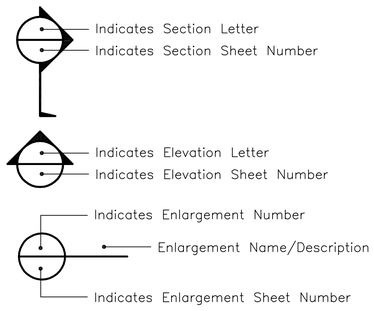
1. Vehicular Arrival - The arrival experience begins at the intersection of Canyon Boulevard and Lake Mary and continues up the arrival road to the Porte Cochere.
2. Exterior Main Public Terrace - This area is directly connected to the building's main public level and connects the exterior to the interior.
3. Event Spaces and Pool - This area is located on the Southern portion of the site. An event space on the terrace provides a convivial space for patrons and the public. A second event space and a swimming pool area are located above Lake Mary Road.
4. Canyon Boulevard Plazas and Canyon Steps - This space is the primary connection between the Limelight Hotel and the Village. The plaza is a flexible space that allows for pop-up food and beverage, art installations and impromptu events.

METHOD OF IRRIGATION STATEMENT

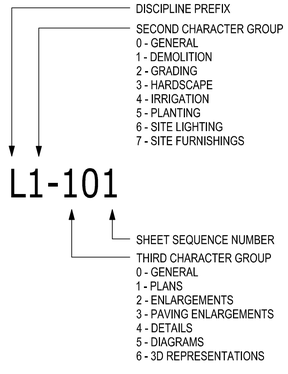
Proposed irrigation at the Limelight Mammoth hotel will consist of high efficiency rotator type overhead irrigation, combined with drip irrigation where appropriate based on planter size. The system will be controlled with a weather based irrigation control system that will automatically adjust irrigation run times based on real time weather and evapotranspiration data. The Control system will be equipped with flow and rain sensors to shut down the irrigation in the event of leaks or significant rainfall. The system shall be designed to meet or exceed current California Water Efficient Landscape Ordinance standards.

SYMBOL LEGEND

- Center Line
- Property Line
- PA — Planting Area
- Isolation Joint
- Contraction Joint
- Limit of Work Line
- Matchline
- Align
- Point of Beginning/Origin Point of Layout



SHEET LEGEND



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LANDSCAPE PERFORMANCE GOALS

SITE SYSTEMS AND CONSIDERATIONS:

The list below highlights the key site systems and considerations related to site development and landscape architecture.

1. Site Grading & Retaining Walls – Site grading and retaining walls are required in order to allow access and function.

   There are four types of walls planned for the site:
   a. Dry Stack Stone Walls – 6'–0" in height
   b. Soil Nail Walls – up to 12'–0" in height
   c. Monument walls – concrete
   d. Planter walls – Poured–in–place concrete or stone

2. Storm Water Retention System – Storm water is to be retained on site under the arrival road and in the turf area per the Civil plans. This is optimal due to the minimal conflict of planting and other site systems.

3. Reuse of Site Trees and Boulders – We plan to reuse site trees that are required to be removed due to site clearing and grading requirements. The intent is to contract with a mill to harvest the trees on site and transform them into site furnishings, finishes, and furniture.

4. Hardscape Materials – The hardscape materials will consist of concrete paving, concreate pavers, wood decking, poured–in–place concrete, natural stone, and metal.

5. Tubular Aluminum Fence and Glass Fence – Tubular Aluminum are planned for the majority of the site to match architectural detailing. Glass fencing is planned to mitigate sound, allow uninterrupted views, and provide pool control. Non–climbable tubular steel or aluminum fences in combination are planned for other areas required for pool control.

6. Snowmelt System – A snowmelt system will be incorporated into on–site roadways and main public spaces including the swimming pool area, main public space terrace, Skier Plaza and Rider Plaza.

7. Swimming Pools and Whirlpools – There is one swimming pool approximately 40' in length and varying in width from 20' to 25'. There are two separate whirlpools allowing multiple groups. All pools are planned to be covered by Aqua Matic pool cover system during non–operation hours for energy savings.

8. Site Features – Several site features are identified on the plans including fire pits, fire places, constructed pool side cabanas, and two trellises.

9. Irrigation Design – The Irrigation system will be controlled by a state–of–the–art satellite controller with advanced water management and weather smart capabilities. In addition, a flow sensor and master valve located at the point–of–connection will detect leaks and shut the system down, if needed to conserve water. Irrigation water distribution will be primarily drip irrigation for the main public spaces. The slopes will be irrigated with high efficiently rotors. The system will be designed for a cold weather environment.

10. Planting Design – The planting design will reflect the natural environment in terms of composition and species. Trees, including Pines and Aspen will be the dominant species. Trees will be carefully placed and the scale of the plant material in relation to the building will be carefully considered. Shrub plantings will be arranged in natural flowing masses and feature specimens at key locations.

11. Site Lighting – Site lighting will be designed for safety, aesthetics, and wayfinding and coordinated with the site landscape design. Please refer to the site lighting basis of design.



1 LIMELIGHT HOTEL MAMMOTH LAKE – LANDSCAPE SITE PLAN AND DESIGN STATEMENT
1" = 40'–0"

SCALE: 1" = 40'–0"
0 10' 20' 40' 100'

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LANDSCAPE SITE PLAN AND NOTES

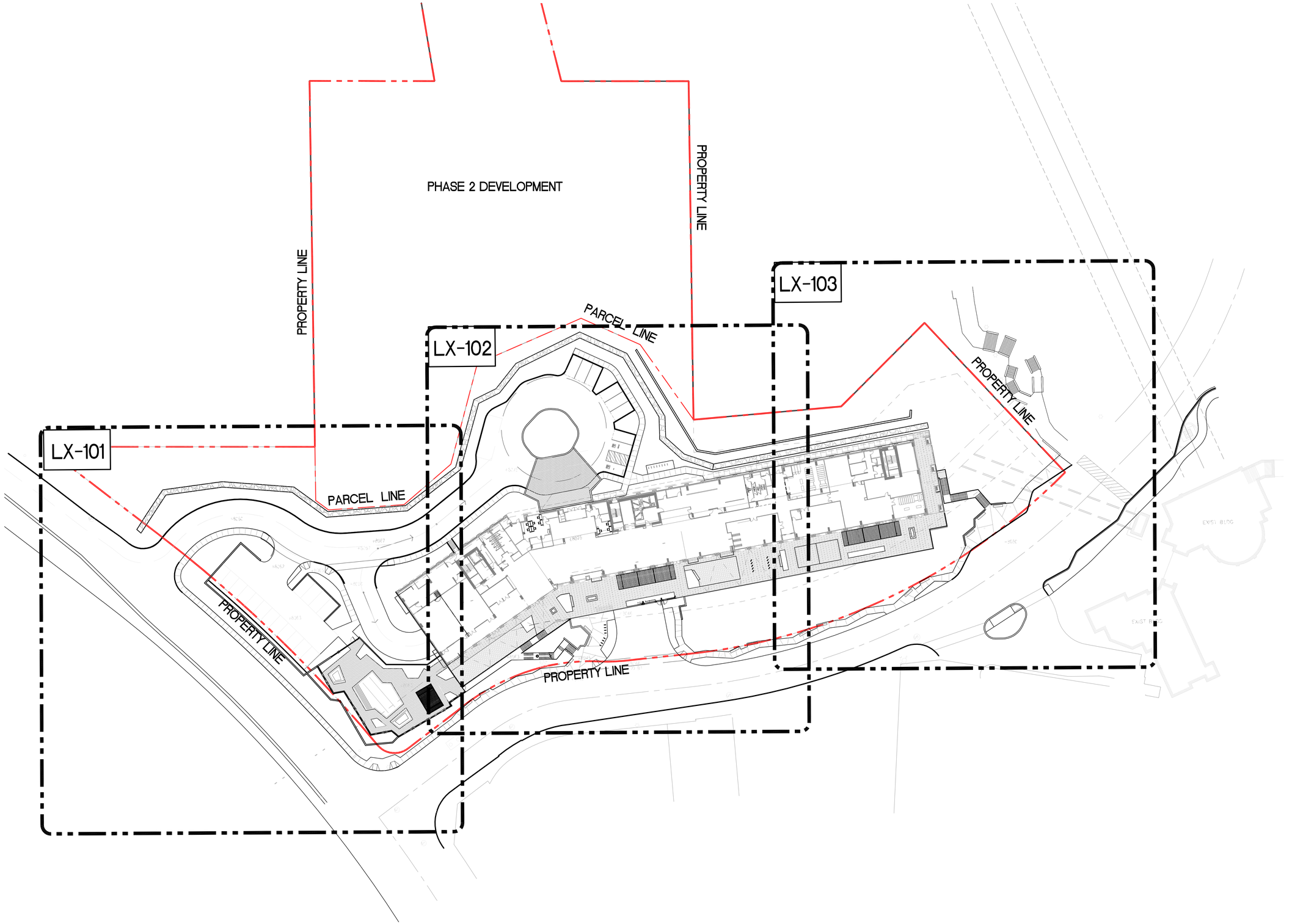
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checked by: JHC
drawn by: PKC

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sheet no. L0-002



1 LIMELIGHT HOTEL MAMMOTH LAKE - KEY PLAN
1" = 40'-0"

SCALE: 1" = 40'-0"
0 10' 20' 40' 100'

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KEY PLAN

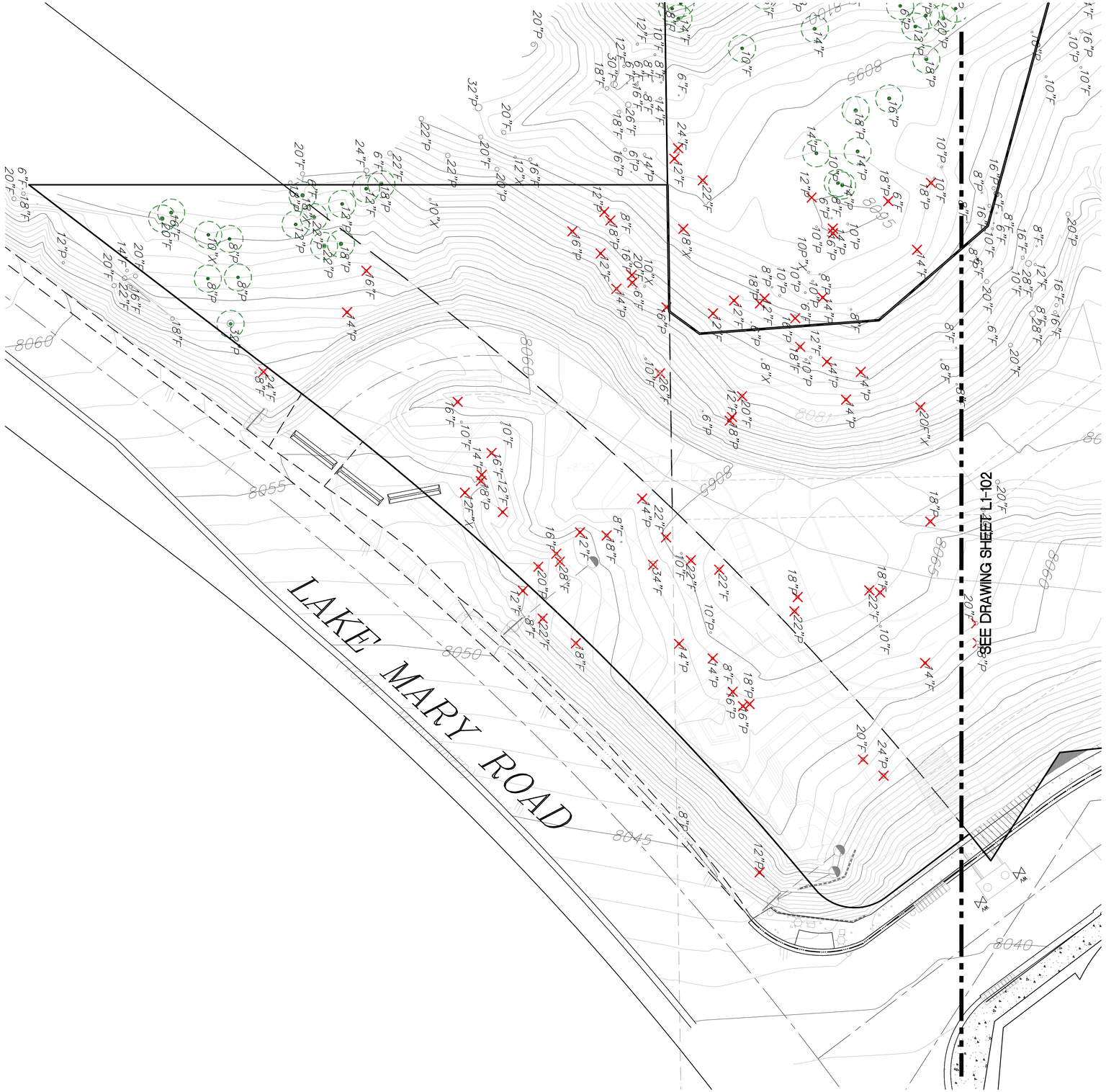
sheet title

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drawn by: PKC

component

sheet no. L0-003



1 EXISTING TREE RETENTION AND REMOVAL PLAN
1" = 20'-0"

TREE PRESERVATION LEGEND

12"P Existing Pine Trees to be Saved

12"F Existing Fir Trees to be Saved

○12"P Existing Pine tree with diameter

○12"F Existing Fir tree with diameter

Total Trees to be Saved: 103

TREE PROTECTION NOTES

1. Town of Mammoth Lakes Planning Department shall approve all trees that are to be removed. Contractor shall mark all trees to be removed and request review of the site before timber operations.
2. Trees to remain will be protected during construction with temporary fencing to keep heavy equipment away from the tree drip line.
3. In areas with retaining walls, Contractor will excavate around existing trees to check root growth and structure during mass grading operations. Trees determined to be questionable due to excessive root cutting will either be transplanted or removed from the site. Trees with minimal root cutting that do not pose a future hazard to buildings or other site improvements will be retained in areas shown on the plans.
4. All snags are to be removed with Phase 1. (Snags are not included in Tree Count)
5. Trees not marked as removed are intended to remain.
6. Trees on adjacent private property to be protected in place unless otherwise noted.

TREE REMOVAL CALCULATIONS

KEY	SPECIES	SIZE	NUMBER OF TREES
X12"P	Existing Pine tree planned to be removed on sheet L1-101	diameter 12" and up	33
X12"F	Existing Fir tree planned to be removed on sheet L1-101	diameter 12" and up	40
		Subtotal:	73
X12"P	Existing Pine tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
X12"F	Existing Fir tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
X12"F	Existing Fir tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
		Subtotal:	

Total Trees that are greater than 12" DBH to be removed: 152

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

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EXISTING TREE RETENTION & REMOVAL PLAN

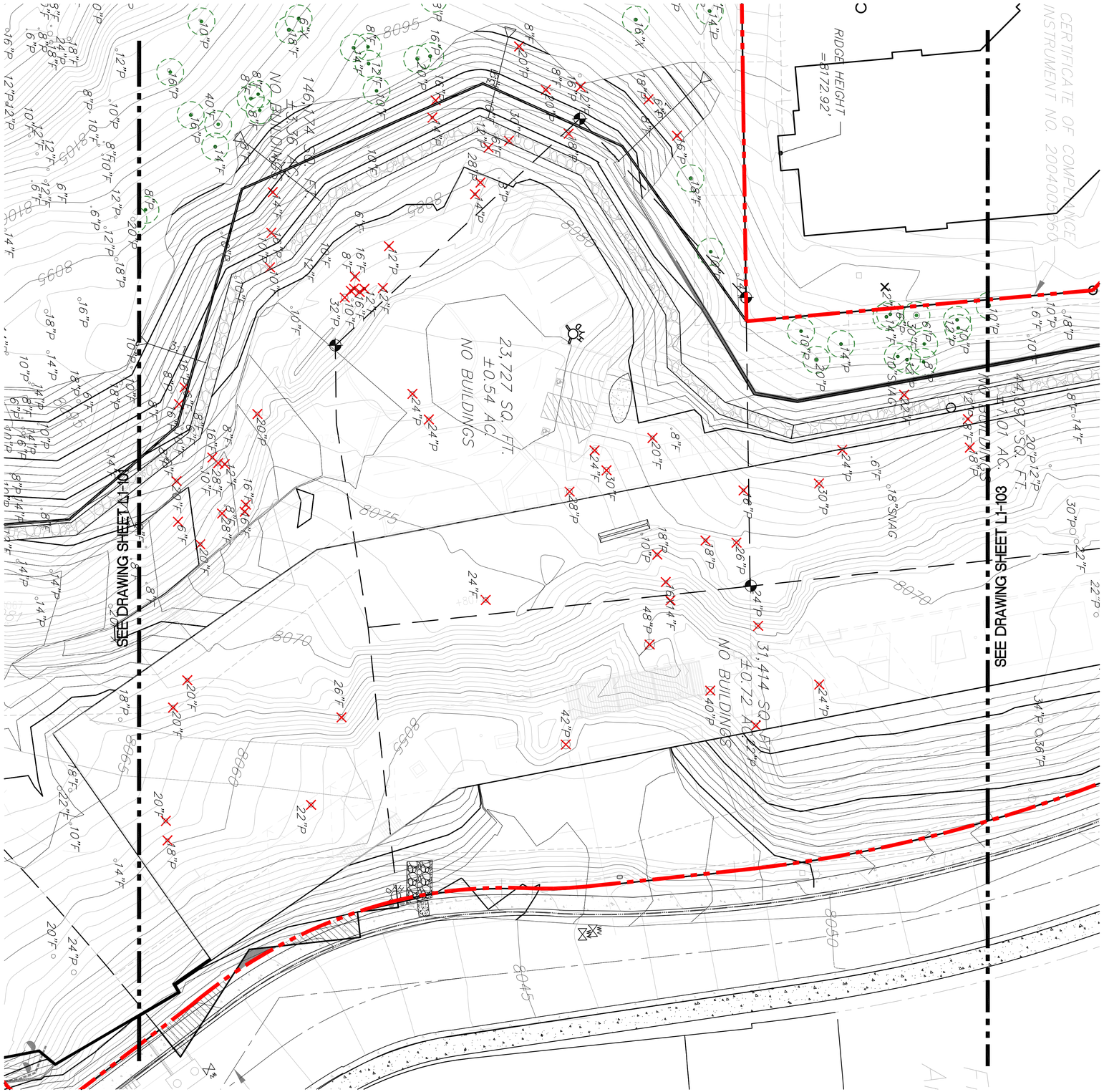
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checked by JHC
drawn by: PKC

component

sheet no. L1-101



1 EXISTING TREE RETENTION AND REMOVAL PLAN
1" = 20'-0"

TREE PRESERVATION LEGEND

12"P Existing Pine Trees to be Saved

12"F Existing Fir Trees to be Saved

○12"P Existing Pine tree with diameter

○12"F Existing Fir tree with diameter

Total Trees to be Saved: 139

TREE PROTECTION NOTES

1. Town of Mammoth Lakes Planning Department shall approve all trees that are to be removed. Contractor shall mark all trees to be removed and request review of the site before timber operations.
2. Trees to remain will be protected during construction with temporary fencing to keep heavy equipment away from the tree drip line.
3. In areas with retaining walls, Contractor will excavate around existing trees to check root growth and structure during mass grading operations. Trees determined to be questionable due to excessive root cutting will either be transplanted or removed from the site. Trees with minimal root cutting that do not pose a future hazard to buildings or other site improvements will be retained in areas shown on the plans.
4. All snags are to be removed with Phase 1. (Snags are not included in Tree Count)
5. Trees not marked as removed are intended to remain.
6. Trees on adjacent private property to be protected in place unless otherwise noted.

TREE REMOVAL CALCULATIONS

KEY	SPECIES	SIZE	NUMBER OF TREES
✕12"P	Existing Pine tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
✕12"F	Existing Fir tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
		Subtotal:	
✕12"P	Existing Pine tree planned to be removed on sheet L1-102	diameter 12" and up	34
✕12"F	Existing Fir tree planned to be removed on sheet L1-102	diameter 12" and up	26
		Subtotal:	60
✕12"P	Existing Pine tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
✕12"F	Existing Fir tree planned to be removed on sheet L1-103	diameter 12" and up	SEE SHEET L1-103
		Subtotal:	

Total Trees that are greater than 12" DBH to be removed: 152

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

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EXISTING TREE RETENTION AND REMOVAL PLAN

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1 EXISTING TREE RETENTION AND REMOVAL PLAN
1" = 20'-0"

TREE PRESERVATION LEGEND

12"P Existing Pine Trees to be Saved

12"F Existing Fir Trees to be Saved

○12"P Existing Pine tree with diameter

○12"F Existing Fir tree with diameter

Total Trees to be Saved: 139

TREE PROTECTION NOTES

1. Town of Mammoth Lakes Planning Department shall approve all trees that are to be removed. Contractor shall mark all trees to be removed and request review of the site before timber operations.
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TREE REMOVAL CALCULATIONS

KEY	SPECIES	SIZE	NUMBER OF TREES
X12"P	Existing Pine tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
X12"F	Existing Fir tree planned to be removed on sheet L1-101	diameter 12" and up	SEE SHEET L1-101
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
X12"F	Existing Fir tree planned to be removed on sheet L1-102	diameter 12" and up	SEE SHEET L1-102
		Subtotal:	
X12"P	Existing Pine tree planned to be removed on sheet L1-103	diameter 12" and up	13
X12"F	Existing Fir tree planned to be removed on sheet L1-103	diameter 12" and up	6
		Subtotal:	19

Total Trees that are greater than 12" DBH to be removed: 152

SCALE: 1" = 20'-0"
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HARDSCAPE DESIGN STATEMENT

The design for the Limelight Hotel at Mammoth Lakes grows from the context of Mammoth and the surrounding natural environment. The dramatic geology of the Eastern Sierra, the hexagonal basalt formations at the Devils Post Pile, tree ring patterns, the Hot Creek springs and native plants influence the design. The materials are authentic and natural. Spaces are designed for the experience, activity and pleasure of people. There are four major landscape areas.

1. Vehicular Arrival - The arrival experience begins at the intersection of Canyon Boulevard and Lake Mary and continues up the arrival road to the Porte Cochere.
2. Exterior Main Public Terrace - This area is directly connected to the building's main public level and connects the exterior to the interior.
3. Event Spaces and Pool - This area is located on the Southern portion of the site. An event space on the terrace provides a convivial space for patrons and the public. A second event space and a swimming pool area are located above Lake Mary Road.
4. Canyon Boulevard Plazas and Canyon Steps - This space is the primary connection between the Limelight Hotel and the Village. The plaza is a flexible space that allows for pop-up food and beverage, art installations and impromptu events.

KEY HARDSCAPE REFERENCE IMAGES

PAVING MATERIALS


HEXAGON CONCRETE PAVER


CONCRETE PLANK PAVER

WALL MATERIALS


STACKED STONE WALL


SOIL NAIL WALL (STONE-FACED CONCRETE FINISH)


POUR-IN-PLACE RETAINING WALL (MATCH ARCHITECTURE GARAGE WALL FINISH)

SITE ELEMENTS IMAGERY


WOOD LOG BENCH


MODULAR PLANTER WITH SEATING


PREFAB STEEL STAIRS


BOULDER

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	PATTERN	MANUF.	REMARKS
P-1	CONCRETE WALKWAY	–	TBD	–	–	–	
P-2	CONCRETE BANDING	–	TBD	–		–	
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–	TBD	–	–	–	16" MODULE
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–	TBD	–	RUNNING BOND PATTERN	–	12" X 60" MODULE
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–	TBD	–		–	16" MODULE
P-6	SYNTHETIC TURF	–	–	–	–	–	

WALL

KEY	DESCRIPTION	DETAIL	WALL COLOR	WALL FINISH	MANUF.	REMARKS
W-1	STACKED STONE WALL	–	–	NATURAL		HEIGHT 6' MAX.
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–	–	STONE-FACED CONCRETE		HEIGHT VARIES
W-3	POURED-IN-PLACE RETAINING WALL	–	506-S STAGGERED OAK	MATCH ARCHITECTURE	ARCHITECTURAL POLYMERS	LANDSCAPE RETAINING WALL ADJACENT TO PARKING LEVEL TO MATCH ARCHITECTURE GARAGE WALL FINISHES
W-4	MODULAR METAL PLANTER WALL	–	–	TBD		

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MANUF.	REMARKS
F-1	GLASS POOL ENCLOSURE FENCE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
F-2	ALUMINUM POOL FENCE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
G-1	GLASS POOL GATE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
G-2	ALUMINUM POOL GATE	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
R-1	ALUMINUM GUARDRAIL	–	–	–	–	TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MANUF.	MODEL #	REMARKS
WF-1	POOL/SPA EDGE	–	–	–	–	–	PRECAST CONCRETE COPING

SITE ELEMENT

KEY	DESCRIPTION	DETAIL	COLOR	FINISH	MANUF.	MODEL #	REMARKS
S-1	FIRE PIT	–	–	–	–	–	NATURAL GAS BURNING SYSTEM
S-2	TERRACE SHADE STRUCTURE	–	–	–	–	–	–
S-3	POOL SHADE STRUCTURE	–	–	–	–	–	–
S-4	WOOD LOG BENCH	–	–	–	–	–	–
S-5	BIKE RACK	–	–	–	–	–	–

KEYNOTES

1. ASPHALT PAVING BY CIVIL ENGINEER
2. CONCRETE CURB BY CIVIL ENGINEER
3. PREFABRICATED STEEL STAIRS BY ARCHITECT
4. FESTOON LIGHTS BY LIGHTING CONSULTANT

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HARDSCAPE MATERIAL SCHEDULE & IMAGES

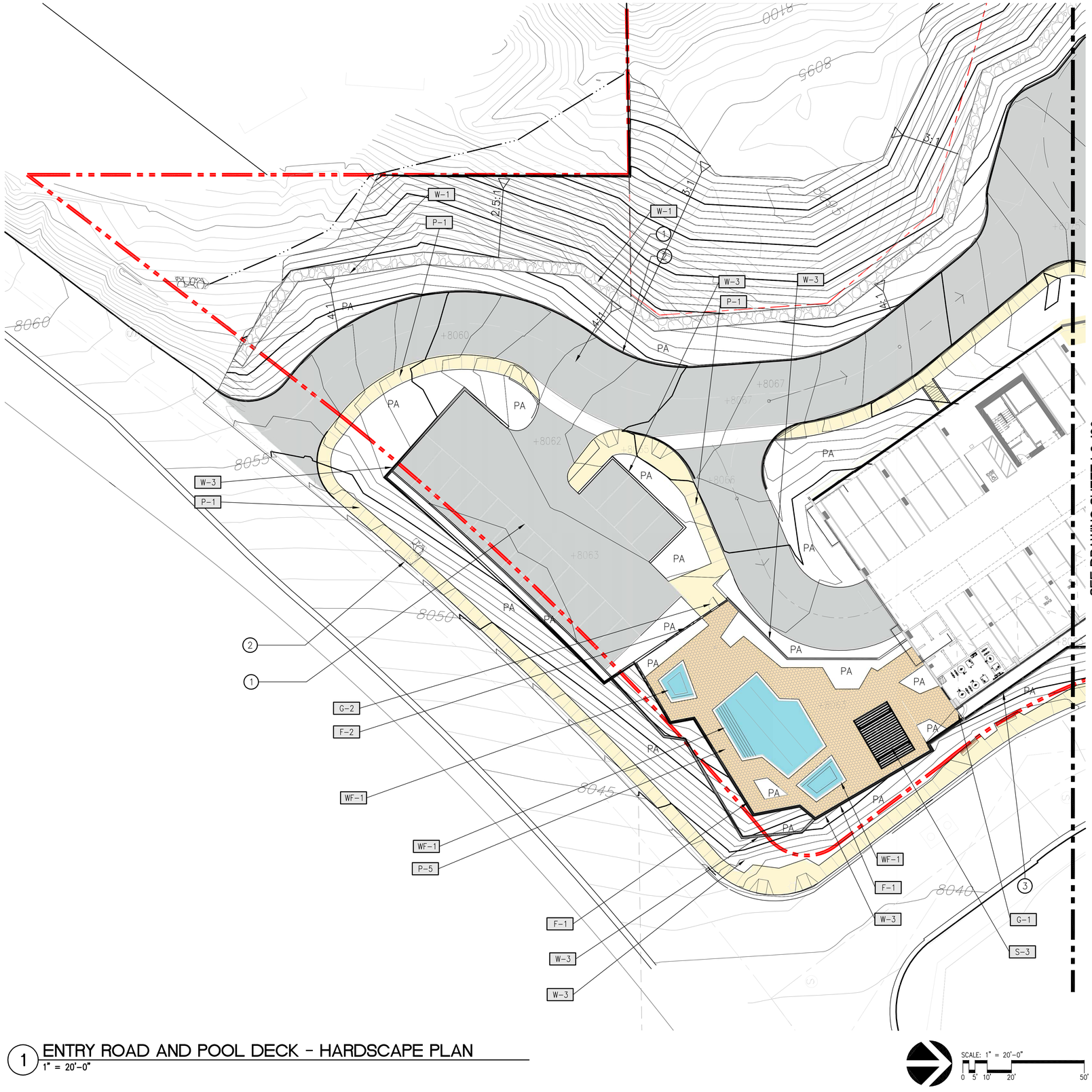
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component

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1 ENTRY ROAD AND POOL DECK - HARDSCAPE PLAN
1" = 20'-0"

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE WALKWAY	–
P-2	CONCRETE BANDING	–
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–
P-6	SYNTHETIC TURF	–

WALL

KEY	DESCRIPTION	DETAIL
W-1	STACKED STONE WALL	–
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–
W-3	POURED-IN-PLACE RETAINING WALL	–
W-4	MODULAR METAL PLANTER WALL	–

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL
F-1	GLASS POOL ENCLOSURE FENCE	–
F-2	ALUMINUM POOL FENCE	–
G-1	GLASS POOL GATE	–
G-2	ALUMINUM POOL GATE	–
R-1	ALUMINUM GUARDRAIL	–

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL
WF-1	POOL/SPA EDGE	–

SITE ELEMENT

KEY	DESCRIPTION	DETAIL
S-1	FIRE PIT	–
S-2	TERRACE SHADE STRUCTURE	–
S-3	POOL SHADE STRUCTURE	–
S-4	WOOD LOG BENCH	–
S-5	BIKE RACK	–

KEYNOTES

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HARDSCAPE PLAN

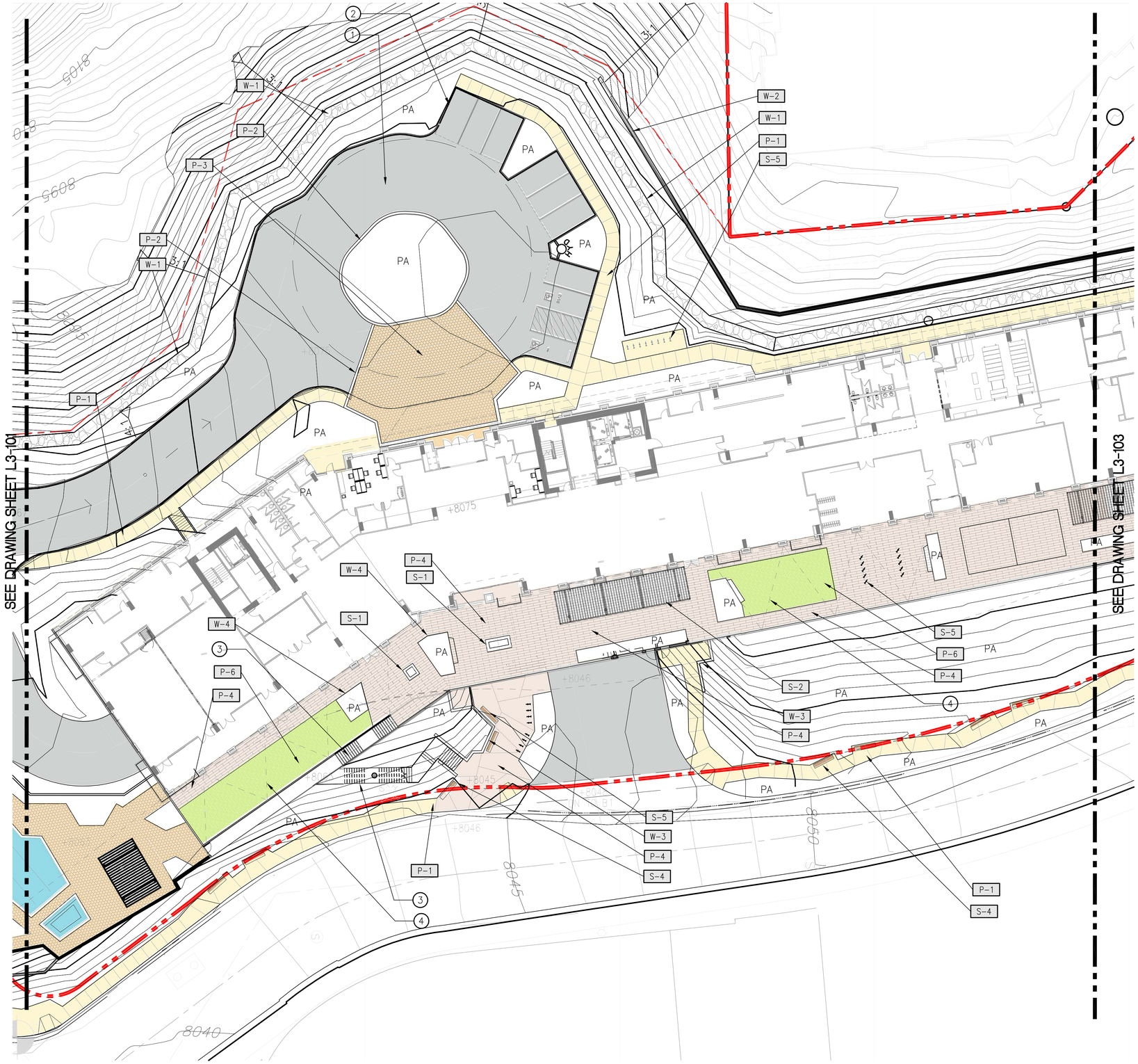
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sheet no. L3-101



1 HOTEL ARRIVAL, MAIN PUBLIC TERRACE AND RIDER PLAZA - HARDSCAPE PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE WALKWAY	–
P-2	CONCRETE BANDING	–
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	–
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	–
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	–
P-6	SYNTHETIC TURF	–

WALL

KEY	DESCRIPTION	DETAIL
W-1	STACKED STONE WALL	–
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	–
W-3	POURED-IN-PLACE RETAINING WALL	–
W-4	MODULAR METAL PLANTER WALL	–

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL
F-1	GLASS POOL ENCLOSURE FENCE	–
F-2	ALUMINUM POOL FENCE	–
G-1	GLASS POOL GATE	–
G-2	ALUMINUM POOL GATE	–
R-1	ALUMINUM GUARDRAIL	–

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL
WF-1	POOL/SPA EDGE	–

SITE ELEMENT

KEY	DESCRIPTION	DETAIL
S-1	FIRE PIT	–
S-2	TERRACE SHADE STRUCTURE	–
S-3	POOL SHADE STRUCTURE	–
S-4	WOOD LOG BENCH	–
S-5	BIKE RACK	–

KEYNOTES

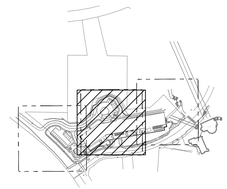
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1 SKIER PLAZA AND MAIN PUBLIC TERRACE - HARDSCAPE PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

SCHEDULE

PAVING

KEY	DESCRIPTION	DETAIL
P-1	CONCRETE WALKWAY	-
P-2	CONCRETE BANDING	-
P-3	PRECAST CONCRETE HEXAGONAL PAVER (VEHICULAR-RATED)	-
P-4	PRECAST CONCRETE PLANK PAVER (TERRACE)	-
P-5	PRECAST CONCRETE HEXAGONAL PAVER (POOL DECK)	-
P-6	SYNTHETIC TURF	-

WALL

KEY	DESCRIPTION	DETAIL
W-1	STACKED STONE WALL	-
W-2	SOIL NAIL WALL WITH ARCHITECTURAL FINISH	-
W-3	POURED-IN-PLACE RETAINING WALL	-
W-4	MODULAR METAL PLANTER WALL	-

FENCE/GATE/RAIL

KEY	DESCRIPTION	DETAIL
F-1	GLASS POOL ENCLOSURE FENCE	-
F-2	ALUMINUM POOL FENCE	-
G-1	GLASS POOL GATE	-
G-2	ALUMINUM POOL GATE	-
R-1	ALUMINUM GUARDRAIL	-

WATER FEATURE AND POOL

KEY	DESCRIPTION	DETAIL
WF-1	POOL/SPA EDGE	-

SITE ELEMENT

KEY	DESCRIPTION	DETAIL
S-1	FIRE PIT	-
S-2	TERRACE SHADE STRUCTURE	-
S-3	POOL SHADE STRUCTURE	-
S-4	WOOD LOG BENCH	-
S-5	BIKE RACK	-

KEYNOTES

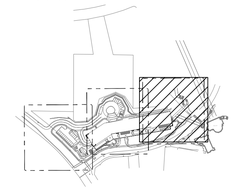
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sheet title

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sheet no. L3-103

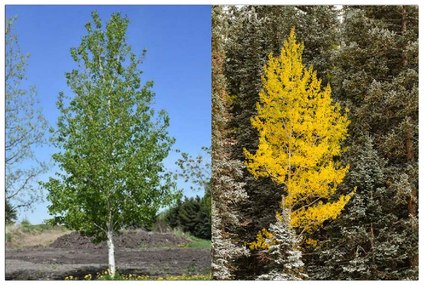
KEY PLANTING REFERENCE IMAGES

EVERGREEN TREES



Jeffrey Pine

DECIDUOUS TREES



Quaking Aspen

SHRUB AND GROUND COVER



Antelope Bitterbrush



Bearberry



Creek Dogwood

SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Pinus jeffreyi	Jeffrey Pine	Height: 15' Min. 2" Caliper	116

MEDIUM TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Populus tremuloides	Quaking Aspen	Height: 10' Min. 2" Caliper	44

SMALL TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Cornus sericea	Creek Dogwood	Height:8' Min. 2-gallon	66

SHRUB & GROUND COVER SCHEDULE

BOTANICAL NAME	COMMON NAME	SPACING	SIZE
Arctostaphylos uva-ursi	Bearberry	8'-12' O.C.	Low
Eriogonum umbellatum	Sulfur Buckwheat	3' O.C.	medium
Purshia tridentata	Antelope Bitterbrush	5'-7' O.C.	Low

RESORT ZONE PLANT PALETTE:

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
	Pinus contorta	Lodgepole Pine	Height: 15'
	Pinus thunbergiana	Japanese Black Pine	Height: 15'
	Liquidambar styraciflua	American Sweetgum	Height: 15'

MEDIUM TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
	Betula accidentalis	Western Water Birch	Height: 10'
	Fraxinus pennsylvanica	Green Ash	Height: 10'
	Malus floribuna	Japanese Crabapple	Height: 10'
	Pinus flexilis	Limber Pine	Height: 10'
	Pinus nigra	Austrian Black Pine	Height: 10'
	Prunus padus 'Plena'	European Bird Cherry	Height: 10'
	Sorbus aucuparia	Mountain Ash	Height: 10'

SMALL TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
	Acer ginnala	Amur Maple	Height: 8'
	Acer glabrum	Mountain Maple	Height: 8'
	Pyrus calleryana	Flowering Pear	Height: 8'
	Rhus glabra	Smooth Sumac	Height: 8'

SHRUB & GROUND COVER SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE
	Berberis thunbergii	Japanese Barbery	Low
	Cornus alba	Siberian Dogwood	High
	Cornus stolonifera	Redtwig Dogwood	High
	Cotoneaster divaricatus	Spreading Cotoneaster	Low
	Cotoneaster horizontalis	Rock Cotoneaster	Low
	Euonymous fortunei	Wintercreeper	medium

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LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

PLANTING SCHEDULE & IMAGES

sheet title

project no. 194168

checked by: JHC
drawn by: PKC

component

sheet no. L5-001

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022



SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Pinus jeffreyi	Jeffrey Pine	Height: 15' Min. 2" Caliper	116

MEDIUM TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Populus tremuloides	Quaking Aspen	Height: 10' Min. 2" Caliper	44

SMALL TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Cornus sericea	Creek Dogwood	Height:8' Min. 2-gallon	66

SHRUB & GROUND COVER SCHEDULE

BOTANICAL NAME	COMMON NAME	SPACING	SIZE
Arctostaphylos uva-ursi	Bearberry	8'-12' O.C.	Low
Eriogonum umbellatum	Sulfur Buckwheat	3' O.C.	medium
Purshia tridentata	Antelope Bitterbrush	5'-7' O.C.	Low

Existing Tree to remain and protect in place

Location of Existing Tree that are greater than 12" DBH to be removed

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

1 ENTRY ROAD AND POOL DECK - PLANTING PLAN
1" = 20'-0"

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key plan

ENTITLEMENT RESUBMITTAL | APRIL 1, 2022

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limelight **LIMELIGHT HOTEL**
15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

PLANTING PLAN

sheet title

project no. 194168

checked by JHC
drawn by: PKC

component

sheet no. L5-101



1 HOTEL ARRIVAL, MAIN PUBLIC TERRACE AND RIDER PLAZA - PLANTING PLAN
1" = 20'-0"

SCALE: 1" = 20'-0"
0 5' 10' 20' 50'

SLOPE ZONE PLANT PALETTE (NATIVE) :

LARGE TREE SCHEDULE

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project logo

PLANTING PLAN

sheet title

project no. 194168

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drawn by: PKC

component

sheet no. L5-102



1 SKIER PLAZA AND MAIN PUBLIC TERRACE - PLANTING PLAN
1" = 20'-0"

SLOPE ZONE PLANT PALETTE (NATIVE) :

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Site Lighting Entitlement Package

Limelight Hotel - Mammoth Lakes

04.01.22

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sheet title

project no. 194168 04/01/22

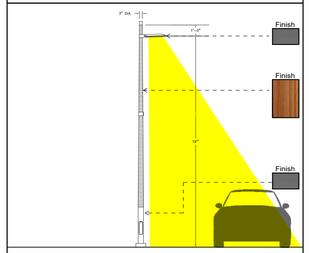
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Fixture Key



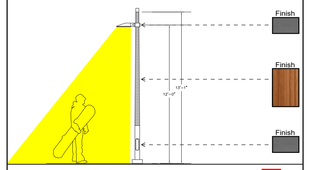
Roadway Pole: XP1B

Luminaire Description: 20'-0" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/10500 Lumens

Overall Height: 20'-0"

BUG Rating: B1-U0-G1



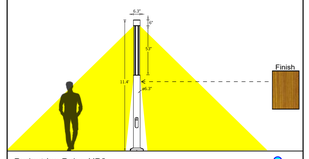
Pedestrian Pole: XP1C

Luminaire Description: 13'-1" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/6600 Lumens

Overall Height: 13'-1"

BUG Rating: B1-U0-G1



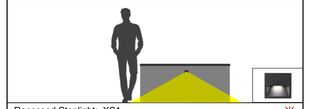
Pedestrian Pole: XP2

Luminaire Description: 11'-4" Overall Height Post Top Pole

Kelvin Temp/Lumens: 2700K LED/1102 Lumens

Overall Height: 11'-4"

BUG Rating: B1-U0-G0



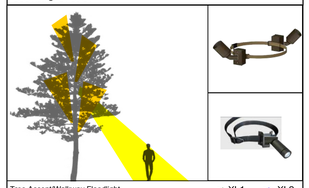
Recessed Steplight: XS1

Luminaire Description: Wall Recessed Steplight

Kelvin Temp/Lumens: 2700K LED/38 Lumens

Mounting Height: 2'-0"

BUG Rating: B1-U0-G1



Tree Accent/Walkway Floodlight XL1 XL2

Luminaire Description: Tree Mounted Uplight | Tree Mounted Floodlight

Kelvin Temp/Lumens: 2700K LED/812 Lumens | 2700K LED/819 Lumens

Mounting: Walkway Floodlight at 10'-0"



Linear Accent Illumination XZ1 XZ11

Luminaire Description: Integrated Linear Accent

Kelvin Temp/Lumens: 2700K LED/351 Lumens/FT



Festoon System XZ2

Luminaire Description: Festoon System

Kelvin Temp/Lumens: 2200K LED/173 Lumens/FT

THE VILLAGE AT MAMMOTH GUIDELINES

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2. Full Cut-off
3. Field Installed House-side Shield
4. Capable of Photocell and Occupancy Sensor Control

LIGHT LEVEL CRITERIA

Porte Cochere (drop off area):	10FC Average (2:1 ratio of Average to Minimum)
Pool Deck:	1FC Average (3:1 ratio o Average to Minimum)
Pedestrian Walkways:	0.25FC Minimum (2:1 ratio of Average to Minimum)
Interior Roadways:	0.5FC Minimum (15:1 ratio of Maximum to Minimum)
Interior Roadways (Fire Lane):	1FC Minimum (40:1 ratio of Maximum to Minimum)
Egress Walkways:	1FC Minimum

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15 CANYON BLVD. MAMMOTH LAKES, CA 93546

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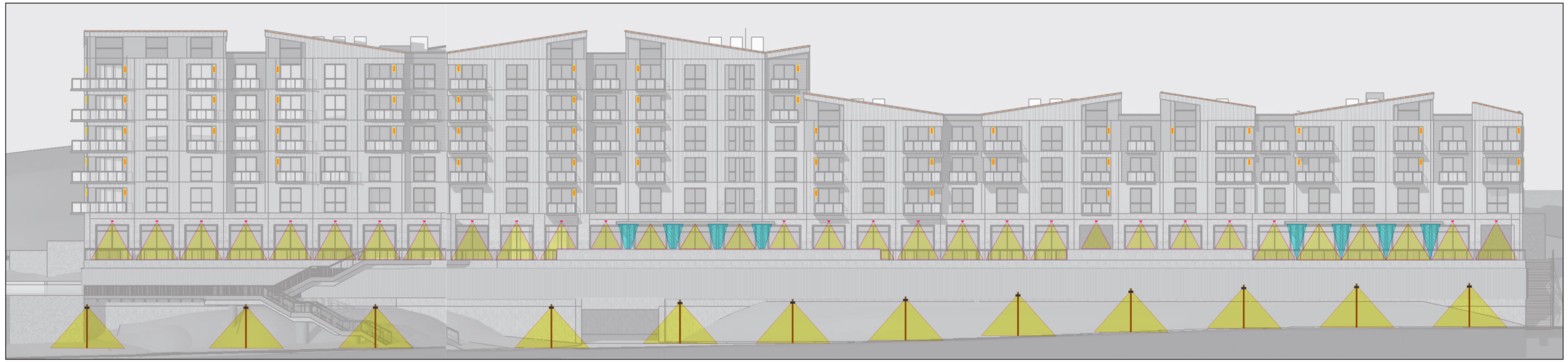
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project no. 194168 04/01/22

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drawn by: FCD

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sheet no.



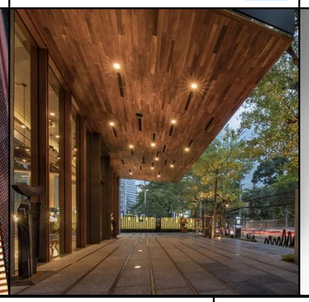


Elevation Illumination

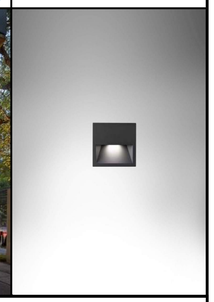
Linear Trim Accent: XZ71



Recessed Downlights: XB1



Steplights: XS2



Decorative Sconces: XD1



FOH Wall Light: XWM1



BOH Wall Light: XWM2



Perimeter Illumination

Note: Refer to Site Plan for Fixture Types and Quantities

Wooden Pedestrian Pole



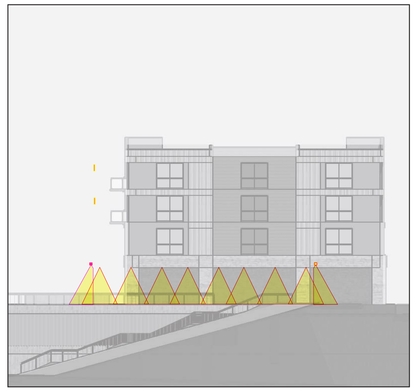
Finish

Finish

Finish







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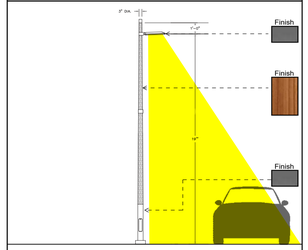
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Fixture Key



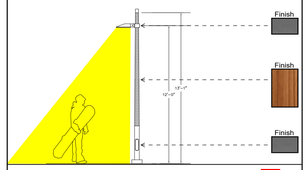
Roadway Pole: XP1B

Luminaire Description: 20'-0" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/10500 Lumens

Overall Height: 20'-0"

BUG Rating: B1-U0-G1



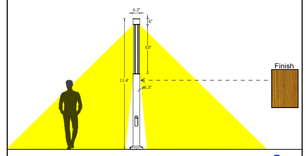
Pedestrian Pole: XP1C

Luminaire Description: 13'-1" Overall Height Roadway & Pedestrian Pole

Kelvin Temp/Lumens: 2700K LED/6600 Lumens

Overall Height: 13'-1"

BUG Rating: B1-U0-G1



Pedestrian Pole: XP2

Luminaire Description: 11'-4" Overall Height Post Top Pole

Kelvin Temp/Lumens: 2700K LED/1102 Lumens

Overall Height: 11'-4"

BUG Rating: B1-U0-G0

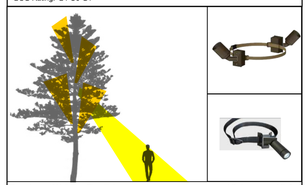
Recessed Steplight: XS1

Luminaire Description: Wall Recessed Steplight

Kelvin Temp/Lumens: 2700K LED/38 Lumens

Mounting Height: 2'-0"

BUG Rating: B1-U0-G1



Tree Accent/Walkway Floodlight XL1 XL2

Luminaire Description: Tree Mounted Uplight | Tree Mounted Floodlight

Kelvin Temp/Lumens: 2700K LED/812 Lumens | 2700K LED/819 Lumens

Mounting: Walkway Floodlight at 10'-0"



Linear Accent Illumination XZ1 XZ11

Luminaire Description: Integrated Linear Accent

Kelvin Temp/Lumens: 2700K LED/351 Lumens/FT

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project no. 194168 04/01/22

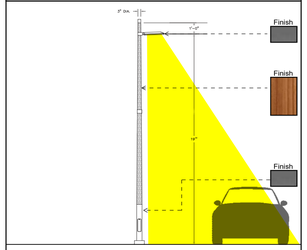
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drawn by: FCD

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sheet no.



Fixture Key



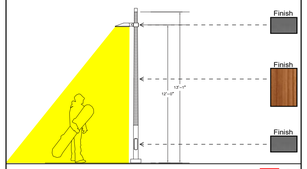
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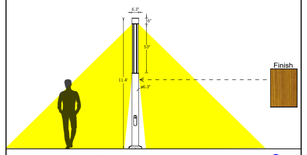
Pedestrian Pole: XP1C

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Kelvin Temp/Lumens: 2700K LED/6600 Lumens

Overall Height: 13'-1"

BUG Rating: B1-U0-G1



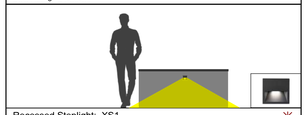
Pedestrian Pole: XP2

Luminaire Description: 11'-4" Overall Height Post Top Pole

Kelvin Temp/Lumens: 2700K LED/1102 Lumens

Overall Height: 11'-4"

BUG Rating: B1-U0-G0



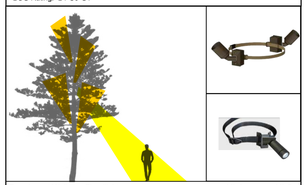
Recessed Steplight: XS1

Luminaire Description: Wall Recessed Steplight

Kelvin Temp/Lumens: 2700K LED/38 Lumens

Mounting Height: 2'-0"

BUG Rating: B1-U0-G1



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Luminaire Description: Integrated Linear Accent

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Egress Walkways:	1FC Minimum

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XB1

GDS2DR
2" Gravity LED Shallow Lensed Downlight - Wet Location

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

ELECTRICAL DATA

LED Light Engine	Nominal Delivered Lumens*	System Wattage**
L1	800lm @ 3000K / 82CRI	10 Watts
L2	1100lm @ 3000K / 82CRI	15 Watts

* Delivered Lumens will vary depending on CCT, CRI, optic and reflector finish. | ** System Wattage includes driver and LED Module consumption.

FEATURES
- Dedicated high performance 7° narrow spot and field changeable 16° to 60° optics
- Integral field changeable accessory holder
- In-field adjustable collar height accommodates ½" to 1-¼" ceiling thickness

LED LIGHT ENGINE
- 10W & 15W
- 7° Optic: 3 SDCM, 92CRI in 2700K, 3000K & 3500K
- 16° to 60° Optics: 2 SDCM, 82/92CRI in 2700K, 3000K, 3500K & 4000K
- Rated life of >50,000 hours L70 based on LED testing per LM-80-08 and projected values using IESNA TM21-11

OPTICS
- Dedicated 7° Narrow Spot
- Field changeable 16° Spot, 24° Narrow Flood, 36° Flood, 48° Wide Flood and 60° Very Wide Flood
- Accepts (2) field changeable filter media

ELECTRICAL SYSTEM
- 120V/277V input; Power factor >.9, 50/60Hz
- This product complies with IEEE C62.41 for surge endurance up to 2.5KV. Additional surge protection recommended. Damage from power surge is not covered by warranty.

HOUSING
- Heavy duty black powder coated 18 gauge steel frame
- Accommodates ½" to 1-¼" Ceilings
- Integral driver compartment with below ceiling access

EMERGENCY BACKUP
- Remote test switch included. External Battery operates LED load @ 725 nominal delivered Lumens. Servicing requires above ceiling access.

INSTALLATION
- Non-IC rated housings must be kept at a minimum of 3" away from insulation
- Adjustable (10-¾" to 25") joist/grid ceiling bar hangers included (Hanger bars does not allow for height adjustments)

REFLECTOR
- Specification grade 1.0mm spun aluminum reflector with architectural, discrete polished self flange
- Deep cone option for maximum visual comfort
- Reflector available in black, white, haze and wheat finishes (Consult factory for other finishes)

DIMMING
- Phase dimming, Forward 1% & Reversed 5% (120V only)
- 0-10V 1% Dimming 1%
- EldoLED SOLOdrive 0-10V 0.1%
- EldoLED ECOdrive 0-10V 1%
- Lutron® LDE1 Hi-Lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black dimming technology
- Lutron® LTEA2W Hi-lume 1% 2-Wire LED driver (120V forward phase only)

REMOTE BOX
- Remote box included when required by specification (eldoLED or Lutron dimming option).
- Above ceiling access required for servicing
- Galvanized steel construction with separate line voltage and low voltage wiring compartments
- 50ft remote distance maximum

LISTING / WARRANTY
- 5-Year Intense LED Limited Warranty
- ETL Listed to US and Canadian standards for wet locations
- (IC / AIC Only) ETL listed for direct contact w/insulation
- (AIC Only) Air-Tight Certified ASTM E283.
- (AIC Only) Can be used to comply with Title 24, Part 6, JA8 high efficacy LED light source requirements

Trimmed Reflectors — IRDT202 — 1" — 1/32" Trim Thickness — 2-½" — 3-9/16" — Ceiling Cutout: 2-⅞"

Trimless Reflectors — IRDL202 — 1" — 2-⅝" — Ceiling Cutout: 2-⅞"

Trimless Mud Flanged: Perforated collar for seamless and trimless mounting. Must be ordered separately and can only be used in conjunction with trimless trims. — 2-⅝" — 5-⅛"

Available Trim Finishes: White, Black, Haze, Wheat

Housing Part Number: (Example: GDS2ARNCL1279DIMUNVSP)

Housing	Installation Type	Wattage	CCT / CRI	Dimming	Voltage	Optic	Options
☐ GDS2DR	☐ NIC (New Cons IC-Rated) ☐ NAIC (New Cons Air-Tight IC)	☐ L1 (10W) ☐ L2 (15W)	☐ 27 (2700K / 82CRI) ☐ 279 (2700K / 92CRI) ☐ 30 (3000K / 82CRI) ☐ 309 (3000K / 92CRI) ☐ 35 (3500K / 82CRI) ☐ 359 (3500K / 92CRI) ☐ 40 (4000K / 82CRI) ☐ 409 (4000K / 92CRI)	☐ DIM[1] (Phase Dimming) ☐ D101 (0-10V Dimming 1%) ☐ ED10V1[2] (eldoLED 0-10V 1%) ☐ ED10V01[2] (eldoLED 0-10V 0.1%) ☐ LUT[2,3] (Lutron® LDE1 EcoSystem 1%) ☐ LUT2[1,2] (Lutron® LTEA2W 2-Wire 1%)	☐ UNV (Universal, 120V/277V)	☐ NS[4] (7° NSP) ☐ SP (16° SP) ☐ NF (24° NFL) ☐ FL (36° FL) ☐ WF (48° WFL) ☐ VF (60° VFL)	☐ EM7[2] (7W Emergency Backup (OTA part #ILB-CP07-A))

Reflector Part Number: (Example: IRDT202W-SF)

Reflector	Reflector Finish	Trim	Lens	Optional Accessory
☐ IRDT202 (1" Regress Trim) ☐ IRDL202[5] (1" Regress Trimless)	☐ W (White) ☐ B[6] (Black) ☐ HZ (Haze) ☐ WHT[6] (Wheat)	☐ -SF (Self Flanged) ☐ blank[5] (Trimless)	☐ -SL (Solite) ☐ -HI[4] (High Intensity Etched Glass)	☐ GD2R-MR[5] Round Trimless Mud Ring

Filter Media: ☐ PFL2-45 Hex Louver ☐ PFL4-45 Soft Focus Film

Notes:
1. Available in 120V only
2. Remote driver box required for eldoLED, Lutron and EM backup
3. Not available with L3
4. 7° Narrow spot not available in 4000K or 82CRI. Must specify -HI (High Intensity Etched Glass)
5. Trimless options are for use with mud ring accessory only
6. Consult factory for lead times

Intense Lighting
3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883

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XB2

MXG2PRD
3.5" MX G2 LED Downlight Cylinder

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

ELECTRICAL DATA

LED Light Engine	System Wattage*	CCT / CRI	Nominal Delivered Lumens**
L0	10W	3000K / 82 CRI	900lm
L1	16W	3000K / 82 CRI	1300lm
L2	20W	3000K / 82 CRI	1525lm

*System Wattage include driver and LED Module consumption.
**Delivered lumens will vary depending on CCT, CRI and optic selection

MX

FEATURES
- Sleek, high performance pendant complements MX downlighting family
- Offered in various mounting options including cable, stem and surface
- Utilizes MX trims to ensure aesthetic consistency across the product line
- Control protocols from ELV, 0-10V, 2-wire and DMX with options available in 0.1%
- Unique flush, surface mount design allows for precise alignment and adjustment
- Dedicated 9° optic with field changeable 12°, 24°, 36° & 50° optics

LED LIGHT ENGINE
- 92 CRI & 82 CRI in 2700K, 3000K, 3500K and 4100K with 2 SDCM binning
- 50,000 hours L70 (rated life at 70% output)

ELECTRICAL SYSTEM
- 120/277V 50/60Hz input
- Class 2 power supply
- Over voltage/current and short circuit protection with auto recovery

REMOTE BOX
- Remote box included when required by specification
- Galvanized steel construction
- Separate line voltage and low voltage wiring compartments
- 50ft remote distance maximum

DIMMING
- Phase dimming; Forward 1% & Reversed 5% (120V only)
- 0-10V Dimming 1%
- eldoLED 0-10V 0.1% or 1%
- Lutron® LDE1 Hi-Lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black dimming technology
- Lutron® LTEA2W Hi-lume 1% 2-wire LED driver (120V forward phase only)
- DMX512 RDM 0.1%

TRIM SPECIFICATION
High quality trims are die-cast using A380 aluminum with durable powder coat available in multiple finishes.

MOUNTING
- 9-inch model requires remote driver box for L2 lumen package
- 0-10V & Lutron EcoSystem options require remote driver box for cable mount option
- DMXR option requires remote driver box for cable and pendant mount options
- Cable / Pendant mount supplied with complete canopy assembly and matched to housing finish
- Cables mount hight can be adjusted in the field

ACCESSORIES
Luminaire will accommodate (2) accessories, accessory holder required. Accessory holder not compatible with lensed trims

LISTING / WARRANTY
- ETL Listed to US and Canadian standards for damp locations
- ETL Listed to US and Canadian standards for wet locations. Available with lensed surface mount options only.
- 5-Year Intense LED Limited Warranty

Pendant Size Options: 9-Inch Remote Driver, 12-Inch, 15-Inch
Mounting Options: Cable, Rigid Pendant, Surface

Dimensions see Page 2

Cylinder Part Number (Example: MXG2PRD2L13024WWR12)

Cylinder	Height	Wattage	CCT / CRI	Dimming (120/277V)
MXG2PRD	☐ 1 (9") ☐ 2 (12") ☐ 3[1] (15")	☐ L0 (10 Watts) ☐ L1 (16 Watts) ☐ L2[1] (20 Watts)	☐ 27 (2700K / 82 CRI) ☐ 279 (2700K / 92 CRI) ☐ 30 (3000K / 82 CRI) ☐ 309 (3000K / 92 CRI) ☐ 35 (3500K / 82 CRI) ☐ 359 (3500K / 92 CRI) ☐ 41 (4100K / 82 CRI) ☐ 419 (4100K / 92 CRI)	☐ blank (Non-Dimming) ☐ DELV[1] (Phase Dimming) ☐ D101[3] (0-10V Dimming 1%) ☐ ED10V1[3] (eldoLED 0-10V 1%) ☐ ED10V01[3] (eldoLED 0-10V 0.1%) ☐ LUT[3] (Lutron® LDE1 EcoSystem 1%) ☐ LUT2[2,4] (Lutron® LTEA2W 2-Wire 1%) ☐ DMXR[5] (DMX512 RDM 0.1%)

Accessories[8]: ☐ LH47 (Accessory Holder, Black) ☐ LH47W (Accessory Holder, White) ☐ PFLMB-47 (Hex Louver, Black) ☐ PFL1-47 (Prismatic Spread Lens) ☐ PFL2-47 (Linear Spread Lens) ☐ PFL4-47 (Solite Lens)

Optic	Housing Finish	Trim Finish	Lens	Mounting
☐ 09[6] (9° Narrow Spot) ☐ 12 (12° Spot) ☐ 24 (24° Narrow Flood) ☐ 36 (36° Flood) ☐ 50 (50° Wide Flood)	☐ B (Black) ☐ W (White) ☐ SV (Silver)	☐ B (Black) ☐ W (White) ☐ SN (Satin Nickel) ☐ AB (Antique Bronze) ☐ WH (Wheat)	☐ blank (None) ☐ SL[7] (Solite) ☐ CR[7] (Clear) ☐ FR[7] (Frosted)	☐ C48 (48" Cable) ☐ C96 (96" Cable) ☐ R12 (12" Rigid Pendant) ☐ R18 (18" Rigid Pendant) ☐ R24 (24" Rigid Pendant) ☐ R36 (36" Rigid Pendant) ☐ R48 (48" Rigid Pendant) ☐ S[7] (Surface)

Notes:
1. Remote driver required for 9" with L2 Option
2. Available only in 120V
3. 0-10V & Lutron EcoSystem options require remote driver box for cable mount option
4. Not available in L2
5. Surface mount or remote driver box required, L2 only
6. Special order, consult factory for lead times
7. A lens option must be selected for wet location applications. Surface mount can be used in wet locations, see instruction sheet for proper installation instructions.
8. Accessories can not be used with lensed options

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XDS1

NATE 17 WALL SCONCE — TECH LIGHTING

Inspired by the profile of modern lever door hardware, the sleek Nate outdoor wall sconce reflects LED light off the wall to create a perfect grazing light effect on architectural surfaces-either indoors or outside. Cleverly hidden hardware ensures a clean look. Available in two sizes and two finishes.

Outstanding protection against the elements:
- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	62.4
WATTS	11
VOLTAGE	120V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall (Up or Down)
CCT	3000K
CRI	90
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 hours
WARRANTY*	5 years
WEIGHT	4.5 lbs.

* Visit techlighting.com for specific warranty limitations and details.

NATE 17 shown in bronze — NATE 17 shown in silver

ORDERING INFORMATION

PRODUCT	SIZE	FINISH	LAMP
700OWNTE	17 17"	Z BRONZE / I SILVER	-LED930 LED 90CRI, 3000K, 120V

techlighting.com

XL1

SPECIFICATIONS

DESCRIPTION:
Compact line voltage MR16 adjustable accent fixture. Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White

LAMPING:
Lamp Type - 120V halogen/LED MR16 lamp, GU10 base, 50W max, not included.

VOLTAGE:
Line voltage fixture, 120V.

MOUNTING:
Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS:
Glare shields
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-13 - Straight, aluminum
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:
HL-386-AA-GL-11-LA-6

RATING:
Wet/damp/dry location.

Intertek

MADE IN THE USA

2 3/16" [56] — 4 1/2" [115] — 1 3/8" [35]

ORDER SPECIFICATION: ______ - ______ - ______ - ______ - ______ (Fixture, Finish, Lamping, Voltage, Options/Access.)

PROJECT:
APPROVED:
NOTE:
TYPE:

HEVI LITE, INC.
9714 Variel Ave, Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

CATALOG NUMBER:
HL-386

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XL2

TARGETTI

BULLETTO
Compact Adjustable Flood Light Projector

Concept: Compact projector flood light for high intensity applications.
Materials: Aluminum body and joints for maximum heat dissipation with powder coated finish. Modular body for toolless maintenance. Lens cover assembly for simple toolless field interchangeability of accessories. ^Fixture suitable for use in marine grade environments.
Optics: NSP, SP, FL, MW, and WF use high efficiency LED Chip on Board. Equipped with collimating optic with angle specific holigraphic spread lens.
Mounting: Adjustable up to 180° on the vertical surface with aim lock set screw, 360° rotatable on the horizontal axis. Brass counter nut with ½" NPS mounting stem suitable for direct j-box mount. Optional installation accessories for additional mountings.
Installation: Pre-cabled with 10' Belden direct burial 18ga 3 Conductor Cable for Connection to remote power supply.
Finish: Textured Standard Finishes – Ferrite Grey / Heritage Brown / Bronze RAL 8019 / White / Black / Sandstone Grey
Power Supply: Remote Class 2, 120V-277VAC power supply required, ordered separately.
Wattage: 10W (NSP) / 12W (SP/FL/MF/WF)
Color Temperature: 2700K / 3000K / 3500K / 4000K
CRI: Ra84, Ra90 available upon request
Delivered Lumens: 3000K
Narrow Spot 10° = 473Lm IMax: 24,196cd/klm
Spot 15° = 858Lm IMax: 7,292cd/klm
Flood 25° = 812Lm IMax: 2,883cd/klm
Medium Wide Flood 30° = 819Lm IMax: 1,916cd/klm
Wide Flood 43° = 801Lm IMax: 1,009cd/klm
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
CRI: Ra84
Voltage: 24V DC
Weight: 1.37lbs
IK Rating: IK10
IP Rating: IP66
Certifications: cULus Class 2 Wet Location Listed
Tested in accordance with LM-79-08
Energy efficient for California installations.
Warranty: 5 year limited warranty
^Not to be in direct contact with salt for extended periods of time or used with corrosive agents.

Bulletto Shown in Ferrite Grey Finish

Marine — IP66 — cULus Class 2

180°

PRODUCT CODE	DRIVER	FINISH	OUTPUT	OPTICS	COLOR TEMP	+ POWER SUPPLY
BLT — BULLETTO	RP — Remote Power	FE — Ferrite Grey	L1 — 10W	NS — Narrow Spot 10°	27 — 2700K	See page 4
		HB — Heritage Brown	L2 — 12W	SP — Spot 15°	30 — 3000K	
		BZ — Bronze RAL8019		FL — Flood 25°	35 — 3500K	
		WT — White Textured		MF — Medium Wide Flood 30°	40 — 4000K	
		BT — Black Textured		WF — Wide Flood 43°		
		SG — Sandstone Grey				

Views — 6.57" — 3.91" — 2.66" — 1/2" NPT — ø1.95" — ø1.60"

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XL3

TARGETTI

JUPITER
Professional Compact Inground LED Fixture

Concept: Small scale recessed ingrade LED fixture.
Materials: Milled anodized aluminum body with Passive cooling system.
Trim: Stainless Steel (AISI316L) trim ring in brushed Natural, Bronze or Black PVD finishes with bevelled extraclear glass. ^Body completed with marine grade cataphoresis suitable for use in marine grade environments. Stainless steel trim will need to be maintained and cleaned regularly to avoid mineral deposits.
Optic: Precision optic system with PMMA lenses for the spot, flood and wide flood versions with a light cut system integrated into the front glass. Integral anti-glare honeycomb louver or asymmetric screen optical accessories available.
Mounting: Semi flush mount bevelled trim, installation sleeve (required).
Installation: Fixture installation sleeve for flush or raised installation mounting. Pre-cabled with 2ft direct burial 18ga 2 Conductor Cable for Connection to remote power supply.
Power Supply: Remote Class 2 120V-277V AC power supply required, ordered seperately.
Wattage: 7W
Color Temperature: 2700K / 3000K / 3500K / 4000K
CRI: Ra90
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: 24V DC
IP Rating: IP67
IK Rating: IK10
Load Rating: Resistant to static loads up to 4,496lbs in flush mounted cement and pavement installations.
Certifications: cULus Class 2 Wet Location Listed E479873
Tested in accordance with LM-79-08
Energy efficient for California installations.
Warranty: 5 year limited warranty
* Up to 1 METER DEPTH of water for up to a maximum of 30 MINUTES
^Not to be in direct contact with salt for extended periods of time or used with corrosive agents.

Integral Honeycomb Louver Shown — *Integral Asymmetric Screen Shown*

QUICK SHIP 1 - 2 weeks — cULus Class 2

Delivered Lumens:		2700K	3000K	4000K
No Optical Accessory	Spot 21° =	509Lm	532Lm	548Lm
	Flood 39° =	526Lm	550Lm	567Lm
	Wide Flood 53° =	503Lm	526Lm	542Lm
Honeycomb Louver	Spot 17° =	319Lm	334Lm	344Lm
	Flood 29° =	286Lm	299Lm	308Lm
	Wide Flood 38° =	248Lm	259Lm	267Lm
Asymmetric Screen	Spot 26°x26° =	153Lm	161Lm	165Lm
	Flood 36°x41° =	147Lm	154Lm	159Lm
	Wide Flood 42°x49° =	136Lm	143Lm	147Lm

PRODUCT CODE	DRIVER	LENS	WATTAGE	COLOR TEMP	VOLTAGE	TRIM	OPTICAL ACCESSORY	+ INSTALLATION	+ POWER SUPPLY
JU – JUPITER	R – Remote Driver	SP — Spot	L1 — 7W	27 — 2700K	24 — 24VDC	SS — Natural	__ — No Optical Accessory	Required (See Installation Options)	Required (See Power Supply Options)
		FL — Flood		30 — 3000K		BZ — Bronze	LV — Honeycomb Louver		
		WF — Wide Flood		35 — 3500K		BK — Black	AS — Asymmetric Screen		
				40 — 4000K					

QUICK SHIP 1-2 weeks JURFLL13024SS-QS + 1US3175M + POWER SUPPLY
* Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 20 fixtures to confirm lead time.

Views — O.D. Ø3.15" — Ø2.48" — 0.10" — 2.11" — 2.2" — Black, Bronze, Natural

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XP1B

Pole-top luminaire - asymmetric distribution — BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Single pole-top luminaire with asymmetric forward throw light distribution (Type III). The asymmetric forward throw provides light in front of the luminaire to uniformly wash surfaces. Slip fits 3" O.D. pole top or tenon.

Materials
Luminaire housing and pole fitter constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Effective projection area: 0.65 sq. ft.
Weight: 19.4 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	98.3W
System wattage	105.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	10,523 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL: ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Available options
☐ **FSC** Fusing

Pole-top luminaire - asymmetric distribution

	LED	A	B	C
84 250	98.3 W	12⅝	10⅝	24¾

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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XP1C

Pole-top luminaire - asymmetric distribution — BEGA

Type:
BEGA Product:
Project:
Modified:

Application
LED pole-top luminaires with twin head and asymmetric light distribution ideal of the illumination of roadways, squares, driveways and pedestrian areas while meeting full cut-off requirements. Slip fits 3" O.D. pole top of tenon.

Materials
Luminaire housing and pole fitter constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Weight: 14.1 lbs.
EPA (Effective projection area): 0.65 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	55.3W
System wattage	61.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	6,672 lumens (4000K)
Lifetime at Ta = 15°C	232,000 h (L70)
Lifetime at Ta = 35°C	73,000 h (L70)

LED color temperature
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

LED pole-top - asymmetric distribution

	LED	A	B	C
84 407	55.3W	8⅞	11½	19⅝

Recommended for use with 14' to 25' poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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XP2

UBE-20011
Benton 4 Light Column — LIGMAN LIGHTING USA

20w COB
1102 Lumens
76° Optic
IP65 Suitable for wet locations
IK08 Impact Resistant (Vandal Resistant)
Weight 45.6 lbs

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Modern urban lighting furniture. Fashionable contemporary structures creating glare-free soft illumination patterns and available with optional top-mounted adjustable accent spotlights.

A stylish Dark Sky Compliant round high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a round design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Benton Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.

Custom column heights are available to suit customer design requirements, please specify.
This luminaire is supplied complete with anchor bolts and top quality die-cast aluminum anchor bolt cover.
Reduced custom wattages and dimming can be provided to suit Title 24 and customer requirements. (Specify total watt requirement per fixture)

Designed to complement the Benton bollard UBE-10001
• NOTE: For the square version of the Benton, please see the Vancouver Light Column and Bollard

Mounting Detail — 6.3" — 6" — 53" — 11.4' — ø6.3" — 0.87x1.5"

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

XP3

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

See footnotes next page.

OUTDOOR — POLE-SSS

XS1

TARGETTI

ZEDGE
Professional Small Scale LED Steplight

Concept: Recessed LED steplight for indoor and outdoor applications.
Housing: Small 2.5" x 2.5" faceplate available in 3 emission options (Floor Washer, Louvre, or Bi-Emission Floor Washer + Halo).
Materials: Die-cast anodized aluminum body fitted with a spring fixing system. Powder coated die-cast anodized aluminum external frame. Consult factory for marine grade cataphoresis treatment to be used from ocean shoreline to 1/2 mile inland. Fixtures located in marine environments are not to be in direct contact with salt for extended periods of time or used with corrosive agents.
Source: Low power LED High Efficiency Board.
Optic: Polycarbonate opal screen. Only for Louvre version: optical system composed of a high reflectance anodized aluminum flux regenerator. It is available as three frames for three distinct lighting effects.
Floor Washer: A steplight with uniform optical distribution on the floor and excellent visual comfort.
Louver: High visual comfort with the source entirely hidden from view producing defined light on the floor from two precise louver windows.
Bi-Emission: The floor washer optics combined with an indirect glow where the halo effect becomes a uniformly illuminated marker light with an opal diffuser.
Mounting: To be completed with stainless steel mounting/wiring back box with multiple attachment and wire conduit options to meet specific installation needs. Recommended mounting height is +18" A.F.F. on 48" center spacing to meet egress requirements of 1fc minumum.
Installation: Pre-cabled with 3' Belden 18ga 2 conductor direct burial cable (no conduit required).
Finish: Textured Standard Finishes – Ferrite Grey / Heritage Brown / Bronze RAL 8019 / Plaster White / Deep Black / Sandstone Grey
Power Supply: Remote Class 2, 120V-277VAC power supply required, see page 3.
Wattage: 4.6W
Color Temperature: 2700K / 3000K / 3500K / 4000K
CRI: Ra84
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: 24V DC
IK Rating: IK10
IP Rating: IP66
Certifications: UL Listed Class 2 wet location E479873
Low voltage landscape lighting. Tested in accordance with LM-79-08
^Consult factory for marine grade cataphoresis treatment.
Energy efficient for California installations.
Warranty: 5 year limited warranty
Designed in collaboration with Gensler as Product Design Consultant

Louver Faceplate Shown in Deep Black Finish — Bi-Emission Faceplate Shown in Ferrite Grey Finish — Floor Wash Faceplate Shown in Sandstone Grey Finish

QUICK SHIP 1 - 2 weeks — IP66 — cULus Class 2
Suitable for indoor and outdoor applications

Delivered Lumens:	Values in White Textured Finish 2700K	3000K	3500K	4000K
Floor Washer =	38Lm	40Lm	41Lm	42Lm
Louver =	31Lm	33Lm	34Lm	35Lm
Bi-Emission =	44Lm	46Lm	48Lm	49Lm

PRODUCT CODE	DRIVER	FACEPLATE	FINISH	WATTAGE	COLOR TEMP	VOLTAGE	+ INSTALLATION & POWER SUPPLY
ZES — ZEDGE	RP – Remote Power	FW – Floor Washer	FE – Ferrite Grey	L1 — 4.6W	27 — 2700K	24 – 24VDC	See page 2 & 3
		LV — Louver	HB — Heritage Brown		30 — 3000K		
		BE — Bi-Emission Floor Washer + Halo	BZ — Bronze RAL8019		35 — 3500K		
			WT — White Textured		40 — 4000K		
			BT — Black Textured				
			SG — Sandstone Grey				

QUICK SHIP 1-2 weeks ZESRPFWFEL13024–QS + 1E3166–QS + DELV96124D–QS
* Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 20 fixtures to confirm lead time.

Views — 0.20" — 1.89" — 2.50" — 2.50" — Floor Washer, Louver, Bi-Emission

Targetti USA - A Targetti Group Company · 750-A W. 17th St. Costa Mesa, CA 92627 · Phone (714) 513-1991 · Email: targettiusa@targetti.com · www.Targetti.us · 11.09.20 · Page 1 of 8

XWM1

VEX WALL SCONCE — TECH LIGHTING

The Vex Outdoor LED Wall Sconce is a minimalist profile featuring up and down lighting and delivers a wide range of optical control and illumination options. Independently controlled beam angles range from 10° - 120° achieved with a simple tool-free adjustment. Beams are lockable and can be set symmetric or asymmetric in both directions. Angle markers ensure consistency and precision from fixture to fixture. Vex is ideal for indoor or outdoor accent lighting, ambient lighting and wayfinding where beam angle is critical.

Key features
- Tool-free, independent, up/down beam angle adjustment 10° - 120°
- Asymmetric or Symmetric Beam Shaping
- Lockable
- Angle markers for consistent and precise aiming

SPECIFICATIONS

DELIVERED LUMENS	554.3
WATTS	18.7
VOLTAGE	Universal 120V - 277V
DIMMING	0-10V, ELV, TRAC, CL
LIGHT DISTRIBUTION	Symmetric or Asymmetric depending on barn doors position
MOUNTING OPTIONS	Wall
OPTICS	Adjustable beam spread
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3-Step
BUG RATING	B0-U3-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 years
WEIGHT	2.4 lbs.

*Visit techlighting.com for specific warranty limitations and details.
Ships with optional acrylic cover for protection against outdoor debris.

VEX shown in black — VEX shown in bronze — VEX shown in charcoal — VEX shown in white

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	FINISH	FUNCTION	INPUT VOLTAGE
700OWVEX	927 90 CRI, 2700K / 930 90 CRI, 3000K / 940 90 CRI, 4000K	4 4"	H CHARCOAL / Z BRONZE / W WHITE / B BLACK	UPLIGHT AND DOWNLIGHT / DO DOWNLIGHT ONLY	UNV UNV 120V-277V

SHIPS WITH OPTIONAL ACRYLIC COVER FOR PROTECTION AGAINST OUTDOOR DEBRIS.

techlighting.com — UPDATED 6/17/21

XWM2

WST LED
Architectural Wall Sconce

Catalog Number	
Notes	
Type	

Buy American — TITLE 20

Specifications

Luminaire
Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

Optional Back Box (PBBW)
Height: 8.49" (21.56 cm)
Width: 17.01" (43.21 cm)
Depth: 1.70" (4.32 cm)

FOR 3/4" NPT SIDE ENTRY — FOR 1/4" MOUNTING BOLTS — 3.0 — 4.45

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)

For 3/4" NPT side-entry conduit

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

LITHONIA LIGHTING® COMMERCIAL OUTDOOR — One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com — WST-LED Rev. 11/22/21
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WATG

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THE LITTLE NELL HOTEL GROUP

firstcircle

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949.681.0500
www.firstcircledesign.com

beautiful and intelligent lighting design

stamp | approval

key plan

no. date issue
issues | revisions

limelight

LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

sheet title

project no. 194168 04/01/22

checked by: FCD
drawn by: FCD

component

sheet no.

XZ1

XZ2

XZ11

XZ71

DURA LAMP
a brand of TARGETTI

DURATAPE™ 120V
IP65 ALL ENVIRONMENT



QUICK SHIP 5 weeks | RoHS | UL

KEY FEATURES

- DURATAPE 120V is a direct line voltage connection product with the advantage of being able to reach a long distance continuous lengths within without the inconvenience of a remote LED driver.
- DURATAPE 120V is ideal for long length interior/exterior coves.
- Energy efficient LED flexible linear light strip for continuous consistent color in linear applications.
- Connects directly into line voltage by means of 120V AC two prong plug or with single gang+ J-Box cover and free wire connection.
- Pre-assembled to specific lengths with various connector options for project requirements and efficient power configuration. Product order lengths must be in 1'-0" increments.
- Shipped with choice of 2 prong 120V AC plug lead or single gang J-Box and free wire connection lead to accommodate application installation requirements.
- Clean dimming down to 5% with ELV 120V dimming.
- Max continuous length up to 164' per run

DETAILS

Spacing	0.50" OC LED Spacing
LEDs	24 LEDs per foot
Wattage	3.5W/ft
Color Temp	2700°K / 3000°K / 3500°K / 4000°K
Color Consistency	Bin centered on the Planck curve with a 3-step MacAdam tolerance.
CRI	>90
Wiring Options	Factory prepared wiring options (See Page 2)
Mounting	Includes installation-ready 3M tape adhesive for simplified installation directly to application surface.
Installation	Factory manufactured lengths with directional power connector and 60in lead wire assemblies into different Clip or Channel styles for creating different configurations. Clip or Channel styles for creating different configurations. Pre-attached two prong 120V AC wall socket **NOT FIELD CUTTABLE.**
Power Supply	120V AC Power. Each run length includes secondary fuse protection module at start of run.
Listing	UL Listed
Compliance	ROHS compliant
Certification	Energy efficient for California installations.
Warranty	3 year warranty

FIXTURE DATA

Model	Efficacy Lm/W	Lm/Ft	W/Ft
2700°K	90	310	3.5
3000°K	103	356	3.5
3500°K	100	3504	3.5
4000°K	103	3507	3.5

* Meets Title 24 High efficacy rating.

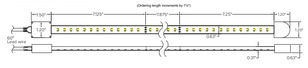
LED DATA

Model	W/LED	Viewing Angle	Lifespan at 50% drive
DuraStar	015W	110°	50,000hrs

* LEDs operating at 90% of LED manufacturers maximum current rating.

DIMENSIONAL DRAWINGS

(Ordering length increments by 1'6")



PRODUCT CODE	VOLTAGE	IP RATING	COLOR TEMP	CRI
DL — DURATAPE™	120 — 120v AC	A — IP65 All Environment	27 — 2700K 30 — 3000K 35 — 3500K 40 — 4000K	9C — >94 CRI

QUICK SHIP 10 BUSINESS DAY - 10-15 BUSINESS DAY
15 BUSINESS DAY - 20-25 BUSINESS DAY
* Lead time for quick ship fixtures is 1 week from processing PO date. Consult factory for quantities of over 1,000lfts to confirm lead time.

DURALED™
CABLE LIGHT



QUICK SHIP 5 weeks | RoHS | UL

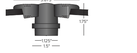
Key Features

- Perfect for feature mounting and garden lighting, taught or swayed between two mounting points using stainless steel cable (Not supplied). Product can be mounted in outward or upward directions for indoor/outdoor damp IP44 use.
- Energy efficient linear flexible light strip for continuous consistent color in linear applications.
- Lamp spacing available in 12" OC and 24" OC.
- To be completed with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp range, sold separately.
- Provided with one Male 2 prong 120V AC plug with 5ft lead and one female 2 male 120V AC socket with 2ft and per spool.
- Max continuous length: 1300ft max per continuous interconnected spools.
- Spool length: 488 4ft sockets @ 12" OC) or 488 2ft sockets @ 24" OC)

Details

Spacing	12" or 24" OC Socket Spacing
Lamp Type	For use with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp range, sold separately.
Wattage	5W max per socket
Voltage	120V AC 60Hz
Length	Sold in 488ft spools.
Installation	Junction Box or GFI installation only. Attach to aircraft cable for wall to wall installation. 3/16" aircraft cable for wall to wall installation. 3/16" aircraft cable for pole to pole installation. Optional cable wrap ensures that aircraft cable and DuraLED Cable for a clean look.
Weight	**E26 Medium Base** Cable Only 12"OC = 0.19lbs/ft 24"OC = 0.19lbs/ft **GU10 Base** Cable Only 12"OC = 0.21lbs/ft 24"OC = 0.16lbs/ft
IP Rating	IP65 (IP44 if mounted in outward or upward direction)
Certification	Energy efficient for California installations.
Listing	cETLus
Warranty	5 year warranty *Dark Sky Compliant when using Decorative Shade and DURALED STARGAZER lamp.

Dimensional Drawings



Installation Examples

Swayed

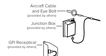
Straight

Aircraft Cable



Aircraft Cable and Eye Bolt (not provided by others)

Junction Box (provided by others)



GFI Receptacle (provided by others)

PRODUCT CODE	TYPE	SOCKET	SPACING	CABLE FINISH	LAMP
DLCP — DuraLed® CL — Cable Light	MD — E26 Medium Base	12 — 12" OC 24 — 24" OC	04 — Black		DURALED STARGAZER DURALED TECNO VINTAGE G25 DURALED TECNO VINTAGE S31 DURALED TECNO VINTAGE A60 DURALED TECNO VINTAGE G95

QUICK SHIP Lead time for quick ship fixtures is 1 week from processing PO date.

DURATAPE™ 120V
IP65 ALL ENVIRONMENT



QUICK SHIP 5 weeks | RoHS | UL

KEY FEATURES

- DURATAPE 120V is a direct line voltage connection product with the advantage of being able to reach a long distance continuous lengths within without the inconvenience of a remote LED driver.
- DURATAPE 120V is ideal for long length interior/exterior coves.
- Energy efficient LED flexible linear light strip for continuous consistent color in linear applications.
- Connects directly into line voltage by means of 120V AC two prong plug or with single gang+ J-Box cover and free wire connection.
- Pre-assembled to specific lengths with various connector options for project requirements and efficient power configuration. Product order lengths must be in 1'-0" increments.
- Shipped with choice of 2 prong 120V AC plug lead or single gang J-Box and free wire connection lead to accommodate application installation requirements.
- Clean dimming down to 5% with ELV 120V dimming.
- Max continuous length up to 164' per run

DETAILS

Spacing	0.50" OC LED Spacing
LEDs	24 LEDs per foot
Wattage	3.5W/ft
Color Temp	2700°K / 3000°K / 3500°K / 4000°K
Color Consistency	Bin centered on the Planck curve with a 3-step MacAdam tolerance. >Ra84
CRI	Factory prepared wiring options (See Page 2)
Wiring Options	Includes installation-ready 3M tape adhesive for simplified installation directly to application surface.
Mounting	Factory manufactured lengths with directional power connector and 60in lead wire assemblies into different Clip or Channel styles for creating different configurations. Clip or Channel styles for creating different configurations. Pre-attached two prong 120V AC wall socket **NOT FIELD CUTTABLE.**
Installation	120V AC Power. Each run length includes secondary fuse protection module at start of run.
Power Supply	UL Listed
Listing	ROHS compliant
Compliance	Energy efficient for California installations.
Certification	3 year warranty
Warranty	

FIXTURE DATA

Model	Efficacy Lm/W	Lm/Ft	W/Ft
2700°K	90	310	3.5
3000°K	103	356	3.5
3500°K	100	3504	3.5
4000°K	103	3507	3.5

* Meets Title 24 High efficacy rating.

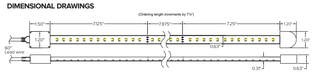
LED DATA

Model	W/LED	Viewing Angle	Lifespan at 50% drive
DuraStar	015W	110°	50,000hrs

* LEDs operating at 90% of LED manufacturers maximum current rating.

DIMENSIONAL DRAWINGS

(Ordering length increments by 1'6")



PRODUCT CODE	VOLTAGE	IP RATING	COLOR TEMP	CRI
DL — DURATAPE™	120 — 120v AC	A — IP65 All Environment	27 — 2700K 30 — 3000K 35 — 3500K 40 — 4000K	9C — >94 CRI

QUICK SHIP 10 BUSINESS DAY - 10-15 BUSINESS DAY
15 BUSINESS DAY - 20-25 BUSINESS DAY
* Lead time for quick ship fixtures is 1 week from processing PO date. Consult factory for quantities of over 1,000lfts to confirm lead time.

DURATAPE™ 120V
IP65 ALL ENVIRONMENT



QUICK SHIP 5 weeks | RoHS | UL

KEY FEATURES

- DURATAPE 120V is a direct line voltage connection product with the advantage of being able to reach a long distance continuous lengths within without the inconvenience of a remote LED driver.
- DURATAPE 120V is ideal for long length interior/exterior coves.
- Energy efficient LED flexible linear light strip for continuous consistent color in linear applications.
- Connects directly into line voltage by means of 120V AC two prong plug or with single gang+ J-Box cover and free wire connection.
- Pre-assembled to specific lengths with various connector options for project requirements and efficient power configuration. Product order lengths must be in 1'-0" increments.
- Shipped with choice of 2 prong 120V AC plug lead or single gang J-Box and free wire connection lead to accommodate application installation requirements.
- Clean dimming down to 5% with ELV 120V dimming.
- Max continuous length up to 164' per run

DETAILS

Spacing	0.50" OC LED Spacing
LEDs	24 LEDs per foot
Wattage	3.5W/ft
Color Temp	2700°K / 3000°K / 3500°K / 4000°K
Color Consistency	Bin centered on the Planck curve with a 3-step MacAdam tolerance. >Ra84
CRI	Factory prepared wiring options (See Page 2)
Wiring Options	Includes installation-ready 3M tape adhesive for simplified installation directly to application surface.
Mounting	Factory manufactured lengths with directional power connector and 60in lead wire assemblies into different Clip or Channel styles for creating different configurations. Clip or Channel styles for creating different configurations. Pre-attached two prong 120V AC wall socket **NOT FIELD CUTTABLE.**
Installation	120V AC Power. Each run length includes secondary fuse protection module at start of run.
Power Supply	UL Listed
Listing	ROHS compliant
Compliance	Energy efficient for California installations.
Certification	3 year warranty
Warranty	

FIXTURE DATA

Model	Efficacy Lm/W	Lm/Ft	W/Ft
2700°K	90	310	3.5
3000°K	103	356	3.5
3500°K	100	3504	3.5
4000°K	103	3507	3.5

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LED DATA

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DIMENSIONAL DRAWINGS

(Ordering length increments by 1'6")

PRODUCT CODE	VOLTAGE	IP RATING	COLOR TEMP	CRI
DL — DURATAPE™	120 — 120v AC	A — IP65 All Environment	27 — 2700K 30 — 3000K 35 — 3500K 40 — 4000K	9C — >94 CRI

QUICK SHIP 10 BUSINESS DAY - 10-15 BUSINESS DAY
15 BUSINESS DAY - 20-25 BUSINESS DAY
* Lead time for quick ship fixtures is 1 week from processing PO date. Consult factory for quantities of over 1,000lfts to confirm lead time.

PROFILE OPACITY LEVEL KEY:

Uniform	Blended	Pixelated
Direct View	Direct / Indirect View	Indirect View



NOTE: Terminal connections will mount outside of profile for all profile options.



DL120-CLPKT
Duratape120 mounting clips. Package of 10 each for 10ft section. #8 countersink screws not included.

SURFACE PROFILES



PRAP-U
Surface mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.



KTPRU-CL
5 sets of clips



OR-DEV
Set of steel supports required with use of OR-DEV-U

KTORDEV-U
Set of aluminum mounting heads required with use of OR-DEV





PRIN-U
Flush mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.



KTPRU-CL
5 sets of clips







PRAN-U
45° aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.



KTPRU-CL
5 sets of clips





DECOLED TECNO VINTAGE™
LED G-LAMP



QUICK SHIP 5 weeks | UL

DIMENSIONAL DRAWINGS



DETAILS

Lamp Type	G25 Retro Vintage Filament Style LED Lamp
Color Temp	2200K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses. Color consistency maintained through rated lamp life
Wattage	4.5W
Lumen	345Lm
Efficacy	77Lm/W
Voltage	120V
Color Quality	>80Ra
Lamp Life	15,000 hours at L70
Base	E26
Distribution	320°
Dimming	ELV or MLV & CL Leading Edge Dimmers
Dimensions	3.15" Dia x 4.9" Length
Weight	0.2Lbs
Listing	UL Wet Listed E485283
Certifications	Tested in accordance with LM-79-08
Warranty	3 year warranty

PRODUCT CODE	TYPE	SOCKET BASE	WATTAGE	COLOR TEMP	VOLTAGE	DIMMING
DLV — DuraLed® Vintage	G25 — G25 Lamp	MD — E26 Medium Base	04 — 4.5W	22 — 2200K	120 — 120VAC	D — Dimmable

QUICK SHIP Lead time for quick ship fixtures is 1 week from processing PO date.

PROFILE OPACITY LEVEL KEY:

Uniform	Blended	Pixelated
Direct View	Direct / Indirect View	Indirect View



NOTE: Terminal connections will mount outside of profile for all profile options.



DL120-CLPKT
Duratape120 mounting clips. Package of 10 each for 10ft section. #8 countersink screws not included.

SURFACE PROFILES



PRAP-U
Surface mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.



KTPRU-CL
5 sets of clips



OR-DEV
Set of steel supports required with use of OR-DEV-U

KTORDEV-U
Set of aluminum mounting heads required with use of OR-DEV





PRIN-U
Flush mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.



KTPRU-CL
5 sets of clips







PRAN-U
45° aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.



KTPRU-CL
5 sets of clips

PROFILE OPACITY LEVEL KEY:

Uniform	Blended	Pixelated
Direct View	Direct / Indirect View	Indirect View

NOTE: Terminal connections will mount outside of profile for all profile options.

DL120-CLPKT
Duratape120 mounting clips. Package of 10 each for 10ft section. #8 countersink screws not included.

SURFACE PROFILES

PRAP-U
Surface mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.

KTPRU-CL
5 sets of clips

OR-DEV
Set of steel supports required with use of OR-DEV-U

KTORDEV-U
Set of aluminum mounting heads required with use of OR-DEV

PRIN-U
Flush mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.

KTPRU-CL
5 sets of clips

PRAN-U
45° aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 79in (2M) lengths.

KTPRU-CL
5 sets of clips

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LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

sheet title

project no. 194168 04/01/22

checked by: FCD
drawn by: FCD
component

sheet no.

TYPE	XB1	XB2	XDS1	XL1	XL2	XL3	XP1B	XP1C	XP2	XP3
SYMBOL										
MANUFACTURER	INTENSE LIGHTING	INTENSE LIGHTING	TECH LIGHTING	HEVI LITE	TARGETTI	TARGETTI	BEGA	BEGA	LIGMAN	LITHONIA
CATALOG #	GDS2DR-NIC-L2-279-D101-UNV-FL-IR DT202-TBD-SF-SL	MXG2PRD-9-L1-279-D101-36-TBD-TB D-SL-S	700OWNTE-17-Z-LED930	HL-386-TBD-SM-2-JB-2X-TBD-TBD	BLT-RP-TBD-L2-MF-27-TTS0102-TTBL T0102-TTSJS02-DELV30124D	JU-R-FL-L1-40-24-TBD-CTB COLOR FILTER-1US3175X-DELV30124D	[LUMINAIRE 19'-0"] 84250-K27-BLK [POLE] 98506-POLE FINISH CHESTNUT-BASE FINISH BLK-OVERALL HEIGHT 20'-79826	[LUMINAIRE 12'-0"] 84407-K27-BLK [POLE] 98502-POLE FINISH CHESTNUT-BASE FINISH BLK-OVERALL HEIGHT 13'-79826	UBE-20011-20W-W27-DF-120/277V	SSS-9'6"-4G-DBLXD
LAMP/CATALOG#	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	3000K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	GREEN CREATIVE 5GU10DIM/930FL35	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	4000K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	N/A
LUMINAIRE WATTAGE	15	16	11	5	12	7	99	56	20	N/A
DESCRIPTION	RECESSED MOUNTED 2700K WARM WHITE LED 2 INCH LENSED DOWNLIGHT WITH 36 DEGREE OPTICS AND SOLITE LENS. TRIM FINISH TBD.	SURFACE MOUNTED 2700K WARM WHITE LED 9" HEIGHT CYLINDER DOWNLIGHT WITH 36 DEGREE OPTICS AND SOLITE LENS. FINISH TBD.	WALL MOUNTED 3000K WARM WHITE LED DECORATIVE SCONCE. BRONZE FINISH.	TREE STRAP MOUNTED 3000K WARM WHITE LED UPLIGHT WITH 35 DEGREE OPTICS. FINISH TBD. TREE STRAP DIAMETER TBD.	TREE STRAP MOUNTED 2700K WARM WHITE LED FLOODLIGHT WITH MEDIUM WIDE FLOOD OPTICS. FINISH TBD.	INGRADE MOUNTED 4000K WARM WHITE LED UPLIGHT WITH FLOOD OPTICS. TO BE PROVIDED WITH CTB COLOR FILTER. TO BE MOUNTED IN RAISED INSTALLATION TUBE. FINISH TBD.	20'-0" OVERALL HEIGHT 2700K WARM WHITE LED ROADWAY POLE WITH ROADWAY LUMINAIRE AT 19'-0". POLE FINISH TO BE CHESTNUT. BASE AND LUMINAIRE FINISH TO BE BLACK.	13'-0" OVERALL HEIGHT 2700K WARM WHITE LED PEDESTRIAN POLE WITH PEDESTRIAN LUMINAIRE AT 12'-0". POLE FINISH TO BE CHESTNUT. BASE AND LUMINAIRE FINISH TO BE BLACK.	11'4" OVERALL HEIGHT 2700K WARM WHITE LED POST TOP PEDESTRIAN POLE. POLE FINISH TO BE DOUGLAS FIR.	9'6" OVERALL HEIGHT SQUARE STRAIGHT STEEL POLE, BLACK FINISH. TO BE PROVIDED WITH EYE BOLT AND HANDHOLE FOR ACCESS TO ELECTRICAL AS NEEDED.
NOTES	CONTRACTOR TO CONFIRM DOWNLIGHT IS COMPATIBLE WITH CEILING CONDITIONS PRIOR TO PROCUMBENT.			CONTRACTOR TO CONFIRM TREE STRAP DIAMETER PER FINAL TREE SELECTION.	REQUIRES REMOTE POWER SUPPLY CONCEALED FROM GUEST VIEW AND ACCESSIBLE BY MAINTENANCE.	REQUIRES REMOTE POWER SUPPLY CONCEALED FROM GUEST VIEW AND ACCESSIBLE BY MAINTENANCE.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.	STRUCTURAL ENGINEER TO REVIEW FOUNDATION REQUIREMENTS PRIOR TO PROCUREMENT.
VOLTS	120-277	120/277	120	120	120-277/24	120-277/24	120-277	120-277	120/277	N/A
CONTACT	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	BRAD HUTCHINSON DAVID SILVERMAN & ASSOCIATES, INC TEL: 818 541 6691 EMAIL: brad@dsa-lighting.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com
QUANTITY	29	8	112	101	9	18	29	37	7	7

TYPE	XS1	XWM1	XWM2	XZ1	XZ2	XZ11	XZ71
SYMBOL							
MANUFACTURER	TARGETTI	TECH LIGHTING	LITHONIA	DURALAMP	DURALAMP	DURALAMP	DURALAMP
CATALOG #	ZES-RP-FW-TBD-L1-27-24-1US3166-DELVXX124D	700OWVEX-927-4-Z-DO-UNV	WST LED-P2-27K-VF-MVOLT-DDBXD	DL-120-A-27-SC-PRAP-U-KTPRU-CL	DLD-CL-MD-24-BK-DLDCLAC1/16SS-DLDLSWRAP	DL-120-A-27-SC-PRAN-U-KTPRU-CL	DL-120-A-27-SC-PRAN-U-KTPRU-CL
LAMP/CATALOG#	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	DURALAMP DLV-G25-MD-04-22-120-D	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)	2700K WARM WHITE LED (INCLUDED WITH LUMINAIRE)
LUMINAIRE WATTAGE	5	18.7	25	3.9/FT	2/FT	3.9/FT	3.9/FT
DESCRIPTION	WALL RECESSED MOUNTED 2700K WARM WHITE LED STEPLIGHT WITH FLOOR WASH OPTICS. TO BE PROVIDED WITH BACK BOX. FINISH TO BE DETERMINED.	SURFACE MOUNTED 2700K WARM WHITE LED WALL LIGHT WITH DOWNLIGHT ONLY OPTICS. BRONZE FINISH.	SURFACE MOUNTED 2700K WARM WHITE LED WALL PACK WITH VISUAL COMFORT FORWARD THROW OPTICS. BRONZE FINISH.	SURFACE MOUNTED 2700K WARM WHITE LED LINEAR LUMINAIRE WITH ALUMINUM MOUNTING CHANNEL AND FROSTED LENS.	POLE MOUNTED 2200K WARM WHITE LED FESTOON SYSTEM. TO BE PROVIDED WITH AIRCRAFT CABLE AND BLACK CABLE WRAP.	SURFACE MOUNTED 2700K WARM WHITE LED LINEAR LUMINAIRE WITH 45-DEG ALUMINUM MOUNTING CHANNEL AND FROSTED LENS.	SURFACE MOUNTED 2700K WARM WHITE LED LINEAR LUMINAIRE WITH 45-DEG ALUMINUM MOUNTING CHANNEL AND FROSTED LENS.
NOTES	REQUIRES REMOTE POWER SUPPLY CONCEALED FROM GUEST VIEW AND ACCESSIBLE BY MAINTENANCE.						
VOLTS	120-277/24	120-277	120-277	120	120	120	120
CONTACT	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com	JEFF WARUNEK PERFORMANCE LIGHTING TEL: 949 246 9736 EMAIL: jeffw@performanceltg.com
QUANTITY	101	31	19	178 Linear Feet	450 Linear Feet	69 Linear Feet	904 Linear Feet

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LIMELIGHT HOTEL

15 CANYON BLVD. MAMMOTH LAKES, CA 93546

project logo

sheet title

project no. 194168 04/01/22

checked by: FCD
drawn by: FCD

component

sheet no.

Site Lighting Entitlement Package

Limelight Hotel - Mammoth Lakes

04.01.22

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project logo

sheet title

project no. 194168 04/01/22

checked by: FCD
drawn by: FCD

component

sheet no.











View 3 - Across Canyon Blvd.



View 4 - Along Canyon Blvd.


HOTEL FF = 8075
B1 FF = 8063
B2 FF = 8050
LOADING DOCK
FF = 8046
LAKE MARY ROAD
CANYON BLVD
8072.6 FG
BEGIN WALL
8068.0 FG
END WALL
8070.20 TW
8060.83 BW
H=4'
8065.37
TG LP
8077.25 TW
8070.25 BW
H=7'
8068.00 TW
8063.00 BW
H=5'
8072.00 TW
8071.15 BW
H=5'
8085.90 TW
8074.25 BW
H=11.7'
8075.8 FG
END WALL
8078.90 TW
8073.90 BW
H=6'
8083.00 TW
8078.00 BW
H=5'
8082.00 TW
8077.00 BW
H=5'
8082.00 TG LP
8083.00 TW
8078.00 BW
H=5'
8083.00 TW
8078.00 BW
H=5'
8082.0 FG
END WALL
8086.40TW
8084.40 BW
H=2.0'
8083.00 TW
8078.00 BW
H=5'
8088.5 TW
8086.00 BW
H=2.5'
8089.50 TW
8085.00 BW
H=4.5'
8088.00 TW
8083.00 BW
H=5.0'
8092.50 TW
8083.00 BW
H=9.5'
8080.45 TW
8075.45 BW
H=5'
8094.30 TW
8083.52 BW
H=10.8'
8086.50TW
8084.00 BW
H=2.5'
8083.20 TW
8075.45 BW
H=4'
8075.50 TC
8075.00 FS
8074.91
FS
8068.44
FS
8060.84
FS
8052.29
FS
8051.45 FS
MATCH EX.
8052.00 FS
MATCH EX.
8052.40 FS
MATCH EX.
8053.25 FS
MATCH EX.
8053.49 FS
MATCH EX.
8050.40
FS
8049.44 FL
MATCH EX.
8049.14 TC
8048.64 FS
8045.45 TC
8044.95 FS
??? FL
MATCH EX.
8042.00 FS
MATCH EX.
8041.77 FS
MATCH EX.
8041.01 FS
MATCH EX.
8047.60TW
8044.58 BW
H=3'
8050.50 TW
8047.47 BW
H=3'
8043.42 TC
8042.92 FL
MATCH EX.
8063.00 TW
8046.51 BW
H=17'
8054.50 TW
8051.54 BW
H=3'
8056.30 TW
8053.34 BW
H=3'
8063.00 TW
8052.20 BW
H=10'
8063.00 TW
8055.29 BW
H=8'
8048.68 TC
8048.18 FL
8052.12 TC
8051.62 FL
8055.73
FL
8054.34
FL
8056.78 TC
8056.28 FL
8060.04 TC
8059.54 FL
8063.00 TW
8061.60 BW
H=2'
8063.44 TC
8062.94 FL
8063.00 TW
8058.00 BW
H=5'
8062.70 TC
8062.20 FL
8063.00
FS
8072.74 TW
8067.74 BW
H=5'
8073.26 TG LP
8066.92 TC
8066.42 FL
8066.17 TC
8065.67 FL
END WALL
8061.58 TG
8064.75 TG
8064.76 TW
8063.07 BW
H=2'
8062.70 TC
8062.20 FL
8063.00 TW
8057.00 BW
H=6'
8063.00 TW
8049.00 BW
H=14'
8063.00 TW
8053.00 BW
H=10'
8063.00 TW
8044.27 BW
H=19'
8063.00
FS
8063.00 TW
8046.63 BW
H=9'
8054.00 TW
8046.60 BW
H=8'
8058.50 TW
8046.52 BW
H=12'
8063.00 TW
8062.00 BW
H=1'
8063.00 TW
8058.00 BW
H=5'
8063.00 TW
8062.00 BW
H=2'
8063.00 TW
8062.00 BW
H=1'
8071.23 TC
8070.73 FL
8073.63 TG
8075.24 TC
8074.74 FS
8075.35 TC
8074.85 FS
8075.14 TC
8074.64 FS
8074.68
FS
8080.45 TW
8075.45 BW
H=5'
8075.35 TC
8074.85 FS
8087.34 TG LP
-2.0%
-4.0%
-1.0%
4.1%
5.0%
-4.6%
2.0%
-1.5%
2.8%
40.6'
+1.9%
-5.0%
-4.8%
-1.9%
-1.4%
-2.2%
-1.5%
5.60'
5.61'
8070
8075
8065
8055
8050
8045
8060
8046
8047
8048
8049
8053
8054
8057
8058
8100
8095
8090
8085
8080
8056
8052
8044
8043
8042
8041
8040
1
~ +8054.5'
2
~ +8065.5'
3
~ +8057.0'
4
~ +8047.0'

Key Plan

Attachment 7

June 15, 2022, Town Council Staff Report

https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?DocumentId=24297

Attachment 8

May 11, 2022, Planning and Economic Development Commission Staff Report

https://pub-townofmammothlakes.escribemeetings.com/filestream.ashx?DocumentId=23418

TOWN COUNCIL STAFF REPORT

Title: Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Assessment District 93-1 (Juniper Ridge).

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council conduct the Public Hearing and after receiving the staff report, public testimony, and deliberation adopt the Resolution ordering the levy and collection of assessment within Assessment District 93-1 (Juniper Ridge) for the Fiscal Year 2022/23.

BACKGROUND:

On June 1, 2022, the Town Council adopted a resolution initiating proceedings for and declaring its intention to levy and collect annual assessments for Assessment District 93-1 (Juniper Ridge) for Fiscal Year 2022/23 in accordance with the Landscaping and Lighting Act of 1972 ("Act"). The resolution of intention called for this public hearing for the purpose of allowing testimony by any interested person(s). These proceedings shall be conducted each year in order to inform property owners of levy assessments against the property within the district.

ANALYSIS:

The Engineer's Report, which was presented and approved by the Town Council at its June 1, 2022 meeting, indicated that the budget for Fiscal Year 2022/23 needed to assess the maximum budget for annual maintenance based on the remaining fund balance going into Fiscal Year 2022/23. It is proposed that an assessment of $48,000.00 be collected for Fiscal Year 2022/23 as shown in the Engineer's Report.

No protests to the proposed assessments have been received as of June 27, 2022. If the total of any and all protests filed during and before the public hearing does not constitute more than fifty percent (50%) of the area within the assessment district, the Council may adopt the attached Resolution confirming the assessment diagram and the proposed assessments for Fiscal Year 2022/23. Adoption will then constitute the levy of assessments for the new fiscal year.

FINANCIAL CONSIDERATIONS:

The Engineer's Report as prepared by NBS consultants includes detail for all Financial Considerations. In summary:

The total district budget is $73,700 for the 2022/23 fiscal year. To calculate the property owner assessments, adjustments to that budget are made as follows:

The budget includes a Town Contribution for Snow Removal of $25,000 and Surplus Funds Levy Credit of $700, therefore the Fiscal Year 2022/23 District Assessment is $48,000.00, at $1,200.00 per parcel. It should be noted that the maximum assessment for Fiscal Year 2022/23 is $1,200 per parcel.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, CONFIRMING THE ASSESSMENT AND ORDERING THE LEVY FOR ASSESSMENT DISTRICT 93-1 (JUNIPER RIDGE) FOR FISCAL YEAR 2022/23

The Town Council of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council previously completed its proceedings in accordance with and pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500) (the "Act") to establish the Town's Assessment District 93-1 (Juniper Ridge) (the "Assessment District"); and

WHEREAS, the Town has retained NBS for the purpose of assisting with the annual levy of the Assessment District, and the preparation and filing of the Fiscal Year 2022/23 Annual Report (the "Report"); and

WHEREAS, the Town has, by previous resolution, declared its intention to hold a Public Hearing concerning the levy and collection of assessments within the Assessment District; and

WHEREAS, a Public Hearing has been held and concluded and notice thereof was duly given in accordance with Section 22626 of the Act; and

WHEREAS, at the time and place specified in the Resolution of Intention the Town conducted such hearing and considered all objections to the assessment.

NOW, THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:

1. Confirmation of Assessment and Diagram: The Town Council hereby confirms the assessment and the diagram as is described in full detail in the Report on file with the Town Clerk.

2. Levy of Assessment: Pursuant to Section 22631 of the Act, the adoption of this resolution shall constitute the levy of an assessment for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

3. Ordering of the Levy: The Town Council hereby orders NBS to prepare and submit the levy of assessments to Mono County for placement on the Fiscal Year 2022/23 secured property tax roll.

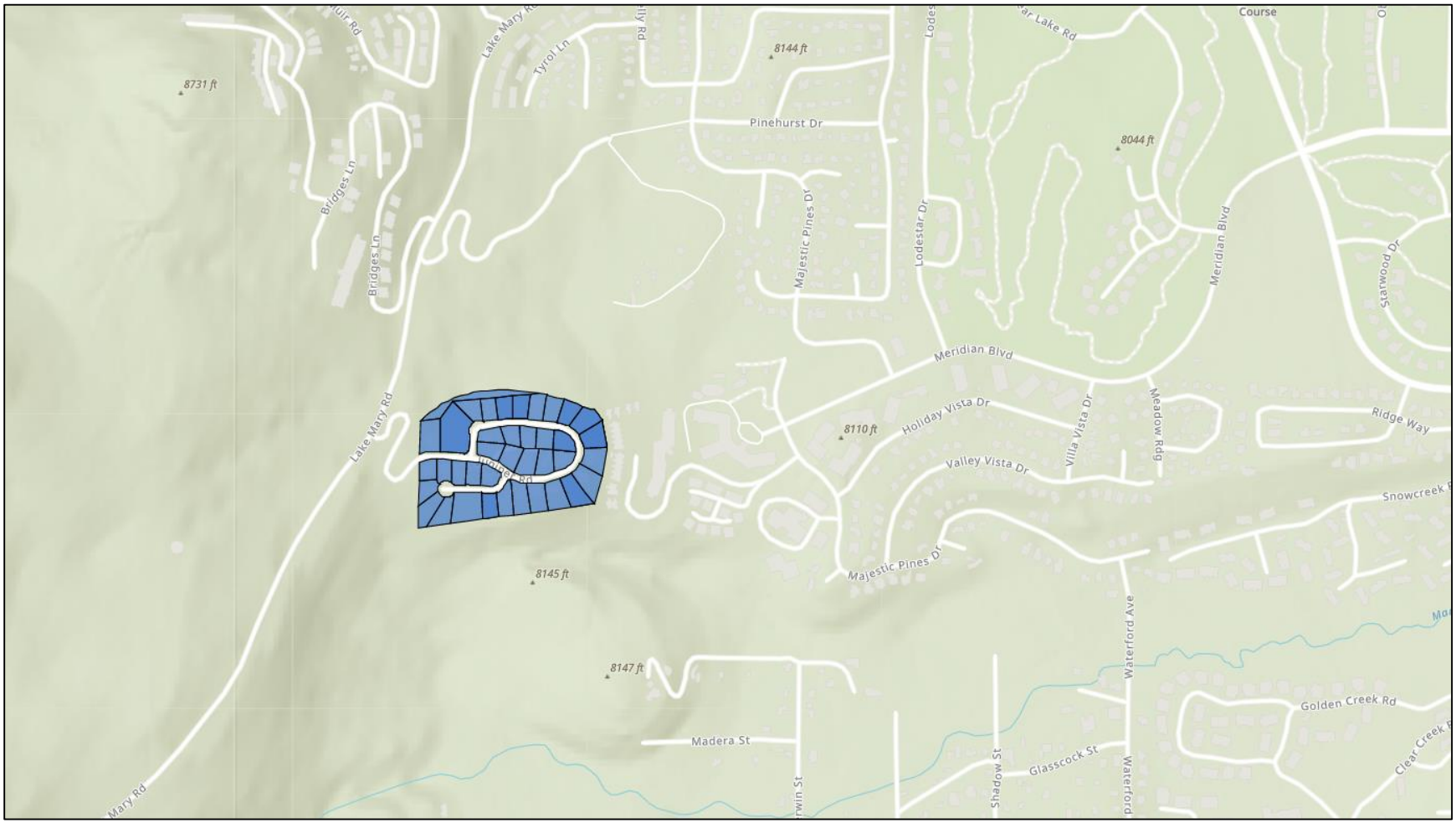
PASSED, APPROVED AND ADOPTED this 6th day of July, 2022.

Lynda Salcido, Mayor

ATTEST:

Jamie Gray, Town Clerk

Map of Properties within Assessment Distrct 93-1 (Juniper Ridge) as of June 2022



1993-1 (Juniper Ridge)

TOWN COUNCIL STAFF REPORT

Title: Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Assessment District 93-4, Zone 1 (The Bluffs) – Maintenance District No.1.

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council conduct the Public Hearing and after receiving the staff report, public testimony, and deliberation adopt the attached Resolution ordering the levy and collection of assessments within the Bluffs Assessment District No 93-4, Zone 1 for the Fiscal Year 2022/23.

BACKGROUND:

Each year at this time, the assessments against properties within Assessment District 93-4, Zone 1 (The Bluffs) Maintenance District No. 1 must be re-evaluated to determine whether the annual funding is sufficient for the anticipated costs of public services needed in the coming fiscal year. The Improvement Act of 1911, under which the district was formed, requires a resolution determining the amount and procedural requirements of the Benefit Assessment Act of 1982.

The resolution of intention adopted at the June 1, 2022 Town Council meeting called for this public hearing for the purpose of allowing testimony by any interested person(s). These proceedings shall be conducted each year in order to levy assessments against the properties within the district.

ANALYSIS:

The Special District was created to provide funding for street maintenance, drainage improvements, snow removal, and storage. The Preliminary Engineer's Report, which was presented and approved by the Town Council at its June 1, 2022 meeting, indicated that the fund balance going into Fiscal Year 2022/23 needed to be increased for annual maintenance, future projected maintenance costs, and other needs of the assessment district. It is proposed that an assessment of $165,900.00 be collected for Fiscal Year 2022/23 as previously shown in the Engineer’s Report. The budget in Fiscal Year 2022/23 includes reserve funds for future maintenance projects.

No protests to the proposed assessments have been received as of June 27, 2022. If the total of any and all protests filed during and before the public hearing does not constitute more than fifty percent (50%) of the area within the assessment district, the Council may adopt the attached Resolution confirming the assessment diagram and the proposed assessments

for Fiscal Year 2022/23. Adoption will then constitute the levy of assessments for the new fiscal year.

FINANCIAL CONSIDERATIONS:

The Engineer's Report as prepared by NBS includes detail for all Financial Considerations.

In summary:

The total district budget is $292,695 for the 2022/23 fiscal year. To calculate the property owner assessments, adjustments to that budget are made as follows:

The budget includes a Town Contribution of $24,000 and Surplus Funds Levy Credit of $102,795, therefore the Fiscal Year 2022/23 District Assessment is $165,900.00, at $2,100.00 per parcel. It should be noted that the maximum assessment for Fiscal Year 2022/23 is $2,100 per parcel.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE SPECIAL MAINTENANCE DISTRICT ASSESSMENT DISTRICT 93-4, ZONE 1 (THE BLUFFS) – MAINTENANCE DISTRICT NO. 1

The Town Council of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council of the Town of Mammoth Lakes (the "Town Council"), California pursuant to the terms of the Improvement Act of 1911, Division 7 of the California Streets and Highways Code, (commencing with Section 5000) (hereafter referred to as the "Act") did, approve the Annual Report (hereafter referred to as the "Report") as presented or amended which described the assessment against parcels of land within the Assessment District designated as follows: Assessment District 93-4, Zone 1 (The Bluffs) – Maintenance District No. 1 (hereinafter referred to as the "Maintenance District"); and

WHEREAS, the Report in connection with the proposed levy and collection upon eligible parcels of land within the Maintenance District, was submitted to the Town Clerk and the Town Council, and the Town Council did by previous resolution approve such Report; and

WHEREAS, the Town Council desires to levy and collect assessments against parcels of land within the Maintenance District for the fiscal year commencing July 1, 2022 and ending June 30, 2023, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Maintenance District; and

WHEREAS, the assessment rates within the Maintenance District are exempt from the assessment balloting procedures set forth in Proposition 218 because the Maintenance District was formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of formation of the Maintenance District; and

WHEREAS, the assessment levies are **not** based upon the assessed value of the property within the Maintenance District, but are based upon the special benefit received by the parcels within the Maintenance District from the improvements;

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitals are all true and correct.

2. Following notice duly given, the Town Council has held a full and fair Public Hearing regarding its Resolution Approving the Report prepared in connection therewith, the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the Town Council and which has been filed with the Town Clerk, the Town Council hereby finds and determines that:

(a) The land within the Maintenance District will receive special benefit by the operation, maintenance, and servicing of the improvements which include, but are not limited to: roadway improvements, street lighting, streets, sidewalks and driveways, curb and gutter, drainage facilities, and snow management. The improvements also include the construction, maintenance and servicing of appurtenant facilities including, but not limited to, personnel, electrical energy, materials, contracting services, and other items necessary for the satisfactory operation of these services.

(b) The Maintenance District includes all of the lands receiving such special benefit.

(c) The net amount to be assessed upon the land within the Maintenance District in accordance with the costs for the fiscal year commencing July 1, 2022 and ending June 30, 2023 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements and services.

(d) The Town's Contribution will be applied to offset the cost of improvements for the fiscal year commencing July 1, 2022 and ending June 30, 2023, resulting in $165,900 levy to the parcels in the Maintenance District.

4. The Report and assessment as presented to the Town Council and on file in the office of the Town Clerk are hereby confirmed as filed.

5. The Town Treasurer shall deposit all money representing assessments collected by the County of Mono for the Maintenance District to the credit of a fund for the Maintenance District, and such money shall be expended only for the maintenance, operation, and servicing of the authorized improvements.

6. The adoption of this resolution constitutes the Maintenance District levy in the amount of $165,900 for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

7. A certified copy of the levy shall be filed in the office of the Town Clerk and open for public inspection.

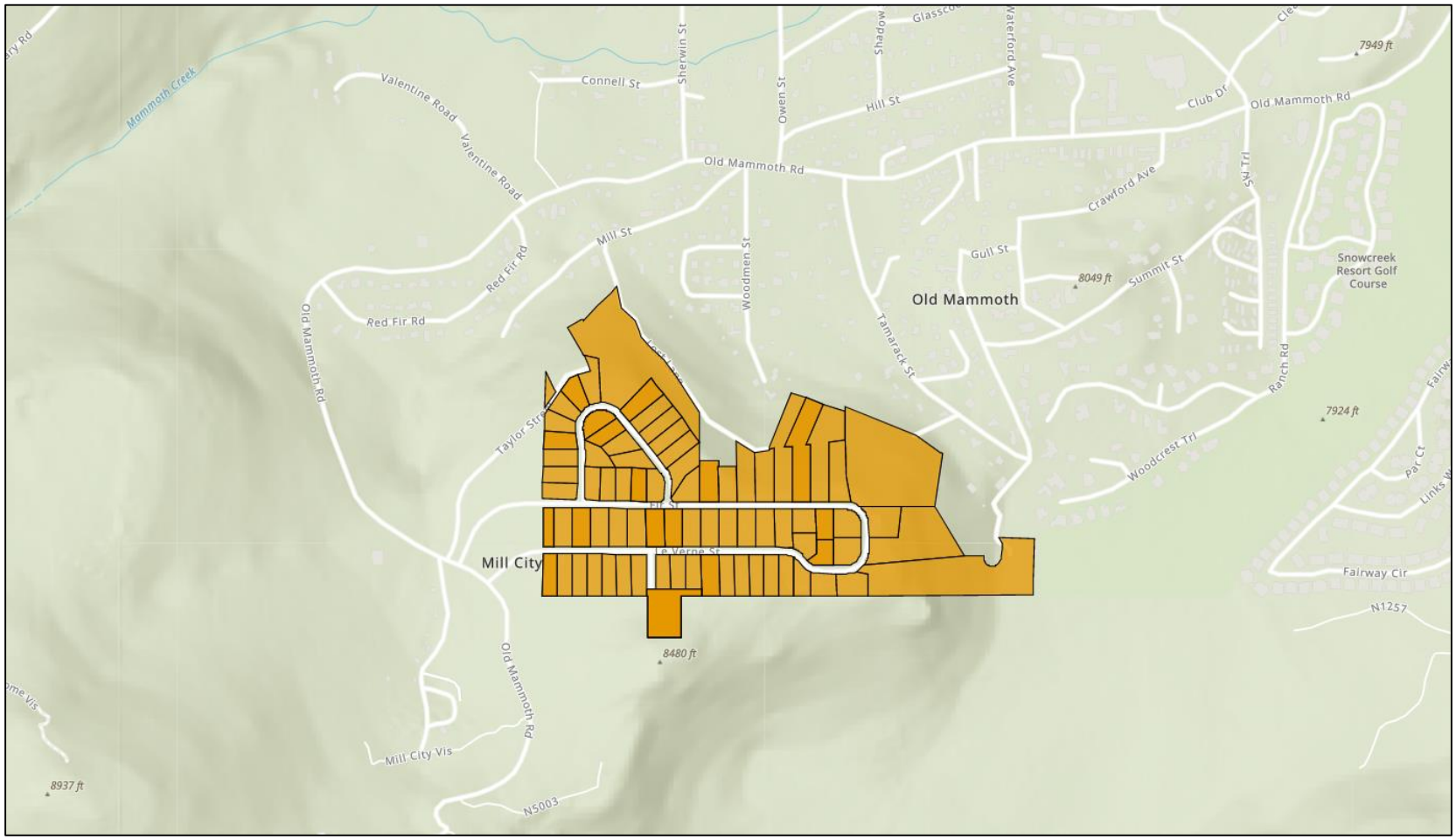
PASSED, APPROVED AND ADOPTED this 6th day of July, 2022.

Lynda Salcido, Mayor

ATTEST:

Jamie Gray, Town Clerk

Map of Properties within Assessment Distrct 93-4, Zone 1 (The Bluffs) as of June 2022



1993-4 (Bluffs Maint.)

TOWN COUNCIL STAFF REPORT

Title: Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district Old Mammoth Road Benefit Assessment District No. 2002-1.

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council conduct the Public Hearing and after receiving the staff report, public testimony, and deliberation adopt the attached Resolution ordering the levy and collection of assessments within the Old Mammoth Road Benefit Assessment District No. 2002-1 for the Fiscal Year 2022/23.

BACKGROUND:

On June 1, 2022, the Town Council adopted a resolution initiating proceeding for and declaring its intention to levy and collect annual assessments for Benefit Assessment District 2002-1 (Old Mammoth Road) for Fiscal Year 2022/23 in accordance with the Benefit Assessment Act of 1982, under which the District was formed. The resolution of intention called for this public hearing for the purpose of allowing testimony by any interested person(s). These proceedings are conducted each year in order to levy assessments against the properties within the district.

ANALYSIS:

The Engineer's Report, which was presented and approved by the Town Council at its June 1, 2022 meeting, indicated the budget for Fiscal Year 2022/23 should be assessed based on the remaining funds going into the new fiscal year and the improvements planned for the following year.

No protests to the proposed assessments have been received as of June 27, 2022. If the total of any and all protests filed during and before the public hearing does not constitute more than fifty percent (50%) of the area within the assessment district, the Council may adopt the attached Resolution confirming the assessment diagram and the proposed assessments for Fiscal Year 2022/23. Adoption will then constitute the levy of assessments for the new fiscal year.

FINANCIAL CONSIDERATIONS:

The Engineer's Report as prepared by NBS includes detail for all Financial Considerations. In summary:

The proposed overall budget for this district is $913,207 for the 2022/23 fiscal year. The proposed budget is high due to landscaping construction projects planned for summer of 2022 and 2023. To calculate the property owner assessments, adjustments to that budget are made as follows:

There is a Town Contribution for General Benefit of $270,000 and a Surplus Funds Levy Credit of $454,245. Therefore, the proposed district assessment for Fiscal Year 2022/23 is $188,962. The amount is spread among property owners as described in the Engineer's Report with an Estimated Maintenance Assessment of $25.57 per linear foot of frontage. It should be noted that Maximum Assessment allowed for Fiscal Year 2022/23 is $32.06 per linear foot of frontage, and $236,960.65 overall.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE SPECIAL MAINTENANCE DISTRICT OLD MAMMOTH ROAD BENEFIT ASSESSMENT DISTRICT NO. 2002-1

The Town Council of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council of the Town of Mammoth Lakes, California pursuant to the terms of the Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703) (hereafter referred to as the "Act") did, approve the Annual Report (hereafter referred to as the "Report") as presented or amended which described the assessment against parcels of land within the Benefit Assessment District designated as follows: Old Mammoth Road Benefit Assessment District No. 2002-1 (hereinafter referred to as the "Maintenance District"); and

WHEREAS, the engineer selected by the Town Council has prepared and filed with the Town Clerk, and the Town Clerk has presented to the Town Council, the Report in connection with the proposed levy and collection upon eligible parcels of land within the Maintenance District, and the Town Council did by previous resolution approve such Report; and

WHEREAS, the Town Council desires to levy and collect assessments against parcels of land within the Maintenance District for the fiscal year commencing July 1, 2022 and ending June 30, 2023, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Maintenance District; and

WHEREAS, the assessment rates within the Maintenance District are exempt from the assessment balloting procedures set forth in Proposition 218 because the Maintenance District was formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of formation of the Maintenance District; and

WHEREAS, the assessment levies are **not** based upon the assessed value of the property within the Maintenance District but are based upon the special benefit received by the parcels within the Maintenance District from the improvements.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitals are all true and correct.

2. Following notice duly given, the Town Council has held a full and fair Public Hearing regarding its Resolution Approving the Report prepared in connection therewith, the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the Town Council and which has been filed with the Town Clerk, the Town Council hereby finds and determines that:

    (a) The land within the Maintenance District will receive special benefit by the operation, maintenance, and servicing of the improvements which include, but are not limited to: installation, upgrade, construction, or reconstruction of landscaping, street lighting, streets, sidewalks and driveways, curb and gutter, drainage facilities, and snowmelt tubing systems. The improvements also include the construction, maintenance and servicing of appurtenant facilities including, but not limited to, personnel, electrical energy, materials, contracting services, and other items necessary for the satisfactory operation of these services.

    (b) The Maintenance District includes all of the lands receiving such special benefit.

    (c) The net amount to be assessed upon the land within the Maintenance District in accordance with the costs for the fiscal year commencing July 1, 2022 and ending June 30, 2023 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements and services.

    (d) Town Contribution for General Benefit funds will be applied to offset the cost of improvements for the fiscal year commencing July 1, 2022 and ending June 30, 2023, resulting in $188,962 levy to the parcels in the Maintenance District.

4. The Report and assessment as presented to the Town Council and on file in the office of the Town Clerk are hereby confirmed as filed.

5. The Town Treasurer shall deposit all money representing assessments collected by the County of Mono for the Maintenance District to the credit of a fund for the Maintenance District, and such money shall be expended only for the maintenance, operation, and servicing of the landscaping and appurtenant facilities.

6. The adoption of this resolution constitutes the Maintenance District levy in the amount of $188,962 for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

7. A certified copy of the levy shall be filed in the office of the Town Clerk and open for public inspection.

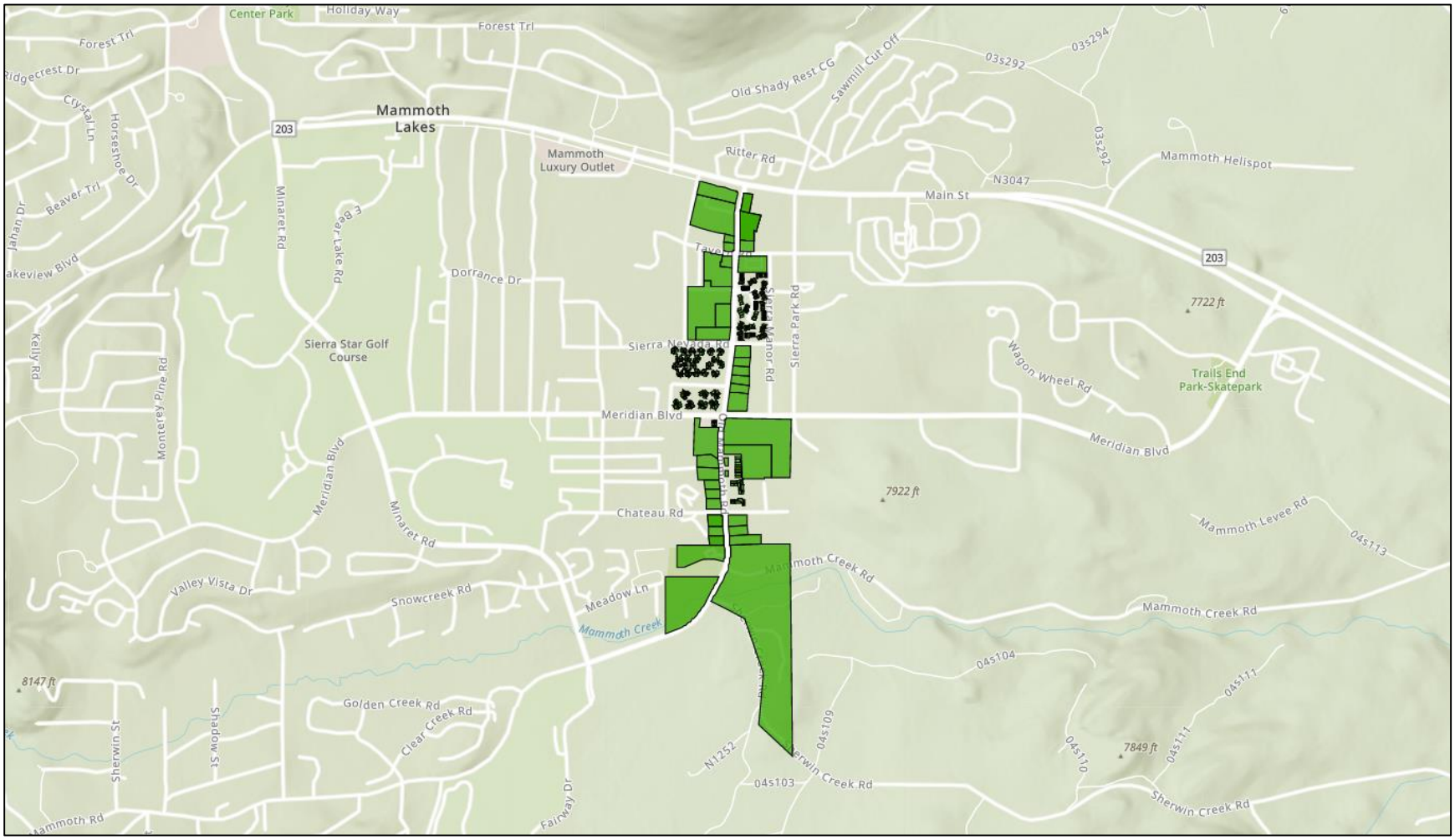
PASSED, APPROVED, AND ADOPTED this 6th day of July, 2022.

Lynda Salcido, Mayor

ATTEST:

Jamie Gray, Town Clerk

Map of Properties within Benefit Assessment District No. 2002-1 (Old Mammoth Road) as of June 2022



2002-1 (Old Mammoth Road BAD)

TOWN COUNCIL STAFF REPORT

Title: Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within the special maintenance district North Village Benefit Assessment District No. 2002-2, Zone 1.

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends Town Council conduct the public hearing and after receiving the staff report, public testimony, and deliberation adopt the attached resolution ordering the levy and collection of assessments within special maintenance district North Village Benefit Assessment District No. 2002-02, Zone 1 for the Fiscal Year 2022/23.

BACKGROUND:

On June 1, 2022, the Town Council adopted a resolution initiating proceedings for and declaring its intention to levy and collect annual assessments for Benefit Assessment District 2002-2 (North Village District) for Fiscal Year 2022/23 in accordance with the Benefit Assessment Act of 1982, under which the District was formed. The resolution of intention called for this public hearing for the purpose of allowing testimony by any interested person(s). These proceedings are conducted each year in order to levy assessments against the properties within the district.

ANALYSIS:

The Engineer's Report, which was presented and approved by the Town Council at its June 1, 2022 meeting, indicated that the balance from Fiscal Year 2021/22 needed additional funds going into Fiscal Year 2022/23. There are no large-scale projects planned within the district for summer of 2022. Staff recommends that a levy be assessed in Fiscal Year 2022/23. A public hearing is required under the code sections for which the assessment is governed.

No protests to the proposed assessments have been received as of June 27, 2022. If the total of any and all protests filed during and before the public hearing does not constitute more than fifty percent (50%) of the area within the assessment district, the Council may adopt the attached Resolution confirming the assessment diagram and the proposed assessments for the Fiscal Year 2022/23. Adoption will then constitute the levy of assessments for the new fiscal year.

FINANCIAL CONSIDERATIONS:

The Engineer's Report as prepared by NBS includes detail for all Financial Considerations. In summary:

The proposed overall budget for this district is $174,872 for the 2022/23 fiscal year. To calculate the property owner assessments, adjustments to that budget are made as follows:

There is a Town contribution for General Benefit of $25,000 and Surplus Funds Levy Credit of $95,612. A Snow Management reserve is already held within the available district funds and is therefore $0.00 for FY 2022/23. This results in a Fiscal Year 2022/23 District Assessment of $54,260. It should be noted the total maximum assessment for Fiscal Year 2022/23 is $187,976.62.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE SPECIAL MAINTENANCE DISTRICT NORTH VILLAGE BENEFIT ASSESSMENT DISTRICT NO. 2002-2, ZONE 1

The Town Council of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council of the Town of Mammoth Lakes (the "Town Council"), California pursuant to the terms of the Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703) (hereafter referred to as the "Act") did, approve the Annual Report (hereafter referred to as the "Report") as presented or amended which described the assessment against parcels of land within the Benefit Assessment District designated as follows: North Village Benefit Assessment District No. 2002-2, Zone 1 (hereinafter referred to as the "Maintenance District"); and

WHEREAS, the engineer selected by the Town Council has prepared and filed with the Town Clerk, and the Town Clerk has presented to the Town Council, the Report in connection with the proposed levy and collection upon eligible parcels of land within the Maintenance District, and the Town Council did by previous resolution approve such Report; and

WHEREAS, the Town Council desires to levy and collect assessments against parcels of land within the Maintenance District for the fiscal year commencing July 1, 2022 and ending June 30, 2023, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Maintenance District; and

WHEREAS, the assessment rates within the Maintenance District are exempt from the assessment balloting procedures set forth in Proposition 218 because the Maintenance District was formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of formation of the Maintenance District; and

WHEREAS, the assessment levies are **not** based upon the assessed value of the property within the Maintenance District but are based upon the special benefit received by the parcels within the Maintenance District from the improvements.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitals are all true and correct.

2. Following notice duly given, the Town Council has held a full and fair Public Hearing regarding its Resolution Approving the Report prepared in connection therewith, the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the Town Council and which has been filed with the Town Clerk, the Town Council hereby finds and determines that:

    (a) The land within the Maintenance District will receive special benefit by the operation, maintenance, and servicing of the improvements which include, but are not limited to: installation, upgrade, construction, or reconstruction of landscaping, street lighting, streets, sidewalks and driveways, curb and gutter, drainage facilities, and snowmelt tubing systems. The improvements also include the construction, maintenance and servicing of appurtenant facilities including, but not limited to, personnel, electrical energy, materials, contracting services, and other items necessary for the satisfactory operation of these services.

    (b) The Maintenance District includes all of the lands receiving such special benefit.

    (c) The net amount to be assessed upon the land within the Maintenance District in accordance with the costs for the fiscal year commencing July 1, 2022 and ending June 30, 2023 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements and services.

    (d) Town Contribution for General Benefit funds will be applied to offset the cost of improvements for the fiscal year commencing July 1, 2022 and ending June 30, 2023, resulting in $54,260 levy to the parcels in the Maintenance District.

4. The Report and assessment as presented to the Town Council and on file in the office of the Town Clerk are hereby confirmed as filed.

5. The Town Treasurer shall deposit all money representing assessments collected by the County of Mono for the Maintenance District to the credit of a fund for the Maintenance District, and such money shall be expended only for the maintenance, operation, and servicing of the landscaping and appurtenant facilities.

6. The adoption of this resolution constitutes the Maintenance District levy in the amount of $54,260 for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

7. A certified copy of the levy shall be filed in the office of the Town Clerk and open for public inspection.

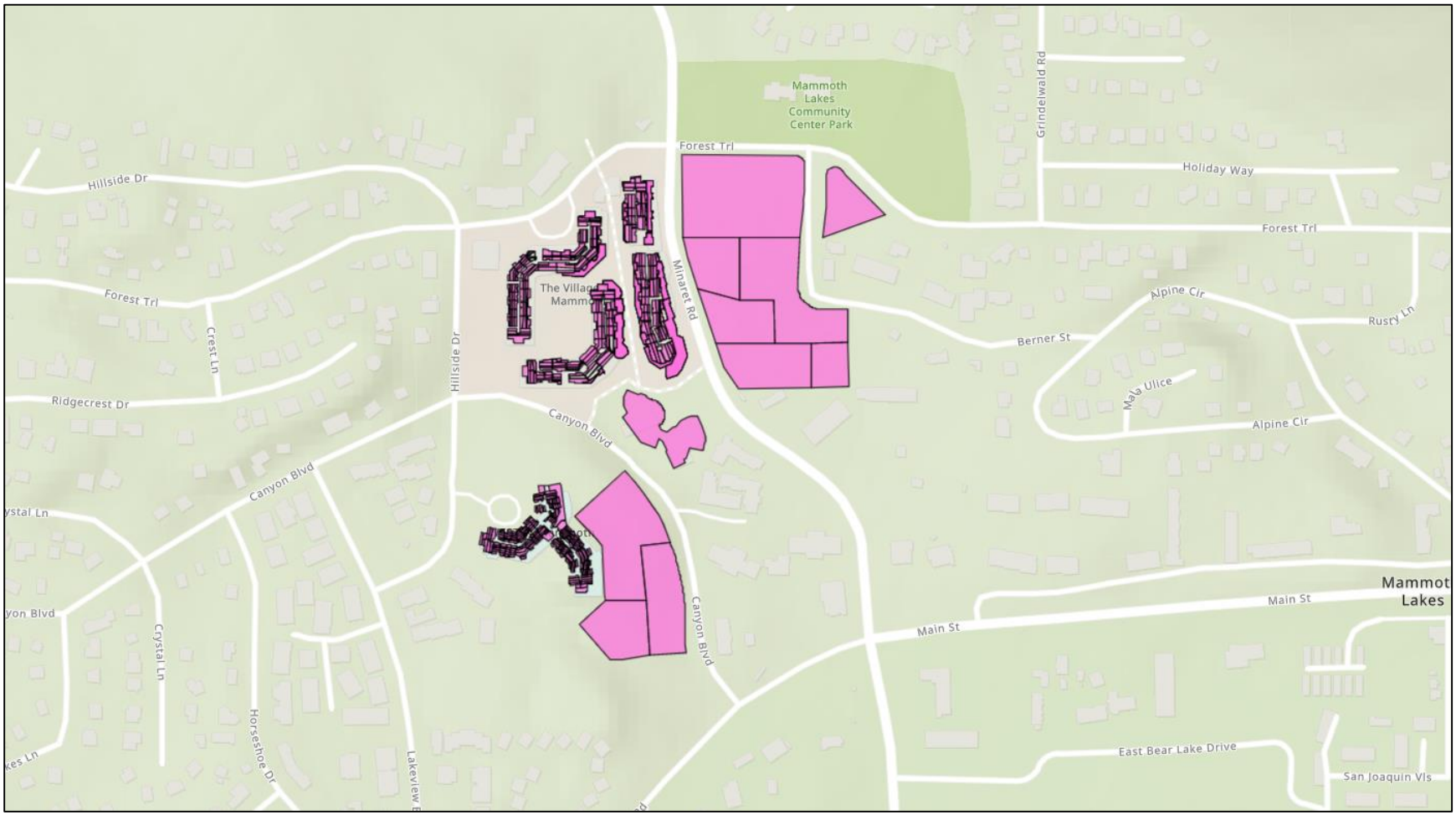
PASSED, APPROVED, AND ADOPTED this 6th day of July, 2022.

Lynda Salcido, Mayor

ATTEST:

Jamie Gray, Town Clerk

Map of Properties within Benefit Assessment District No. 2002-2, Zone 1 (North Village) as of June 2022



2002-2 (North Village BAD)

TOWN COUNCIL STAFF REPORT

Title: Conduct the public hearing and adopt the Resolution ordering the levy and collection of assessments within Benefit Assessment District No. 2014-1 (Mammoth View).

Meeting Date: July 6, 2022

Prepared by: Sierra Shultz, Deputy Airport Manager

RECOMMENDATION:

Staff recommends that Town Council conduct the public hearing and after receiving the staff report, public testimony, and deliberation adopt the attached Resolution ordering the levy and collection of assessments within the Mammoth View Benefit Assessment District No. 2014-1 for the Fiscal Year 2022/23.

BACKGROUND:

On June 1, 2022, the Town Council adopted a resolution initiating proceedings for and declaring its intention to levy and collect annual assessments for Benefit Assessment District 2014-1 (Mammoth View) for Fiscal Year 2022/23 in accordance with the Benefit Assessment Act of 1982, under which the District was formed. The resolution of intention called for this public hearing for the purpose of allowing testimony by any interested person(s). These proceedings are conducted each year in order to levy assessments against the property within the district.

ANALYSIS:

The Engineer's Report, which was presented and approved by Town Council at its June 1, 2022 meeting, indicated that the budget from Fiscal Year 2022/23 should be assessed based on the remaining funds going into Fiscal Year 2022/23 and future improvement projects.

No protests to the proposed assessments have been received as of June 27, 2022. If the total of any and all protests filed during and before the public hearing does not constitute more than fifty percent (50%) of the area within the assessment district, the Council may adopt the attached Resolution confirming the assessment diagram and the proposed assessments for Fiscal Year 2022/23. Adoption will then constitute the levy of assessments for the new fiscal year.

On June 30, 2016, the California Transportation Commission approved a relinquishment of Viewpoint Road from Caltrans right of way to the Town of Mammoth Lakes. This was related to the Town's North Main Street sidewalk project. It is an expectation that Viewpoint Road will begin reconstruction when the Mammoth View project begins construction.

FINANCIAL CONSIDERATIONS:

The Engineer's Report as prepared by NBS includes detail for all Financial Considerations. In summary:

The total district budget is $4,500.00 for the 2022/23 fiscal year. To calculate the property owner assessments, adjustments to that budget are made as follows: The budget has a Town General Benefit component, an additional contribution, and a district fund contribution of $0.00. This results in a Fiscal Year 2022/23 District Assessment of $4,500.00 at the rate of $13.78 per Special Benefit Point. It should be noted the total maximum assessment for Fiscal Year 2022/23 is $113.64 per Special Benefit Point.

RESOLUTION NO. 22-

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE SPECIAL MAINTENANCE DISTRICT BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (MAMMOTH VIEW)

The Town Council of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council of the Town of Mammoth Lakes (the "Town Council"), California pursuant to the terms of the Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703) (hereafter referred to as the "Act") did, approve the Annual Report (hereafter referred to as the "Report") as presented or amended which described the assessment against parcels of land within the Benefit Assessment District designated as follows: Benefit Assessment District No. 2014-1 (Mammoth View) (hereinafter referred to as the "Maintenance District"); and

WHEREAS, the engineer selected by the Town Council has prepared and filed with the Town Clerk, and the Town Clerk has presented to the Town Council, the Report in connection with the proposed levy and collection upon eligible parcels of land within the Maintenance District, and the Town Council did by previous resolution approve such Report; and

WHEREAS, the Town Council desires to levy and collect assessments against parcels of land within the Maintenance District for the fiscal year commencing July 1, 2022 and ending June 30, 2023, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Maintenance District; and

WHEREAS, the assessment rates within the Maintenance District are exempt from the assessment balloting procedures set forth in Proposition 218 because the Maintenance District was formed by consent of the landowners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of formation of the Maintenance District; and

WHEREAS, the assessment levies are **not** based upon the assessed value of the property within the Maintenance District but are based upon the special benefit received by the parcels within the Maintenance District from the improvements.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitals are all true and correct.

2. Following notice duly given, the Town Council has held a full and fair Public Hearing regarding its Resolution Approving the Report prepared in connection therewith, the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

3. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the Town Council and which has been filed with the Town Clerk, the Town Council hereby finds and determines that:

    (a) The land within the Maintenance District will receive special benefit by the operation, maintenance, and servicing of the improvements which include, but are not limited to: installation, upgrade, construction, or reconstruction of landscaping, street lighting, streets, sidewalks and driveways, curb and gutter, drainage facilities, and snowmelt tubing systems. The improvements also include the construction, maintenance and servicing of appurtenant facilities including, but not limited to, personnel, electrical energy, materials, contracting services, and other items necessary for the satisfactory operation of these services.

    (b) The Maintenance District includes all of the lands receiving such special benefit.

    (c) The net amount to be assessed upon the land within the Maintenance District in accordance with the costs for the fiscal year commencing July 1, 2022 and ending June 30, 2023 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements and services.

    (d) The fiscal year commencing July 1, 2022 and ending June 30, 2023, a $4,500 levy will be applied to the parcels in the Maintenance District.

4. The Report and assessment as presented to the Town Council and on file in the office of the Town Clerk are hereby confirmed as filed.

5. The Town Treasurer shall deposit all money representing assessments collected by the County of Mono for the Maintenance District to the credit of a fund for the Maintenance District, and such money shall be expended only for the maintenance, operation, and servicing of the landscaping and appurtenant facilities.

6. The adoption of this resolution constitutes the Maintenance District levy in the amount of $4,500 for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

7. A certified copy of the levy shall be filed in the office of the Town Clerk and open for public inspection.

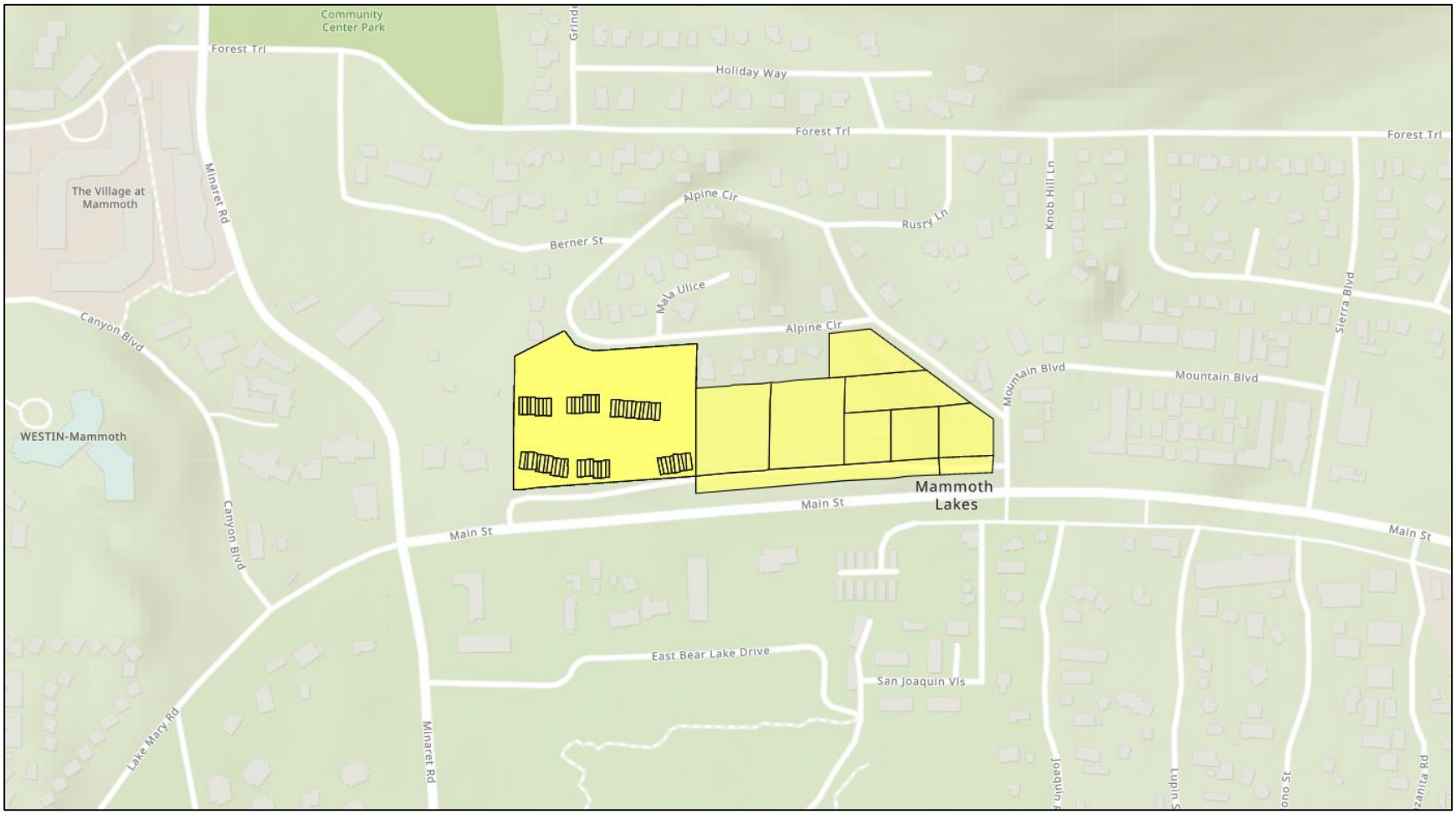
PASSED, APPROVED, AND ADOPTED this 6th day of July, 2022.

Lynda Salcido, Mayor

ATTEST:

Jamie Gray, Town Clerk

Map of Properties within Benefit Assessment District No. 2014-1 (Mammoth View) as of June 2022



2014-1 (Mammoth View BAD)

TOWN COUNCIL STAFF REPORT

Title: Lease Agreement for Edison Hall between Mammoth Lakes Foundation and Town of Mammoth Lakes.

Meeting Date: July 6, 2022

Prepared by: Daniel C. Holler, Town Manager

RECOMMENDATION:

Approve and Authorize the Town Manager to sign the Lease Agreement for Edison Hall between the Mammoth Lakes Foundation and the Town of Mammoth Lakes.

BACKGROUND:

The Edison Theatre was closed, and the uses of Edison Hall were severely limited in March 2020 with the declared COVID-19 pandemic. Edison Hall was used for a period of time during the pandemic for a COVID testing site. The Mammoth Lakes Foundation (Foundation) has resumed use of the office areas. The 8,000+/- square foot Edison Hall is located on approximately 7.94 acres of land owned by the Foundation. The Foundation site has gone through several iterations of concept planning with a vision for this site to become the Mammoth Arts and Cultural Center (MACC). This included the construction of a performing arts center, the creation of an outdoor amphitheater, Edison Hall and future housing and parking areas to support the MACC.

The most recent planning efforts resulted in the design of a 300+/- seat performing arts theater, a 500-person amphitheater and ancillary improvements. This design went through initial approval processes including environmental review. The project was not pursued due to escalating cost estimates. Town staff has been involved in these processes over time and have discussed future opportunities on the site. The Town has remained committed to supporting the MACC concept and has set aside $2,500,000 to assist with construction of a facility and $300,000 for annual operations of a facility. Several factors have come together over the past six months creating new opportunities for the Town and the Foundation to work together with other partners to move the vision of the MACC forward and also meet other community needs. The first step in the process is to have Edison Hall and the Theatre reopen for public use as soon as possible. The proposed lease of Edison Hall to the Town will achieve this first step of having Edison Hall open for use.

ANALYSIS:

In reviewing options to reopen Edison Theatre and reengage the local community for programming arts and culture and other activities, a partnership between the Foundation and the Town became the best path forward. The goal is to have the theatre open for spring/summer 2022 programming. The mechanism to achieve this goal is to have the Town lease Edison Hall from the Foundation in a structure that allows the Foundation to

continue to operate in the facility. This proposal addresses the barriers to having the theatre open for programming.

The Town's lease will provide base funding for the operating costs of the facility and provide part-time staff to assist in operations and coordination of programming use of the facility. Reopening Edison Theatre, engaging the arts and culture community and other past users is the first step in revitalizing this important community asset. The Town's lease will also provide the Town valuable experience in programming and operating a theatre facility.

A draft lease agreement is attached for consideration and approval. The initial term of the lease is for five years. The lease will begin July 1, 2022. The parties anticipate a renewal of the lease as necessary based on the potential construction of the adjacent performing arts auditorium or upon the end of this lease. The lease payment to be made by the Town is two thousand five hundred dollars ($2,250) per month. Beginning on July 1, 2023, the base lease payment shall increase annually by three percent (3%). The Town will be responsible for minor cleaning and maintenance of the facility, outside of space retained by the Foundation with limited support from the Foundation. The Town will provide staff for operating purposes.

The uses of the facility are similar to previous uses and include the following:

i. Live theatre productions
ii. Live music
iii. Individual and small group entertainment/meetings/presentations
iv. Multi-media presentations/seminars
v. Educational forums/classes
vi. Community and school programs
vii. Meeting space for college programs
viii. Public and community meeting space
ix. Office space for Town use
x. Training classes
xi. Arts shows, provided however, that the Foundation shall not be required to remove any existing exhibits
xii. Similar uses to support education, arts and culture and public meeting space
xiii. Use of Edison Hall support areas
xiv. Access and use of kitchen area provided the Foundation will review requests by third parties for such access and use on a case-by-case basis.
xv. Users, employees, guests, and invitees of Lessee and of third parties authorized to use Edison Hall by Lessee may park in the parking spaces adjacent to Edison Hall or in other parking areas as allowed by Lessee's agreements with such third parties.

The Town will provide snow removal for the parking area and access to the property as provided for in the lease agreement and may do additional removal for the safe operation of the Theatre parking and pedestrian areas.

The Town will do some one-time improvements to the parking area and access points to ensure compliance with ADA requirements. The Town also plans to use a modular building to add a workshop/storage space. A $100,000 capital allocation was approved for this work.

FINANCIAL CONSIDERATIONS:

The Town will incur lease payments and operational costs under the terms of the lease agreement. The base lease payment for the facility is $2,250 per month with an increase of 3% to be applied each subsequent year. The Town will provide basic maintenance and cleaning of the facility. Staffing for operations includes three part-time positions including a site coordinator and two facility maintenance workers. Based on workload staff may provide services to other town facilities. Costs for FY22-23 are included in the Town's budget in a new General Fund Department of Arts and Culture. Revenues from users of the facility will offset some costs, but the amount is unknown at this time. The use of $15,000 in Measure U Funds to assist with costs is included in the FY22-23 budget. The budget for FY22-23 is $92,242 plus snow removal costs which are included in the Town's budget. These costs include establishing a near term broadband connection to the Digital 395 network, which will also serve the planned future expansion.

LEGAL CONSIDERATIONS:

The proposed lease agreement was reviewed by the Town Attorney and Foundation legal counsel.

TOWN OF MAMMOTH LAKES
LEASE AGREEMENT WITH MAMMOTH LAKES FOUNDATION
FOR PROPERTY AND BUILDING LOCATED AT 100 COLLEGE PARKWAY

This Lease Agreement ("Lease") is entered into on July 1, 2022 ("Effective Date"), by and between the Town of Mammoth Lakes, a municipal corporation, located at 437 Old Mammoth Road Suite 230, in Mammoth Lakes, California ("Town"), and Mammoth Lakes Foundation, a California non-profit public benefit corporation, located at 100 College Parkway, in Mammoth Lakes California ("MLF"). The Town and MLF are also referred to in this Lease individually as a "Party" or collectively as the "Parties."

RECITALS

A. MLF is the owner of certain real property located at 100 College Parkway, in Mammoth Lakes, California ("Property"). The Property includes approximately 7.94 acres of land and an approximately 8,000 square-foot building commonly known as Edison Hall, consisting of offices, meeting rooms, a kitchen, restrooms, a theatre, storage, and common areas. The Property is depicted in Exhibit A, attached.

B. The Parties anticipate the commencement of construction of a new facility connected to Edison Hall, known as the Mammoth Arts and Culture Center ("MACC"), that will incorporate the existing Edison Hall. A draft site plan for the MACC (performing arts auditorium) is attached as Exhibit B. The construction of the MACC has been a longstanding goal of the Town and MLF, and this Lease is intended, in part, to facilitate the Parties' efforts to achieve that goal.

C. MLF has publicly pledged to contribute a minimum of Nine Million Dollars ($9,000,000), which MLF obtained through a combination of "Measure C" funds and private donations, toward the total costs to design and construct the MACC ("MLF's Pledge"). The Town has publicly pledged to contribute from “Measure U” funds: (1) a minimum of Two Million Five Hundred Thousand Dollars ($2,500,000) toward the cost to construct the MACC; and (2) the amount reasonably required to maintain and operate the MACC upon certificate of occupancy, which the Town estimates at up to Three Hundred Thousand Dollars ($300,000) per year (collectively, the "Town's Pledge").

D. In order to secure the Town's contractual commitment to honor the Town's Pledge, contingent upon MLF's contractual commitment to honor MLF's Pledge, MLF intends to lease the Property to the Town for monthly rent payments that are below the fair market rental value of the Property.

E. The Town and MLF anticipate that during the term of this Lease, the construction of the MACC may commence and proceed for up to two years. In that event, the Town's use and occupancy of the Property may be interrupted, altered, or otherwise impacted.

F. Upon the terms and conditions of this Lease, MLF desires to lease the Property to the Town, and the Town desires to lease the Property from MLF.

G. Concurrently with the execution of this Lease, the Parties intend to execute a Land Use Planning Agreement related to the Property ("Planning Agreement").

TERMS AND CONDITIONS

1. Contingency and Term. The effectiveness and enforceability of this Lease is contingent upon the Parties' concurrent execution of the Planning Agreement. MLF hereby leases the Property to The Town, subject to the provisions of Section 4.4. The term of this Lease shall commence on July 1, 2022 ("Commencement Date"). The Lease shall continue for five (5) years after the Commencement Date.

1.1 If and when construction of the MACC is commenced, the Parties shall discuss whether to continue, modify, or terminate this Lease, provided that if the Parties do not agree to another course of action, then this Lease shall remain in effect.

1.2 If a new lease is not negotiated prior to the expiration of the term of this Lease, and if the Town has not vacated the Property prior to expiration, then tenancy shall continue on a month-to-month basis, until either Party terminates this Lease pursuant to Section 12.

2. Payments and Maintenance.

2.1 **Rent Payments.** The Town shall pay to MLF, as rent, the sum of two thousand two hundred fifty dollars ($2,250) per month (the "Base Rent Payment"). The first rent payment shall be due and payable on the Commencement Date. Subsequent rent payments shall be due and payable on the 10th day of each calendar month throughout the term of the Lease. Beginning on July 1, 2023, the Base Rent Payment shall increase by three percent (3%) per year.

2.2 **One-Time Payment by the Town.** Within 30 days of the Effective Date, The Town shall provide MLF a one-time payment of Twenty Thousand Dollars ($20,000), based upon the Parties' mutual acknowledgment that the Base Rent Payments due under this Lease are below the fair market monthly rent for the Property.

2.3 **The Town's Pledge.** Contingent upon MLF's contribution of MLF's Pledge toward the design and construction of the MACC, the Town agrees to contribute the Town's Pledge toward the construction of, and the annual maintenance and operation of, the MACC.

2.4 **Snow Removal.** The Town shall provide for or contract for snow removal for the existing parking area adjacent to Edison Hall, as necessary for its use of Edison Hall as provided for in this Lease. Snow removal will be done at the Town's discretion, provided that the Town shall use it best efforts to ensure that snow is removed from roadways and parking areas when it reaches a depth of 6", and from sidewalks and building entryways when it reaches a depth of 4".

2.5 **Edison Hall Maintenance.** The Town shall provide for the following items of basic maintenance and cleaning services for Edison Hall:

i. maintaining proper functioning of windows and doors, and the replacement of

broken hardware or glass;

ii. maintaining proper functioning of restroom facilities (excluding the repair or replacement of water or sewer lines);

iii. maintenance of HVAC systems (excluding replacement);

iv. repair of damage caused to Edison Hall caused by the Town or others whose use of Edison Hall has been authorized by the Town (excluding any damage caused by MLF or its guests or invitees); and

v. cleaning of Edison Hall.

The Town may perform emergency repairs to Edison Hall to protect the health and safety of the public and to reduce additional damage to Edison Hall. If any such repairs are performed, then the Parties will negotiate as to their respective responsibility for the cost of the repairs.

2.6 **Parking Area Maintenance.** The Town may, in its sole discretion, but shall not be required to, provide basic maintenance to the parking area adjacent to Edison Hall such as striping, signage, pothole repair, and surface treatments.

2.7 **Outside Maintenance.** The Town will assist in keeping the immediate outside area, (generally within 50 feet of the Property) and existing landscaping clear of rubbish and dead weeds or other debris that may create a hazard, provided that the scope of such assistance shall be in the Town's sole discretion. MLF authorizes the Town to assist in the maintenance and improvement of the landscaping in the vicinity of Edison Hall.

2.8 **Structural Integrity of Edison Hall.** MLF shall repair and maintain the structural portions of Edison Hall, including the exterior walls and roof, exterior windows, as well as the plumbing and electrical equipment in the portions of the Property outside of or attached to Edison Hall.

3. Capital Improvements by the Town. The Town may, upon receipt of MLF's written approval, make capital improvements intended to enhance the accessibility or functionality of Edison Hall and the adjacent exterior areas of the Property. The Town may, at its sole cost, contract for and install any improvements required to connect Edison Hall to "Digital 395" or to otherwise enhance its internet connectivity or capacity. The Town may also install, at its sole cost, any security systems it believes are necessary or prudent to protect its hardware and software systems or other technology and equipment.

4. <u>Uses of Property</u>.

4.1. **Use in Compliance with Law.** The Town shall: (i) observe and comply with all local, state, and federal laws and regulations, including any Town, County, and State restrictions, laws, and ordinances affecting the Property or occupancy thereof; and (ii) only use the Property for one or more permitted uses, as defined in this Lease.

4.2 **Permitted Uses of Edison Hall.** For purposes of this Lease, the Town shall use Edison Hall, and may allow others to use Edison Hall, only for the following:

i. Live theatre productions

ii. Live music
iii. Individual and small group entertainment/meetings/presentations
iv. Multi-media presentations/seminars
v. Educational forums/classes
vi. Community and school programs
vii. Meeting space for college programs
viii. Public and community meeting space
ix. Office space for Town uses
x. Training classes
xi. Arts shows, provided, however, that MLF shall not be required to remove any existing exhibits
xii. Similar uses to support education, arts and culture, and public meeting space
xiii. Use of Edison Hall support areas
xiv. Access and use of kitchen area, provided that the Town will review requests by third parties for such access and use on a case-by-case basis
xv. Users, employees, guests, and invitees of the Town and of third parties authorized to use Edison Hall by the Town may park in the parking spaces adjacent to Edison Hall or in other parking areas pursuant to the Town's agreements with those third parties.

4.3 **Sale and Use of Alcohol.** The sale and use of alcohol is allowed in compliance with permitting and licensing requirements established by the Town and the State of California.

4.4 **MLF's Uses of Edison Hall.** MLF may continue to use: (a) the office spaces in Edison Hall that are depicted in red in Exhibit C, attached, or as otherwise designated in writing by the Parties; (b) meeting space; and (c) common areas, the kitchen, restrooms, and storage, provided such uses are not in conflict with the Town's use or that of other users approved by the Town. MLF may continue the existing month-to-month leases to third parties of the offices in Edison Hall that are depicted in green in Exhibit C and may retain all revenue from those leases, throughout the term of this Lease.

4.5 **MLF's Responsibilities for Edison Hall**. MLF shall continue in its name and pay for the following utility services throughout the term of the Lease: water and sewer service, electric service, propane, and trash/recycling services; and for the cleaning and maintenance of the office spaces depicted in red and green in Exhibit C.

4.6 **Mammoth Ski Museum Items.** MLF may remove or leave in place in Edison Hall all items related to the Mammoth Ski Museum. The Town shall have no responsibility or liability for damage to or loss of any such items, unless such damage results from the willful act or negligence of any employee, agent, or invitee of the Town.

5. Discrimination. The Town covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through it, and this Lease is made and accepted upon and subject to the requirement that there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex,

marital status, national origin, or ancestry, in the leasing, use, occupancy, tenure, or enjoyment of Edison Hall, nor shall the Town itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of the Town.

6. Conditions of Property and Disclaimer of Liability.

6.1 **Condition of Property.** The Town has examined the Property and agrees to take possession of the Property in an "as is" condition. The Town acknowledges and agrees that MLF has made no representations, guarantees, or warranties regarding the Property, nor has MLF made representations, guarantees, or warranties regarding whether the Property and improvements thereon comply with applicable covenants and restrictions of record, building codes, ordinances, or statutes in effect at the commencement date of this Lease.

6.2. **Accessibility.** MLF shall be liable for any and all fines, penalties, citations, and damages imposed or awarded as a result of the failure of Edison Hall or the Property to comply with accessibility standards of the Americans with Disabilities Act and/or California law ("Accessibility Claims"). To the fullest extent permitted by law, MLF shall defend, indemnify, and hold the Town, its directors, officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage, or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any Accessibility Claims, including without limitation the payment of all expert witness fees and attorneys' fees and other related costs and expenses. MLF shall reimburse the Town and its directors, officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. MLF's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the Town, its directors, officials, officers, employees, agents, or volunteers. Pursuant to California Civil Code Section 1938:

> "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or MLF may not prohibit the Town or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the Town or tenant, if requested by the Town or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."

6.3 **Damage or Destruction of Premises; Repairs and Maintenance.** Unless as the result of negligence or intentional unlawful act of the Town, if during the term of this Lease, any portion of Edison Hall shall be damaged by fire or other catastrophic cause, so as to render such portion of Edison Hall untenable, then the obligations under this Lease may be suspended while

such portion of Edison Hall remains untenable. In the event of such damage, the Town shall give MLF notice of such untenable conditions and MLF shall elect in its sole discretion, whether to repair Edison Hall or to cancel this Lease with respect thereto. In the event that MLF elects not to repair Edison Hall or portion thereof, this Lease shall be deemed canceled as of the date the damage occurred with respect to the applicable portion(s). In the event such damage is not repaired within ninety (90) days and that such damage impairs the Town's ability to conduct its operations, the Town shall have the option to terminate the Lease.

6.4 **Alterations, Additions and Improvements.** The Town may not make any alterations, improvements, or additions in, on, or about Edison Hall, including but not limited to the Town's occupied portion, after providing written notice to MLF but without first obtaining MLF's prior written consent, provided that the obligation to obtain MLF's consent shall not apply to repairs nor to non-structural work to improve the condition or extend the useful life of Edison Hall or any portion thereof, including without limitation the installation of new carpet or flooring, painting, and kitchen and/or restroom remodeling. Any and all alterations which become fixtures under California law shall at once become a part of the realty and belong to MLF. The Town shall keep Edison Hall free from any liens arising out of any work performed, materials furnished, or obligations incurred by the Town, and the Town shall be responsible for the removal of any such liens and all costs to remove same. Failure to remove any such liens within thirty (30) calendar days of written request by MLF shall constitute a default of this Lease.

7. Indemnity. Except to the extent such claims, liability, loss, damage, or expenses arise from the negligence of MLF or its agents or employees, the Town agrees to indemnify, defend, and hold MLF, its directors, officers, employees, agents, successors and assigns, volunteers, and guests, and the personal property of the MLF, including the Property, free and harmless of any and all claims, liability, loss, damage, or expenses resulting from the Town's occupation and/or use of the Property.

8. Insurance.

8.1 The Town shall obtain insurance in the amounts described below unless specifically altered or waived by MLF ("Required Insurance"). If any of the Required Insurance contains a general aggregate limit, then such insurance shall apply separately to this Lease or be no less than two times the specified occurrence limit. Notwithstanding any term of this Lease, the Town may furnish the Required Insurance through coverage provided by the Town's participation in a joint powers self-insurance authority.

i. General Liability Insurance. The Town shall maintain occurrence version general liability insurance, or an equivalent form, with a combined single limit of not less than Two Million Dollars ($2,000,000) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

ii. "Workers' Compensation Insurance. In the event that the Town has any employees who will be working in Edison Hall, the Town shall maintain Workers' Compensation insurance in compliance with all applicable statutes.

8.2 The general liability insurance policy shall name MLF, its directors, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary as to the Town's operations with respect to any insurance or self-insurance programs covering MLF, its directors, officers, employees, agents, and volunteers, or if in excess stand in an unbroken chain of coverage in excess of the Town's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions and shall contain no special limitations on the scope of its protection to MLF, its directors, officers, employees, agents, and volunteers.

8.3 The Town shall furnish to MLF properly executed certificates of insurance which evidence all Required Insurance within 30 days of the Effective Date of this agreement. Licensee shall maintain the Required Insurance at all times while this Lease is in effect, and shall replace any certificate, policy, or endorsement which will expire or does expire, within ten (10) business days thereof without a lapse in coverage. The Town shall forward any notice of cancellation to MLF within two (2) business days from date of receipt by the Town. The Town's failure to forward MLF any notice of cancellation issued to the Town shall be considered a breach of this Lease. Any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to MLF, its directors, officers, employees, agents, and volunteers. Unless approved in writing by MLF, the Town shall place the Required Insurance with insurers licensed or authorized to do business in the State of California and with a current A.M. Best rating of at least A-.

8.4 MLF shall obtain and keep in force during the term of this Lease a policy or policies of insurance covering loss or damage to Edison Hall in the amount of the full replacement value thereof, insuring against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, special extended perils (all risk excluding earthquake), and sprinkler leakage.

9. Dispute Resolution. If a dispute arises to enforce or interpret the terms of this Lease, then the Parties agree to make a good-faith effort to resolve the dispute by mediation, through a qualified mediator jointly selected by the Parties, before filing any legal action.

10. Attorneys' Fees. If either Party files a legal action to enforce or interpret the Lease, or the Parties' respective rights and obligations pursuant to the Lease, then the prevailing Party shall be entitled, in addition to any other relief the court may grant, to recover its reasonable attorneys' fees and costs of suit, including any fees or costs incurred on appeal or in an effort to enforce a judgment.

11. Assignment and Subletting. The Town agrees not to convey, assign, sublet, or encumber any interest in Edison Hall or the Property during the term of this Lease without first obtaining MLF's prior written approval, which may be granted or refused in MLF's sole and absolute discretion, notwithstanding sections 1995.260 and 1995.270 of the California Civil Code as they may be amended. Any attempted sale, conveyance, assignment, sublet, or encumbrance shall be void where prior written approval has not first been obtained from MLF. Any assignment or subletting approved by MLF shall not relieve the Town of any of its obligations or liabilities under this Lease for the term of this Lease, and both the Town and any subsequent assignor(s) and MLF(s) will be deemed to be bound by this Lease.

12. Termination. Without limiting its ability to seek other remedies, either at law or in equity, either Party may terminate this Lease and all of the obligations herein, at its option, upon the other party's breach of any of its obligations under this Lease and failure to cure such breach within thirty (30) days after receipt of written notice from the non-breaching Party or, if such cure cannot be completed within thirty (30) days, then the breaching Party's failure to commence such cure within thirty (30) days after its receipt of written notice and thereafter failing to diligently prosecute such cure to completion.

In addition to the foregoing, upon expiration of the Lease term provided in Section 1 of this Lease, either Party may terminate this Lease by providing the other Party with thirty (30) days' prior written notice of its wish to terminate. Notice shall be sent via certified mail, return receipt requested, to the location specified in Section 13 of this Lease, and shall be deemed accepted upon delivery.

13. Notice. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by registered or certified mail, return receipt requested, and shall be deemed received upon the earlier of (i) if personally delivered, the date of delivery to the address of the person to receive such notice or (ii) if mailed, three (3) business days after the date of posting by the United States post office.

To the Town: Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
Attn: Town Manager

To MLF: Mammoth Lakes Foundation
PO Box 1815
Mammoth Lakes, CA 93546
Attn: Executive Director

Notice of change of address shall be given by written notice in the manner detailed in this Section. Rejection or other refusal to accept, or the inability to deliver because of changed address of which no notice was given, shall be deemed to constitute receipt of the notice, demand, request, or communication sent.

14. No Right to Holdover. The Town has no right to retain possession of Edison Hall or the Property beyond the expiration or termination of this Lease. In the event that the Town holds over, the Lease payment amount specified in Section 2 of this Lease shall be increased to one hundred ten percent (110%) of the applicable amount immediately preceding the expiration or termination of this Lease.

15. No Smoking. The Town agrees that it shall not allow the combustion of tobacco or any other substance in a cigar, cigarette, pipe, vape pen, or any similar smoking device in any area of Edison Hall. Smoking is prohibited inside and within an outdoor area that is located within 20 feet of a main exit, entrance, or operable window of Edison Hall.

16. Compliance with Laws. The Town shall comply with all applicable Federal, State, and local laws, regulations, and standards that are or may become applicable to the Town's occupancy and/or activities in Edison Hall or on the Property. The judgment of any court of competent jurisdiction, or the admission of the Town in a proceeding brought against it by any governmental entity, that the Town has violated any such statute, ordinance, regulation, or requirement shall be conclusive as between the MLF and the Town and shall constitute grounds for declaration of default, material breach, forfeiture, and termination of this Lease by MLF.

17. Cumulative Remedies. No remedy or election shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

18. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute the same instrument.

19. Captions. Any captions to, or headings of, the sections or subsections of this Lease are solely for the convenience of the parties hereto, are not a part of this Lease, and shall not be used for the interpretation or determination of the validity of this Lease or any provision hereof.

20. No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Lease shall not be deemed to confer any rights upon, nor obligate any of the parties thereto, to any person or entity other than the parties hereto.

21. Amendment of Lease. The terms of this Lease may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

22. Waiver. The waiver or failure to enforce any provision of this Lease shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

23. Applicable Law and Venue. This Lease shall be governed by and construed in accordance with the laws of the State of California. Any action to interpret or enforce this Lease shall be brought and maintained exclusively in the Mono County Superior Court.

24. Fees and Other Expenses. Except as otherwise provided herein, each of the Parties shall pay its own fees and expenses in connection with this Lease, including any permit or license fees which The Town may be required to obtain pursuant to its occupancy.

25. Authority to Execute Lease. MLF and the Town warrant that the individuals who have signed this Lease have the legal power, right, and authority to enter into this Lease so as to bind each Party for whom they sign to perform as provided herein.

26. Successors and Assigns. This Lease shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties.

27. Incorporation of Recitals and Exhibits. All of the Recitals and Exhibits to this Lease are incorporated by reference as though fully set forth in this Lease.

28. Entire Agreement. This Lease supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between the Town and MLF as to its subject matter. No subsequent agreement, representation, or promise made by either Party, or by or to any employees, officer, agent or representative of either Party shall be of any effect unless it is in writing and executed by the Party to be bound thereby.

IN WITNESS WHEREOF, the Parties executed this Lease to be effective on the Effective Date.

MLF AND THE TOWN HAVE CAREFULLY READ AND REVIEWED THIS LEASE AND EACH OF ITS TERMS, AND BY THE EXECUTION OF THIS LEASE SHOW THEIR INFORMED AND VOLUNTARY CONSENT TO THOSE TERMS. THE PARTIES AGREE THAT, AT THE TIME THIS LEASE IS EXECUTED, ITS TERMS ARE COMMERCIALLY REASONABLE AND EFFECTUATE THEIR MUTUAL INTENT WITH RESPECT TO THE TOWN'S LEASE OF THE PROPERTY.

TOWN

Town of Mammoth Lakes, a municipal corporation

By:_____

Name: Daniel C. Holler

Title: Town Manager

Date:_____

MLF

Mammoth Lakes Foundation, a California Non-Profit Public Benefit Corporation

By:_____

Name: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A


Meridian Boulevard
100 COLLEGE PARKWAY
Mammoth Ski Museum
100
Wagon Wheel Road
121
121
159
10 WAGON WHEEL DRIVE
Cerro Coso College
Meridian
22
48
1410
28
34

Concept Development Plan – Subject to Change

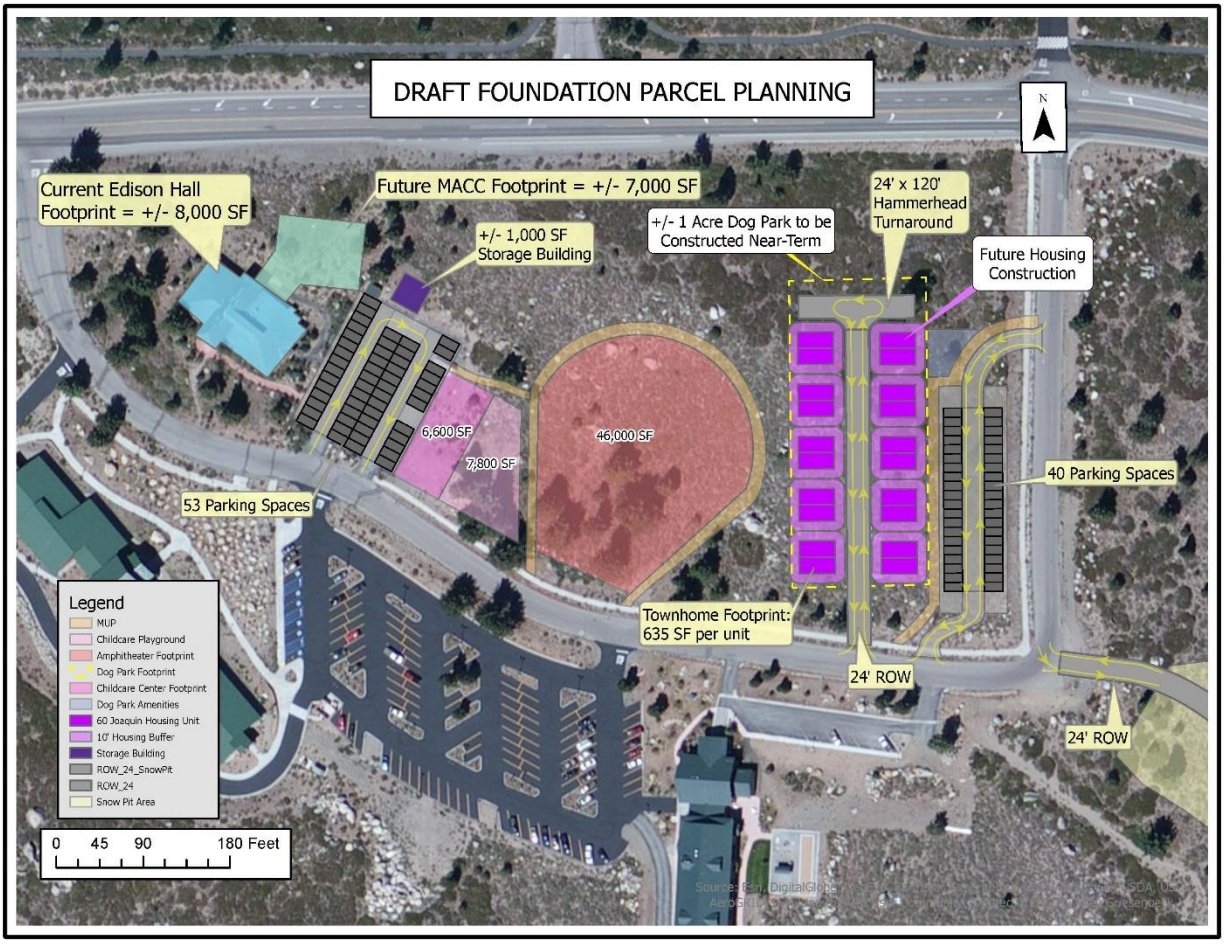
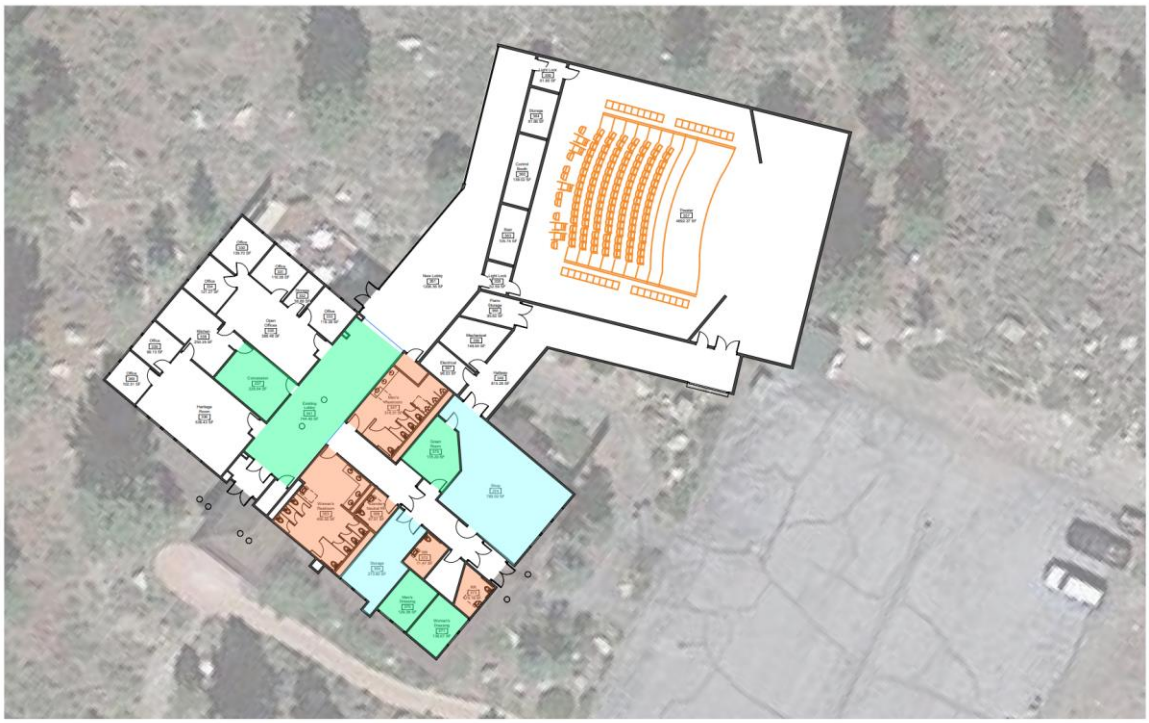


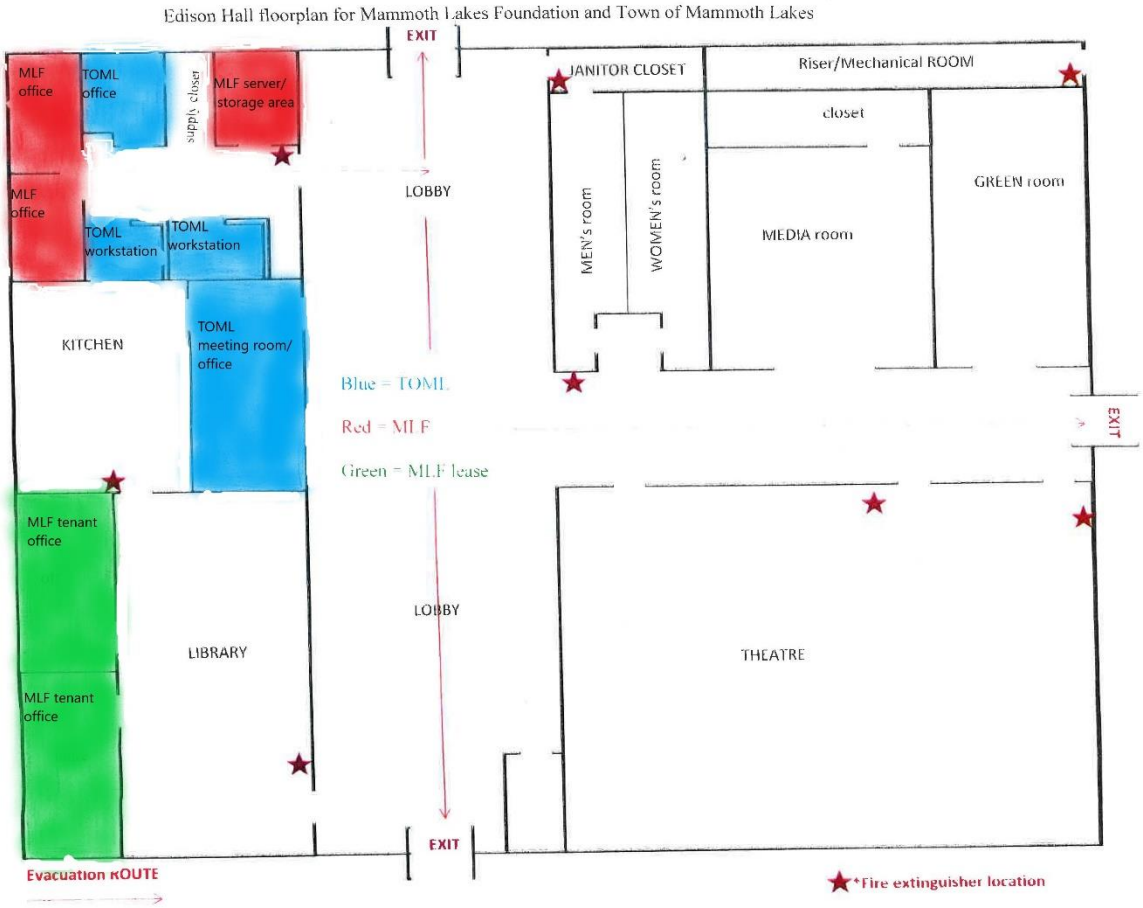
EXHIBIT B
(Draft – Subject to Change)



SITE PLAN
Mammoth Lakes Foundation, Arts & Cultural Center

HMC Architects | iDiBRi

EXHIBIT C


Edison Hall floorplan for Mammoth Lakes Foundation and Town of Mammoth Lakes
EXIT
MLF office
TOML office
supply closet
MLF server/ storage area
JANITOR CLOSET
Riser/Mechanical ROOM
closet
LOBBY
MLF office
TOML workstation
TOML workstation
MEN's room
WOMEN's room
MEDIA room
GREEN room
KITCHEN
TOML meeting room/ office
Blue = TOML
Red = MLF
Green = MLF lease
EXIT
MLF tenant office
LOBBY
LIBRARY
THEATRE
MLF tenant office
EXIT
Evacuation ROUTE
*Fire extinguisher location

TOWN COUNCIL STAFF REPORT

Title: Land Use Planning Agreement between the Town of Mammoth Lakes and Mammoth Lakes Foundation.

Meeting Date: July 6, 2022

Prepared by: Daniel C. Holler, Town Manager

RECOMMENDATION:

Approve and Authorize the Town Manager to sign the Land Use Planning Agreement between the Town of Mammoth Lakes and Mammoth Lakes Foundation.

BACKGROUND:

The Town of Mammoth Lakes (Town) and the Mammoth Lakes Foundation (Foundation) have been engaged in various discussions, planning processes, and project review actions for the past several years. Planning efforts include the draft June 2005 South Gateway Master Plan which included 86 acres for a variety of public uses including housing, educational uses, and recreational amenities. The area is part of the Gateway District noted in the Town's General Plan.

The Foundation currently solely owns two parcels totaling approximately 27 acres that have been included in various planning efforts. Recent actions taken include specific changes to zoning to address housing uses in the institutional/public (IP) zoning area. The change allows housing related to public and quasi-public agencies (e.g., education, hospital, town, county, fire and water districts, and similar entities). Most recently the design review and environmental analysis of a proposal to build a 25,494 square foot Arts and Cultural Center (MACC) that included a Performing Arts Theatre, outdoor amphitheater, a new parking lot, improvements to the existing Edison Theatre and existing Edison Theatre parking lot with paved pathways, sidewalks and associated improvements was completed. The development plan was located at 100 College Parkway on the approximately 7.94 acres of land owned by the Foundation, which includes Edison Hall and its adjacent parking lot. The other parcel owned by the Foundation is located at 10 Wagon Wheel Road and includes approximately 19 acres of undeveloped land.

The proposed agreement between the Town and Foundation incorporates and reflects the goals expressed through previous work and is consistent in meeting goals and specific actions noted in the Town's General Plan. The agreement reflects values and amenities expressed through other adopted Town plans, actions, and voter approved funding sources.

ANALYSIS:

The proposed "Land Planning, Use and Development Agreement" incorporates several uses on the Foundation Property. While still conceptual, information is provided to allow the completion of environmental review processes. The draft layout is subject to minor changes or a reduction in scope. If the agreement is approved, additional field work will commence along with the environmental review and public engagement to finalize development plans.

Facilities, Improvements, and Uses

i. **Childcare Facility**. The need for expanded childcare facilities in the Town of Mammoth Lakes and Mono County is noted in reports provided by First 5 Mono County and Family and Data information provided by the California Child Care Resource & Referral Network. Data on childcare need is currently being updated, as the demand is expected to increase beyond the last analysis showing a County need of 307 slots, with 231 of those in Mammoth Lakes. The primary reason families seek childcare services is related to employment. One of the impediments to addressing childcare needs is the lack of licensed facilities. The Town, working with the Foundation and Mammoth Unified School District (MUSD) and others, has an opportunity to provide the needed facility. The facility would be operated by a public agency and/or private sector provider.

   The planned facility will include 6,600+/- square feet (not to exceed 7,000) facility to accommodate childcare, early childhood education and potential pre-school services, and administrative space. The facility may be licensed for 100 – 110 children, and 12+/- infants, with a higher actual number served based on the schedule of services. The facility would be staffed with an estimated 20-25 FTEs. An outdoor play area of 7,800+/- square feet of space is noted to meet license requirements. The facility will utilize existing modular buildings owned by MUSD which are scheduled for removal as part of the Mammoth High School renovations. These buildings need to be removed by the end of June 2023. This is a near-term project planned to be operational in late fall 2023. The buildings need to be improved to meet childcare license requirements, and will be equipped with new siding, roofing, and some design elements. The building foundations and connections to public infrastructure are the critical path elements. This will require bringing on a qualified architectural firm to complete required designs. The adjacent parking lot will require limited maintenance work to meet ADA requirements to denote parking spaces. The Town has set aside $1,650,000 in funding for this project.

ii. **MACC Support Building.** A 1,000+/- sq. ft. support building for the MACC is planned. The building would provide storage for overall site needs, workshop area and related support for the MACC. The building is planned to be operational fall 2023 using a refurbished modular building. The development of the MACC (Remodel of Edison Hall and the 8,000+/- square foot performing

arts auditorium) is proceeding separately by the Foundation. The Town has set aside $100,000 for this project and limited ADA parking improvements.

iii. **Outdoor Amphitheater**. The site plan includes space for an outdoor amphitheater which was part of previous concept planning work related to the broader Mammoth Arts and Cultural Center. The area is 1.1+/- acre in size. It is planned as a standalone facility and is not connected to the other facilities. Concept design is similar with potential uses to include smaller events and performances with a capacity of 500, with the potential for open area (non-improved) use that may allow for addition attendees. The timeline for the development of this element has not been established.

iv. **Temporary Dog Park**. The near-term planning includes an approximate 1+/- acre for a temporary dog park with associated amenities (fencing, water, seating area, small storage for materials, and shade). The temporary Dog Park is planned to open in late summer/fall 2023. The need for a dog park has been identified in previous park planning processes. The need is also apparent given the amount of illegal (dog off leash) activity taking place at the Town's current parks and sports fields. This use results in enormous amounts of dog waste collected off sports fields and from park areas each year. A dedicated place for this activity will reduce the misuse of parks and sports fields and provide a legal place for off-leash activities. The proposed dog park is located close to Town Multi-Use Paths which are also used for dog walking. The Town has set aside funding of $200,000.

v. **Housing Units**. The planning effort includes the analysis of a future housing development of up to 20 units on the area designated for the temporary Dog Park, which will then be relocated. Initial design shows 10, two-unit townhome sites (footprint is approximately 635 sq ft per unit), but final configuration and unit count will be determined cooperatively between the Town and Foundation within the noted limits. Currently, there is no identified funding, builder, or operator for the housing project. Inclusion of the housing element meets the longer-term vision of the Foundation to provide housing to supporting public and quasi-public agencies.

vi. **Additional Parking**. The plan incorporates an estimated 40+/- space parking lot. The lot is proposed to serve the site as overflow parking for the MACC, childcare, and future amphitheater use. The lot is adjacent to the Dog Park/Housing area. The lot will also serve as an access point to the Town's Multi-Use Path System (MUPS). Recommended funding is $400,000. The overall site is served by transit, where future shelters may be an option. If required power is accessible, the parking areas my serve as an EV charging location.

vii. **Snow Storage Area.** The concept plan includes a 5+/- acre site as part of the 10 Wagon Wheel Road property for use as a snow storage area. An access road

and security fencing/gate will need to be constructed. The Town will utilize best management mitigation measures on the site. The opportunity for a near-term additional snow storage area represents a new opportunity to assist the community in managing snow at a more affordable level. The site will not accommodate all the snow generated in a large snow year, and the Town will continue to work with the Inyo National Forest on the current permitted snow storage area. A separate use agreement will be prepared with the Foundation based on the outcome of the environmental planning work, including a funding structure that will benefit the Foundation. The longer-term Foundation vision for this property is for housing development. Therefore, the agreement for use as a snow storage area will be limited in duration. Implementation goal is for winter 2022-23. The Town has set aside funding of $50,000.

The proposed development plan represents an aggressive work program. It represents a substantial Town investment through partnerships to provide new and expanded community facilities and services. The work program extends the Community First investments made during the COVID-19 pandemic and reflects investments to improve quality of life for the greater Mammoth Lakes Community.

Terms

The term of this Agreement shall commence on the Effective Date. The term shall continue for five (5) years after the Effective Date. Upon 60 days' written notice, the Town shall have the option to extend the Agreement for successive one-year terms, for up to an additional five (5) years, unless sooner terminated or amended pursuant to its terms.

FINANCIAL CONSIDERATIONS:

Preliminary budget estimates are funded in the FY22-23 capital budget as noted above. Work on the planned uses will continue and separate lease agreements for each area to be used by Town will need to be finalized.

ENVIRONMENTAL CONSIDERATIONS:

The planning process includes the completion of the required environmental review process. Previous projects on this site have been reviewed and the information from prior work will assist in this process. The Town has retained the same firm to complete the environmental work in compliance with CEQA once the agreement is approved.

LEGAL CONSIDERATIONS:

The proposed agreement has been reviewed by the Town Attorney and the Foundation legal Counsel.

TOWN OF MAMMOTH LAKES LAND USE PLANNING AGREEMENT WITH MAMMOTH LAKES FOUNDATION FOR PROPOSED IMPROVEMENTS ON PROPERTIES LOCATED AT 100 COLLEGE PARKWAY AND 10 WAGON WHEEL ROAD

This Land Use Planning Agreement ("Agreement") is entered into to be effective on July 1, 2022 ("Effective Date"), by and between the Town of Mammoth Lakes, a municipal corporation, located at 437 Old Mammoth Road, Suite 230, in Mammoth Lakes, California ("Town"), and Mammoth Lakes Foundation, a California Non-Profit Public Benefit Corporation, located at 100 College Parkway, in Mammoth Lakes California ("MLF"). The Town and MLF are also referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. MLF owns two parcels of real property located at 100 College Parkway and 10 Wagon Wheel Road in Mammoth Lakes, California, which are identified in the satellite photograph attached as Exhibit A (collectively, the " Properties").

B. The parcel located at 100 College Parkway (the "Edison Hall Parcel") includes approximately 7.94 acres of land, an approximately 8,000 square-foot building commonly referred to as Edison Hall, a small storage building and utility-related improvements, and a paved parking area of approximately .4 acres, with the remainder of the parcel as vacant land.

C. The parcel located at 10 Wagon Wheel Road (the "Wagon Wheel Parcel") is approximately 19.05 acres of vacant land.

D. The Town and MLF intend to plan the potential development of the Properties with certain improvements to include: (1) a childcare facility; (2) a support building for the proposed Mammoth Arts and Cultural Center ("MACC"); (3) an outdoor amphitheater; (4) a temporary dog park; (5) up to twenty housing units; (6) additional vehicular parking; and (7) a temporary snow storage area (collectively, the "Proposed Improvements").

E. Upon the terms and conditions of this Agreement, the Town and MLF agree to proceed with planning efforts including, but not limited to environmental analysis, site design, conceptual designs, improvement designs, and certain entitlements and use permits for the Properties, as referenced in the conceptual land use plan attached as Exhibit B.

F. Upon execution of this Agreement, the Town and MLF intend to commence good-faith negotiations of one or more separate agreements and/or leases by which the Parties will document the details of the Town's proposed development of the Proposed Improvements and the proposed uses of the Proposed Improvements by the Town, MLF, and the public.

G. Concurrently with the execution of this Agreement, the Parties intend to execute a Lease Agreement by which the Town will Lease Edison Hall from MLF ("Lease Agreement").

THEREFORE, the Town and MLF agree:

TERMS AND CONDITIONS

1. **Contingency and Term.** The effectiveness and enforceability of this Agreement is contingent upon the Parties' concurrent execution of the Lease Agreement. The term of this Agreement shall commence on the Effective Date. The term shall continue for five (5) years after the Effective Date. Upon 60 days' written notice, the Town shall have the option to extend the Agreement for successive one-year terms, for up to an additional five (5) years, unless sooner terminated or amended pursuant to its terms.

2. **Planning Costs.** All costs incurred by the Town in any way related to the planning efforts associated with the Proposed Improvements shall be borne by the Town. The Town shall not take any action to incur, pledge, promise or assign any cost to MLF without its prior written approval.

3. **Future Agreements.** Notwithstanding any implication to the contrary in this Agreement, this Agreement does not provide the Town any right to enter upon or use any portion of the Properties at any time, or to authorize any third parties to do so, except as reasonably required to plan for the potential installation or construction of the Proposed Improvements on the Properties. The Parties will negotiate in good faith the terms of one or more leases or other agreements to permit the Proposed Improvements and associated uses on the Properties. If the Parties fail to agree on the terms of any of the Proposed Improvements or associated uses, then the Town shall not proceed with those Proposed Improvements or uses.

4. **Access to the Properties.** MLF grants the Town permission to access the Properties, upon reasonable notice by email or telephone, for the following purposes:

4.1 **Environmental Analysis.** The Town will complete all environmental reviews and assessments, including the preparation of all studies, reports, and disclosures which may be required to comply with the California Environmental Quality Act based upon the proposed uses planned for the Properties as depicted in Exhibit B, which shows that all of the Proposed Improvements, with the exception of the Temporary Snow Storage Area, are proposed to be located on the Edison Parcel.

4.2 **Site and Facility Design**. The site and facility design will include all planning required to facilitate the development of the Properties in phases. This work includes all planning, building, engineering, environmental, and other agency review and permits for the following proposed uses:

i. **Childcare Facility**. The planned facility will include 6,600+/- square feet (not to exceed 7,000 square feet) of facility space to accommodate childcare and potential pre-school services. An outdoor play area of approximately 7,800 square feet, with the final design based on a requirement to provide 75 square feet of outdoor space per child is proposed. This is a near-term project planned to be operational in the summer/fall of 2023. Operation of the childcare facility by a public agency and/or the private sector is under consideration.

ii. **MACC Support Building.** A 1,000+/- square foot support building for the MACC is planned. The building would provide storage for overall site needs, a workshop area, and related support for the MACC and Edison Hall operations. The building is planned to be operational in the summer/fall of 2023.

iii. **Outdoor Amphitheater**. The site plan includes space for an outdoor amphitheater which was part of previous concept planning work related to the MACC. The area is 1+ acre in size. This is a long-term project, and no completion date has been established.

iv. **Temporary Dog Park**. The near-term plan includes an approximate 1+/- acre temporary dog park with associated amenities (fencing, water, seating area, small storage for materials, and shade). The dog park is planned to be opened in late summer/fall of 2023. The long-term plan is for the dog park to be relocated off-site to accommodate the development of housing units at this location.

v. **Housing Units**. The planning effort includes the analysis of a future housing development plan of up to 20 units. Initial design shows 10 two-unit townhome sites (footprint is approximately 635 square feet per unit), but final configuration and unit count will be determined cooperatively between the Town and MLF within the noted limits. Currently, there is no identified funding, builder, or operator for the proposed housing project.

vi. **Additional Parking**. The plan incorporates an estimated 40-space parking lot. The lot is proposed to serve all services provided on the properties and provide additional spaces near an access point to the Town's Multi-Use Path System (MUPS). Pending the public bidding process, this project is planned for completion in the summer/fall of 2023.

vii. **Temporary Snow Storage Area.** The concept plan includes a 5+/- acre site on the 10 Wagon Wheel Road property to be used as a temporary snow storage area. Access road, security fencing/gate, and best management mitigation measures shall be included. The Parties will attempt in good faith to negotiate a separate use agreement for the site based on the outcome of the environmental planning work. The agreement shall include a funding structure to compensate MLF. The implementation goal is for winter 2022-23.

4.3 **Building Materials.** The Foundation is aware of and consents to the Town's planned reuse of up to six modular buildings for the childcare facility and one modular building MACC support building. Other than these, the Town will not place any additional modular buildings on any portion of the Property. All construction and buildings will comply with applicable Town codes.

4.4 **Site Maintenance and Care**. The Town shall use best management practices in accessing the site for planning and environmental work and for the use of

the Properties for site analysis, development activities, security, construction, utility connections, grading, and related work. The Town will provide all maintenance required for the temporary dog park and associated amenities, the additional parking lot, improved MUPS/sidewalks, fencing, and any public utilities under Town control. The Town will provide for ongoing maintenance, mitigation, and site remediation as required for the temporary snow storage area. Maintenance of new structures is not the responsibility of MLF; the Town and/or operator of the facilities will be responsible for maintenance of all buildings and appurtenances. The Town will be responsible for snow removal for the new parking lot, improved sidewalks, or MUPS at its sole discretion.

5. **Indemnity.** Except to the extent to which any claims, liability, loss, damage, or expenses arise from the negligence of MLF or its agents or employees, the Town agrees to indemnify, defend, and hold MLF, its directors, employees, agents, successors and assigns, volunteers, and guests, and the personal property of MLF, including the Property, free and harmless of any and all claims, liability, loss, damage, or expenses resulting from Town's occupation and/or use of the Property, specifically including:

i. The death or injury of any person or persons, including any person who is an employee, agent, guest, or customer of the Town,

ii. The damage or destruction of the Property or any Improvements by any person who is an employee, agent, guest, or customer of Town,

iii. Any work performed on the Properties or materials furnished to the Property at the insistence or request of Town; and

iv. The Town's failure to perform any provision of this Agreement, or to comply with any requirement of local, state, or federal law or any requirement imposed on Town or by any duly authorized governmental agency or political subdivision.

6. **Hazardous Materials Prohibited.** The use, generation, storage or disposal of Hazardous Materials on the Properties is strictly prohibited, and any such use, generation, storage, or disposal shall result in a default and termination of this Agreement. For the purpose of this section, Hazardous Materials shall include, without limitation, substances defined as "hazardous substances", "hazardous materials", "toxic substances", "hazardous wastes", "extremely hazardous wastes", or "restricted hazardous wastes", or stated to be known to cause cancer or reproductive toxicity, under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. sections 9601, et seq; the Hazardous Materials Transportation Act, 49 U.S.C. sections 1801, et seq; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901, et seq; the Federal Water Pollution Control Act, 33 U.S.C. sections 1317, et seq; sections 25115, 25117, 25122.7, 25140, 25249.5, 25249.8, 25281, 25316 or 25501 of the California Health & Safety Code; or any substances so defined or stated in any of the regulations adopted and publications promulgated pursuant to said laws as they may be amended from time to time.

7. Insurance.

7.1 The Town shall obtain insurance in the amounts described below unless specifically altered or waived by MLF ("Required Insurance"). If any of the Required Insurance contains a general aggregate limit, that insurance shall apply separately to this Agreement or be no less than two times the specified occurrence limit. Notwithstanding any provision of this Agreement, the Town may furnish the Required Insurance through coverage provided by Town's participation in a joint powers self-insurance authority.

i. General Liability Insurance. Town shall maintain occurrence version general liability insurance, or an equivalent form, with a combined single limit of not less than Two Million Dollars ($2,000,000) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

ii. Workers' Compensation Insurance. In the event that the Town has any employees who will be working on the Properties, it shall maintain Workers' Compensation insurance in compliance with all applicable statutes.

7.2 The general liability insurance policy shall name MLF, its directors, officers, employees, agents, and volunteers as additional insureds. The Required Insurance shall be primary as to Town's operations with respect to any insurance or self-insurance programs covering the Foundation, its directors, officers, employees, agents, and volunteers, or if in excess, shall stand in an unbroken chain of coverage in excess of Town's scheduled underlying coverage. The Required Insurance shall contain standard separation of insureds provisions and shall contain no special limitations on the scope of its protection to MLF, its directors, officers, employees, agents, and volunteers.

7.3 The Town shall provide MLF properly executed certificates of insurance which evidence all Required Insurance prior to initiating any work on the property. The Town shall maintain the Required Insurance at all times while this Agreement is in effect, and shall replace any certificate, policy, or endorsement which will expire ten (10) business days before expiration without a lapse in coverage. The Town shall forward any notice of cancellation to MLF within two (2) business days from the date of the Town's receipt. The Town's failure to forward MLF any notice of cancellation issued to the Town shall be considered a breach of this Agreement. Any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to MLF, its directors, officers, employees, agents, and volunteers. Unless approved in writing by MLF, the Town shall place the Required Insurance with insurers licensed or authorized to do business in the State of California with a current A.M. Best rating of at least A-.

8. Attorneys' Fees. If any legal action or proceeding is commenced between the Parties concerning the Properties or the Parties' respective rights and obligations pursuant to this Agreement, then the prevailing party in that action or proceeding shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorneys' fees and costs, including any fees and costs incurred on appeal or in any effort to enforce a judgment.

9. Termination. Without limiting its ability to seek other remedies, either at law or in equity, either Party may terminate this Agreement and all of the obligations herein, at its option, upon the other Party's breach of any of its obligations under this Agreement and failure to cure such breach within thirty (30) days after receipt of written notice from the non-breaching Party or, if such cure cannot be completed within thirty (30) days, the breaching Party's failure to commence such cure within thirty (30) days after its receipt of written notice and thereafter failing to diligently prosecute such cure to completion. In addition, upon expiration of the initial term provided in Section 1 of this Agreement, either Party may terminate this Agreement by providing the other Party thirty (30) days' prior written notice of its desire to terminate. Notice shall be sent via certified mail, return receipt requested, to the location specified in Section 9 of this Agreement, and shall be deemed accepted upon delivery.

10. Notices. All notices or other communications required or permitted under this Agreement shall be in writing, and shall be personally delivered or sent by registered or certified mail, return receipt requested, and shall be deemed received upon the earlier of (i) if personally delivered, the date of delivery to the address of the person to receive such notice and (ii) if mailed, three (3) business days after the date of posting by the United States post office.

To Town: Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
Attn: Town Manager

To MLF: Mammoth Lakes Foundation
PO Box 1815
Mammoth Lakes, CA 93546
Attn: Executive Director

Notice of change of address shall be given by written notice in the manner detailed in this Section. Rejection or other refusal to accept, or the inability to deliver because of changed address of which no notice was given, shall be deemed to constitute receipt of the notice, demand, request or communication sent.

11. Compliance with Laws. The Town shall comply with all applicable Federal, State and local laws, regulations and standards that are or may become applicable to Town's occupancy and/or activities on the Properties. The judgment of any court of competent jurisdiction, or the admission by the Town in a proceeding brought against it by any governmental entity, that the Town has violated any such statute, ordinance, regulation, or requirement shall be conclusive as between MLF and the Town and shall constitute grounds for declaration of default, material breach, forfeiture, and termination of this Agreement by MLF.

12. Cumulative Remedies. No remedy or election contained in this Agreement shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies available at law or in equity.

13. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

14. Captions. Any captions to, or headings of, the sections or subsections of this Agreement are solely for the convenience of the Parties, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any of its provisions.

15. No Obligations to Third Parties. Except as otherwise expressly provided in this Agreement, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties, to any third parties.

16. Amendment of Agreement. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the Parties.

17. Waiver. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision.

18. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any action to interpret or enforce this Agreement shall be brought and maintained exclusively in the Mono County Superior Court.

19. Fees and Other Expenses. Except as otherwise provided in this Agreement, each of the Parties shall pay its own fees and expenses in connection with this Agreement, including any permit or license fees which Town may be required to obtain pursuant to its occupancy.

20. Authority to Execute Agreement. MLF and the Town warrant that the individuals who have signed this Agreement have the legal power, right and authority to enter into this Agreement so as to bind each Party for whom they sign.

21. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties.

22. Incorporation of Recitals and Exhibits. Each and all of the Recitals and Exhibits to this Agreement are incorporated by reference as though fully set forth in this Agreement.

23. Entire Agreement. This Agreement supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between the Town and MLF as to its subject matter. No subsequent agreement, representation, or promise made by either Party, or by or to any employees, officer, agent or representative of either Party, shall be of any effect unless it is in writing and executed by the Party to be bound by it.

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the Effective Date.

MLF AND THE TOWN HAVE CAREFULLY READ AND REVIEWED THIS AGREEMENT AND EACH OF ITS TERMS AND CONDITIONS, AND BY THE EXECUTION OF THIS AGREEMENT CONFIRM THEIR INFORMED AND VOLUNTARY CONSENT TO BE BOUND BY IT. THE PARTIES AGREE THAT, AT THE TIME THIS AGREEMENT IS EXECUTED, ITS TERMS ARE COMMERCIALLY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF MLF AND THE TOWN.

THE TOWN

Town of Mammoth Lakes, a municipal corporation

By:_____

Name: Daniel C. Holler

Title: Town Manager

Date:_____

MLF

Mammoth Lakes Foundation, a California Non-Profit Public Benefit Corporation

By:_____

Name: _____

Title: _____

Date: _____

By: _____

Name: _____

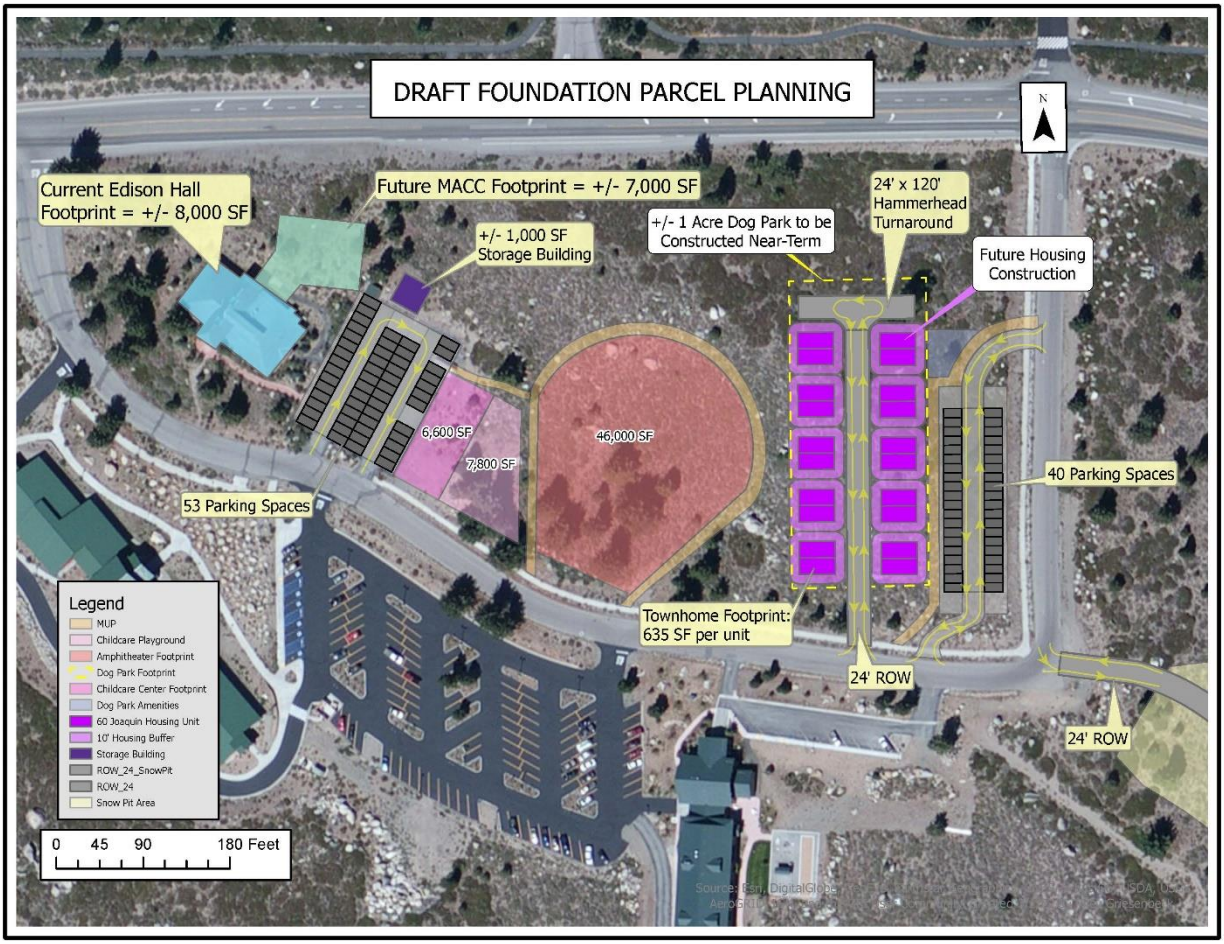
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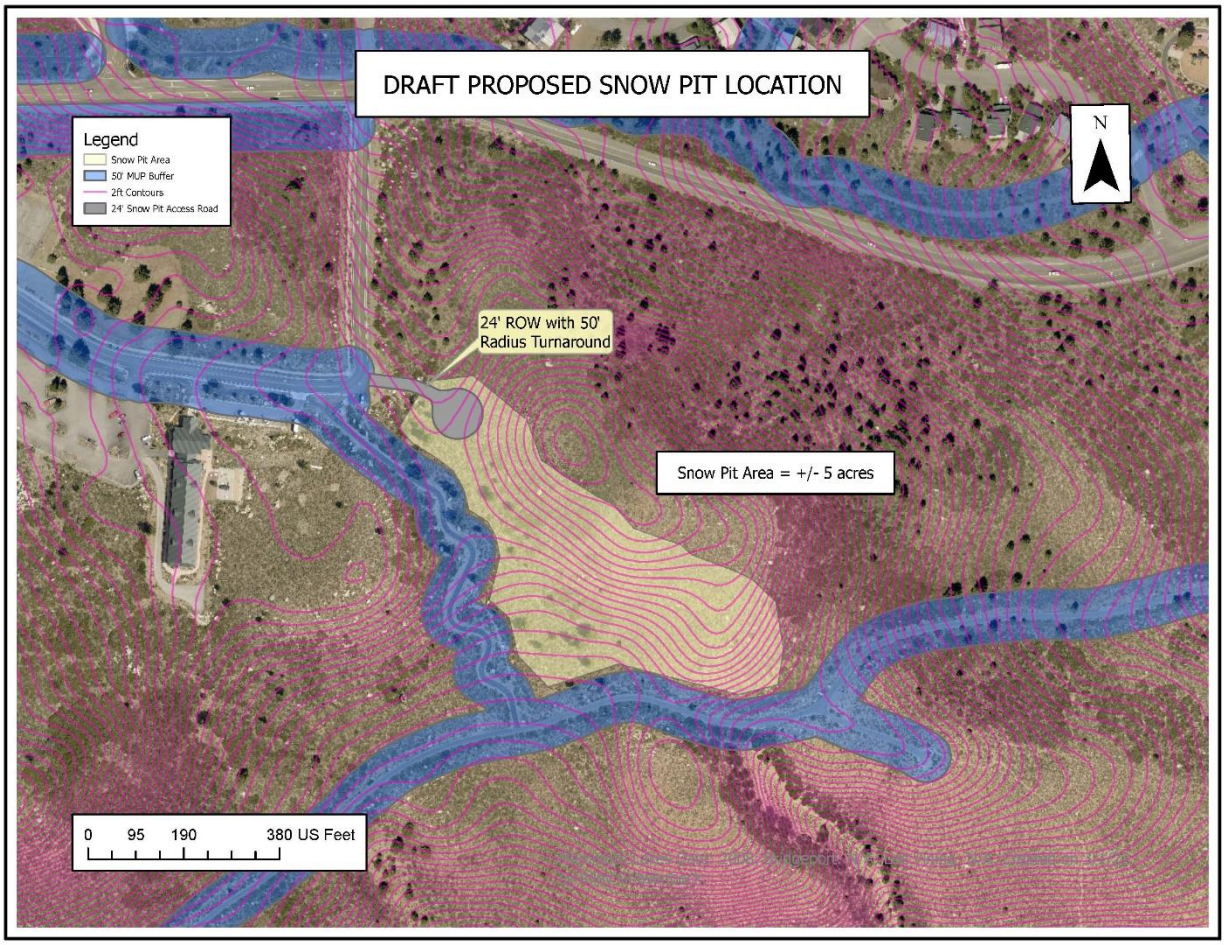
Date: _____

EXHIBIT A


Meridian Boulevard
100 COLLEGE PARKWAY
Mammoth Ski Museum
100
109
Wagon Wheel Road
121
121
159
10 WAGON WHEEL DRIVE
Cerro Coso College
1410
22
48
28
34

EXHIBIT B


DRAFT FOUNDATION PARCEL PLANNING
N
Current Edison Hall Footprint = +/- 8,000 SF
Future MACC Footprint = +/- 7,000 SF
+/- 1,000 SF Storage Building
+/- 1 Acre Dog Park to be Constructed Near-Term
24' x 120' Hammerhead Turnaround
Future Housing Construction
6,600 SF
7,800 SF
46,000 SF
53 Parking Spaces
40 Parking Spaces
Townhome Footprint: 635 SF per unit
24' ROW
24' ROW
Legend
MUP
Childcare Playground
Amphitheater Footprint
Dog Park Footprint
Childcare Center Footprint
Dog Park Amenities
60 Joaquin Housing Unit
10' Housing Buffer
Storage Building
ROW_24_SnowPit
ROW_24
Snow Pit Area
0 45 90 180 Feet


DRAFT PROPOSED SNOW PIT LOCATION
Legend
Snow Pit Area
50' MUP Buffer
2ft Contours
24' Snow Pit Access Road
N
24' ROW with 50' Radius Turnaround
Snow Pit Area = +/- 5 acres
0 95 190 380 US Feet

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Approve re-establishment of the Inyo-Mono Broadband Consortium under the Eastern Sierra Council of Governments (ESCOG) and for ESCOG to apply for funding under the California Advanced Services Fund.

Council Meeting Date: 7/6/2022

Prepared by: Daniel C. Holler, Town Manager

Recommended Motion: Approve Resolution directing the Eastern Sierra Council of Governments to apply for broadband consortia funding allocated under the California Advanced Services Fund to re-establish the Inyo-Mono Broadband Consortium.

Summary: On May 19, 2022 the California Public Utilities Commission (CPUC) adopted Decision (D). 22-05-029 which made programmatic changes to the California Advanced Services Fund (CASF) Consortia Grant Account and allocated $10.71m of funding for California regional broadband consortia in FY 22-23. Broadband Consortia are recognized and funded by the CPUC to facilitate the deployment of broadband services by providing the local expertise necessary to conceptualize broadband projects which could be funded under grant programs, such as those created under SB 156 and AB 164.

The Town has been part of two separate broadband consortia over the past decade – the Eastern Sierra Connect Regional Broadband Consortium (2012 – 2015) and the first iteration of the Inyo-Mono Broadband Consortium (2016-2019). The primary focus of the work performed under both entities was to effectively leverage the opportunities created by Digital 395 - namely developing new last-mile broadband offerings and encouraging broadband adoption through awareness and marketing campaigns.

By leveraging CASF funding and taking a regional approach to work efforts we can better utilize resources, focus on "economy of scale" types of projects and initiatives, and keep a collaborative approach in broadband related economic development opportunities. The Town is working on the process to apply for CPUC funding under the Local Agency Technical Assistance (LATA) grant program for eligible pre-construction work to provide needs assessments, environmental and engineering studies, network design, and broadband strategic plans. The effort is being coordinated with Golden State Connect Authority as we have expressed our interest to work in partnership on project development and deployment. The IMBC regional perspective well benefit this effort.

Under the guidance and direction of the Eastern Sierra Council of Governments (ESCOG), the IMBC would:

- Hire a Regional Broadband Coordinator (housed by member agency)
- Refine and implement broadband strategies
- Assist with grant applications and administration
- Further the development of economic development initiatives related to broadband

Inyo County will serve as Fiscal Agent in support of the IMBC and serve as the hiring ESCOG member for the coordinator position pending a successful grant. Mammoth Lakes will provide necessary clerking services as provided for ESCOG. The IMBC can request up to $200,000 per year for four consecutive years.

The attached draft resolution supports the re-establishment of the IMBC under ESCOG and authorizes ESCOG to take the necessary actions to apply for grant funding, and related matters.

RESOLUTION NO. 2022 -_____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, REQUESTING AND APPROVING A PROGRAM OF WORK FOR THE EASTERN SIERRA COUNCIL OF GOVERNMENTS RELATED TO THE INYO-MONO BROADBAND CONSORTIUM

WHEREAS, from approximately 2016 to 2019, the Inyo-Mono Broadband Consortium (IMBC) operated within and under the governance of the Eastern Sierra Council of Governments (ESCOG); and

WHEREAS, during this time, the IMBC was awarded roughly $105,000 of funding from the Consortia Account of the California Advances Services Fund (CASF) administered by the California Public Utilities Commission (CPUC); and

WHEREAS, the IMBC used these funds to achieve crucial regional goals related to improving broadband access and adoption, including developing awareness around broadband offerings, producing tools to assist with selecting providers, assisting with policy creation within the agencies, and developing marketing materials; and

WHEREAS, in April 2019, when the CASF grant was fully expended, the IMBC went dormant; and

WHEREAS, in January 2020, the ESCOG modified its organizational structure and entered into a formal joint powers authority agreement that includes the City of Bishop, County of Inyo, Town of Mammoth Lakes, and County of Mono; and

WHEREAS, section 3.01 of the ESCOG JPA agreement requires ESCOG to obtain the approval of all four of its member agencies before engaging in substantive projects, such as applying for grants or participating in state or federal programs; and

WHEREAS, in early June 2022, ESCOG administration became aware that the CPUC adopted Decision 22-05-029, which modified the rules for CASF consortia, expanded the activities that consortia could engage in, and allocated an additional $10.7 million in grant funding for consortia to spend on any of the following eligible activities:

- Collaborating with the Commission and other state agencies to engage regional consortia, local officials, internet service providers (ISPs), stakeholders, and consumers regarding priority areas and cost-effective strategies to achieve the broadband access goal.
- Identifying potential CASF infrastructure projects or potential broadband deployment projects related to new programs created under SB 156 and AB 164, along with other opportunities, where providers can expand and improve their

infrastructure and service offerings to achieve the goal of reaching 98% broadband deployment in each consortia region.

- Assisting potential CASF infrastructure applicants or potential applicants for broadband deployment projects related to the new programs created under SB 156 and AB 164 in the project development or grant application process.
- Conducting activities that will lead to or that can be reasonably expected to lead to CASF infrastructure projects or broadband deployment projects related to new programs created under SB 156 and AB 164, including but not limited to the following examples of allowable activities:
    - Supporting project permitting activities.
    - Engaging local government officials and communities to better understand and explain regional broadband needs and solutions and providing technical assistance to such entities.
    - Conducting an inventory of public assets (e.g., rights-of-ways, publicly owned towers, public utility poles, equipment housing, publicly owned property) and aggregate demand, including speed tests and the identification and updates of priority areas.
- Assisting the Commission in publicizing requests for wireline testing volunteers in areas, as needed.
- Assisting the Commission in promoting broadband deployment in California, related to the Federal Funding Account and other programs including Middle-Mile, Broadband Loan Loss Reserve, and Local Agency Technical Assistance created under SB 156 and AB 164.

WHEREAS, in order to prepare a strong application to access this latest round of CASF and avoid duplication of efforts, the members of the IMBC should agree upon a central entity to house and administer the IMBC, agree upon basic details regarding the governance of the IMBC, and assign an entity to submit a CASF application on behalf of all members of the IMBC; and

WHEREAS, ESCOG is qualified to fulfill the tasks enumerated above. The IMBC was previously housed within ESCOG from 2016-2019. Additionally, ESCOG is a regional entity whose Board contains representatives from all four entities that make up the IMBC.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Mammoth Lakes as follows:

1. The Town of Mammoth Lakes requests that ESCOG engage in a program of work related to the IMBC. Specifically, the Town requests that:
    a. ESCOG house the IMBC within its governance structure and provide administrative support to the IMBC.
    b. The Board of Directors of ESCOG serve as the Board of the IMBC.

c. On behalf of the Eastern Sierra region, ESCOG submit all applications and materials necessary to access the CASF made available by the CPUC's Decision 22-05-029.

2. Should ESCOG choose to engage in the IMBC Program of Work, ESCOG is empowered to apply for, administer, and expend grants and other sources of revenue to participate in regional broadband development efforts, including but not limited to the CASF made available by Decision 22-05-029; take official positions on matters of policy related to regional broadband development efforts; serve as the governing body of the IMBC; engage in any actions already authorized by the ESCOG Joint Powers Agreement including the securing of appropriate levels of insurance and hiring personnel; and take any other actions reasonable related to its pursuit of the above-mentioned broadband development activities, provided, however, that the IMBC Program of Work shall not be authorized to incur debt that is not otherwise secured by the Program's identified revenue. Member agency funding to support such work is subject to approval by each agency and action by the ESCOG shall not obligate members financially.

APPROVED AND ADOPTED this 6th day of July 2022.

_____
LYNDA SALCIDO, Mayor

ATTEST:

_____
JAMIE GRAY, Town Clerk

TOWN COUNCIL STAFF REPORT

Title: Authority to work with Golden State Connect Authority (GSCA) to apply for $500,000 in grant funding for a broadband deployment plan for Mammoth Lakes.

Meeting Date: July 6, 2022

Prepared by: Daniel C. Holler, Town Manager

RECOMMENDATION:

Authorize the Town Manager to work with and sign necessary agreements with the Golden State Connect Authority (GSCA) to apply for up to $500,000 in Local Area Technical Assistance grant funding to support the potential for broadband development in the Town of Mammoth Lakes.

BACKGROUND:

High quality broadband service has been a priority for the Town of Mammoth Lakes for over a decade. Following the completion of Digital 395, Town staff worked closely with Suddenlink to encourage and ultimately compel them to invest in our community by upgrading equipment to improve their service offerings. As a result of these efforts, in 2014 Suddenlink launched Gigabit service in Mammoth Lakes. For a period of time, Mammoth was Suddenlink's only Gigabit market in California and both the quality of Suddenlink customer service and network performance in Town was admirable. Following the acquisition of Suddenlink by Altice in mid-2015, however, challenges began to arise which over the years have translated into a host of network challenges and associated customer frustrations. For the past few years staff have been looking for opportunities to improve broadband services including options to extend additional fiber connections within the community.

With the recent passing of SB 156 comes broadband policy and funding never before seen in California. Under this legislation are programs to develop a statewide open access middle-mile network (Statewide Middle Mile Initiative), allocate funding to each County for developing last-mile in un-served communities (Federal Funding Account), and assist local agencies in planning and preparing for the future of broadband within their jurisdictions (Local Area Technical Assistance or LATA).

Given the availability of Digital 395 (which resembles the State's middle-mile efforts in other parts of California) and the availability of broadband with speeds greater than 25mbps in the community, the Town of Mammoth is not eligible for SB 156 funding to build out new broadband offerings. However, other opportunities for improving broadband service in Mammoth do exist and have been receiving attention from Town staff.

ANALYSIS:

Late last year, the Rural County Representatives of California (RCRC) established a new Joint Powers Authority known as the Golden State Connect Authority (GSCA). The intent of the GSCA is to leverage additional funding from SB 156 via the Loan Loss Reserve Program coupled with

the capacity and knowledge within RCRC to bond for additional monies which could be used to develop new fiber-based broadband networks.

Over the past year, the GSCA has been evaluating initial project areas for the deployment of open-access, public benefit, last mile, municipal broadband infrastructure. The open-access model allows and invites participation from all providers, thus creating choice for those living and working in California's rural areas. While rigorous business factors have been used to narrow the initial list of project areas, GSCA is now working with the local governments representing these areas to affirm interest and partnership as we work toward project deployment. Mammoth Lakes was identified as a potential area to pursue grant funding for the planning, engineering, and design of an expanded community-wide fiber network. Town staff has expressed the Town's interest to work in partnership with GSCA on this effort.

To determine whether Mammoth Lakes may be a viable community for such a project, GSCA is assisting the Town of Mammoth Lakes with the identification and acquisition of resources via the Local Area Technical Assistance (LATA) program. This program grants local agencies up to $500,000 for the preparatory work needed for broadband development (such as strategic planning, environmental review, engineering and design, and staff time). Working through GSCA a qualified engineering firm in the development and design of a broadband, fiber network will be retained to assist in the application process. If a grant is secured, then a full design of community wide fiber network would commence. Once the planning, engineering, design, and environmental work is final the economics of implementing the plan will be reviewed. If it is determined that there is adequate demand to support the installation of the system, then a third-party provider under GSCA will take on project and risks associated with building out the system. While this will require a substantial amount of work and time, the first step is to apply for funding to do the initial engineering, design, etc. The Town may need to serve as the fiscal agent for the project and will need to coordinate with GSCA and the selected engineering team on the project.

FINANCIAL CONSIDERATIONS:

Staff time will be required to assist in the grant funding application. If successful, the Town may be required to provide fiscal services and cash flow for the grant reimbursement requirements. There is no direct match for the grant. Once the grant program application process is final, any additional information will be provided to Council.

ENVIRONMENTAL CONSIDERATIONS:

The grant application project will not require environmental work. If the grant is received, the grant may be used later in the process to complete any required environmental analysis.

LEGAL CONSIDERATIONS:

The Town Attorney has been part of the initial discussions and will continue to represent the Town in any agreements or other actions required to be undertaken by the Town.

TOWN COUNCIL STAFF REPORT

Title: Approval of lease agreement with Mammoth Unified School District, Mono County Office of Education, and the Town for development of tennis and pickleball courts.

Meeting Date: July 6, 2022

Prepared by: Stuart Brown, Parks and Recreation Director
Haislip Hayes, PE Public Works Director

RECOMMENDATION:

Town Staff recommends the Town Council take the following actions:

- Authorize the Town Manager to execute a lease agreement with MUSD and MCOE for adaptive reuse of the existing Multi-use Facility site.
- Authorize the Town Manager to execute a contract with GameTime C/O Great Western Recreation in an amount not to exceed $100,000 for multi-use court installation.

BACKGROUND:

The Town of Mammoth Lakes has held a lease agreement since 2007 with the Mammoth Unified School District (MUSD) and Mono County Office of Education (MCOE) to operate a Multi-Use Facility on two acres of land adjacent to the District offices. The lease agreement facilitated the development of a concrete slab that created a more reliable ice rink/RecZone that has been in operation since 2011. The facility will no longer be used as an ice rink/RecZone by the Town Parks and Recreation Department as the new Community Recreation Center (CRC) is scheduled to operate this winter. The existing infrastructure (concrete slab, perimeter fence, restrooms, garage, etc.) at the facility is in relatively decent shape and could be used for other purposes until such time that MUSD and MCOE develop the site.

Members of the community have voiced their concerns over the condition of the existing tennis courts at the Community Center Park. The six asphalt tennis courts have exceeded their useful life and the cost of on-going maintenance is unsustainable and the cost to replace is prohibitive (est. $1,000,000). Staff is recommending the adaptive re-use of the ice rink slab to provide one (1) regulation tennis court and two (2) regulation pickleball courts. The concrete slab will provide a more reliable and consistent surface for these sports and not require the extensive annual maintenance compared to the existing asphalt courts. The three new courts are appropriately sized and placed on the existing slab (see figure 1) and will require only a minimal amount of work to make the facility operational for these uses.

Staff envision a passive use of the site, that will be made available for public recreation use on a first-come, first-serve basis, with the exception of MUSD/MCOE and Town Parks and Recreation programs, and special events that will take priority. The Town has received a bid from GameTime c/o Great Western Recreation for the rehabilitation of the proposed tennis/pickleball facility. The bid from Great Western comes to the Town through cooperative purchasing agreements (Omnia Partners) and as per Section 3.20.290 of the Town of Mammoth Lakes Municipal Code, is exempt to open market, informal or formal bid competitive bidding procedures and requirements. If approved, the installation would occur this summer/fall.

The scope of work includes the following:

- Installation of approximately 585 LF of perimeter 8-foot-high court fencing (galvanized black vinyl coated) around the courts
- Installation of 60 LF of 4-foot-high interior fencing between the two (2) pickleball courts
- Installing one (1) set of in-ground tennis and two (2) sets of pickleball sleeves for the net posts
- Painting one (1) regulation tennis court with 2-colors
- Painting two (2) regulation pickleball courts with 3 colors
- Painting white striping on all three (3) courts

Figure 1 - proposed site design



FINANCIAL CONSIDERATIONS:

The proposed agreement will permit the Town to lease the facility for $1 per year. The Town will continue to pay for snow removal for the site as it has since 2007. This snow removal work is included in the current budget and is contracted to a third-party. The cost of the installation will be funded by the $100,000 set aside for Park and Recreation improvements and maintenance. This funding was also included in the recently approved fiscal year 2022/23 Town budget.

THIRD AMENDMENT TO MULTI-USE FACILITY LEASE AGREEMENT
(Mammoth Ice Rink Site)

THIS THIRD AMENDMENT to Multi-Use Facility Agreement ("Third Amendment") is made this June 14, 2022, by and between the Mammoth Unified School District, a California public school district located in the County of Mono, California, ("District"), the Mono County Office of Education ("MCOE") and the Town of Mammoth Lakes ("Town"). District, MCOE and Town may be individually referred to herein as a "Party" or collectively referred to herein as the "Parties."

RECITALS

1. **WHEREAS,** the Parties entered a Joint Use and Lease Agreement for the Use of Land and Development, Maintenance, Scheduling and Operations of an Ice Rink dated as of May 14, 2007 ("Original Agreement") for the Town's use and development of real property located on the south side of Meridian Boulevard, east of the intersection of Sierra Park Road and commonly referred to as the Mammoth Ice Rink ("Property"); and

2. **WHEREAS,** the Original Agreement was thereafter modified by the District and Town pursuant to a Memorandum of Understanding executed by the Parties and dated as of June 29, 2012 ("MOU"), to modify the term, revise the termination provisions and reduce the annual lease payments as more fully described in the MOU; and

3. **WHEREAS,** on June 22, 2017, the Parties executed a Multi-Use Facility Agreement ("Agreement") setting forth the restated agreement among the Parties related to the Property; and

4. **WHEREAS,** on October 25, 2018, the Town made a formal request to both the District and MCOE to extend the term of the Agreement; and

5. **WHEREAS,** on March 28, 2019, the Parties executed a First Amendment to the Agreement that extended the term, increased the annual lease payments, modified the parking lot provisions, and such other matters subject to the terms and conditions set forth therein; and

6. **WHEREAS,** after a further request to extend the term, on June 24, 2021, the Parties executed a Second Amendment to the Agreement that extended the term, increased the annual lease payments, modified the termination provisions and included a request by the District for the removal of certain hard surfaces, and such other matters subject to the terms and conditions set forth therein; and

7. **WHEREAS**, the Agreement as amended expires on June 30, 2022; and

8. **WHERAS,** on April,12 2022, the Town made a request to the District to further modify the terms of the Agreement; and

9. **WHEREAS,** the Parties now intend to amend the Agreement to mutually extend the term, modify (by reducing) the annual lease payment, to permit the Town to install, within the footprint of the existing ice rink's slab area, surfaces for other non-fee based recreational and athletic uses ("New Surface(s)") as further described hereunder, and such other matters subject to the terms and conditions set forth herein.

NOW THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, the Parties agree to amend the Agreement as follows:

AMENDMENT

1. Incorporation of Recitals; Defined Terms. The foregoing Recitals are true and correct and are incorporated into this Third Amendment by this reference. Any capitalized terms not specifically defined herein will have the same definition given to those terms in the Agreement.

2. Revision of Recital 1.8. To identify the New Surfaces as being subject to the Agreement, Subsection 1.8 of Section 1 of the Agreement is hereby deleted and replaced with the following:

   "TOWN is interested in continuing to operate an ice rink and provide recreational services that include the existing ice rink, concession, sitting area, skate rental, equipment storage, restrooms, utilities and infrastructure, lighting, shared parking and pedestrian access (hereinafter collectively referred to as the "ice rink"), and to include, if constructed, tennis courts, pickle ball courts, and other sports courts (collectively, "New Surface(s"), to meet the recreation and athletic needs of the community."

3. Terms Applicable to New Surface(s). The Parties agree that any reference to the "ice rink," and/or any obligation pertaining thereto, in the Agreement, shall also mean "New Surface(s)." The

Agreement shall be read and interpreted broadly to apply any obligation pertaining to the "ice rink" as applying to the "New Surface(s)."

4. Expanding Use. To add the New Surfaces as a permitted use, the following is added as the last sentence of Subsection 2.1 of Section 2 of the Agreement:

"In addition to the ice rink, TOWN may use the PROPERTY to design, construct, operate, and maintain the New Surfaces on top of, and within in the footprint of, the existing ice rink's slab area ("Existing Ice Rink Footprint")."

5. Mutual Extension of the Term. Upon expiration of the current term on June 30, 2022, the Term of the Agreement will be extended by mutual agreement of the Parties for an additional five (5) years. Accordingly, Section 3 is hereby deleted and replaced with the following:

"**3. TERM.** The "Term" of this Agreement shall commence on July 1, 2022, and shall remain in effect until June 30, 2027 ("Term"). The PARTIES shall have the option to renew the Term of this Agreement for successive one (1) year terms, or a shorter period, upon written request from TOWN to DISTRICT at least sixty (60) calendar days before the expiration of the then current Term, and written approval thereof by DISTRICT."

4. Rent. The Parties agree to reduce the annual rent. Accordingly, Subsection 5.1 of Section 5 of the Agreement is hereby deleted and replaced with the following:

"5.1. For and in consideration of the TOWN's use of the PROPERTY, commencing on July 1, 2022, TOWN shall pay to DISTRICT the sum of **one dollar ($1) per-year** for lease of the PROPERTY, subject to Town's payment of any other cost as set forth in the Agreement."

5. Expansion of Design and Construction Provisions. The Parties agree to expand the potential uses of the Property to include the design and development of New Surfaces within the Existing Ice Rink Footprint. Accordingly, the following is hereby added as Subsection 6.8 and 6.8.1 through 6.8.2 to Section 6 of the Agreement:

"6.8 TOWN is permitted to construct the New Surfaces, within the Existing Ice Rink Footprint, to facilitate non-fee based recreational and athletic uses as set forth hereunder. TOWN may **ONLY** install the following New Surfaces consistent with the requirements of this Agreement: (i) one (1) regulation size tennis court; and (ii) two (2) regulation pickleball courts. Unless agreed to by DISTRICT in writing, construction of the New Surfaces and any improvement related thereto, shall only be permitted within the Existing Ice Rink Footprint. The New Surfaces may be fenced, striped and surfaced with permanent or temporary netting. TOWN will be responsible for the design and construction of the New Surfaces at its sole cost and expense. TOWN will also remove from the Property all ice rink components such as dasher boards, chiller equipment, unused storage trailers, and any other amenities not required for the New Surfaces. All underground infrastructure, lighting, parking and buildings on permanent foundations will remain to support the New Surfaces. TOWN will make the facility available for exclusive use for the DISTRICT from 8am – 12pm. Public use will be scheduled from 12pm to dusk during summer/fall. The New Surfaces will not be actively monitored by TOWN during the time any New Surface(s) are open to the public, but TOWN will maintain the PROPERTY and any New Surface as required by this Agreement, including, without limitation, by removing trash/recycling and servicing the public restrooms.

"6.8.1 TOWN's design and construction of any New Surface shall comply with all design and construction requirements applicable to the "ice rink" in this Agreement.

6.8.2 Without in any way limiting the generality of the foregoing, if any New Surface(s) is constructed, any section in this Agreement applicable to the use of the PROPERTY and ice rink shall be construed as applying to the New Surface(s) and any associated use(s) thereof, including, without limitation, maintenance, liability, insurance, indemnity, termination, removal of improvements, condemnation."

6. Clarification of Use. To clarify the permitted activities upon the New Surface(s), the following is added as the last sentence of Section 7.1.a, of Section 7 of the Agreement:

"In addition, any New Surface(s) may be utilized for non-fee based recreational and athletic uses reasonably suitable for, and consistent with the purpose(s) of, the New Surface(s)."

7. Adjustment to Termination. The Parties agree to adjust the termination provisions in light of the adjustment to the permitted use. Accordingly, the following is added to Subsection 12.1 of Section 12 of the Agreement:

"In addition, DISTRICT may terminate this Agreement for its own convenience upon ninety (90) calendar days prior written notice to TOWN."

8. Miscellaneous. This Third Amendment may be executed in any number of counterparts all of which when taken together shall constitute one and the same document. Except as expressly modified by this Third Amendment, all other terms and provisions of the Agreement, First Amendment, and Second Amendment, are in full force and effect. This Third Amendment shall be governed and construed in accordance with the laws of the State of California.

The Parties hereto have executed this Third Amendment as of the date set forth above.

ACCEPTED AND AGREED on the date indicated below:

Dated: _____ , 2022

Mammoth Unified School District

By: _____

Print Name: _____

Print Title:_____

Dated: _____, 2022

Town of Mammoth Lakes

By: _____

Print Name: _____

Print Title:_____

Dated: _____ , 2022

Dated: _____ , 2022

Mono County Office of Education

By: _____

Print Name: _____

Print Title:_____

Jamie Gray

From: Patricia Agnitch <pagnitch@yahoo.com>
Sent: Tuesday, July 5, 2022 9:19 AM
To: Jamie Gray
Subject: Comment for Item #12.5 on July 6, 2022 Council Agenda

[EXTERNAL EMAIL]

Good Morning Jamie,

I hope that you and your family had a wonderful 4th of July!

Can you please attach my comment regarding item #12.5 to the Town Council Agenda for July 6, 2022. Could you also please share a copy with Stu Brown and the incoming Recreation Commission.

Thanks so much!
Pat Agnitch

July 4, 2022

Mayor Salcido and Town Councilmembers,

I was surprised to see Item #12.5 on the July 6, 2022 agenda regarding the construction of a tennis court and 2 pickle ball courts on the former ice rink slab. Surprised because I don't recall the Recreation Commission discussing this concept at a meeting, and extremely disappointed that staff, Recreation Commission and Town Council have apparently given up on the existing tennis courts at Community Center Park (CCP).

Through years and years of neglect, albeit bandaid maintenance performed, our courts are in such disrepair that a large core of Mammoth Lakes' adults have sought other playing opportunities, including weekly and twice weekly trips to play in Bishop (not everyone wants to belong to a health club). In my opinion, adult recreation in this community is geared to team sports, and lifetime sports such as tennis has been overlooked. CCP tennis courts could be a huge asset to the community and an amenity that could be promoted to Village residential owners, guests and tourists, in addition to the local community.

While I am pleased to see that a need for additional play courts in town has been identified, is it cost effective to spend $100,000 for a "temporary" 5-year use? Perhaps these funds should be banked for future court refurbishments at Community Center Park. With respect to the proposed location, I believe that previous Town-hired consultants have indicated that this location is too windy for play courts. Also the popular game of pickle ball can be rather noisy given the hard plastic game ball, and I wonder if consideration has been given to the adjacent Library, School District and County offices? One other consideration is that a singular court would benefit only a small number of people as it is not conducive to recreational programming such as youth and adult classes, workshops, summer camps and tournaments.

Lastly, shouldn't the new members of the Recreation Commission weigh-in on this project since 4 of the 5 members won't begin their term until next month? When I worked as Assistant Director of Community Services in Beverly Hills, projects of any significance would be held until new commissioners were onboard so they would have a say in the project. As a former Recreation Commissioner with this town, I would appreciate being able to review a project and offer feedback before implementation to provide full support.

If anything that I have mentioned causes one to pause, perhaps the proposed concept and process should be re-evaluated and presented to the "new" Recreation Commission for input. Thank you for your consideration.

Best Regards,
Pat Agnitch

cc: Stuart Brown, Parks & Recreation Director
Recreation Commission

TOWN COUNCIL STAFF REPORT

Title: Award contract for the Laurel Mountain Road Rehabilitation and Sidewalk Project to Spiess Construction Co., Inc.

Meeting Date: July 6, 2022

Prepared by: Pamela Smitheman, Assistant Engineer
Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Staff recommends Town Council:

- Approve the Plans and Specifications.
- Award the base bid contract to the lowest responsive bidder, Spiess Construction Co., Inc. in the amount of $2,938,310.47.
- Authorize the Public Works Director to execute the construction contract and accept the project upon completion.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.
- Approve the allocation of $421,681.90 in additional committed Mono County SB1 funds.
- Approve the allocation of approximately $481,752.22 in additional committed Town SB1 funds.
- Approve the allocation of approximately $964,707.34 in additional funds to be shared between The Parcel IIG funding and Road Rehab funding and authorize the Town Manager to determine the final breakdown between the two funding sources based upon further evaluation of other funding commitments of both sources.

BACKGROUND:

In late 2021, Town of Mammoth Lakes Staff awarded Cardno with a design contract for the Laurel Mountain Road Rehabilitation and Sidewalk Project to address the existing condition of the roadway, lack of pedestrian safety, and forthcoming increases in pedestrian/community needs resulting from development of the Parcel.

The project rehabilitates approximately 1,800 LF of existing asphalt pavement roadway, between Main St./CA Hwy 203 and Sierra Nevada Road. and constructs a new sidewalk and pedestrian lighting on the east side of the road. This rehabilitation addresses deficiencies and deterioration of the existing asphalt roadway, concrete curb, gutter, and

sidewalk. The project also adjusts existing roadway geometry and striping to formally delineate parking, Class 2 bicycle lanes, vehicular traffic lanes, and crosswalks. Coordination with the Parcel project also provides for sewer extension, dry utilities including fiber conduit, and storm drains. Sierra Nevada Resort will construct the portion of the sidewalk, storm drain, and parallel parking located in the right-of-way adjacent to their property.

On May 27, 2022, the Town advertised the Laurel Mountain Road Rehabilitation and Sidewalk project. In order to find the most economical solution the project was advertised with a base bid and an alternate:

- **Base Bid:** The base bid included the pulverization of existing roadway pavement and base, installation of new asphalt roadway, concrete sidewalk, curb and gutter, pedestrian crosswalk with RRFB beacon, lighting, and storm drain, sewer and dry utility improvements between Main St./CA Hwy 203 and Sierra Nevada Road, less the sidewalk and utility work adjacent to the Sierra Nevada Resort property which is included in Alternate 1.
- **Alternate 1:** Alternate 1 included the construction of driveway connections, concrete sidewalk, curb and gutter, pedestrian lighting, and improvements to utilities for approximately 570 feet adjacent to the Sierra Nevada Resort property.

ANALYSIS:

Staff solicited bids for the construction of the project beginning May 27, 2022. Bids were publicly opened on June 24, 2022, at 3:30 PM. Two (2) bids were received with pricing as follows:

Spiess Construction Co, Inc.	Base Bid:	$2,938,310.47
	Alternate 1:	+$561,512.80
Granite Construction	Base Bid:	$3,584,840.00
	Alternate 1:	+$782,193.00

A bid review was completed, and no irregularities were identified.

Alternate 1 will be constructed by Sierra Nevada Resort. As such, staff recommends awarding just the base bid.

FINANCIAL CONSIDERATIONS:

The project is currently partially funded by State Transportation Improvement Program (STIP) funds and General Fund contributions. STIP funds have been allocated to the project for construction in the amount of $664,000. The funds were allocated by the CTC on May 19, 2022. General Fund contributions to support infrastructure at The Parcel were also allocated to the project in the amount of $700,000, for a total of $1,364,000 currently

allocated to the project. An additional $1,868,141.51 will need to be allocated for a total budget amount of $3,232,141.51 which includes an additional 10% contingency beyond the bid amount.

Current Funding Source	**Amount**
STIP – Construction	$664,000
Parcel General Fund – Construction	$700,000
Total Funding Allocated	**$1,364,000**
Additional Funding Needed	$1,868,141.51

Staff recommends allocating the following funding sources to cover the additional $1,868,141.51 needed to fully fund the project:

Additional Funding Source	**Amount**
SB-1 – Mono County	$421,681.90
SB-1 – Town of Mammoth Lakes	$481,752.22*
IIG and Road Rehab	$964,707.34**
Total Additional Allocation	**$1,868,141.51**

*Based on estimated FY21/22 and FY22/23 RMRA revenue

**Breakdown to be determined based on evaluation of other IIG and Road Rehab funding commitments

Staff recommends that the project utilizes SB1 funds committed directly to the Town as well as SB1 funds previously committed to the Town by Mono County in exchange for future STIP funding. The total amount Mono County has committed to the Town to use is $2,400,000 in County SB1 funds. This level of collaboration with Mono County is appreciated and is indicative of the strong working relationship the agencies have. Of the $2,400,000, staff is recommending that $1,978,318.10 is allocated to the Chaparral Road Extension project, leaving $421,681.90 remaining to be allocated to the Laurel Mountain Road project.

The total amount of Town SB1 funds available, including the Town's projected SB1 revenue for FY 22-23, is approximately $481,752.22. On April 6, 2022, Town Council approved a resolution approving the FY2022-23 project list to be submitted to the California Transportation Commission (CTC) for funding from the RMRA funds under Streets and Highways Code Section 2034. The Town's Laurel Mountain Road Rehabilitation and Sidewalk project was included on this list. The resolution was approved by CTC on May 5, 2022. Mono County Board of Supervisors also approved a similar resolution which included the Laurel Mountain Road project on June 7, 2022.

Following allocation of the SB1 funds as recommended above, an additional approximately $964,707.34 will need to be allocated to the project. Staff recommends this allocation be split between The Parcel Infill Infrastructure Grant (IIG) and the Town's Road Rehab fund. The Town and The Parcel developer, Pacific West Communities, Inc., were jointly awarded a grant of up to $20.6 million to be used toward construction of public infrastructure. Staff estimates that approximately $680,600 of the Laurel Mountain Road

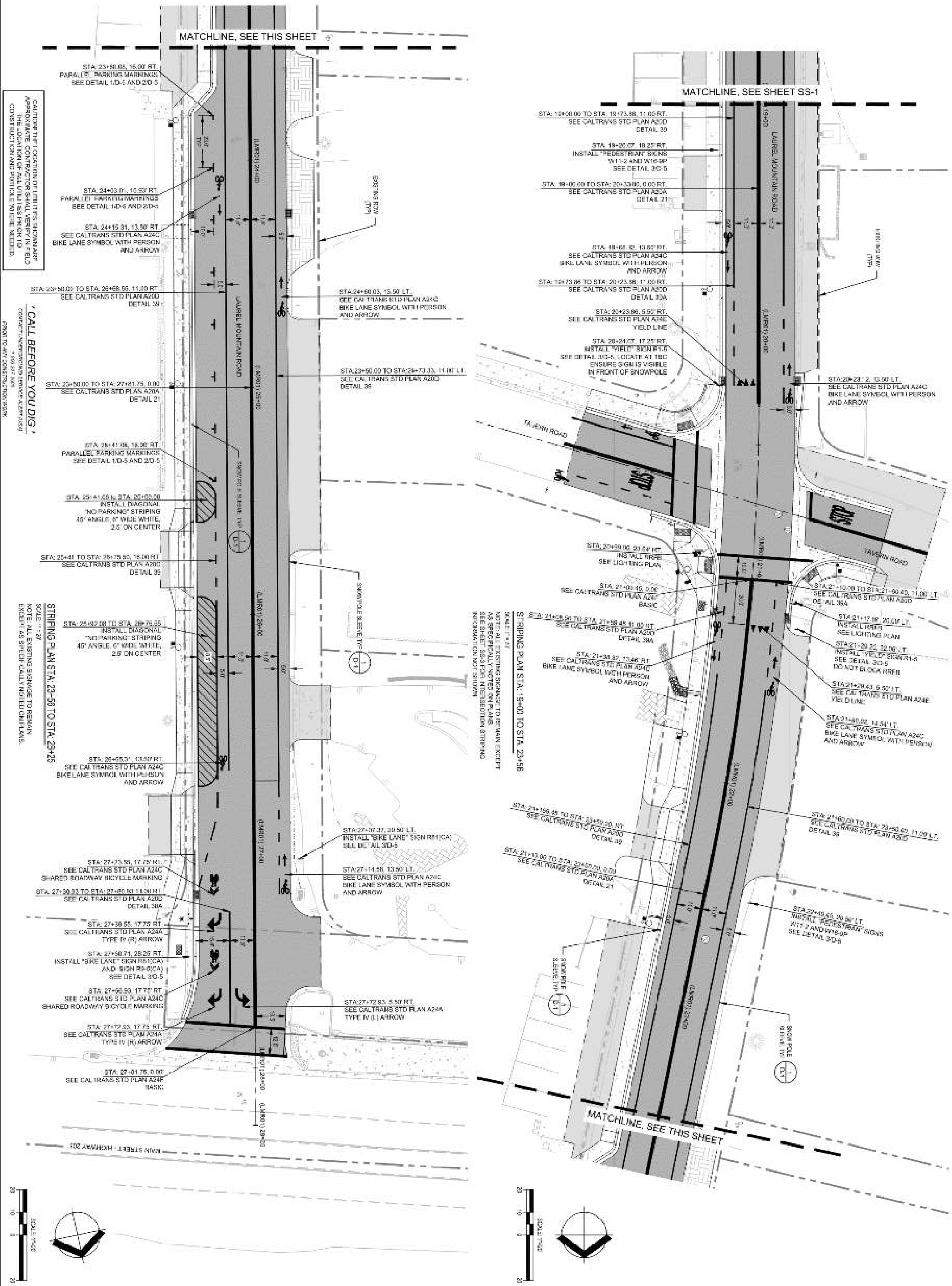
project cost can be directly attributed to the development of The Parcel and would therefore be eligible for reimbursement from IIG. These project components consist of storm drain and sewer improvements in Laurel Mountain Road, joint utilities in Tavern Road, and pedestrian ramps and RRFB crosswalk beacon required either as necessary components of the project design or as project conditions of approval. Allocation of this approximately $680,600 would require an additional allocation from Road Rehab of $284,107.34. The Road Rehab fund currently holds approximately $2.4 million in fund balance. An additional $580,000 will be allocated at the start of FY 22/23. However, both IIG and Road Rehab have several funding commitments which are not defined in detail at this time. Therefore, staff recommends that the final breakdown of funding allocation between IIG and Road Rehab funding be based upon further evaluation of other funding commitments of both sources.

ENVIRONMENTAL CONSIDERATIONS:

The Laurel Mountain Road Rehabilitation and Sidewalk project CEQA notice of exemption (NOE) was posted on August 12, 2021. The CEQA review of this project led to the determination that this project is categorically exempt pursuant to Section 15301(c), repair, and minor alteration of existing facility. No further CEQA analysis is required for this project.

The full Laurel Mountain Road Rehab & Sidewalk Plans can be viewed at:
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/12191/Laurel-Mountain-Road-Rehab_Sidewalk-plans

100% DESIGN - NOT FOR CONSTRUCTION
STRIPING & SIGNAGE
LAUREL MOUNTAIN ROAD REHABILITATION AND SIDEWALK DESIGN
TOWN OF MAMMOTH LAKES
MAMMOTH LAKES, CA
PRELIMINARY NOT FOR CONSTRUCTION
SS-1
LAKE TAHOE
MATCHLINE, SEE THIS SHEET
MATCHLINE, SEE SHEET SS-2
STRIPING PLAN STA: 10+10 TO STA: 14+54
STRIPING PLAN STA: 14+54 TO STA: 19+00
LAUREL MOUNTAIN ROAD
SNOW POLE SLEEVE, TYP
EXISTING SIGN, (TYP)
CALL BEFORE YOU DIG
CAUTION: THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY IN FIELD THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND POTHOLE WHERE NEEDED.



100% DESIGN - NOT FOR CONSTRUCTION

DATE	12/2022
DRAWN	PJ
DESIGNED	CS
CHECKED	BB
PROJECT #	E2314044N

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE: STRIPING & SIGNAGE
SHEET NUMBER: SS-2

#	DATE	DESCRIPTION	BY

STRIPING & SIGNAGE

LAUREL MOUNTAIN ROAD REHABILITATION AND SIDEWALK DESIGN

TOWN OF MAMMOTH LAKES

MAMMOTH LAKES, CA

Cardno
LAKE TAHOE
295 HIGHWAY 50, ZEPHYR COVE, NV 89448
TEL (775) 588 - 1089 FAX (775) 588 - 8270
www.cardno.com

TOWN COUNCIL STAFF REPORT

Title: Award Chaparral Road Extension Contract to Spiess Construction in the amount of $1,798,471.00.

Meeting Date: July 6, 2022

Prepared by: Matthew Freedman, PE, Associate Civil Engineer
Amy Callanan, PE, Engineering Manager

RECOMMENDATION:

Staff recommends Town Council:

- Approve the Plans and Specifications.
- Award the base bid contract to the lowest responsive bidder, Spiess Construction Co., Inc. in the amount of $1,798,471.00.
- Authorize the Public Works Director to execute the construction contract and accept the project upon completion.
- Authorize the Public Works Director to review and approve minor revisions to complete the project, up to an additional 10% of the award amount.
- Approve the allocation of $378,318 in additional SB1 funds

BACKGROUND:

In early 2021, Town Council adopted The Parcel Master Plan, outlining a path forward for the Town to construct up to 580 affordable housing units on the approximately 25-acre site. In partnership with Pacific West Communities, Inc. as developer, the Town has secured entitlement approval and funding for construction of Phase 1 of The Parcel project, including 81 units within two buildings using HCD Housing Accelerator funds, and associated Phase 1 public infrastructure using up to $20.6 million in HCD Infill Infrastructure Grant funding.

The extension of Chaparral Road was identified as being Phase 2 of public infrastructure utilizing SB1 funds committed from Mono County's SB1 funding allocation. This source of funding required the Town to bid this project separately from the construction of the Phase 1 public infrastructure.

On June 3, 2022 the Town advertised the Chaparral Road Extension project, which includes the connection of Chaparral Road to the extension of Tavern Road within the Parcel project. In addition, a sidewalk, a multi-use path, bus turnouts, bus shelters, and utilities will be constructed. To find the most economical solution the project was advertised with a base bid and an alternate:

- **Base Bid:** The base bid included the extension of Chaparral Road to the extension of Tavern Road within the Parcel project, sidewalk, multi-use path, bus turnouts, and stormdrain, water, sewer, and joint trench utilities.
- **Alternate 1:** Alternate 1 included the construction of two bus shelters that may not be needed immediately but will likely be needed once the Parcel project has an established concentration of residents living in the area who will need public transportation.

ANALYSIS:

Staff solicited bids for the construction of the project beginning June 3, 2022. Bids were publicly opened on June 23, 2022 at 3:30 PM. One (1) bid was received with pricing as follows:

Spiess Construction Co, Inc.	Base Bid:	$1,798,471.00
	Alternate 1:	+$290,000.00

A bid review was completed, and no irregularities were identified.

Given that the base bid is over the engineer's estimate and originally identified budget, and that the bus shelters (Alternate 1) may not be needed immediately (but will likely be needed once the Parcel project has an established concentration of residents living in the area), staff recommends awarding just the base bid at this time, while reserving the ability to construct the bus shelters in the future.

FINANCIAL CONSIDERATIONS:

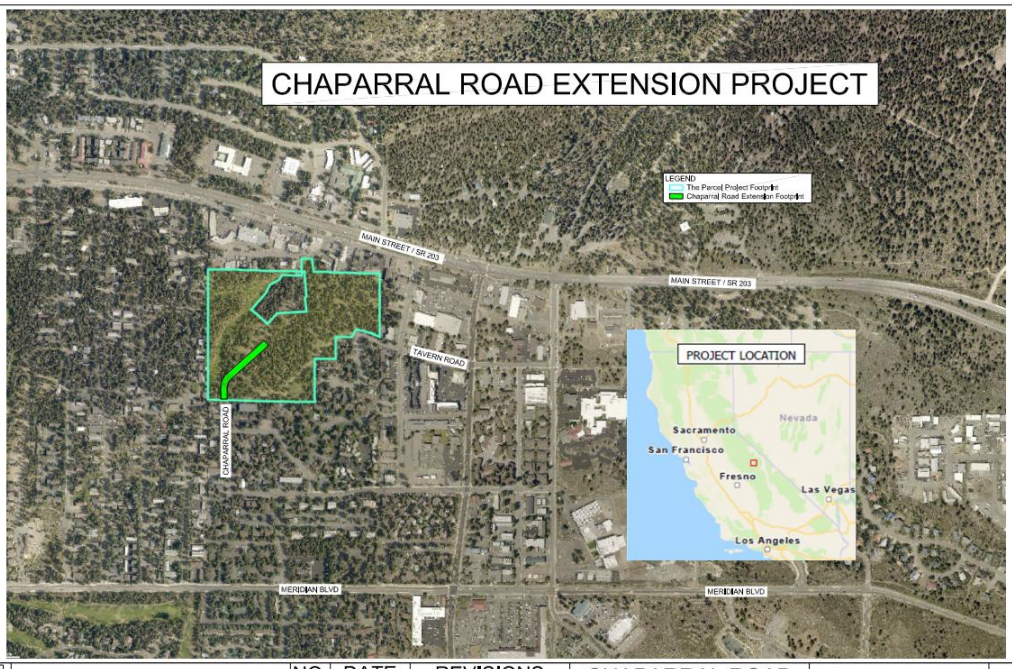
The project is fully funded by the SB1 funds committed to the Town by Mono County in exchange for future STIP funding. The total amount Mono County has committed to the Town to use is $2.4 Million in County SB1 funds. This level of collaboration with Mono County is appreciated and is indicative of the strong working relationship the agencies have. On April 6, 2022, Town Council approved a resolution approving the FY2022-23 project list to be submitted to the California Transportation Commission (CTC) for funding. The Town's Chaparral Road Extension project was included on this list. The resolution was approved by CTC on May 5, 2022. Mono County Board of Supervisors also approved a similar resolution which included the Chaparral Road Extension project on June 7, 2022.

SB1 funds have previously been allocated to the project in an amount of $1,600,000. The staff recommendation includes Council approval to allocate an additional $378,318 of committed SB1 funds for a total budget amount of $1,978,318, which includes an additional 10% contingency beyond the bid amount.

ENVIRONMENTAL CONSIDERATIONS:

The Chaparral Road Extension project was analyzed as part of the overall Parcel Master Plan. Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was approved. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed in the Town of Mammoth Lakes 2005 General Plan Update (State Clearinghouse No. 2003042155, dated May 2007) and Town of Mammoth Lakes General Plan Land Use Element/Zoning Code Amendments and Mobility Element Update Draft Environmental Impact Report (2016 Update EIR) and/or impacts would be less than significant. No further CEQA analysis is required for this project.

The full Chaparral Road Extension Plans can be found at:
https://www.townofmammothlakes.ca.gov/DocumentCenter/View/12190/Chaparral-Road-Extension-CAP-22-016-Plans



Mammoth Lakes CALIFORNIA

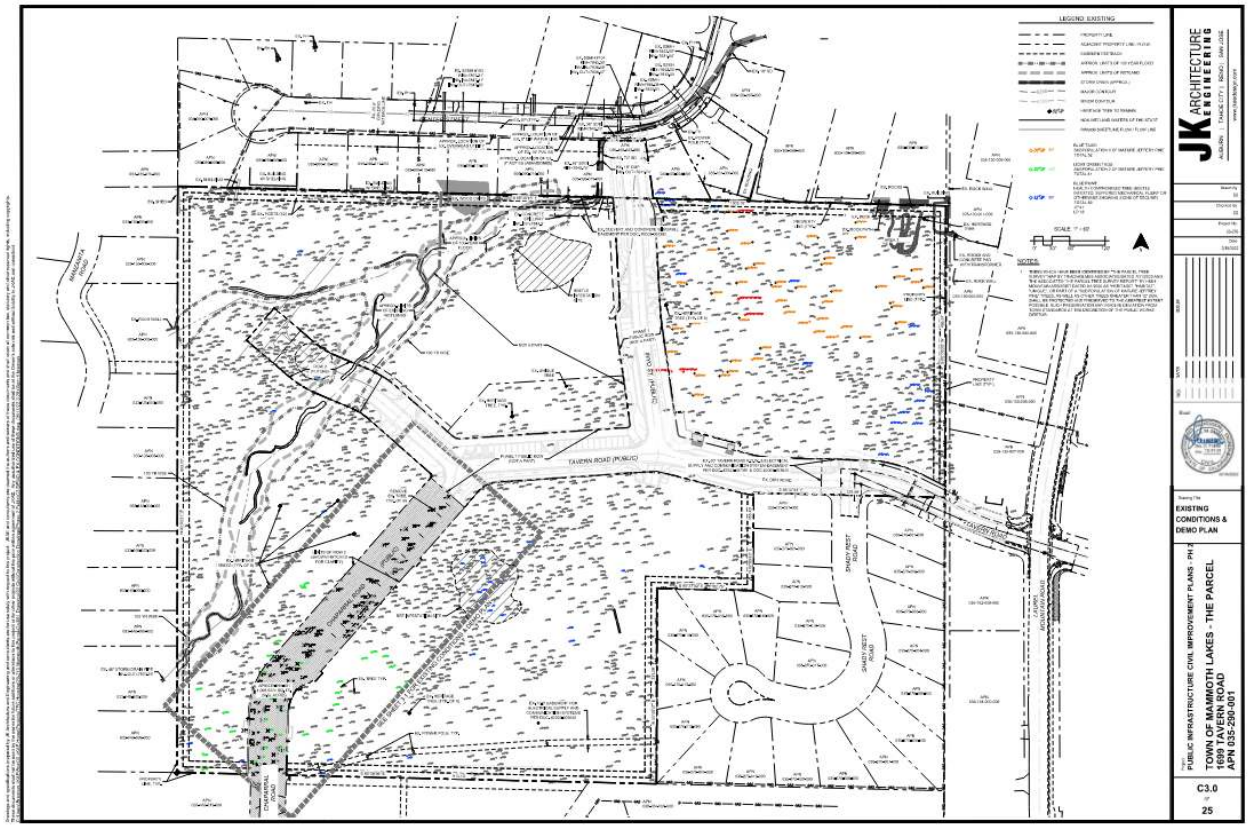
437 Old Mammoth Road, Suite 230
Mammoth Lakes, CA 93546

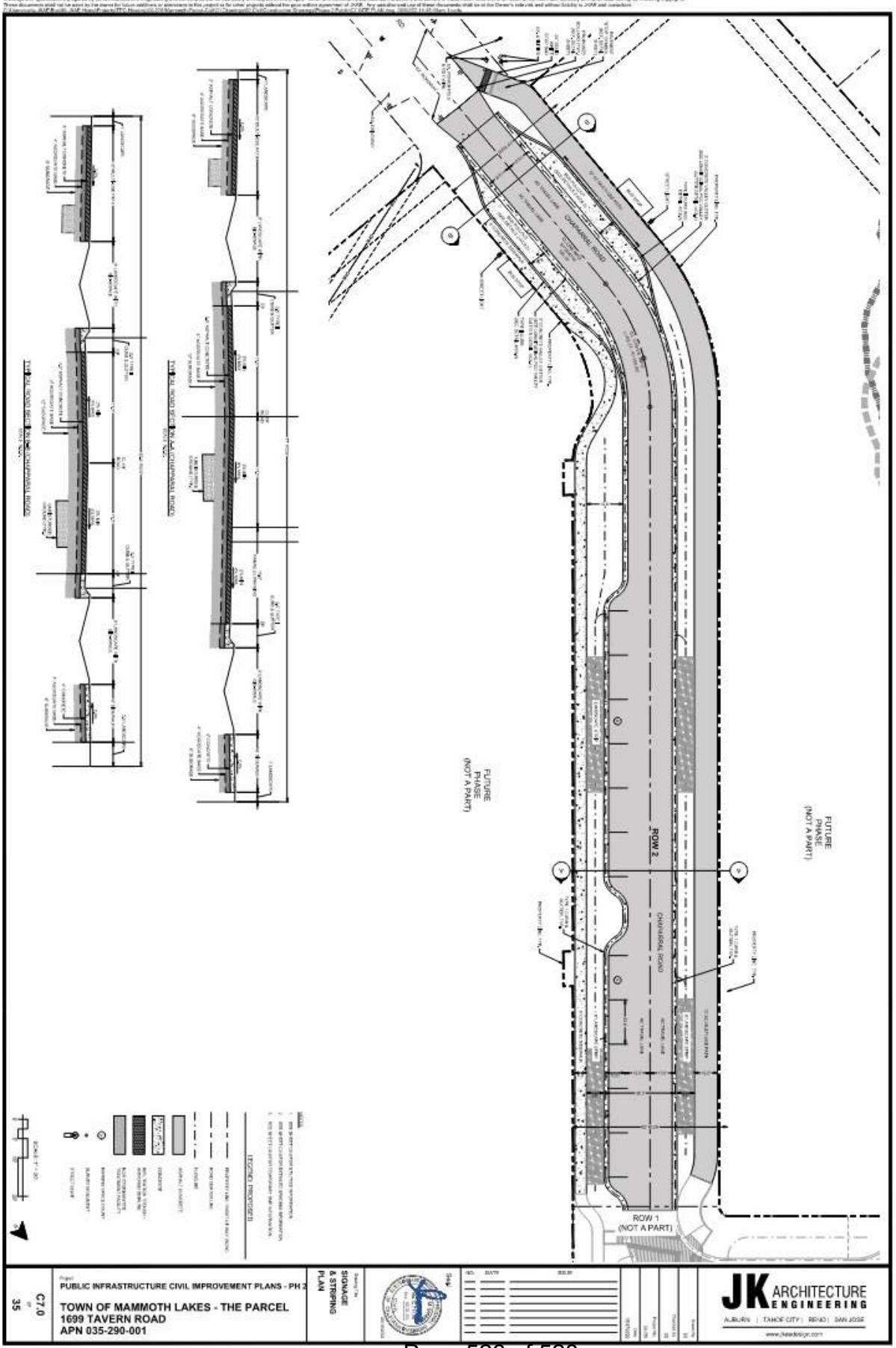
NO.	DATE	REVISIONS

CHAPARRAL ROAD EXTENSION PROJECT

OVERALL SITE VIEW

A-1





C7.0
35

PUBLIC INFRASTRUCTURE CIVIL IMPROVEMENT PLANS - PH 2

TOWN OF MAMMOTH LAKES - THE PARCEL
1699 TAVERN ROAD
APN 035-290-001

SIGNAGE & STRIPING PLAN

JK ARCHITECTURE ENGINEERING
AUBURN | TAHOE CITY | RENO | SAN JOSE
www.jkaedesign.com

Agenda Item _____

File No. _____

AGENDA BILL

Subject: Councilmember Reports
Initiated by: Jamie Gray

BACKGROUND:
Each member of the Town Council is appointed to serve as a Town representative to a number of committees, commissions, and organizations. These groups meet infrequently and from time to time the representatives will report to the rest of the Council at a regularly scheduled meeting.

In addition, Councilmembers on occasion participate in meetings, conferences and seminars, and their reports on these educational opportunities are of benefit to the rest of the Council.

ANALYSIS/DISCUSSION:
California Government Code requirements pertaining to the open meeting act stipulate that all items for discussion must be listed on the agenda before the matter can be discussed and/or acted upon. To meet this requirement, and the intent of the Brown Act, Councilmember Reports are listed on each agenda to allow representatives to report to the rest of the Council at these meetings.

The following is a list of the commission/committees on which members of the Council serve:

Land Use:
Local Agency Formation Commission (LAFCO) – Rea, Stapp, and Salcido as alternate
Airport Land Use Commission – Stapp and Rea
Mono County Collaborative Planning Team (CPT) – Salcido and Rea as alternate

Intergovernmental Relations:
Town and County Liaison Committee – Stapp, Salcido, and Town Manager and Rea as alternate
Desert Mountain Division of the League of California Cities – Sauser and Town Manager as alternate
Eastern Sierra Council of Governments (ESCOG) – Salcido, Wentworth, and Sauser as alternate
Great Basin Unified Air Pollution Control District – Wentworth and Stapp as alternate

League of California Cities City Voting Delegate – Sauser and the Town Manager as the alternate
California Joint Powers Insurance Authority Board – Rea and Assistant to the Town Manager as alternate

Transportation:
Local Transportation Commission (LTC) – Wentworth, Sauser, and Jennifer Burrows; Town Manager as alternate
Eastern Sierra Transit Authority (ESTA) Board – Stapp and Sauser

Local Issues:
Mammoth Lakes Tourism (MLT) Board – Sauser
Mammoth Lakes Recreation (MLR) Board – Rea
Mammoth Lakes Housing (MLH) Board – Stapp
Treasury Oversight Committee – Stapp; Town Manager and Finance Director as alternates

LEGAL CONSIDERATIONS:
According to the California Open Meeting Act, commonly referred to as the Brown Act, the agenda must reflect every matter to be discussed by a governing body.

RECOMMENDATION(S):
This agenda bill is submitted for information only.