



April 18, 2022

Community and Economic Development Departments
C/O Sandra Moberly
437 Old Mammoth Road, Suite Z
Mammoth Lakes, CA 93546

Re: The Parcel Parking Management Plan: Phase I Parking Management Strategies and Monitoring Plan ("The Plan")

Dear Sandra,

I am pleased to present the following memoranda prepared by Fehr and Peers Transportation Consultants in accordance with Condition of Approval #85 of Resolution NO. 21-10 for Phase I of The Parcel development, aka The Sawyer. This memorandum has been reviewed by staff at the Town of Mammoth Lakes as well.

This document was generated to satisfy the above-mentioned Condition of Approval but also in the spirit of partnership knowing the approved zoning allows less parking than is typically allowed in the Town. To this end, Pacific West Communities with assistance from third parties and our property manager is committed to implementing the monitoring and management activities described in the memorandum dated December 17, 2021, and revised January 27, 2022, as needed. In Table 1 of the attached items 1 - 5 are required by current zoning and are thus currently incorporated in the project plans. Items 6 - 9 will be incorporated in the operations of the development. In the event parking demand is found to exceed supply based on the metrics outlined within the Plan, items 10 - 14 will be considered and implemented as the project's operations and financing allows.

We look forward to continuing our collaborative relationship with the Town of Mammoth Lakes to provide quality affordable housing at The Parcel.

Sincerely,

Caleb Roope,
President & CEO