

Attachment A

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

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

RESOLUTION NO. PEDC 2025-05

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
ECONOMIC DEVELOPMENT COMMISSION APPROVING DESIGN REVIEW 24-008
AND ADMINISTRATIVE PERMIT 25-001
APPROVING THE MAMMOTH HOSPITAL NORTH WING REPLACEMENT PROJECT
LOCATED AT 185 SIERRA PARK ROAD
(APN: 035-010-065-000)**

WHEREAS, a request for consideration of a Design Review was filed by the applicant, Mark Lind on behalf of the Southern Mono Healthcare District, to allow for the construction of a 2-story, 60,788 square foot acute care hospital building and associated site improvements in accordance with Section 17.32.100 (Public and Quasi-Public Zone), Chapter 17.88 (Design Review), Chapter 17.84 (Administrative Permits), and Chapter 17.44 (Alternative Parking Provisions) of the Town of Mammoth Lakes Municipal Code for property located within the Public and Quasi-Public (P-QP) zoning district at 185 Sierra Park Road; and

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

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Project plans consisting of:
 - a. Architectural Plan Set dated received April 2, 2025; and
 - b. Civil Plan Set dated received April 2, 2025.

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

SECTION 1. FINDINGS.

I. CEQA.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15302(a), *Replacement or Reconstruction*, because this specific categorical exemption is applicable to replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

Under the Class 2 exemption, a project is exempt from CEQA if it involves a “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced” (Cal. Code Regs., tit. 14, § 15302.) The Class 2 CEQA Exemption applies if the project (1) replaces or reconstructs an existing facility, (2) is located on the same site as the existing facility, (3) has the substantially same purpose as the existing facility, and (4) has the substantially same capacity as the existing facility. The proposed Project meets all four criteria.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all the criteria pursuant to CEQA Guidelines Section 15302(a), no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

II. MUNICIPAL CODE FINDINGS.

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

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

The project is consistent with the applicable standards and requirements of the Zoning Code because the project complies with all applicable regulations of the Public and Quasi-Public (P-QP) zone, including, but not limited to setbacks, landscaping, snow storage, and parking.

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 as Institutional Public (IP). The IP designation allows for “*institutional uses such as schools, hospitals, governmental offices and facilities, museums, and related uses...*” (General Plan, Pg. L-5). The project proposes the construction of a new acute care hospital building which is consistent with the anticipated land uses in the IP land use area as described in the General Plan. There is no specific plan or master plan applicable to the project.

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

The project is consistent with the Town Design Guidelines in that the building design provides variation and visual interest through the incorporation of varying roof heights, wall offsets, and attractive window arrangements in a variety of window shapes and sizes.

The project utilizes several materials, textures, and colors, which include a natural stone material applied up to approximately 8-feet in height around the base of the structure in public facing areas. The color palette incorporates building colors that are recommended by the Town Design Guidelines to blend with the natural surroundings.

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

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

The site plan and building design have been reviewed for consistency with the Town Design Guidelines and was reviewed by the Town's Advisory Design Panel (ADP) on March 5, 2025. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the applicable Design Guidelines.

The project design was revised in response to the ADP comments and successfully improved the site design and functionality of the building. The changes made in response to ADP recommendations include the replacement of a cultured stone base material with natural stone material, relocation of handicap parking spaces and path of travel to avoid passing under a snow shed condition at the covered entry roof and to avoid passing through a vehicle drive aisle. ADP also recommended preserving two additional Jeffrey Pine trees located in the rear setback of the property if feasible. Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that integrates with other buildings located on the hospital campus as well as the Mono County government building located north of the property. The building design complements the desired aesthetic character of a mountain resort community and provides pedestrian connectivity to Town sidewalks and a planned bus shelter location at the front of the property.

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

The proposed streetscape includes the addition of sidewalk connections to existing Town sidewalks for pedestrian access. An area located at the front of the property will be dedicated to the Town for the construction of a new bus shelter. These improvements will foster the ability for hospital employees and community members to access the hospital campus by bus, bicycle and on foot.

- 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.**

Access to the site will be taken from Sierra Park Road and Tavern Road, and to the extent feasible, the building and parking lot is oriented to take advantage of solar exposure and avoid shadows. Pedestrian and vehicle circulation have been designed

to minimize conflicts and provide functional access to the hospital entrance. The project incorporates a future bus shelter location on the hospital property frontage in a location that was coordinated with the Town's engineering staff in order to implement the planned improvements to the mobility system for the area.

The project provides 12,300 square feet of snow storage area, and a snow management plan is required as a condition of approval.

- 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.**

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

- 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 site design features 27,893 square feet of landscape area which frames the project site on all sides and includes permanent irrigation. The proposed plantings utilize native species and other species included on the Town's recommended plant list. The selected plant materials are low water use species that can thrive in the Mammoth Lakes climate.

Non-public areas of the site will be hydroseeded with a combination of native grass and wildflower seed mixes to provide erosion control. The project preserves three (3) existing Jeffrey Pine trees with a diameter at breast height (DBH) of 12 inches or greater. The applicant team has indicated that they will try to preserve two (2) additional Jeffrey Pine trees over 12 inches DBH located in the rear setback area as recommended by ADP, and a condition of approval is included to require a 2:1 replacement of the trees identified on the tree disposition plan as #25 and #27 in case they cannot be preserved. The placement of boulders amongst the landscape areas combined with the use of native plant species promotes a natural aesthetic that relates the proposed building to the surrounding landscape.

proposed project preserves 11 trees with a diameter at breast height (DBH) of 12 inches or greater. The project also consists of 3,787 square feet of landscaped areas.

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

The project is consistent with the associated Administrative Permit findings for approval. The Administrative Permit is required to permit the proposed hospital use pursuant to the P-QP allowable land use standards and is also required to permit the requested 17 percent reduction in the required off-street parking spaces. The project is also consistent Lot Line Adjustment application (LLA) 24-004 which merges the project parcel with the larger hospital campus parcel.

B. FINDINGS FOR ADMINISTRATIVE PERMIT (Municipal Code Section 17.88 and 17.44)

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

The proposed acute care hospital use is consistent with all applicable sections of the general plan and zoning code because hospital uses are permitted within the P-QP zoning district with approval of an Administrative Permit and adherence to the applicable development standards.

Additionally, this Administrative Permit is requested to permit a 17 percent reduction in the required number of off-street parking spaces as part of the project entitlement, which may be permitted pursuant to Municipal Code Section 17.44.040 - Alternative Parking Provisions. With approval of the requested reduction in off-street parking, the proposed use will be consistent with all applicable sections of the zoning code including development standards for projects in the P-QP zoning district.

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

The proposed use 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 because the project is located amongst other existing hospital buildings south of the project site and the adjacent properties at the north side of the property are comprised of multiple government buildings that feature similar building height and massing. The proposed hospital building will provide improved public health and safety infrastructure for the community by modernizing the hospital campus to comply with current clinical and seismic safety requirements.

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

The Alternative Parking Provisions of Municipal Code Section 17.44.040 allows the review authority to grant a parking reduction that does not exceed 25 percent of the required parking for a specific use subject to approval of an Administrative Permit. In this instance, the applicant requests a 17 percent reduction of the required number of off-street parking spaces for the Mammoth Hospital North Wing Replacement Project in order to account for the shared parking areas provided throughout the hospital campus.

The request to allow a reduction in the required parking is based on the fact that the hospital campus is subject to a larger parking ratio than other similar uses because the property is located in Parking Area 3 instead of Parking Area 1, which applies to all properties located on the west side of Sierra Park Road. The Zoning Code defines the Parking Areas as follows:

- Parking zone 1. Includes the downtown and Old Mammoth Road commercial zoning districts, which represent the areas of Town with the highest concentration of mixed-use development and multi-modal accessibility, thereby reducing parking demand. Therefore, parking requirements in this zone are the lowest.
- Parking zone 3. Represents all other areas within Town, except where parking standards have been established through a master plan or specific plan.

The distinction between Parking zones 1 and 3 is based on the concentration of mixed-use development and multi-modal accessibility, which the zoning code asserts will

reduce parking demand. Since the hospital campus is located on the perimeter of Parking zone 3 and is in close proximity to commercial and multi-family residential land uses, multi-modal accessibility infrastructure exists on both sides of Sierra Park Road by way of public transit stops, public sidewalks, and connection to the Town's multi-use paths. In addition to the existing multi-modal infrastructure, the project includes an area of land located at the front of the property which will be dedicated to the Town for construction of a bus shelter. The project design also includes the installation of new bike racks located near the entrance to the proposed hospital building.

The parking study submitted for the hospital campus accounts for all existing and proposed parking spaces and provides a breakdown of each building area along with the total square footage of leasable area, which excludes common areas such as elevators, stair wells, bathrooms, shared hallways, and lobbies. The applicable parking ratio for the hospital campus results in a total requirement of 390 parking spaces including the proposed hospital building. A total of 325 parking spaces are proposed. By comparison, if Parking zone 1 was applied to properties on both sides of Sierra Park Road the required number of parking spaces would be 293 and the project would be considered to have sufficient off-street parking with 325 parking spaces.

The requested 17% reduction of the required number of off-street parking spaces is justified in this case because multi-modal accessibility infrastructure currently connects the hospital campus to other parts of the Town and additional improvements are planned to provide new multi-modal amenities such as a new bus shelter location at the front of the property and convenient bicycle parking.

4. Implementation of transportation demand management measures will continue to reduce the need for on-site parking on an ongoing basis.

The project will implement transportation demand management measures by providing convenient bicycle parking options including exterior bike racks and bike lockers as well as partnering with the Town to dedicate an area of the site for the location of a new bus shelter which will be constructed at the front of the property.

Alternative travel information will be made available to employees and residents consistent with Municipal Code Chapter 17.44.050 – *Transportation Demand Management*. At a minimum, information will be provided regarding carpooling/vanpooling information if available; transit schedules and route information; Information on air pollution and alternatives to driving to work alone; Bicycle route and facility information, including local bicycle maps, locations of nearest bicycle racks or locker storage facilities, and bicycle safety information; and Information on walking to work, pedestrian safety, and walking shoe information.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Finds that this project is exempt from further environmental review under CEQA pursuant to State CEQA Guidelines §15302 (a); and
2. Approves Design Review 24-008 and Administrative Permit 25-001 subject to the following conditions:

(SEE EXHIBIT “A”); and

3. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 9th day of April 2024, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

Nolan Bobroff,
Community and Economic Development
Director

Michael Vanderhurst
Chair of the Mammoth Lakes Planning
and Economic Development
Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

APPLICANT:

I, Mark Lind, authorized representative for the Southern Mono Healthcare District, the applicant and property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Date: _____

Mark Lind, Mammoth Hospital COO
(Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California
County of Mono }

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

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

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT “A”
Resolution No. PEDC 2025-05
Case No. DR 24-008 and AP 25-001
PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: Project design of the Mammoth Hospital North Wing Replacement Project on the 2.2-acre parcel identified as Assessor Parcel No. 035-010-065-000, as shown in the Architectural and Civil Plan Sets, dated received on April 2, 2025.
2. 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.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder’s Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
5. 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, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
6. 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.
7. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
8. 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.
9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of this permit.
10. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on this project processing account.
11. 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.

12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
13. 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.
14. Prior to issuance of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
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. 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.
17. A final landscape documentation package shall be required prior to issuance of a certificate of occupancy. Said landscape documentation package shall conform with the requirements identified in Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). The aggregate landscape area is defined as the total horizontal surface area dedicated to plant installation and irrigation plus the wet surface of any decorative water features. The landscape area for shrubs and trees shall be determined using the shrub/tree mature growth diameter or drip line. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas. Landscape area does not include undisturbed areas with established non-irrigated vegetation, or landscaping that is exempt pursuant to Municipal Code Section 17.40.020.D.

If the project qualifies for an exemption from the landscape documentation requirements pursuant to Municipal Code Section 17.40.020.D, the Water Efficient Landscape Ordinance Exemption form shall be completed by the property owner and the completed form shall be submitted to the Town prior to issuance of a certificate of occupancy.
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. 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.
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

structure. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.

22. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

SPECIAL PLANNING CONDITIONS

23. Pursuant 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 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.
24. The applicant shall make reasonable efforts to preserve the existing Jeffrey Pine Trees labeled #25 and #27 on the tree disposition plan sheet. If these trees cannot be preserved due to root disturbance, the trees shall be replaced on a 2:1 basis with a 24" box size of the same species. Replacement trees shall be planted in the same general location as the removed trees.
25. Prior to commencing construction work, the applicant shall submit a parking and construction staging plan to the Town for approval by the Community and Economic Development Director.
26. The applicant shall provide a plan that identifies bike locker locations for a minimum of 14 bicycles and exterior bike racks that can accommodate a minimum of 2 bicycles.
27. The applicant shall make alternative travel information available to employees and residents consistent with Municipal Code Chapter 17.44.050 – *Transportation Demand Management*. At a minimum, information will be provided regarding carpooling/vanpooling information if available; transit schedules and route information; Information on air pollution and alternatives to driving to work alone; Bicycle route and facility information, including local bicycle maps, locations of nearest bicycle racks or locker storage facilities, and bicycle safety information; and Information on walking to work, pedestrian safety, and walking shoe information.
28. All exterior wood products shall comply with the Wildland Urban Interface (WUI) construction materials requirements certified by the State Fire Marshal's Office and be in compliance with Chapter 7A of the 2016 California Building Code. Plywood or OSB sheeting shall be a minimum of one-half inch thickness with approved siding material placed over top.
29. Prior to issuance of a grading 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. 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.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

30. Nothing in the approval of this project 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.
31. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
32. Applicant is responsible for compliance with the project SWPPP and the Guidelines for Erosion Control in the Mammoth Lakes area. This shall include submittal of a Report of Waste Discharge, if applicable.
33. 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.
34. All new utility lines within, adjacent to, or serving the site shall be placed underground.
35. The site grading design and all building construction shall conform to State and federal disabled access regulations.
36. Landscaping and irrigation systems within the project area and within the project shall be maintained by property owner.
37. 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.
38. 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 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.
39. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.

SPECIAL ENGINEERING CONDITIONS

40. Prior to issuance of a grading or 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. 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.

41. Applicant shall provide onsite stormwater retention for all new and reconstructed impervious areas. The design of the retention systems shall conform to the Municipal Code, Town Standards and Storm Drainage Design Manual, and shall be included in the grading plans.
42. Prior to the issuance of certificate of occupancy, Town shall vacate portions of the existing 10 foot wide easement for snow purposes at the northerly property line adjacent to Parcel A-1.
43. Prior to the issuance of certificate of occupancy, Property Owner shall execute a non-exclusive easement agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for the purposes of snow storage, for a width of 10 feet along to the northerly and westerly property lines of Parcel A-1 along Tavern Road.
44. Prior to the issuance of certificate of occupancy, Town owner shall vacate either a portion or the entirety, if a new easement is formed, of the 50-foot-wide easement along the westerly property line along Sierra Park Road, such that a 20 foot wide non-exclusive easement remains.
45. If the 50 foot wide easement along the westerly property line along Sierra Park Road is completely vacated, then prior to the issuance of certificate of occupancy, Property Owner shall execute a non-exclusive easement agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for the purposes of street, drainage, sidewalk, transit shelter, snow storage, utility & landscaping, for a width of 20 feet adjacent to the westerly property line along Sierra Park Road.
46. Property Owner shall be responsible for 50% of the cost to construct public improvements consisting of a transit shelter on Sierra Park Road along the western property line, in conformance with Town Standards and acceptable to the Public Works Director. Property Owner shall coordinate with the Town to either construct the transit shelter themselves and request reimbursement from the Town or execute a reimbursement agreement with the Town to cover the Town's cost of construction.
47. Prior to issuance of certificate of occupancy, Property Owner shall execute an encroachment agreement with the Town, in the form of a recorded document mutually agreed to between the Property Owner and the Town, for any private facilities located within the public right-of-way, including but not limited to landscaping, irrigation systems, sidewalks, signage, etc.
48. Property Owner shall construct public improvements consisting of a pedestrian sidewalk along the southern side of Tavern Road between the property and Sierra Park Road, in conformance with Town Standards and acceptable to the Public Works Director. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval.