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

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RESOLUTION NO. PEDC 2014-11

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
ECONOMIC DEVELOPMENT COMMISSION**

**APPROVING TENTATIVE TRACT MAP 14-004 AND DESIGN REVIEW 14-002
TO ALLOW A 12 ROOM CONDOMINIUM-HOTEL EXPANSION PROJECT
FOR THE MAMMOTH CREEK INN PROPERTY LOCATED
AT 663 OLD MAMMOTH ROAD.**

(APN: 035-170-025-000)

WHEREAS, a request for consideration of a tentative tract map and design review permit was filed by Design Dimension Associates, on behalf of the property owner, Mammoth Hotel Associates to allow a 12 room condo-hotel expansion project within two buildings, in accordance with Chapter 17.24 and 17.88 of the Town of Mammoth Lakes Municipal Code, for property located within the Old Mammoth Road Zoning District at 663 Old Mammoth Road; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on November 12, 2014, at which time all those desiring to be heard were heard; and

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

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The Town of Mammoth Lakes 2007 General Plan, State Subdivision Map Act, Municipal Code, Design Review Guidelines, Subdivision Ordinance, and associated Land Use Maps;

3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Tentative Tract Map 14-004, consisting of Sheet TTM1 dated 9/11/2014;
6. Project plans consisting of: Plan sheets A1.0 revised 10/21/14, A1.1 revised 9/9/14, A1.2 revised 10/21/14, C1-C2 dated 9/11/2014, and A3.01-A6.2 dated June 2014; and
7. Materials board received by the Town of Mammoth Lakes on July 28, 2014.

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.

1. **CEQA** – The project was found to be categorically exempt, pursuant to Section 15332, In-Fill Development Projects, of the CEQA Guidelines because:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies because the proposed project is of high quality design, is located in a commercial area, is within the Urban Growth Boundary, encourages transit use, and is considered infill development. The project is consistent with applicable zoning designation and regulations because the project meets all development standards for the Old Mammoth Road zone including permitted uses, floor-area ratio (FAR), density, setbacks, building height, parking, and snow storage with the inclusion of Condition of Approval #103.
 - b. The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses because the site is within the Urban Growth Boundary, the site is 0.78 acres, and the site is surrounded by commercial uses on three sides.
 - c. The project site has no value as habitat for endangered, rare, or threatened species because the site is disturbed and devoid of vegetation.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. A traffic analysis was done for the proposed expansion project and demonstrated that no significant traffic impacts would occur from the project. The project is located in a commercial area and any noise that is generated would be consistent with what would be expected in a commercial area. The project is only permitted to use gas fireplaces, and the density is consistent with the general plan; therefore no significant impacts to air quality would result from this project. The project is adjacent to Mammoth Creek, but is approximately 400 feet away and would not result in a significant impact to the Creek. The project is required to install an on-site stormwater retention and infiltration system to further protect water quality.
 - e. The site can be adequately served by all utilities and public services.

2. MUNICIPAL CODE FINDINGS

FINDINGS FOR DESIGN REVIEW PERMIT

(Municipal Code Section 17.88.060)

- a. The proposed project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code (Title 17 of the Municipal Code) because the project is consistent with all of the development standards for the Old Mammoth Road (OMR) zone, and Chapter 17.88 (Design Review).

The proposed project conforms to the OMR zone development standards including, but not limited to permitted uses, floor-area ratio (FAR), density, setbacks, building height, parking, and snow storage subject to the Conditions of Approval.

- b. The proposed project is consistent with the General Plan since the project complies with the description for what the Commercial 2 (C-2) zone is intended for, medium- and large-scale commercial uses, including visitor lodging. The proposed project is consistent with the goals, policies, and actions of the General Plan including, but not limited to Policy E.1.D, C.2.I, C.4.B, C.4.C, L.1.C, L.5.B, L.5.G, L.6.A, and M.5.B. The proposed project is of high quality design, is located in a commercial area, is within the Urban Growth Boundary, encourages transit use, and is considered infill development.

The project is a 12 room expansion to the existing 26-room Mammoth Creek Inn, bringing the total number of rooms to 38. The project, as proposed, will be seven rooms over the C-2 allowable base density of 40 rooms/acre, but as allowed by General Plan Policy L.5.G, the density can be increased up to 80 rooms/acre for transient lodging development if community benefits are provided. An in-lieu fee of \$6,000 will be paid towards a future transit stop or shelter in the vicinity of the project as a community benefit.

- c. The proposed project is consistent with the Town of Mammoth Lakes Design Guidelines because the project includes building articulation, roof articulation, landscaping, and building materials and colors that are appropriate to the OMR zone and Mammoth Lakes.
- d. The proposed site design and building elements integrate in an attractive and visually cohesive manner that is compatible with and complements the desired architectural character of the OMR zone and a mountain resort community because the buildings incorporate multiple changes in the horizontal and vertical planes to break-up the building façade and include design elements from both of the adjacent buildings to create a cohesive and compatible aesthetic character, but still maintain a distinct style to avoid monotony. The building colors are generally earth tones so that the buildings will complement the nearby open space to the south.
- e. The proposed project provides additional landscaping along Old Mammoth Road and \$6,000 towards a future transit stop or shelter in the vicinity of the project. A pedestrian pathway throughout the project site connects the buildings and the sidewalk along Old Mammoth Road. Additionally, the drive

lane goes through the site and exits onto Chateau Road providing a pathway to the restaurants, retail shops, and entertainment uses located on Chateau Road.

- f. The proposed project incorporates enclosed parking for all 12 of the required parking spots for the new rooms to minimize visibility. To prevent conflicts between pedestrians and vehicles, there are numerous pedestrian pathways throughout the site, which will be easily identifiable by the change in paving material (pavers vs. asphalt). Additionally the circulation on the site will be improved since the drive lane will be one-way with vehicles entering from Old Mammoth Road and exiting onto Chateau Road via the easement on 3059 Chateau Road. Stormwater run-off on the site will be minimized by the installation of a stormwater retention system. The uncovered paved driveways are kept to a minimum to minimize heat-islands.
- g. The proposed project will includes attractive lighting that complements the proposed architecture and will comply with the Town's Outdoor Lighting regulations (Condition of Approval 18).
- h. The proposed project landscaping is required to comply with the Water Efficient Landscape regulations, and therefore, will be designed to conserve water resources and promote a natural aesthetic. The landscaping adjacent to the buildings is fairly minimal due to space constraints, but includes shrubs and trees along the pedestrian pathways. The proposed landscaping will provide a better transition to the open space to the south than what currently exists.
- i. The proposed project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required because this design review permit is being processed concurrently with a tentative tract map, and therefore, would be consistent with this approval. No use permit, variance, or other planning or zoning approval, with the exception of the Design Review permit, is required for this project.
- j. The project does not indiscriminately destroy trees or natural vegetation, nor does it create excessive or unsightly grading, indiscriminate clearing of the property, or the destruction of natural significant landforms since the project site is flat, disturbed, and contains nearly no vegetation; one 24-inch Jeffrey Pine will be removed for construction of the drive lane. The project will install new landscaping consisting of native and adaptive trees, shrubs, plants, and turf, and will be required to comply with the Water Efficient Landscape regulations (Condition of Approval 19).

3. SUBDIVISION MAP ACT FINDINGS. (State Map Act Section 66474)

- a. The proposed map is consistent with applicable General and Specific Plans as specified in Section 65451 of the Subdivision Map Act because the General Plan allows for medium-and large-scale commercial mixed uses, including visitor lodging in the Commercial 2 area. Additionally, the project supports numerous Goals and Policies of the General Plan including, but not limited to Policy E.1.D, C.2.I, C.4.B, C.4.C, L.1.C, L.5.B, L.5.G, L.6.A, and M.5.B. The proposed project is of high quality design, is located in a commercial area, is within the Urban Growth Boundary, encourages transit use, and is considered infill development. The Commission further finds that the proposed condo-

hotel complies with the Zoning Code development standards and Town policies that implement the General Plan.

The project proposes seven rooms above the base density of 40 rooms/acre per the General Plan, but is permitted pursuant to General Plan Policy L.5.G, which allows lodging density to be increased up to 80 rooms/acre if community benefits are provided. A community benefit of \$6,000 will be paid for a future transit stop shelter in the vicinity of the project, to allow density of 49 rooms/acre.

The property is not located within a specific plan area.

- b. The design and improvements of the project are consistent with applicable general and specific plans because the hotel expansion complies with the Municipal Code development standards such as permitted uses, floor-area ratio (FAR), density, setbacks, building height, parking, and snow storage, which implement the goals and policies of the General Plan.

The property is not located within a specific plan area.

- c. The site is physically suitable for the type of development because the site has an existing hotel, which is permitted in the OMR zone, and there is sufficient space for the proposed hotel expansion while complying with the Municipal Code requirements.
- d. The site is physically suitable for the proposed density of development because although the project is proposing seven rooms over the allowable General Plan base density of 40 rooms/acre, a community benefit consistent with General Plan Policy L.5.G will be provided, which allows the density to be increased to no more than twice the density for transient projects.
- e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat since the property is not located with an environmentally sensitive area and is Categorically Exempt from environmental review pursuant to Section 15332, In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines.
- f. The design of the subdivision and the types of improvements are not likely to cause serious public health problems since, no evidence has been submitted during the planning review process to indicate that the development would cause any serious public health problems. All necessary public services are currently provided, or can be extended to the site to assure health and safety for those individuals occupying and using the site facilities. Building permits will be obtained for the construction of structures to ensure all Building Code and Fire Code requirements are complied with.
- 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 since easements are shown on the tentative tract map and future development of the lots would comply with those easements. All utilities, and their easements, are currently in place on, or can be extended to, the property and the proposed subdivision will not impact

upon adjacent property easements and/or common areas shared among condominium owners.

- h. The required parking for the 12 new condo-hotel rooms will meet all of the parking requirements of the Municipal Code and the Public Works Standards. The existing parking is nonconforming, but is allowed to remain per Municipal Code §17.44.030.E and F, which allow parking that was conforming at the time the building was established to retain conforming status for as long as the use or structure remains unmodified. Furthermore, the Municipal Code only requires additional parking for the expansion, which will be provided. The existing parking will be brought into greater conformity with Town Standards and will provide adequate space for emergency vehicles in the drive lane.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS. The Planning and Economic Development Commission hereby takes the following actions:

- 1. Finds the project to be categorically exempt, pursuant to Section 15332, In-Fill Development Projects, of the CEQA Guidelines,
- 2. Adopts the required Municipal Code findings,
- 3. Adopts the required Subdivision Map Act findings,
- 4. Approves Tentative Tract Map 14-004 and Design Review 14-002 subject to the following conditions:

(SEE EXHIBIT "A"); and

- 5. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 12th day of November 2014, by the following vote, to wit:

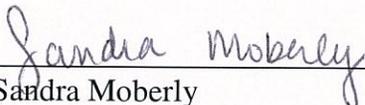
AYES: Grahek, Harvey, Vanderhurst, Tenney, Brown

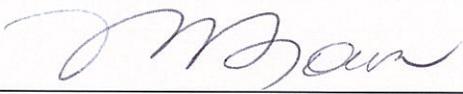
NAYS:

ABSENT:

ABSTAIN:

ATTEST:


 Sandra Moberly
 Planning Manager


 Madeleine "Mickey" Brown, 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.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On 11/18/14 before me, Costin Albert HARNONCOURT Notary Public
(Here insert name and title of the officer)

personally appeared STEVEN HAKIM

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 Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Resolution # PESC2014-11
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 21 Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

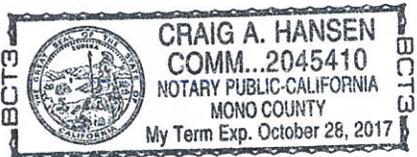
State of California

County of MONO

On November 18, 2014 before me, Craig A. Hansen Notary Public,
Date Name and Title of the Officer

personally appeared Craig Tracy
Name(s) of Signer(s)

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.



Place Notary Seal Above

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: Craig A. Hansen
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Resolution Document Date: 11/18/14

Number of Pages: 21 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Individual Attorney in Fact
 - Trustee Guardian or Conservator
 - Other: _____

- Signer's Name: _____
- Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Individual Attorney in Fact
 - Trustee Guardian or Conservator
 - Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT "A"

**Resolution No. PEDC 2014-11
Case No. TTM 14-004, DR 14-002**

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the creation of twelve condo-hotel rooms under Tentative Tract Map 14-004 and authorizes the design of the buildings under Design Review 14-002.
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 Section 17.64.060.B.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
5. 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 use 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 and shall, upon request, make

records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.

10. Prior to the issuance of a building permit, the applicant shall pay Development Impact 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 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 receipt 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. 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. 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 applicant and the owners association, if formed, shall submit a petition to be annexed into the Transit and Transportation Fee Community Facility District (CFD 2013-03) and pay all fees association with the annexation process 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.
17. Trash enclosure(s) shall be improved with a concrete slab and constructed of masonry with an exterior stone veneer or other materials compatible with that of the building(s) Adequate space for recyclable materials shall be provided within the enclosure(s). Additionally, all trash enclosures, receptacles, and food storage areas shall be animal resistant.
18. 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.

19. 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 and the Mammoth Lakes Fire Protection District for inclusion in the project grading permit. Where no grading permit is required, the final landscape plan must be submitted to and approved by the Town prior to issuance of a building permit. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan reviewed and 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. An automated irrigation system shall be provided for each landscape area. The irrigation equipment and system shall be maintained in a proper working condition at all times. 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.
20. 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.
21. 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.
22. 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 Economic Development Commission pursuant to Municipal Code Chapter 17.88.
23. A certificate of occupancy is required for all future tenant improvements within the future structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
24. 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.
25. Roof vents, exhaust, pipes, and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible.
26. Public trails and bike lanes must be maintained in a safe and usable condition during construction. Trails or bike lanes that are to be relocated must be relocated prior to removal of the existing facility.

27. Retaining wall design and material(s) be reviewed by the Town prior to grading permit issuance.

SPECIAL PLANNING CONDITIONS

28. Prior to staff approval of the final map, the \$6,000 in-lieu fee for construction of a new or improved transit stop or shelter, pursuant to General Plan Policy L.5.G shall be paid to the Town.
29. Prior to issuance of any certificate of occupancy for the project, all required parking for the new units shall be reviewed and approved by the Community and Economic Development Department and the Public Works Department for compliance with the Municipal Code requirements and the Public Works Standards. The existing nonconforming parking shall be reviewed and approved by the Community and Economic Development Department, the Public Works Department, and the Mammoth Lakes Fire Protection District to ensure greater conformity with the Municipal Code, the Public Works Standards, and the Mammoth Lakes Fire Protection District requirements.
30. Prior to issuance of any certificate of occupancy, the continuous four inch red and white striping differentiating the fire lane from the parking space and the parking placards issued to guests shall be reviewed and approved by the Community and Economic Development Department, the Mammoth Lakes Fire Protection District, and the Public Works Department. The placards shall instruct guests to ensure their vehicles are fully within the parking space and do not encroach into the fire lane. The Mammoth Lakes Fire Protection District has the authority to issue fines for vehicles encroaching into the fire lane.
31. The pedestrian pathways shall be flush with the drive lane to avoid interfering with emergency vehicle access and shall consist of a material or design that clearly delineates the pathway from the drive lane (i.e., pavers, colored concrete, etc.). This shall be reviewed and approved by the Community and Economic Development Department and the Mammoth Lakes Fire Protection District prior to building permit issuance.
32. Building height certifications will be required for all buildings that are within two feet of the maximum height allowed. Building height certificates require inspections by a licensed land surveyor prior to first floor joist inspection and prior to framing inspection, and shall be completed to the satisfaction of the Building and Planning Divisions after each inspection.
33. At the time of final map submittal, the condominium-hotel shall include floor plans and uses that substantially conform with those shown in the plans approved by this resolution, and shall meet the hotel and motel requirements described in Municipal Code §17.52.120.D.2 as determined by the Planning and Economic Development Commission prior to the Commission's approval of the final map.
34. The applicant shall provide a name for the project that is not similar to an already existing name or location in town. The proposed name shall be reviewed and approved by the Community and Economic Development Director and the Mammoth Lakes Fire

Protection District prior to issuance of a building permit.

- 35. The affordable housing requirements for this project shall be mitigated through payment of the applicable housing mitigation fee or through the designation of one (1) unit on-site as an affordable housing unit. The current housing mitigation fee as established by the Town's Building Division Fee Schedule is \$11,611 per room; however, if updated fees are adopted by the Town Council, the applicant shall be subject to the housing mitigation fee in effect at the time of building permit submittal (Town Council Resolution No(s). 09-76 and 14-32). If an on-site unit is provided, it shall conform with the livability standards in the Interim Affordable Housing Policy. This shall be reviewed and approved by the Community and Economic Development Department and Mammoth Lakes Housing prior to issuance of a building permit.
- 36. Per Municipal Code §15.18.050, the applicant shall satisfy the Town's Public Art Program requirements either by providing public art, paying an in-lieu fee, or a combination of the two. The in-lieu fee shall be paid or a public art plan shall be approved by the Planning and Economic Development Commission prior to issuance of a building permit.
- 37. The windows shall be tinted glass meeting the objectives of minimizing reflectivity and transmittance levels on all windows, which shall include the sum total of HP Sun-2 or equivalent, subject to approval by the building official. This shall be reviewed and approved by the Community and Economic Development Department prior to issuance of a building permit.
- 38. Per Municipal Code §17.44.100.A.3, at least 50% of the required parking shall be enclosed. Enclosed parking is defined as parking spaces located entirely within a structure with walls on all sides except for the entry to the parking space that shall be provided with a door. This shall be reviewed and approved by the Community and Economic Development Department prior to issuance of a building permit.
- 39. The applicant shall provide a rendering of the buildings in context with the surrounding site prior to the consideration of the final design by the Planning Manager.
- 40. The final design of the project shall be subject to review and approval by the Planning Manager upon a recommendation of the Planning and Economic Development Design Committee.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

- 41. 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 such time limitation as may be extended by law or by the Planning and Economic Development Commission in accordance

with the Subdivision Map Act.

42. 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. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.
43. 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 approved maintenance district or property owners association.
44. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
45. All new utility lines within, adjacent to or serving the site shall be placed underground.
46. The site grading design and all building construction shall conform to State and federal disabled access regulations.
47. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual on Uniform Traffic Control Devices (MUTCD).
48. 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 areas.
49. 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.
50. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, Version 2014, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.
51. All easements and dedications shall be in a form and content acceptable to the Public Works Director.
52. Application shall be made to the Town for re-apportionment of any existing assessment lien(s) under Business Assessment District (BAD) 2002-1 to the new lots and units proposed. Application shall be made in conjunction with the final map consideration by the Planning and Economic Development Commission.
53. 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.

54. All grading and public improvements shall be consistent with the Town Of Mammoth Standard Plans for Public Works.
55. Any off-site improvements required, such as installation of roads, sewers, water lines, or drainage improvements, which are of benefit to land other than the land located within the subdivision, shall be subject to an approved agreement between the Town and the subdivider to reimburse him in whole or in part for the use of the improvement by lands other than those developed by the subdivider, pursuant to Section 17.16.190 of the subdivision ordinance.

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

56. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
57. 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.
58. Sureties shall be posted for 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 wages 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.
59. Surety shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map and subdivision guarantee. 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.
60. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
61. 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. 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).

62. 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 owners statement on the parcel map shall reserve said easements unto themselves, their heirs and assigns.
63. 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.
64. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10.
65. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
66. The applicant shall submit a request for unit, building and street addressing to the Town, and a request for streets names for all streets within the subdivision. Approval of the addressing and street names shall be completed prior to approval of the map by Town staff and the Mammoth Lakes Fire Protection District.
67. For condominium projects, the following statement shall appear on the signature sheet of the final map: "THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 12 ROOMS WITHIN 12 RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT."
68. 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.
69. As required by the Town's Subdivision Ordinance Section 17.08.035 and Council Resolution 14-28, 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.
70. 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 right-of-ways 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:

71. Construction of water and sewer improvements shall require water and sewer 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.
72. An application for a grading permit shall be submitted to the Engineering Services Division of the Public Works Department in accordance 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 a grading, drainage and landscape/irrigation plans have been approved by the Public Works Director.
73. A grading permit for the project shall not be issued prior to 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.
74. 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 Chapter 12.04 of the Municipal Code.
75. No work within Town right of way shall be commenced until a traffic control plan has been approved by the engineering services division of the Town.
76. 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.
77. 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.
78. Prior to approval of the improvement plans, 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.

79. A geotechnical report is required the confirms that the proposed infiltrator locations will not be subject to groundwater entering the drywell or cause leaching through an adjacent slope face. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with water quality Phase 2 requirements.
80. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
81. In addition to the drainage, traffic related, or other requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the Public Works Director.
82. A grading permit for the project shall not be issued prior to approval of the landscaping and irrigation plans, if required per Municipal Code 17.40.
83. The applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Storm Water Permit from the State Water Resources Control Board, in accordance with Board requirements.
84. 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.
85. 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.

86. Temporary and permanent erosion control plans shall be included with the grading, improvement, and/or building permit 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 (BMP's), 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 BMP's shall be shown on the erosion control plans. If the Town inspector determines that the BMP's in place are not adequate, then additional BMP's 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.
87. A Construction Staging and Management Plan shall be submitted to, and approved by the Public Works Director prior to grading or building permit issuance. Said plan shall include provisions related to the parking of construction worker vehicles, construction equipment, construction materials, and specific limitations restricting access into non-developed portions of the site and the storage of materials within these areas. 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. The staging plan shall address hours of work, special approval for work outside hours allowed. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners.
88. 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 14-004 contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2014xxxxxx, 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.
89. Prior to combustible materials being placed on-site, an all-weather access road shall be constructed serving all exterior portions of the structure to the satisfaction of MLFPD.

90. A shoring plan shall be prepared and submitted for review that demonstrates how the cuts along and adjacent to the property lines can be made without encroachment onto the adjacent property and in conformance with OSHA requirements.
91. The grading and/or building plans shall indicate all snow storage areas and drainage facilities.
92. All easements shall be shown on the grading and/or building plans.
93. All export shall be taken to, and all import shall be taken from a permitted site, which shall be identified at grading permit issuance. The applicant shall prepare a haul route, subject to the approval of the Public Works Director prior to the import or export of material for the site.
94. 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.
95. The grading plan shall include tree protection measure 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 plan, and as required by the Town.

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

96. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first building permit for the project. Evidence shall consist of the recording information of the final map.
97. For all retaining and screening walls, the applicant shall submit plans to and obtain a building permit from the building division.

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

98. All required landscaping and irrigation improvements shall be constructed prior to the first temporary, conditional or final certificate of occupancy for the project. Sureties 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 whose approval shall not be unnecessarily withheld.

99. 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 Section 16.32.
100. 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 the first certificate of occupancy and recordation of the condominium plans shall not occur prior to Town review of the condominium plans. The condominium plans shall be recorded prior to issuance of the first temporary, conditional, or final certificate of occupancy for the project.
101. Construction of private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.
102. All required grading, private street, easement, 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 sureties posted prior the issuance of the first certificate of occupancy for the project.
103. 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.
104. All deferred survey monumentation shall be completed, or surety posted, prior to the issuance of the first temporary, conditional or final certificate of occupancy for the project.

SPECIAL ENGINEERING CONDITIONS

105. A final snow storage management plan for the hauling of snow in accordance with Municipal Code §17.36.110.B.3.a shall be submitted by the applicant and approved by the Community and Economic Development Department and Public Works Department prior to approval of the final map.
106. The project is a development that proposes common area(s) and/or amenities. Prior to approval by staff of the final map, CC&Rs shall be prepared and submitted to the Town for review and approval. Two copies of the CC&Rs for this project shall be submitted to the Community and Economic Development Department for review and approval to ensure consistency with the conditions of approval, the approved tentative map, the final map, and Town policies and standards. The CC&Rs shall be recorded concurrently with the final map. The CC&Rs shall be a covenant that shall run with the land. The CC&Rs shall include, but not be limited to, the following provisions:

- a. Provisions for maintenance of private facilities and common areas.
- b. Address joint use of services, including lobby (with front desk), parking, parking management, snow management, and other services in the association.
- c. The CC&Rs shall contain provisions granting right of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
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DATE: DECEMBER 16, 2014
TO: STEVEN HAKIM (PROPERTY OWNER); CRAIG TAPLEY (APPLICANT); FILE FOR TTM 14-004 AND DR 14-002
FROM: NOLAN BOBROFF, PLANNING TECHNICIAN
RE: DESIGN REVIEW 14-002: CONDITIONS OF APPROVAL FROM PLANNING AND ECONOMIC DEVELOPMENT COMMISSION DESIGN COMMITTEE

The Planning and Economic Development Commission (PEDC) approved Tentative Tract Map (TTM) 14-004 and Design Review (DR) 14-002 for the Mammoth Creek Inn expansion at their regular meeting on November 12, 2014. The Resolution (Resolution No. PEDC-2014-11) contained the following Conditions of Approval requiring additional review of the project by the Planning Manager:

- Condition of Approval 39: The applicant shall provide a rendering of the buildings in context with the surrounding site prior to the consideration of the final design by the Planning Manager.
- Condition of Approval 40: The final design of the project shall be subject to review and approval by the Planning Manager upon a recommendation of the Planning and Economic Development Commission Design Committee.

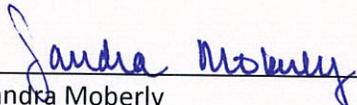
Per Condition of Approval 39, the applicant submitted a rendering of the buildings in context with the surroundings on November 20, 2014. This rendering was used for the review of the final design for the Mammoth Creek Inn Expansion.

Per Condition of Approval 40, the PEDC Design Committee reviewed the final design for the Mammoth Creek Inn expansion on December 10, 2014, and recommended approval of the design to the Planning Manager with the inclusion of the following revisions:

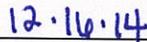
- The window and door trim color shall match the proposed fascia color and be painted Dunn Edwards Volcanic (DE/SP 2200) or similar color, as shown on the materials board date stamped 7/28/2014.
- Rock siding shall be installed on the bottom floor along the north frontage of Building A/B and on the bottom floor along the north and east frontage of Building C, as shown on the elevations sheet date stamped 11/20/2014. The rock material shall be Deep Creek LedgeStone or similar material.

The plans submitted for a building permit will be required to comply with the Conditions of Approval noted in Resolution No. PEDC-2014-11 and the two design revisions noted in this memo.

I, Sandra Moberly, Planning Manager hereby approve the Mammoth Creek Inn Expansion final design as noted in this memo.



Sandra Moberly
Planning Manager



Date

Therefore, Condition of Approval 39 and 40 from Resolution No. PEDC-2014-11 have been satisfied.