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Agenda Item 13
February 7, 2007
File No. R07-
0207-
650-10
(450-20)

AGENDA BILL

Subject: District Zoning Amendment 2005-03, General Plan Amendment 2005-01, and Final Environmental Impact Report (EIR)

Initiated by: Sonja Porter, Contract Planner
Sandra Moberly, Senior Planner
Bill Taylor, Deputy Community Development Director

BACKGROUND:

On January 10, 2007, the Planning Commission adopted Resolution No. PC 2007-01 (3-1) recommending approval by the Town Council of an Ordinance to amend the permitted uses of Area 4 of the Juniper Ridge Master Plan to allow for development of the mixed use base lodge facility with up to 106 units, primary access to the lodge from Majestic Pines Road, a maximum building height of 102 feet, and a reduced minimum setback for the western boundary to zero.

The Planning Commission also recommended certification of the Final EIR for the project and made findings of community benefit.

Planning Commission Discussion

On January 10, 2007 the Planning Commission voted 3-1 to recommend approval of the proposed project to Town Council. Commissioner Bacon voted against the project and Commissioner Duggan recused herself. The Planning Commission discussed the project at length and included detailed discussion on the following topics.

1994 Agreement between MMSA and Monterey Pines Homeowners

The Planning Commission discussed the project at length and included discussion related to the 1994 Agreement between MMSA and Monterey Pines Homeowners. The Planning Commission received a letter from Tim Sanford, an attorney for two homeowners on Monterey Pines Drive referencing an agreement made by MMSA relating to the type and size of building that could be built at the project location. Staff responded to the letter and indicated that they had consulted with the Town Attorney who determined that the agreement is not relevant to the current

proposal because no development is proposed as a part of the project. The agreement will be relevant during the use permit and tentative tract map phase of the project and staff and the Town Attorney will fully address it at that time.

Design and Advisory Design Panel (ADP) Comments

The Planning Commission discussed the bulk, size, and design of the future project. They referenced the ADP's comments on Page 11 of the staff report and included those comments into the Planning Commission resolution (Resolution 07-01) to ensure that the future project will be an iconic, articulated building form that will achieve rugged classic mountain architecture with building top and roofs that are significantly differentiated.

Building Height and Density Changes

The Planning Commission also discussed the proposed building height and density changes included as a part of the DZA. The Commissioners were generally supportive of the building height and density increase because the project would result in community benefits and also because the Planning Commission will have the opportunity to review and modify the future project during the use permit process. Commissioner Bacon was not supportive of the bulk and height of the building and also did not believe that the applicant had provided enough community benefits to warrant approval. The Commissioners discussed requiring additional community benefits to the project, however, decided to recommend approval of the project with the community benefits listed on Page 37 of the Planning Commission Staff Report.

ANALYSIS/DISCUSSION:

Development Proposal

The proposed action is a General Plan Amendment and District Zoning Amendment to establish development standards for the project site. It is not an approval of a specific development application. The Project Applicant, Mammoth Mountain Ski Area (MMSA), proposes to develop a mixed use base lodge and visitor lodging facility at the bottom of the Eagle Express. To accomplish this they propose to re-designate and rezone Lot 87, Mammoth Vista II and amend the Juniper Ridge Master Plan to accommodate the development of a permanent base lodge facility on the 8.67 acre site of which, approximately 4.1 acres is located within the Inyo National Forest.

The project has been analyzed in order to disclose the maximum development impacts of the proposed Zone Code and General Plan

Amendments. Future project approvals, including use permit(s) and subdivision(s) will be subject to the development standards and mitigation measures contained in the revised Master Plan.

The Future Project:

The proposed changes to the Juniper Ridge Master Plan and General Plan are in anticipation of submitting a Use Permit and Tentative Tract Map for a future project. The future project will require Advisory Design Panel review and Planning Commission review and approval. During the review process there will be additional opportunities for public input. A summary of the future project is included as Attachment I of the Planning Commission staff report.

Master Plan Amendments:

To accommodate the anticipated development, the applicant is requesting an amendment to the Juniper Ridge Master Plan to modify the permitted land use, density, access, setbacks, building height and parking requirements. Proposed amendments are summarized below.

- Height: The proposed amendments would change the maximum permitted height from 35 feet to allow a stepped building that would range from 12 feet in height to 102 feet at the peak.
- Setbacks: The future project crosses onto Forest Service Lands on the western side of the project site. Therefore, the following amendment to the setback provisions of the currently adopted Juniper Ridge Master Plan will be required. "There shall be no setback required from the western property line."
- Density: The Master Plan currently permits a total of 289 dwelling unit equivalents (D.U.E.)¹. The project proposes to amend the master plan to allow an increase in density of 106 dwelling units for a total of 395 D.U.E. this is less than the maximum permitted density under the Municipal Code and General Plan.
- Land Use: The proposed amendments would re-locate the ski area base facility and associated support structures to a site partially located on Area 4 (parking lot), permit up to 106 dwelling unit equivalents of resort lodging, and permit associated commercial services.
- Parking: The current Master Plan requires that off-street parking be provided for all uses in accordance with the requirements and design standards of Title 17, of the Mammoth Lakes Municipal Code. The planned project requires an amendment to this language to allow for parking reductions to be made for internal

¹ Studios, 1 bdrms and hotels rooms are equivalent to ½ dwelling unit.

pedestrian and bicycle trips and shared parking. The future project design is not fully developed; therefore, the amount of parking reduction is not known at this time. The current request will allow the applicant to apply for a reduction that will be evaluated as a part of the use permit. Actual parking requirements will be determined as a part of the Use Permit submittal and the parking reduction will be included as a part of the request.

- Vehicular Access: The Master Plan indicates that vehicular access for Area 4 should be from Meridian Boulevard. The project requires an amendment to allow the primary vehicular access for the hospitality portion of the lodge and service vehicles accessing the Loading Dock to be from Majestic Pines Drive.

The proposed Juniper Ridge Master Plan is included as Exhibit 1 of Attachment B of this report.

General Plan Amendment:

The project area includes Lot 87, Mammoth Vista II, (APN 32-040-08) which currently has a General Plan land use designation of Low Density Residential (LDR). The proposed land use on the southerly fragment of this lot is not permitted within the LDR land use designation; therefore, the applicant is proposing to change the General Plan land use designation of the parcel to Resort. The majority of Lot 87 is proposed to be maintained as open space and roadway. The existing trail alignment will preserve a buffer between the lower intensity single family subdivision to the north and the proposed development.

Zoning Conformance:

The purpose of the Resort Zone as detailed in Section 17.28.220 is to provide a zone classification encompassing various types of land uses such as: single-family residential developments, multiple housing projects, professional and administrative office use, hotels including attendant support commercial activities, recreational facilities, public or quasi-public uses, or combinations of such uses through the adoption of a development plan.

As described in the Planning Commission staff report, the project complies with the requirements of the Municipal Code, Juniper Master Plan, and Design Guidelines in the areas of:

- Lot coverage
- Building separation/relationship
- Transit services/infrastructure

- Common/Recreation areas for multi-unit projects
- Trails and sidewalk plans
- Public improvements

Community Benefits:

The Planning Commission evaluated the community benefits of the project and determined that there were sufficient community benefits to recommend approval of the project. The Planning Commission included the following items as community benefits:

- a. Provision of amenities for the surrounding neighborhood so that commercial goods and services are within close proximity, and even walking distance, so as to reduce total vehicle miles traveled to other parts of the Town.
- b. Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council, demonstrating to other private developers and community interests that sustainable development is achievable in Mammoth Lakes.
- c. Furthering of the Town's goal of encouraging a pedestrian orientation by virtue of providing higher density lodging on site with associated commercial services thus placing guests within walking distance of the resort amenities and minimizing or even eliminating the need for private vehicle use for those lodging on site or nearby.
- d. Utilization of a previously disturbed area, the day skier surface parking lot, for development, thus preserving adjacent National Forest lands for open space and public recreational uses.
- e. Creation of an architectural landmark that compliments and elevates the alpine setting and character at one of Mammoth's gateway locations.
- f. Development of a major western transit system hub with provisions for public transportation bus unloading, loading and queuing areas. It is a critical component of the overall transit plan for the community.
- g. Development of a performing arts venue for the community by virtue of extensive underground public parking, food and beverage facilities, and publicly available restrooms. Outdoor and indoor

assembly spaces will be available for a multitude of event types, both in winter and summer.

- h. Provision of an on-site remote office and detention space for the Mammoth Lakes Police Dept to enhance their ability to respond to calls and maintain a presence on property when it is appropriate, thereby enhancing overall public safety for the entire neighborhood.
- i. The overall development of Eagle Lodge is fully consistent with the Town's Vision Statement since it will play a major role in facilitating Mammoth Lakes in becoming a "high-quality, destination resort community with year-round recreation opportunities" by providing services and amenities that guests desire at a major resort node in Town.
- j. Enhancement of recreational opportunities for guests and residents through the development of in-town ski school facilities, and an ice rink.

Please refer to Page 15 of the Planning Commission Staff Report (Attachment I) for a full discussion of community benefits.

OPTIONS ANALYSIS

Option 1: Certify the Joint Environmental Assessment and Environmental Impact Report, make California Environmental Quality Act (CEQA) Findings of Fact, approve Statements of Overriding Consideration, adopt the Mitigation Monitoring Plan, and approve General Plan Amendment 2005-01 and District Zoning Amendment 2005-03 based upon the applicant's alternative 3.

Option 2: Certify the Joint Environmental Assessment and Environmental Impact Report, make California Environmental Quality Act (CEQA) Findings of Fact, approve Statements of Overriding Consideration, adopt the Mitigation Monitoring Plan, and approve General Plan Amendment 2005-01 and a modified District Zoning Amendment 2005-03, adopting an alternative that mitigates the significant environmental impacts to one or more impact areas.

Option 3: Deny DZA 2005-03 and GPA 2005-01.

Option 1 would permit the proponent to apply for a tentative tract map and use permit for development of the project. It would result in significant environmental impacts in the areas of visual effects, cumulative noise, and cumulative water supply.

Option 2 would permit the proponent to apply for a tentative tract map and use permit for development of a revised project. It would result in lesser, though still potentially significant environmental, impacts in the areas of visual effects, cumulative noise, and cumulative water supply. Adoption of Alternative 2 (reduced intensity) would reduce visual impacts to less than significant, but would not reduce cumulative traffic or water impacts significantly. Alternative 4 (no action) would leave the site in its current configuration. It would reduce visual impacts to less than significant and would eliminate this project's contribution to long-term significant cumulative effects to noise and water supply. Those significant cumulative effects would still occur at build out of the community under the existing or draft General Plans.

Option 3 is the implementation of Alternative 1 (existing regulations) of the EIR. This would reduce visual impacts from the development to less than significant and reduce the project's contribution to the cumulative water impact. This option may not reduce the contribution to cumulative noise impacts because it does not include the trip diversion components of the project.

VISION CONSIDERATIONS:

The Town of Mammoth Lakes Vision Statement identifies Juniper Ridge area as having one of the most spectacular settings in Town, due its prominent viewshed. Development of a large resort lodge and small supporting shops is envisioned as the mainstay of this resort location. Juniper Ridge resort is also identified as one of the Town's major skier destinations due to the base lodge facilities, ski-in/ski-out accommodations and public transit system. Development of a permanent mixed-use base lodge facility with a condominium/hotel and a mix of recreational-related uses, including food service, rental/demo/repair shop, retail, ski school and day care, ticketing/lobby, administrative space, restrooms, convenience market, restaurant, day spa facilities and a locker club, is consistent with and supportive of the Town of Mammoth Lakes Vision Statement.

FINANCIAL CONSIDERATIONS:

Approval of Zone Code Amendment 2005-03 and General Plan Amendment 2005-01 will have no direct financial impact on the Town. Cost of all document preparation is paid by the applicant. Development of the project will provide additional rooms for inclusion in the transient rental pool.

ENVIRONMENTAL CONSIDERATIONS:

Based upon initial environmental review conducted through the preparation of the Initial Study it was determined that an Environmental Impact Report would be required to analyze the environmental effects of the general plan amendment, district zoning amendments, and the proposed base lodge facility. The Forest Service also determined that an Environmental Assessment would be required to analyze the effects of the proposed lodge and ancillary facilities on National Forest System Lands. To satisfy the requirements of both the Town and the Forest Service a Joint Environmental Impact Report/Environmental Assessment was prepared. The document was circulated for review and comment from September 21, 2006 until November 6, 2006. A public meeting was also held on November 1, 2006 by the Planning Commission to receive public comment. The comments received during the comment period were incorporated and addressed in the Final EIR. Comments and responses can be found in the FEIR/FEA from page 57 to 100.

NEPA and CEQA both require the consideration of a range of reasonable alternatives to the Proposed Action. Alternatives must be feasible and must meet the purpose and need of the Proposed Action. Under CEQA, alternatives must attain most of the basic project objectives that are described in Chapter 1 of the EIR/EA. Alternatives must also lessen one or more of the potentially significant effects of the project. Four alternatives were analyzed in the document are described on Page 13 of the Planning Commission staff report (Attachment I).

The analyses contained in the EA/EIR conclude that after the incorporation of mitigation measures the project would result in a significant and unavoidable impact in the following areas:

- Aesthetic impact to visual resources from areas to the north (Key Observation Point (KOP) #2);

In addition, the cumulative analyses contained in this document conclude that the project and Alternative #3 would contribute to a cumulative impact in the following areas:

- Cumulative roadway noise impacts due to cumulative traffic volumes; and
- Cumulative impacts relative to water supply at Town buildout in 2025.

Because the project will result in one or more significant environmental effects, modification of the project to reduce the project impacts to less than significant or adoption of findings and a Statement of Overriding consideration are necessary for approval of the District Zoning Amendment. The Planning Commission found that the benefits of the project were sufficient to justify its approval and recommended adoption of a Statement of Overriding Considerations which is attached as Attachment E.

LEGAL CONSIDERATIONS:

There are no legal issues attached to this zone code amendment. With regard to the future Eagle Base Lodge project, the project's site design may have legal considerations associated with it related to a private agreement between MMSA and abutting property owners. However, this zone code amendment does not affect the legal considerations of the Eagle Base Lodge project proposal as it does not authorize any development.

RECOMMENDATION:

Therefore, it is recommended that the Town Council approve Option 1 by certifying the Final EIR/EA, making CEQA findings, adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, adopting Resolution No. 07-01 approving General Plan Amendment 05-01, waiving the first reading and introducing by title only, the ordinance adopting DZA 05-03 amending the permitted uses of Area 4 of the Juniper Ridge Master Plan to allow for development of the mixed use base lodge facility, allow for the primary access for the lodge to be from Majestic Pines Road, allow for a maximum height of 102 feet with the building stepping down at either end, allow for parking reductions to be made for internal pedestrian and bicycle trips and shared parking, reduce the minimum setback for the western boundary to zero, except as required by building or fire codes, and increase the permitted density of the Juniper Ridge Master Plan to no more than 395 dwelling unit equivalents.

ATTACHMENTS:

Attachment A: Resolution No. 07-
Attachment B: Ordinance No. 07-
 Exhibit 1: Revised Juniper Ridge Master Plan
Attachment C: Certification of the Eagle Lodge Base Development Project FEIR
Attachment D: FEIR Findings Pursuant to CEQA Guidelines 15091
Attachment E: Statement of Overriding Consideration
Attachment F: Mitigation Monitoring Plan
Attachment G: Planning Commission Resolution 2007-01 dated January 10, 2007
Attachment H: Public Comments received after the PC staff report publication date.
Attachment I: Planning Commission Staff Report dated January 10, 2007

Planning Commission Report Attachments:

*Attachment A: Revised Juniper Ridge Master Plan
*Attachment B: Planning Commission Resolution 07-01 recommending approval of
DZA 2005-03 and GPA 2005-01
 *Exhibit 1: Certification of the Eagle Lodge Base Development Project FEIR
 *Exhibit 2: FEIR Findings Pursuant to CEQA Guidelines 15091
 *Exhibit 3: Statement of Overriding Consideration
 *Exhibit 4: Mitigation Monitoring Plan
 *Exhibit 5: Findings for District Zoning Amendment 2005-03
Attachment C: Building Separation
Attachment D: Lot Coverage Analysis
Attachment E: Applicant's Purpose and Need Justification
Attachment F: Final Environmental Impact Report
Attachment G: Application (DZA & GPA) and Environmental Information Form
Attachment H: Public Comments
Attachment I: Summary of Future Project

* These items have not been included because they are included as previous attachments to this report.



TOWN CLERK

**P. O. Box 1609 Mammoth Lakes, CA 93546
(760) 934-8989 Ext. 227 Fax (760) 934-8608**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE MAMMOTH LAKES TOWN COUNCIL will hold a **PUBLIC HEARING** at the Mammoth Lakes Council Chambers, Old Mammoth Road, Mammoth Lakes, California, on Wednesday, February 7, 2007, at 6:00 p.m. to consider all evidence and reports relative to the application described below:

District Zoning Amendment 2005-03, initiated by Mammoth Mountain Ski Area (Tom Hodges), to amend the existing Juniper Ridge Master Plan, the Mammoth Mountain Ski Area Master Development Plan and the Inyo National Forest Land and Resource Management Plan in the areas of parking, height, density, setbacks, visual quality and land use. In addition, the project includes a General Plan amendment to rezone Lot 87, Mammoth Vista 2 Subdivision, from Residential Single Family to Resort, with the majority of the lot being utilized for circulation and open space.

Location: 4000 Meridian Blvd. (Chair 15 Parking Lot); APN 32-040-12 & 32-040-08
Proponent: Mammoth Mountain Ski Area (Tom Hodges)

The Town Council will also consider a Resolution certifying the Joint Environmental Assessment and Program Environmental Impact Report, making California Environmental Quality Act (CEQA) Findings of Fact, approving Statements of Overriding Consideration, and adopting the Mitigation Monitoring Plan.

All persons having an interest in the proposed application request may appear before the Town Council either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Town Clerk written correspondence pertaining thereto. Anyone wishing to challenge, in court, the decisions made on the above application, is limited to raising only those issues raised at the public hearing described above, or in written correspondence delivered to the Council at, or prior to, the public hearing. For additional information, or to review the application request, contact Sandra Moberly, Senior Planner, at (760) 934-8989 Ext. 251. Facsimiles may be sent to (760) 934-8608, or e-mail at: smoberly@ci.mammoth-lakes.ca.us.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES.

Dated: January 17, 2007


Anita Hatter, Town Clerk

Attachment A

Resolution No. 07-

ATTACHMENT "A"

RESOLUTION NO. 07-

A RESOLUTION OF THE TOWN COUNCIL
OF MAMMOTH LAKES, CALIFORNIA,
ADOPTING GENERAL PLAN AMENDMENT 2005-01

WHEREAS, a request for consideration of a General Plan Amendment was filed by Mammoth Mountain Ski Area to re-designate Lot 87 Mammoth Vista 2 to Resort, and

WHEREAS, the Planning Commission conducted a duly Noticed Public Hearing on the application request on January 10, 2007, at which time all those desiring to be heard were heard; and

WHEREAS, the Town Council conducted a Noticed Public Hearing on the application request on February 7, 2007, at which time all those desiring to be heard were heard; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes, California, as follows:

1. That the above recitations are true.
2. That the Town Council adopts General Plan Amendment 2005-01.

APPROVED AND ADOPTED this 7th day of February 2007.

Kirk Stapp, Mayor

ATTEST:

Anita Hatter, Town Clerk

Exhibit 1

Revised Juniper Ridge Master Plan

EXHIBIT 1
Revised Juniper Ridge Master Plan

Exhibit "1"

JUNIPER RIDGE MASTER PLAN

District Zoning Amendment 2005-03
Amending the Boundaries and Conditions of Approval
of the Juniper Ridge Master Plan
Adopted by Town of Mammoth Lakes Ordinance 07-
March 7, 2007



TOWN OF MAMMOTH LAKES, CALIFORNIA

On March 7, 2007, the Mammoth Lakes Town Council did revise and approve the Master Plan for Juniper Ridge as presented below:

The district zoning amendment amends and restates the Juniper Ridge Master Plan (DZA 89-1), adopted March 7, 1990, amended October 15, 1997, and amended January 20, 1999, as follows:

1. Land Uses - Uses of the subject property shall be limited to those identified below.
 - 1.1. Area 1- Juniper Ridge Subdivision: A maximum of 40 single family lots having minimum areas of 10,000 square feet.
 - 1.2. Area 2 - Sunstone Condominiums and Eagle Run Town homes: A maximum of 113 condominium units (101 dwelling unit equivalents).
 - 1.3. Area 3 - Juniper Springs Lodge: A maximum of 175 units (125 dwelling unit equivalents) with understructure parking of 184 spaces and a maximum of 5500 square feet of commercial area. The units will be individually owned, sold fully furnished with standardized furniture, fixtures and equipment, and designed to be easily rented on a short-term basis. On-site facilities will include space for a rental management operation, a reception area with front desk and telephone switchboard, a daily housekeeping and linen service area, ski and luggage storage, meeting rooms and a laundry.
 - 1.4. Area 4 Eagle Lodge: A maximum of 106 dwelling unit equivalents with understructure parking and a maximum of 80,000 sq. feet of commercial area. Parking shall be determined at the time of Use Permit submittal, based upon the parking requirements as set forth in the Municipal Code. When there is no parking generation rate available for a proposed use the ITE Parking Generation Manual shall be utilized. Parking reductions may be made for internal and pedestrian/bicycle trips and shared parking. The facility shall be mixed use including ski-related uses. In addition the facility shall include a convenience market, restaurant and spa facilities. Residential units will be individually owned, sold fully furnished with standardized furniture, fixtures and equipment, and designed to be easily rented on a short-term basis. On-site facilities will include space for a rental management operation, a reception area with front desk and telephone switchboard, a daily housekeeping and linen facilities, ski and luggage storage, meeting rooms and a laundry.

2. Administration

2.1. Permitted Uses

Development of Single Family Houses within the Juniper Ridge Subdivision is a permitted use subject to design review by the Town of Mammoth Lakes. Plan submittal and processing is described in the Municipal and Building Codes.

2.2. Use Permit

The Use Permit process as described in Title 17 of the Municipal Code shall be followed for all uses except for Single Family development within the Juniper Ridge Subdivision, and all development shall be in conformance with the Town of Mammoth Lakes Design Guidelines.

2.3. Non Conformance

Individual projects that do not conform to approved standards or permitted uses established by the Juniper Ridge Master Plan cannot be approved without an amendment to the Master Plan and other documents as appropriate including the Town General Plan and zoning regulations. Any project proposed which is not in conformance with the Master Plan may also be subject to environmental review procedures under CEQA (California Environmental Quality Act).

3. Building Heights and Setbacks

The following building height and setback restrictions shall apply to the development of Juniper Ridge:

3.1. Area 1- Juniper Ridge Subdivision

For lots 17 through 25, the maximum building height shall be 18 feet above the grade of the adjacent street as measured at the midpoint of the lot frontage and centerline of the street. For Lot 26, the maximum building height shall be 30 feet above natural grade. Dwellings constructed on Lots 12 through 26 may have front setbacks of 5 feet.

3.2. Area 2 - Sunstone Condominiums and Eagle Run Town homes

The maximum building heights shall be 35 feet above the under structure parking areas for residential condominiums and 43 feet above understructure parking for the resort condominium lodge. The cupola may be constructed with a maximum height of 56 feet above the parking structure. No site disturbance and no buildings shall be permitted on slopes of 30% or more adjacent to the southerly lot line. A minimum building setback of 25 feet shall be maintained from the single family lots to the west of the condominium area.

3.3. Area 3 - Juniper Springs Lodge

A minimum setback of 20 feet shall be maintained from Majestic Pines Drive. Within the first 50 feet setback from the westerly side of Majestic Pines Drive, the maximum building height shall be 2 stories or 25 feet; from 50 feet to 100 feet, the maximum building height shall be 3 stories or 35 feet; for more than 100 feet of setback, the maximum building height shall be 4 stories or 55 feet. Not superseding the above, setbacks from the access road shown as Street "A" on '11" M 36-181 which begins west of the terminus of Meridian Blvd. and from the property line bisecting Street "A", may be reduced from the standards set forth in the Municipal Code, in order to provide an entry canopy or porte cochere for the Resort Condominium Lodge, subject to design review approval.

3.4. Area 4 - Eagle Base Lodge Development

3.5. Setback

A minimum setback of 20 feet shall be maintained from the north, east and west property lines. There shall be no setback required from the western property line.

Permitted Setback Encroachments

Permitted encroachments within the setback area include landscaping; circulation improvements and parking. Additionally, roof eaves may project into any required yard a maximum of three feet.

The street façade shall be architecturally modulated by bays that are not more than 30 feet in width. Bays within the street wall shall be defined by changes in the rhythmic pattern of window openings, bay windows, awnings and canopies, entrances, balconies, arcades, columns, pilasters, plane of the façade, materials and color, and other architectural features.

Height

The building heights shall vary to achieve architectural interest. The maximum height shall be as follows:

102 feet as measured from the adjacent grade to the building roof.

The height shall vary to achieve a mix of heights with the maximum heights to be:

% of Footprint	Average Maximum Height
31%	12'
10%	27'
5%	37'
8%	62'
11%	79'
4%	68'
11%	71'
14%	83'
6%	102'

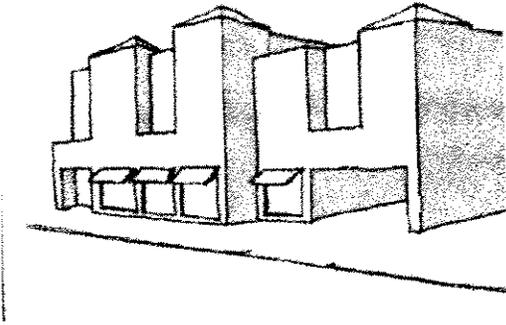
The maximum permitted heights shall be located as shown in Exhibit 1.

Roof Form

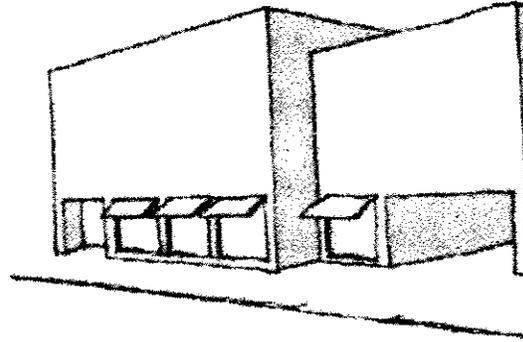
To encourage a modulated roof form, the roof form shall vary and shall include (but not be limited to) flat, hip, and gable roof forms. In addition to varying forms, the pitch of the roof forms should vary as well. The total building should be comprised of approximately:

- 1/3 flat roof form
- 1/3 pitched roof with a pitch not to exceed 4:12
- 1/3 pitched roof with a pitch exceeding 4:12

THIS:



NOT THIS:



4. Setbacks between Buildings - Minimum setbacks between buildings and structures shall be as follows:

- 4.1. For buildings oriented side to side - 10 feet between buildings up to 35 feet in height; 20 feet between buildings up to 45 feet in height; and, 25 feet between buildings in excess of 45 feet in height. Where two buildings are of differing heights the setback requirements of the highest building will be required. Public utility installations are exempt from these requirements.
- 4.2. For all other-building orientations - 25 feet.

5. Off-street Parking: Upon build-out of all Master Plan areas no parking shall be permitted on Meridian Boulevard, subject to review and approval of the Town Council pursuant to the requirements of Section 10.12.040 and 10.12.100 of the Municipal Code. Any signing required due to the changes in the parking regulations shall be paid for by the applicant/developer.

- 5.1. Area 1 - Juniper Ridge Subdivision
Parking shall be provided in accordance with the requirements and design standards of Title 17 of the Municipal Code.
- 5.2. Area 2 - Sunstone Condominium and Eagle Run Town homes
Parking shall be provided in accordance with the requirements and design standards of Title 17 of the Municipal Code or the approved Conditional Use Permit.
- 5.3. Area 3 - Juniper Springs Lodge
112 parking spaces shall be provided for Juniper Springs Lodge with the ability to adjust that number as provided in the Use Permit for that project.

- 5.4. Area 4 - Eagle Base Lodge Development
Parking shall be determined as outlined above in Section 1.4. Any reduction in parking shall be mitigated through the commensurate provision of additional transit services above and beyond existing levels of service for each weekend day and holiday from Christmas week to the end of March. Transit data shall be subject to review and approval by the Town.
6. Signs - A master sign plan shall be required for all uses except the single family subdivision and all signs shall conform to the provisions of Title 17 of the Municipal Code or as may be specified by a Use Permit.
7. Vegetation Preservation
- 7.1 No site disturbance shall be permitted on those south-facing portions of the property having slopes of 30% or more. A development setback line generally corresponding to the 30% slope line shall be designated on the Final map of Tract No. 36-168 adjacent to Lots 17 through 26.
- 7.2. A re-vegetation plan which provides for the replacement of trees in excess of 8 inches in diameter shall be submitted for review and approval by the Community Development Director.
- 7.3. Easements shall be designated on the Final Map of Tract 36-168 which provide for the preservation of the Juniper trees located on or adjacent to the south facing slope of the property.
- 7.4. Landscape plans shall be required as a condition of approval of any use subject to a Use Permit.
- 7.5 The applicant for the Eagle Base Lodge Development shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060, Outdoor Lighting Plans) to the Community Development Director that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The sensitive receptor locations shall be determined in consultation with the Community Development Director.
8. Transit - As a condition of approval of the Juniper Springs Lodge and the Eagle Base Development Facility, a bus service system shall be established to provide alternate means of local transportation for guests of these facilities. A plan for this bus service indicating the number/type of buses to be used, the routes to be followed and the hours of operation shall be presented for review and approval by the Planning Commission and the Town Council.
9. Park and Recreational Facilities - The project proponents shall attempt to acquire Assessor's Parcel No. 32-040-02 for donation to the Town for Park and Recreational Uses. If the proponents are unable to acquire this parcel, an agreement shall be entered between the

proponents and the Town whereby the Town shall acquire the property and the proponents shall reimburse the Town for all costs of acquisition, including costs of purchase, appraisal, title report, etc. This acquisition or agreement shall be consummated prior to the issuance of any construction permit for development of the hotel, condominiums, Commercial or parking structure uses. If acquisition of this site cannot be negotiated in a satisfactory manner, the project proponents may offer an alternate site acceptable to the Town for development as a park or recreation facility, or an in-lieu fee may be imposed subject to Town Council discretion. This condition has been satisfied pursuant to the approval of the amendment to the Four Party Agreement dated April 6, 1996.

10. Agreements - All existing agreements--the Four-Party agreement, the Aspen Creek agreement, the Fire District agreement, and the Valentine agreement--shall be modified as necessary to reflect the different parties involved and the different development pattern proposed for Juniper Ridge.
11. Permits - The Town shall obtain all necessary permits from the U.S. Forest Service for the road connection between the single family subdivision and Lake Mary Road. This condition has been satisfied.
12. Dedication - The 14.5 acre open space parcel (Lot 10 of Tract Map No. 36-146) shall be donated to the Regents of the University of California as part of the Valentine Reserve. This condition has been satisfied.
13. Fence Construction - Prior to any construction, a fence shall be established along the southerly lot lines of Lots 16 through 26 of Tentative Map No. 36-168 and along the southerly perimeter of the Remainder Parcel as identified on Tentative Map No. 36-168. Such fence shall be designed to the specifications of the Planning Director and shall be donated to the Valentine Reserve for upkeep and maintenance. This condition has been satisfied.
14. Mitigation Measures - All discretionary approvals of Tentative Subdivision Maps and Use Permits shall be subject to the applicable mitigation measures and monitoring programs contained in the Final EIR for Juniper Ridge and the Final Environmental Assessment and Environmental Impact Report for the Eagle Lodge Base Development Project. Further mitigation measures may be incorporated into subsequent approvals as more definitive impacts are identified upon the submission of precise development plans for uses subject to the issuance of those approvals.
15. Maintenance Districts - A property maintenance district, or a comparable local organization, such as the homeowners' association for Juniper Springs Lodge and the Eagle Base Development Project, shall be established to ensure operation and maintenance of all common facilities such as streets, snow storage areas, access and open space easements, street lights, etc.

16. Trail Easement - In recognition of the provisions of the Parks and Recreation Element of the General Plan and the Master Trail System Plan, an easement, 14 feet in width in non-steep areas and 12 feet in steep areas, shall be provided across the subject property for a recreational trail. The location, design and configuration of this trail easement shall be determined and shall be made a condition of approval of the Use Permits for Juniper Springs Lodge and the Eagle Base Development Project.
17. Affordable Housing - All development within the Juniper Ridge Master Plan shall provide affordable housing in accordance with Chapter 17.36 of the Town of Mammoth Lakes Municipal Code.
18. Requirements of the Town Zoning Ordinance not specifically amended by this Revised Master Plan shall apply to all future development of Juniper Ridge.
19. There shall be no exterior illumination (i.e., floodlights on porches) on the south sides of structures on Lots 16 through 26 and along the northwest side of Lots 4 through 11.
20. In order to ensure either no net gain of particulate emissions or a reduction in same, no solid fuel appliances shall be allowed for the project except as may be approved by the State Implementation Plan and no solid fuel appliances shall be permitted in developments on Area 4.
21. All phases of development subject to future discretionary approvals shall pay the development impact fees that are in effect at the time of issuance of building permits.
22. The roads within Areas 1 and 2 may have a reduced pavement section subject to findings relating traffic safety to traffic volumes and roadway design, reviewed in conjunction with a Use Permit Application or tract map, and as approved by the Planning Commission.

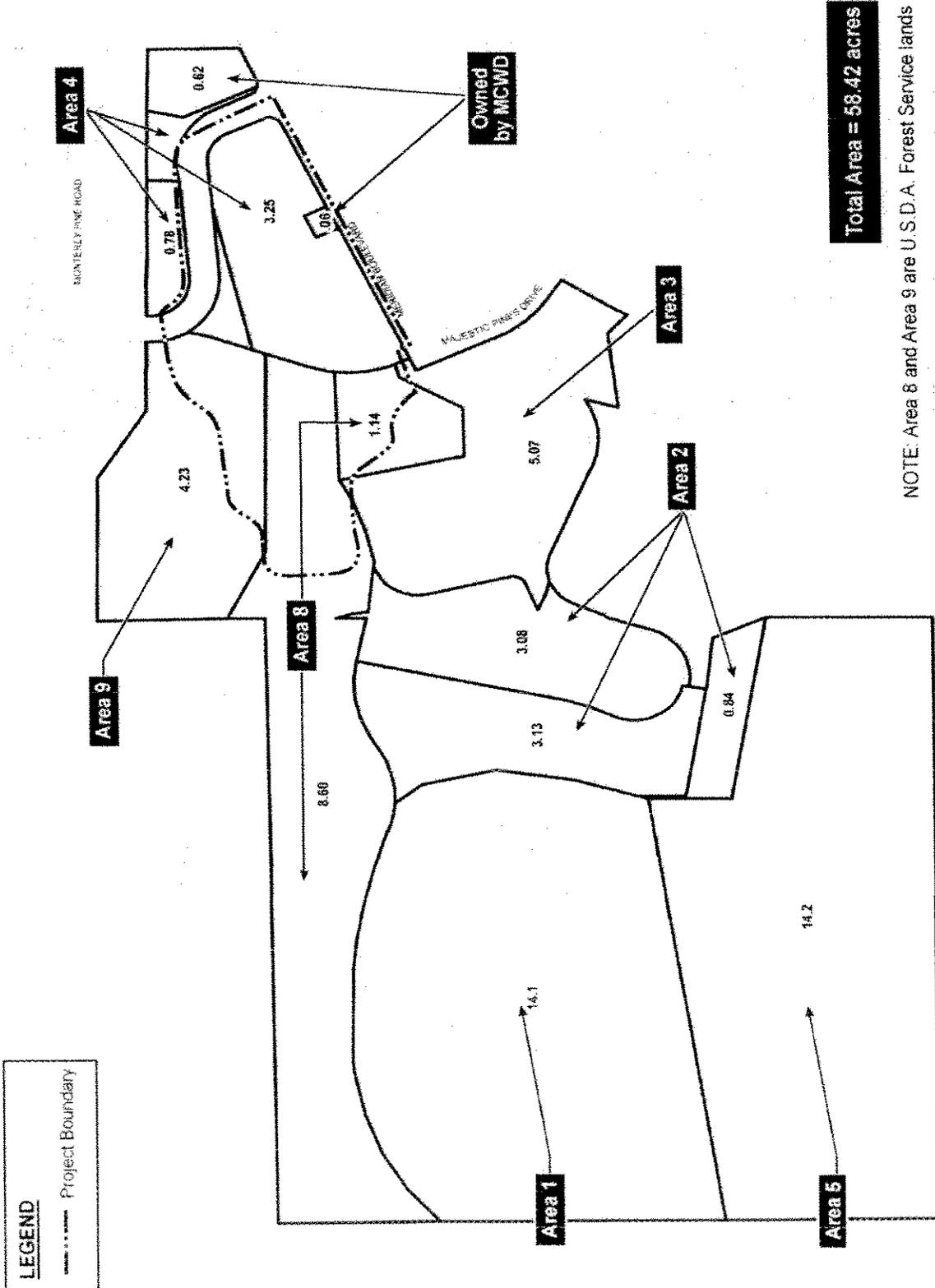
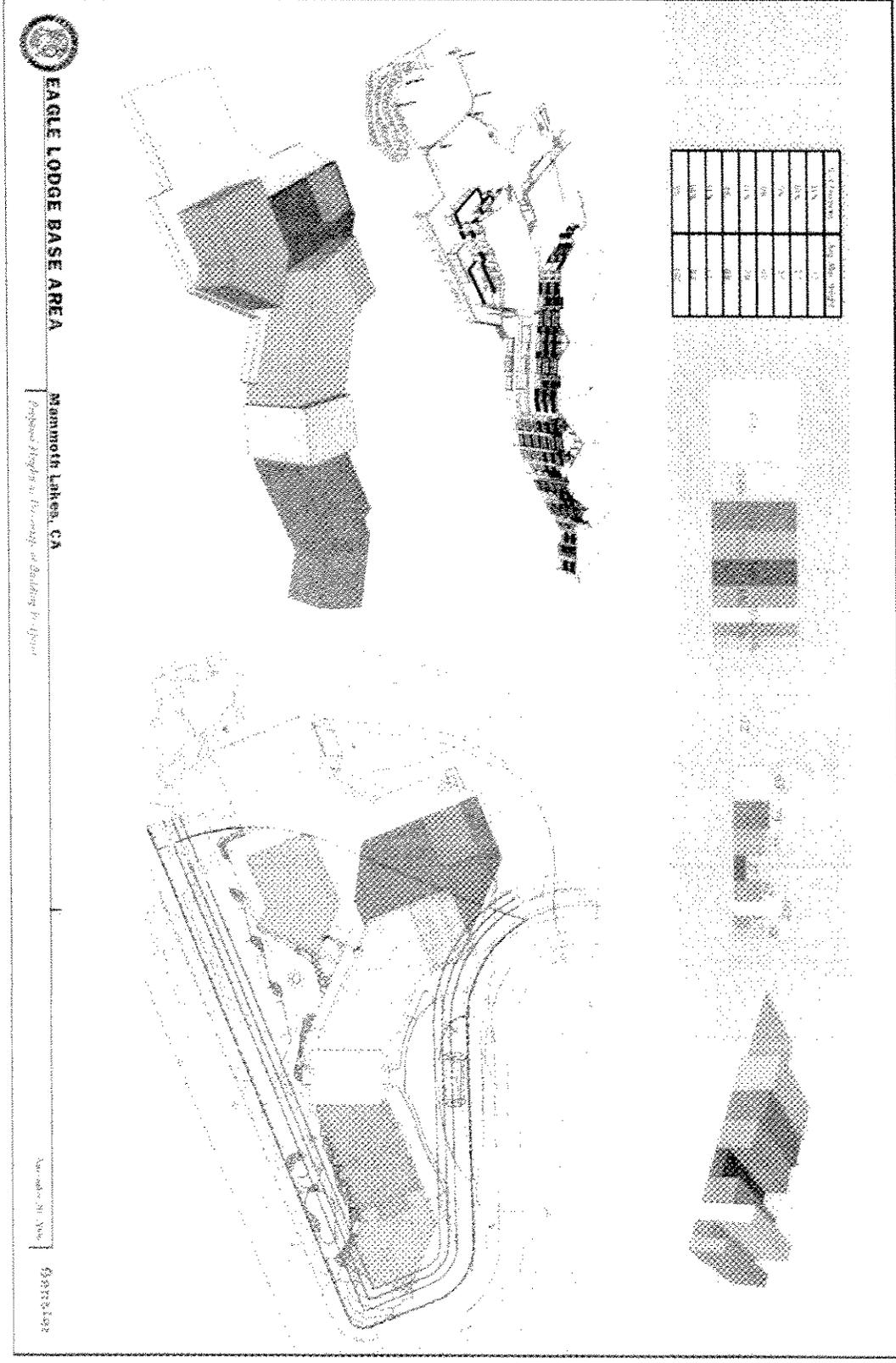


EXHIBIT 1



Attachment B

Ordinance No. 07-

Attachment "B"

**ORDINANCE NO. 07-
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH
LAKES, STATE OF CALIFORNIA, ADOPTING DISTRICT ZONING
AMENDMENT 05-03, AMENDING CONDITIONS OF APPROVAL OF
THE JUNIPER RIDGE MASTER PLAN**

THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1: ADOPTION OF DZA 05-03, AMENDING THE CONDITIONS OF APPROVAL OF THE JUNIPER RIDGE MASTER PLAN.

District Zoning Amendment 05-03, Juniper Ridge Master Plan, is hereby revised and adopted as set forth on Exhibit "1" attached hereto and incorporated herein.

Section 2: EFFECTIVE DATE OF ORDINANCE

This ordinance shall become effective and enforceable thirty (30) days from and after the date of its adoption.

Section 3: POSTING

The Town Clerk shall, within fifteen (15) days after the passage of this Ordinance, cause it to be posted at the duly designated posting places established by resolution of the Town Council, published once in a newspaper of general circulation, and entered in the Book of Ordinances of the Town.

Section 4: SEVERABILITY

If any provision of this Ordinance of the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Ordinance are declared to be severable.

The foregoing Ordinance was introduced on the 7th day of February, 2007, and PASSED, APPROVED, AND ADOPTED on the 7th day of March, 2007.

KIRK STAPP, Mayor

ATTEST:

ANITA HATTER, Town Clerk

Attachment C

Certification of the Eagle Lodge Base Development Project FEIR

ATTACHMENT "C"

Certification of the Eagle Lodge Base Development Project FEIR

WHEREAS, The Environmental Impact Report (EIR) for the Eagle Lodge Base Development Project was prepared to address the environmental effects, mitigation measures, and project alternatives associated with the Eagle Lodge Base Development Project and actions related thereto; and,

WHEREAS, The EIR for the Eagle Base Lodge Development Project (State Clearinghouse # 20066012041) was prepared pursuant to the California Environmental Quality Act and the State CEQA Guidelines; and,

NOW, THEREFORE, BE IT RESOLVED, that upon consideration of the information contained in the Final Environmental Impact Report prepared for the Eagle Lodge Base Development Project, the Town Council will certify the Final Environmental Impact Report based upon the following findings:

1. Preparation of an Environmental Impact Report.

A Final EIR (FEIR) has been prepared to address the environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the consideration of the Eagle Base Lodge Development and related General Plan and District Zoning Code Amendments, pursuant to the requirements of the California Environmental Quality Act; and,

2. Review and Consideration by the Planning Commission of the Town of Mammoth Lakes.

Prior to certification of the FEIR, the Planning Commission of the Town of Mammoth Lakes has reviewed and considered the above mentioned FEIR. The Planning Commission has found the FEIR for the Eagle Base Lodge Development Project to be complete and adequate in that the FEIR addresses all environmental impacts of the proposed project and fully complies with the requirements of CEQA and the state CEQA Guidelines. For the purposes of CEQA, the record of the proceedings for the certification is comprised of the following:

- a) The Draft EIR for the Eagle Base Lodge Development Project;
- b) The Final EIR for the Eagle Base Lodge Development Project;
- c) The proceedings before the Town of Mammoth Lakes Planning Commission relating to the subject project consideration and related actions, including testimony and documentary evidence introduced at the meetings; and,
- d) All attachments, documents incorporated and references made in the documents specified in items (A) through (C) above, including the Draft Mitigation Monitoring Program for the Eagle Base Lodge Development.

Attachment D

FEIR Findings Pursuant to CEQA Guidelines 15091

ATTACHMENT "D"

FEIR Findings Pursuant to CEQA Guidelines 15091

SECTION 1: INTRODUCTION

Findings for the Final Environmental Impact Report, State Clearinghouse Number 2006012041, are being made pursuant to State CEQA Guidelines §15091.

1.1 Statutory Requirements for Findings

The Final EIR consisting of the Draft and Final EIR is consistent with State CEQA Guidelines Section 15132 relative to the contents of the EIR, including but not limited to a table of contents, summary, the project description, environmental setting, a discussion of the affected environment and environmental consequences, mitigation measures, unavoidable adverse impacts, impacts found not to be significant, cumulative impacts, project alternatives and Draft Mitigation and Monitoring plan. Project files may be reviewed at 437 Old Mammoth Road, Suite R, Mammoth Lakes, CA 93546.

Consistent with the requirements of CEQA and the Guidelines, the Final EIR for the Eagle Base Lodge Development Project identifies environmental effects in proportion to their severity and probability of occurrence. The Final EIR identifies certain potentially significant adverse environmental effects of the project. The Final EIR also identifies mitigation measures, which will reduce or eliminate these potentially significant effects. The analysis contained in this Final EIR also concludes that after the incorporation of mitigation measures the project would result in a significant and unavoidable direct impact in the following area:

- Aesthetic impact to visual resources from Key Observation Point (KOP) #2;

In addition, the cumulative analyses contained in this document conclude that the project would contribute to a significant cumulative impact in the following areas:

- Cumulative roadway noise impacts due to cumulative traffic volumes; and
- Cumulative impacts relative to water supply at Town buildout in 2025.

CEQA Guidelines Section 15091 requires specific findings in conjunction with approval of projects that will create one or more significant environmental effects. Specifically:

15091. Findings

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

For the significant direct and cumulative effects identified in the FEIR, the findings are:

Aesthetic Impact: The Proposed Action would adversely impact views of valued visual resources across the project from Key Observation Point (KOP) #2, which is representative of views for persons utilizing the Mammoth Loop Trail and residences to the north of Majestic Pines Road. The project design features would incorporate architectural details that would enhance the visual quality of the site, including increased roof variation in Alternative 3 and compliance with the Town of Mammoth Lakes Design Guidelines. These measures lessen the visual impact, but do not offset alteration of views or loss of views to a less than significant level. No additional mitigation measures would substantially lessen the visual effect and alternatives that would lessen the impact would eliminate some or all project components and objectives.

Noise Impact: Each of the related projects that have been identified within the general project vicinity would generate stationary-source and mobile-source noise due to ongoing day-to-day operations. All related projects are of a residential, retail, commercial, or institutional nature, and these uses are not typically associated with excessive exterior noise; however, each project would produce traffic volumes that are capable of generating a roadway noise impact.

The maximum near-term cumulative noise increase occurs along Kelly Road, South of Lake Mary Road, and would be from 47.6 dBA to 52.7

dBA, a 5.1 dBA overall increase. The proposed project contributes approximately 0.1 dBA to this cumulative impact. Roadway segments along Main Street, Lake Mary Road, Old Mammoth Road, Meridian Boulevard, and Majestic Pines Drive modeled for cumulative without project, and cumulative with project traffic volumes would result in projected vehicular generated noise levels above the 60 dBA Ldn recommended noise level established by the Town of Mammoth Lakes in the Noise Element. The analyzed roadway segments would exceed the cumulative 5 dBA significance threshold, where existing noise levels are less than 60 dB Ldn and the cumulative 3 dBA significance threshold, where existing noise levels are greater than 60 dB Ldn. The maximum 2024 cumulative noise increase from 47.6 dBA to 57.4 dBA or 9.8 dBA occurs along Kelly Road, South of Lake Mary Road, of which the project contributes approximately 0.1 dBA. Therefore, the proposed project would contribute to roadway noise impacts due to cumulative traffic volumes and the impact would be significant and unavoidable.

Mitigation includes project services that eliminate the need for some vehicle trips and enhanced transit service. Additional mitigation is infeasible because the significant long-term effects occur under all alternatives, including the No Action Alternative (4).

Water Supply Impact: With regard to the significant cumulative impact in the single dry year, MCWD is seeking additional water sources that could supplement the existing supply in addition to conservation, recycled water use, and loss reduction measures. MCWD has begun the review of an alternative water source located in the Dry Creek drainage basin that would be used for groundwater extraction. This potential water source would augment the existing the groundwater system in the Mammoth Basin and would also serve as an additional source during drought years. Other potential sources of potable water considered by MCWD include drilling new wells within Mammoth Basin, as well as modifying existing wells to increase capacity. However, due to the uncertainty of the viability of these potential water sources, these sources have not been included as part of the long-term cumulative analysis of water supply at Town buildout in 2025. Therefore, the project could contribute to a cumulative impact at Town buildout in a single dry year.

Mitigation includes landscaping requirements of the Town of Mammoth Lakes Municipal Code and California Codes. Alternatives 2 and 4 would lessen the contribution to the cumulative effect, but would not eliminate that effect. These Alternatives are not considered feasible as they would eliminate some or all project components and objectives.

In making these findings, not all of the rationale and data contained in the Final EIR have been repeated. The Final EIR and other source documents referenced therein are incorporated herein by reference as if set forth in full in this document. Except to the extent they conflict with the findings and determination set forth in this document, the analysis and conclusions of the

Final EIR, including responses to comments and any supplemental responses provided by Town of Mammoth Lakes staff and consultants in connection with the proposed project, are hereby adopted as finding by the Town Council of the Town of Mammoth Lakes.

Attachment E

Statement of Overriding Consideration

ATTACHMENT "E"

Statement of Overriding Consideration

Finding: The Eagle Lodge Base Development Project FEIR has determined that, even with the application of identified mitigation measures, certain environmental impacts, and cumulative environmental impacts, may remain significant and unavoidable. The Town Council finds, pursuant to CEQA Guidelines Section 15093, the specific economic, legal, social, technological and other benefits of the Project outweigh the Project's unavoidable adverse environmental impacts, and the Town Council finds that the significant and unavoidable adverse environmental impacts are acceptable in light of the Project's benefits.

The Town Council further finds that, in the event it is determined that the mitigation measures identified in the FEIR do not reduce the significant environmental impacts identified and analyzed in the FEIR to less than significant levels, the benefits described below outweigh any and all potential unavoidable adverse impacts of the Project. The Town Council further finds that each of the benefits described below is a separate and independent ground for its findings that the benefits of the Project outweigh any and all potential significant and unavoidable adverse environmental impacts of the Project.

The specific benefits of the Project are:

- a. Provision of amenities for the surrounding neighborhood so that commercial goods and services are within close proximity, and even walking distance, so as to reduce total vehicle miles traveled to other parts of the Town.
- b. Leadership in Energy and Environmental Design (LEED) certification from the US Green Building Council, demonstrating to other private developers and community interests that sustainable development is achievable in Mammoth Lakes.
- c. Furthering of the Town's goal of encouraging a pedestrian orientation by virtue of providing higher density lodging on site with associated commercial services thus placing guests within walking distance of the resort amenities and minimizing or even eliminating the need for private vehicle use for those lodging on site or nearby.
- d. Utilization of a previously disturbed area, the day skier surface parking lot, for development, thus preserving adjacent National Forest lands for open space and public recreational uses.
- e. Creation of an architectural landmark that compliments and elevates the alpine setting and character at one of Mammoth's gateway locations.

- f. Development of a major western transit system hub with provisions for public transportation bus unloading, loading and queuing areas. It is a critical component of the overall transit plan for the community.
- g. Development of a performing arts venue for the community by virtue of extensive underground public parking, food and beverage facilities, and publicly available restrooms. Outdoor and indoor assembly spaces will be available for a multitude of event types, both in winter and summer.
- h. Provision of an on-site remote office and detention space for the Mammoth Lakes Police Dept to enhance their ability to respond to calls and maintain a presence on property when it is appropriate, thereby enhancing overall public safety for the entire neighborhood.
- i. The overall development of Eagle Lodge is fully consistent with the Town's Vision Statement since it will play a major role in facilitating Mammoth Lakes in becoming a "high-quality, destination resort community with year-round recreation opportunities" by providing services and amenities that guests desire at a major resort node in Town.
- j. Enhancement of recreational opportunities for guests and residents through the development of in-town ski school facilities, and an ice rink.

Supporting Evidence for Statement of Overriding Considerations:

The project will allow for development of a permanent lodge facility, at the base of the Eagle Chair lift which is identified in the Mammoth Mountain Ski Area Development Plan, 1987 Town of Mammoth Lakes General Plan and Vision Statement.

The General Plan identifies expansion of Mammoth Mountain Ski Area facilities and infrastructure as integral to providing the recreation capacity required to accommodate population growth within the Town of Mammoth Lakes. The General Plan also proposes several recreation activity nodes in which resort activities are to be concentrated. These nodes are intended to be developed with activities appropriate for the area such as hotel and motel room development, with recreational amenities, appropriate tourist commercial space, transit facilities, and interconnections to the community's trail system. One identified node is the Juniper Ridge Master Plan area. The Project will concentrate transient lodging units, recreation amenities such as skiing and ice skating and tourist oriented commercial facilities including a spa, convenience market, and restaurant within this designated recreation activity node.

In the past MMSA considered development of a similar facility entirely on U.S. Forest Service Land. This development was the focus of the 1997 EA. This project was revised to provide additional commercial services and lodging, to

provide increased usable open area for skiing and other opens space uses, and to maintain views across the National Forest land at the Eagle Base.

The project will develop additional transient units that will increase the Town of Mammoth Lakes tax base through the generation of increased transient occupancy tax and sales tax.

Attachment F

Mitigation Monitoring Plan

ATTACHMENT "F"
Mitigation Monitoring Plan

Table 1. Eagle Lodge Base Development Project Mitigation Monitoring and Reporting Plan

This table provides a summary of the potential project impacts and their associated mitigation measures as identified in the Eagle Lodge Base Development Project Environmental Assessment/Environmental Impact Report. The purpose of this Mitigation Monitoring and Reporting Plan (MMRP) is to ensure that the mitigation measures required as conditions of project approval for potential impacts identified in the Eagle Lodge Base Development Project EA/EIR are implemented appropriately and in a timely manner pursuant to the requirements of CEQA Guidelines Section 15097.

The MMRP table is divided into six columns. The first column provides the potential impact identified in the Eagle Lodge Base Development Project EA/EIR by environmental category. The second column provides the associated mitigation measure(s) identified for that impact. The third through fifth columns provide the specific steps required for implementation and monitoring of the mitigation measures identified for the impact, and are broken into three stages: Design Approval (third column), Inspection (fourth column), and Further Monitoring (fifth column). The parenthetical expressions within the third through fifth columns provide a means to track the completion of actions by responsible entities. The final column provides the effectiveness criteria or completion standard to determine the success of mitigation measure implementation.

Mitigation measures have been included for one of three reasons. These reasons are coded by number (see "Mitigation Type") in the table and are identified as follows:

1. The measure is required to mitigate a potentially significant impact to less than significant.
2. The impact is less than significant before mitigation. The measure is designed to further reduce a less than significant effect.
3. The impact is still significant after mitigation. The measure is designed to mitigate the impact to the extent feasible.

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/Standard
SECTION 1: Eagle Lodge					
I. Transportation					
I.1. Construction Parking Project construction could result in short-term parking impacts to adjacent residential streets.	The project applicant shall prepare a construction parking plan for construction personnel to be reviewed and approved by the Town of Mammoth Lakes. Mitigation Type: 1	<ol style="list-style-type: none"> 1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.) 	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L.)
I.2. Construction Traffic Construction traffic could result in delays along Meridian Boulevard	Construction truck traffic shall not be permitted to queue along Meridian Boulevard where it could interfere with traffic movements or to block access to adjacent residences or businesses. As necessary, flag persons shall be used to assist with truck movements into and out of the site, to ensure that potential disruptions to other traffic and access are accommodated in the safest and most efficient manner. Mitigation Type: 1	<ol style="list-style-type: none"> 1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.) 2. Incorporation into Project: meridian Boulevard shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.) 	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L.)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
<p>1.3 Operational Traffic - Majestic Pines Drive-Meridian Boulevard and Meridian Boulevard Minaret Road intersections.</p> <p>Operational traffic could result in unacceptable levels of service (LOS) at the Majestic Pines Drive-Meridian Boulevard and Meridian Boulevard Minaret Road intersections.</p>	<p>To address 2024 with project impact, the project applicant shall pay development impact fees, which include the costs associated with improvements identified in the Mammoth Lakes Capital Improvement Program to the Majestic Pines Drive-Meridian Boulevard and Meridian Boulevard Minaret Road intersections. The Town of Mammoth Lakes shall implement the intersection improvements.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (TML: _____)</p>	<p>2. Field Monitoring: None required since development impact fee paid at Building Permit issuance.</p>	<p>3. Monitoring: None required since assured at Building Permit issuance.</p>	<p>4. The Town Finance Department shall track and monitor payment of the development impact fees. (TML: _____)</p>
<p>1.4 Operational Traffic - Majestic Pines Drive-Meridian Boulevard intersection.</p> <p>Operational traffic could result in unacceptable levels of service at the Majestic Pines Drive-Meridian Boulevard intersection.</p>	<p>To further address 2024 with project impact, the applicant shall pay a four share contribution fee to the cost of constructing a southbound left-turn lane at the Majestic Pines Drive-Meridian Boulevard intersection. This fee shall be utilized by the Town to construct a single-lane roundabout with a 100-foot inscribed diameter at the Majestic Pines Drive-Meridian Boulevard intersection. The roundabout shall be constructed prior to the intersection reaching a LOS E. The Town of Mammoth Lakes shall implement the intersection improvements.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (TML: _____)</p>	<p>2. Field Monitoring: None required since four share contribution paid at Building Permit issuance.</p>	<p>3. Monitoring: None required since assured at Building Permit issuance.</p>	<p>4. The Town Finance Department shall track and monitor payment of the development impact fees. (TML: _____)</p>
<p>1.5 Operational Parking</p> <p>Project operations could result in parking shortfalls.</p>	<p>To meet the parking space requirements, in addition to the parking included as a part of the project, the applicant shall implement a program to reduce parking demand. The program shall follow one of the following three options, or some combination thereof, and shall be approved by the Town:</p>	<p>1. Design: This mitigation measure shall be assured by the Town Community Development Department prior to issuance of Certificate of Occupancy. (TML: _____)</p>	<p>3. Field Monitoring: Community Development Department. (TML: _____)</p>	<p>4. Monitoring: Conducted by applicant; submitted for review and approval to the Community Development Department. (TML: _____)</p>	<p>5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of the project. (TML: _____)</p>

Agency Key: USES (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GHWAQCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Contributor designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard																		
	<p><i>Mitigation Option 1: The project applicant shall provide 544 non-drop-off parking spaces and shall be responsible for purchasing and operating four public transit buses with a capacity of at least 60 passengers to provide 16 additional bus round trips to the site during each weekend day and holiday from Christmas week to the end of March, unless data provided by the applicant indicates that three or fewer buses are adequate to accommodate the transit demand for a particular weekend(s) or holiday based on the maximum number of skiers per day, as shown in the table below. The transit data shall be subject to review and approval by the Town under the 83 multi-family unit option, the project would be required to provide 14 additional bus round trips per day, which would require three new buses.</i></p> <table border="1" data-bbox="876 1470 1169 1753"> <thead> <tr> <th>Additional Bus Requirements</th> <th>Maximum Number of Skiers per Day</th> <th>Maximum Number of Snowmobiles per Day</th> </tr> </thead> <tbody> <tr> <td>Existing</td> <td>10,000</td> <td>5,000</td> </tr> <tr> <td>One additional bus</td> <td>3,350</td> <td>3,500</td> </tr> <tr> <td>Two additional buses</td> <td>5,650</td> <td>3,800</td> </tr> <tr> <td>Three additional buses</td> <td>5,950</td> <td>3,800</td> </tr> <tr> <td>Four additional buses</td> <td>5,950</td> <td>Not applicable</td> </tr> </tbody> </table> <p><i>In addition, the project applicant shall provide a monitoring report to the Town of Mammoth Lakes for the first year of operation for the period from the Saturday before Christmas through the end of March. This report shall provide monitoring data regarding on-street parking, conducted at a maximum two</i></p>	Additional Bus Requirements	Maximum Number of Skiers per Day	Maximum Number of Snowmobiles per Day	Existing	10,000	5,000	One additional bus	3,350	3,500	Two additional buses	5,650	3,800	Three additional buses	5,950	3,800	Four additional buses	5,950	Not applicable				
Additional Bus Requirements	Maximum Number of Skiers per Day	Maximum Number of Snowmobiles per Day																					
Existing	10,000	5,000																					
One additional bus	3,350	3,500																					
Two additional buses	5,650	3,800																					
Three additional buses	5,950	3,800																					
Four additional buses	5,950	Not applicable																					

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWOC B (California Water Quality Control Board), Lahontan Region, GBU/AFCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

The Mitigation Accounting and Reporting Coordinator designated by the Town of Mammoth Lakes is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Standard
	<p>times per day on all weekends and holidays between 9:00 A.M. and 3:00 P.M. If the report identifies illegal parking is occurring at nearby residential lodging sites within 1,000 feet of the portal the project applicant shall be responsible for any incremental cost necessary for enforcement. Beyond the initial monitoring period, if future complaints indicate that a parking problem is occurring generated by Eagle Lodge or ski area activities, the project applicant shall be responsible for conducting additional monitoring as identified by the Town of Mammoth Lakes and be responsible for funding the necessary measures to address any identified impact.</p> <p>Mitigation Option 2: The project applicant shall provide 544 non-drop-off parking spaces on the project site and 76 off-site parking spaces for employees. If the off-site employee parking is not provided within a reasonable 1,000-foot walking distance, a parking shuttle to provide access between the project site and the parking lot(s) shall be provided. The project applicant shall be responsible for purchasing and operating three public transit buses with a capacity of at least 60 passengers to provide 13 additional bus round trips to the site during each weekend day and holiday from Christmas week to the end of March. Applicant indicates that two or fewer buses are adequate to accommodate the transit demand for a particular weekend(s) or holiday based on the maximum number of skiers</p>				

Agency Key: USES (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LARWQCB (California Water Quality Control Board - Lahontan Region), GRUAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard															
	<p>per day, as shown in the table below. The transit data shall be subject to review and approval by the Town. Under the 83 multi-family unit option, the project would be required to provide 10 additional bus round trips per day, which would require two new buses.</p> <table border="1" data-bbox="438 1470 698 1764"> <thead> <tr> <th>Additional Bus Requirements Beyond Existing (213 Hotel Units)</th> <th>Maximum Number of Shires per Day (83 Days)</th> <th>Maximum Number of Shires per Day (83 Days)</th> </tr> </thead> <tbody> <tr> <td>No additional buses</td> <td>5,250</td> <td>5,400</td> </tr> <tr> <td>One additional bus</td> <td>5,350</td> <td>5,500</td> </tr> <tr> <td>Two additional buses</td> <td>5,850</td> <td>5,700</td> </tr> <tr> <td>Three additional buses</td> <td>5,850</td> <td>Not applicable</td> </tr> </tbody> </table> <p>In addition, the project applicant shall provide a monitoring report to the Town of Mammoth Lakes for the first year of operation for the period from the Saturday before Christmas through the end of March, as described under Option 1.</p>	Additional Bus Requirements Beyond Existing (213 Hotel Units)	Maximum Number of Shires per Day (83 Days)	Maximum Number of Shires per Day (83 Days)	No additional buses	5,250	5,400	One additional bus	5,350	5,500	Two additional buses	5,850	5,700	Three additional buses	5,850	Not applicable				
Additional Bus Requirements Beyond Existing (213 Hotel Units)	Maximum Number of Shires per Day (83 Days)	Maximum Number of Shires per Day (83 Days)																		
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One additional bus	5,350	5,500																		
Two additional buses	5,850	5,700																		
Three additional buses	5,850	Not applicable																		
	<p>Mitigation Option 3: The project applicant shall provide 344 non-drop-off parking spaces on the project site. The project shall request a zone code amendment from the Town to develop and in lieu of parking fee program. The fees shall be used for the construction of off-site parking lots. The fee owed by the project shall be calculated based upon the additional number of spaces that are required. If the parking lots are not provided within a reasonable 1,000-foot walking distance, a parking shuttle to provide access between the project site and the parking lots shall be provided.</p>																			

Agency Key: USFS (United States Forest Service), TMB (Town of Mammoth Lakes), CDEG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQB (California Water Quality Control Board - Lahontan Region), GIBJAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
1.6 Traffic Hazards Operational traffic could result in hazards along Meridian boulevard.	A sign with an arrow shall be posted along the north side of Meridian Boulevard to direct skiers to the Skier Drop-Off. Bus Only signage shall be posted at the entrance to the bus drop zone to discourage autos from entering the bus drop zone. No Parking signs shall be posted along Meridian Boulevard adjacent to the auto drop zone, and Do Not Enter signs shall be posted at the west end of the auto and bus drop zones. The signs shall be installed prior to building occupancy. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected to ensure that this mitigation measure is incorporated into development of the site prior to issuance of Certificate of Occupancy. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
1.7 Traffic Hazards Operational traffic could result in hazards at the intersection of the drop zone and the main parking garage.	The curbs at the west end of the auto drop zone shall be modified to move the intersection of the drop zone and the main parking garage access further north, as determined appropriate by the Town. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
1.8 Traffic Hazards Operational traffic could result in hazards within the ski drop off zone.	To decrease the potential for vehicular conflict in the ski school drop zone, the circulating area shall be striped for one lane of traffic and one-way operation. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected.	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board), Lahontan Region, GB/UMPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting (MMRP) consultant, developed by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMARP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design, Approval during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	Implementation / Monitoring Action II Inspection (T.M.L.)	Implementation / Monitoring Action III Further Monitoring (T.M.L.)	Effectiveness Criteria/ Standard Completion
1.9 Traffic Hazards The proposed sawtooth has bays may not provide adequate maneuvering space for bays exiting the bays resulting in traffic hazards.	The distance between sawtooth has bays shall be increased to 15 feet to provide adequate maneuvering space for bays exiting the bays. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
1.10 Traffic Hazards Operational traffic could result in traffic hazards at the hotel exit and access approaches.	A "No Left Turn" sign shall be placed at the hotel exit. In addition, "Do Not Enter," "No Left Turn," and "No Right Turn" signs shall be located at the appropriate hotel access approaches. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Town Building Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
2. Noise					
2.1 Construction Noise Construction could result in excessive noise levels to adjacent sensitive	Prior to issuance of any grading, excavation, or building permits, the applicant shall provide and secure the approval	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities.

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWAX, B (California Water Quality Control Board - Lahontan Region), GBU/APC/D (Great Basin United Air Pollution Control District), MC (Mono County)

The Mitigation Monitoring and Reporting Coordinator assigned by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
receptors, including residences north of the site.	<p>of the authorized noise control officer for a program designed to adequately comply with Town of Mammoth Lakes Noise Ordinance and respond to possible noise complaints. At a minimum, the program shall include the following requirements:</p> <ol style="list-style-type: none"> Noise-generating equipment operated at the project site shall be equipped with effective noise control devices, i.e., mufflers, intake silencers, lagging, and/or engine enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Effective temporary sound barriers shall be used and relocated, as needed, whenever possible, to block the line-of-sight between the construction equipment and the noise-sensitive receptors, i.e., residential uses located to the north and south of the project site. Loading and staging areas must be located on site and away from the most noise-sensitive uses surrounding the site. All construction relations officer shall be designated to serve as liaison with residents, and a contact telephone number shall be provided to residents. <p>Mitigation Type: 1</p>	<p>(TML:)</p> <ol style="list-style-type: none"> Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. <p>(TML:)</p>		<p>Contractor is made aware of these requirements</p> <p>(TML:)</p>	<p>(TML:)</p>
2.2 Construction Vibration Construction could result in excessive vibration	<p>The applicant shall develop a Blasting Plan that details the measures necessary to ensure potential vibration impacts would comply with Federal and</p> <p>Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board), LADWP (Ladwin Region), GBA/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).</p>	<p>1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review.</p>	<p>3. Field Monitoring: Building and Engineering inspections.</p> <p>(TML:)</p>	<p>4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General</p>	<p>5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities.</p>

The Mitigation Monitoring and Reporting Continuation designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1: Eagle Ridge base Development Project MMKP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action 1 Design Approval	Implementation / Monitoring Action 2 Inspection	Implementation / Monitoring Action 3 Further Monitoring	Effectiveness Criteria/ Completion Standard
<p>levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.</p>	<p>State recommended construction vibration limitations. The plan shall include at a minimum the following:</p> <ul style="list-style-type: none"> A testing or pilot program shall be conducted to assure that off-site vibration levels do not exceed the 2.0 inches per second PPV significance threshold initiated on the site. Under the pilot program the applicant shall install vibration monitors at the following locations: (1) along the fence-line of the closest offsite residential uses, (2) along the fence-line of the MCWD Ground Water Treatment Plant No. 2 located immediately to the east of the site across Magestic Pines Road, and (3) the vault housing for MCWD Well 16 located adjacent to Meridian Boulevard. Once the monitors are in place, a blasting test would commence. The testing procedures would consist of detonation of increasing sized charges with concurrent checking of monitored levels so as to assure that off-site vibration levels do not exceed the 2.0 inches per second PPV significance threshold. Based on this testing program, an optimal set of blasting parameters (e.g., frequency responses and soil damping characteristics for different sized charges) shall be established. The off-site vibration monitors shall remain in place throughout blasting activities, thereby providing ongoing protection for off-site uses and/or facilities throughout this 	<p>(TML:)</p> <p>2. Incorporation into Project. The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented.</p> <p>(TML:)</p>		<p>Contractor is made aware of these requirements.</p> <p>(TML:)</p>	<p>(TML:)</p>

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBRU/APCD (Great Basin United Air Pollution Control District), MC (Mono County).
 The Mitigation Monitoring and Reporting Coordinator designated by the Town of Mammoth Lakes is responsible for compliance tracking using this form.

Table 1. Eagle Lodge base Development Project MMIRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	<i>phase of the Project's construction process.</i> <i>Mitigation Type: 1</i>				
2.3 Construction Vibration Construction could result in excessive vibration levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.	All drilling and blasting operations shall be conducted by a State-licensed blasting contractor with adequate blasting insurance. <i>Mitigation Type: 1</i>	1. Design: This mitigation measure shall be assured by the Town Building Division of building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L.)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained during drilling and blasting. (T.M.L.)
2.4 Construction Vibration Construction could result in excessive vibration levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.	All drilling and blasting will be performed during hours designated by local, State, or federal ordinances <i>Mitigation Type: 1</i>	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L.)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained during drilling and blasting. (T.M.L.)
2.5 Construction Vibration Construction could result in excessive vibration levels to adjacent uses, including sensitive receptors (i.e. residential uses to north and south of the site), as a result of blasting activities.	Written notice shall be provided to AK, WFD and residents within a quarter-mile radius of the blast site 24 prior to the initiation of blasting. <i>Mitigation Type: 1</i>	1. Design: This mitigation measure shall be assured by the Town Building Division at Building Permit review. (T.M.L.) 2. Incorporation into Project: Copy of letter shall be provided to Town indicating date for blasting. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented during execution. (T.M.L.)

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board), Lahontan Region, GBU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).
The Mitigation Monitoring and Reporting Contribution, developed by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action 1 Design Approval	Implementation / Monitoring Action 2 Inspection	Implementation / Monitoring Action 3 Further Monitoring	Effectiveness Criteria/ Completion Standard
<p>3. Biological Resources</p> <p>3.1 Nesting Birds Construction activities could disturb nesting birds during the nesting season.</p>	<p>The project applicant shall schedule construction, grading, and vegetation removal activities outside the nesting season (typically February 15-August 31) to the extent feasible to avoid the taking of migratory bird species. If initial vegetation removal occurs during the nesting season, all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of vegetation clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor or until construction, grading, and vegetation removal activities are completed (whichever comes first). The results of the monitoring shall be provided in writing by the biological monitor to the CDFG subsequent to the monitoring activities.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measures is appropriately implemented. (T.M.L.)</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.)</p>	<p>4. Monitoring: The Building and Engineering inspections shall insure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is implemented. (T.M.L.)</p>
<p>3.2 Jurisdictional Features Construction activities could disturb one off site drainage feature considered under jurisdiction of the ACOE, RWQCB and/or USFS.</p>	<p>A qualified biological monitor shall oversee the installation of exclusionary fencing adjacent to the drainage located in close proximity to the northwestern boundary of the project site within USFS-owned land. The exclusionary fencing shall be installed prior to the commencement of construction in that area, shall remain in place during construction and shall be removed once construction disturbance has concluded. The exclusionary</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measures is appropriately implemented.</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.)</p>	<p>4. Monitoring: The Building and Engineering inspections shall insure that this mitigation measure is appropriately implemented. (T.M.L.)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is implemented and maintained for the duration of construction activities. (T.M.L.)</p>

Agency Key: USFS (United States Forest Service), T.M.L. (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBU/ARCD (Great Basin Unified Air Pollution Control District), MC (Mono County)

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	fencing shall be set back a minimum of 50-feet from the drainage and shall include 2-foot high pre-assembled sub fencing for erosion control as well as 4-foot high mesh in large construction fencing for visibility. The qualified monitor shall inspect the fencing once a month while construction activities are occurring within the vicinity of the drainage and report any damage to the contractor shall correct any damage to the exclusionary fencing immediately.	(TML: _____)			
	Mitigation Type: 1				
4. Cultural Resources					
4.1 Archaeological and Native American Resources	A qualified archaeological monitor shall be present during the ground-disturbing construction activities affecting the alluvial deposits and upper three feet of the glacial deposits in the project area. Due to the potential for subsurface cultural deposits, a culturally-affiliated Native American monitor with experience in cultural resources also shall monitor these ground-disturbing activities. In the event that the lead agency determines that it will not include a Native American monitor in the archaeological monitoring process, this decision shall be sent in writing to an updated list of all Native American individuals and organizations identified by the NABC, as having affiliation with the project area. These individuals and organizations shall be provided with a comment period of not less than four weeks on this decision. If this course of action is taken, affiliated Native American	1. Design. This mitigation measure shall be assured and monitored by the Town Engineering Division at Grading Permit review. (TML: _____)	3. Field Monitoring: Building and Engineering inspections. (TML: _____)	4. Monitoring. The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (TML: _____)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented during ground disturbing activities. (TML: _____)
Ground disturbing construction activities could affect unknown archaeological and/or Native American resources in the project area.		2. Incorporation into Project. The project shall be inspected during ground disturbing activities to assure that this mitigation measures is appropriately implemented. (TML: _____)			

Agency Key: USES (United States Forest Service); TML (Town of Mammoth Lakes); CDFG (California Department of Fish & Game); Caltrans (California Department of Transportation); FAA (Federal Aviation Administration); LRWQB (California Water Quality Control Board - Lakefront Region); GBUAPCD (Great Basin Unified Air Pollution Control District); MC (Mono County).

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Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Standard
	<p>groups shall also be notified if sensitive deposits or cultural materials are encountered. No monitor is required for construction-related activities in the lower glacial deposits</p> <p>If cultural resources are identified, the archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the Town's goals of preservation where practicable and public interpretation of historic and archaeological resources. The archaeologist shall prepare a final report about the monitoring to be filed with the Project Applicant, Mono County, and the CHRS-EJC, as required by the State Historic Preservation Officer (SHPO). The report shall include documentation and interpretation of resources recovered, if any. Interpretation will include evaluation of eligibility of the resources with respect to the National Register and California Register. The report shall also include all specialists' reports as appendices. The lead agency shall designate repositories in the event that significant resources are recovered.</p> <p>Mitigation Type: 1</p>				
<p>4.2 Human Remains Ground disturbing construction activities could affect unknown human remains in the project area.</p> <p>Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CYEG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRV&B (California Water Quality Control Board), LA (Alameda Region), CIGU&PCD (Great Basin Unified Air Pollution Control District), MC (Mono County)</p>	<p>If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 70503 requires that no further disturbance shall occur until the</p>	<p>1. Design. This mitigation measure shall be assured and monitored by the Town Engineering Division at Grading Permit review. (TML: _____)</p>	<p>3. Field Monitoring. Building and Engineering inspections. (TML: _____)</p>	<p>4. Monitoring. The Building and Engineering inspections shall insure that this mitigation measure appropriately implemented and the General Contractor is made aware of these requirements.</p>	<p>5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented during excavation. (TML: _____)</p>

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Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Standard
	<p>County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are not clearly of recent origin, the coroner shall consult appropriate research materials or specialists as part of the investigation to determine if the remains are of Native American origin. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAFIC. The NAFIC will then identify the person(s) thought to be the Most Likely Descendant of the deceased Native American who will then help determine what course of action should be taken in dealing with the remains.</p> <p>Mitigation Type: I</p>	<p>2. Incorporation into Project: The project shall be inspected during excavation to assure that this mitigation measure is appropriately implemented. (TME: _____)</p>		(TME: _____)	
<p>5. Employment, Population, and Housing</p>					
<p>5.1 Short-Term Housing Construction activities could result in short-term housing impacts if construction workers are drawn from outside of Mono and Inyo Counties.</p>	<p>If the developer of the project enters into a construction contract for the project with any contractor or subcontractor (1) whose principal place of business is outside Mono and Inyo Counties, (2) whose employees will reside in the Town of Mammoth Lakes in association with project construction in excess of 90 consecutive days, and (3) who provides housing for its employees, then the developer shall provide housing units for such employees. The housing provided by the developer for the construction employees shall not be located within the RMF-1 zone within the boundaries of the Town of Mammoth Lakes. However, existing MMSA-owned seasonal employee housing may be utilized in non-peak season months only.</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (TME: _____)</p>	<p>2. Field Monitoring: None required since assured at Grading Permit issuance.</p>	<p>3. Monitoring: None required since assured at Grading Permit issuance.</p>	<p>4. Short-term housing shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented and maintained for the duration of construction activities. (TME: _____)</p>

Agency Key - USFS (United States Forest Service), TME (Town of Mammoth Lakes), CDPG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GBUAPCD (Great Basin Unified Air Pollution Control District), MK (Mono County).
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Table 1. Eagle Lodge base / development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	Mitigation Type: 1				
6. Aesthetics					
6.1 Visual Quality and Character - Construction Temporary construction barriers and pedestrian walkways are subject to unannounced posting.	The applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.:) 2. Incorporation into Project: The project shall be inspected during construction to assure that this mitigation measure is appropriately implemented. (T.M.L.:)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.:)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.:)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is implemented and maintained for the duration of construction activities. (T.M.L.:)
6.2 Visual Quality and Character - Construction Construction vehicle trips could affect sensitive uses in the project vicinity.	The applicant shall prepare and submit a construction haul log plan to be reviewed and approved by the Community Development Department prior to issuance of grading permit. The plan shall ensure that construction haul routes do not affect sensitive uses in the project vicinity, including residential uses along Majestic Pines Road. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.:) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.:)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.:)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.:)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L.:)
6.3 Light Intrusion Northbound traffic along Majestic Pines Road could create light impacts to residences to the north of this roadway.	The applicant shall plant landscaping or enhance the existing berm along the northern side of Majestic Pines Road to minimize light intrusion to the adjacent residences. The improvement shall be installed prior to issuance of a certificate of occupancy for the lodge.	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.:)	3. Field Monitoring: Building and Engineering inspection. (T.M.L.:)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.:)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.:)

Agency Key: USF's (United States Forest Service), T.M.L. (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LKWQB (California Water Quality Control Board), Lahnman Region), GHU/AN/D (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Coordinator, designated by the Town of Mammoth Lakes, is responsible for compliance tracking using this form.

Table 1. Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	Mitigation Type 1	<p>2. Incorporation into Project. The project shall be inspected to ensure that this mitigation measure is incorporated into development of the site prior to issuance of Certificate of Occupancy.</p> <p>(T.M.L.:)</p>			
<p>6.4 Nighttime Lighting. Project lighting could result in light intrusion to adjacent residences.</p>	<p>The applicant shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060, Outdoor Lighting Plans, of the Municipal Code) to the Community Development Director that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The sensitive receptor locations shall be determined in consultation with the Community Development Director.</p> <p>Mitigation Type 1</p>	<p>1. Design. This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review.</p> <p>(T.M.L.:)</p> <p>2. Incorporation into Project. The project shall be inspected to ensure that this mitigation measure is appropriately implemented prior to issuance of Certificate of Occupancy.</p> <p>(T.M.L.:)</p>	<p>3. Field Monitoring: Building and Engineering inspections.</p> <p>(T.M.L.:)</p>	<p>4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented.</p> <p>(T.M.L.:)</p>	<p>5. Site shall be monitored by the Town Building and Engineering Divisions to assure that this mitigation measure is maintained for the duration of the development.</p> <p>(T.M.L.:)</p>
<p>6.5 Shade. Shading Development of the project would result in shading that could create hazardous roadway conditions (i.e. black ice) along Majestic Pines Road to the north of the project site.</p>	<p>The project applicant shall implement a proactive snow plowing and clearing plan during the two or three worst-case shadow months of the year at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week. The Town of Mammoth Lakes shall review the methods and effectiveness of the plan during its implementation. If determined by the Town that the plan does not adequately reduce hazards resulting from shadows (i.e. black ice), the Town shall require the applicant to install heat treated pavement at any heat treated pavement at any</p>	<p>1. Design. This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review.</p> <p>(T.M.L.:)</p> <p>2. Incorporation into Project. The project shall be inspected to ensure that this mitigation measure is effective.</p> <p>(T.M.L.:)</p>	<p>3. Field Monitoring: Building and Engineering inspections.</p> <p>(T.M.L.:)</p>	<p>4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the operation of the site.</p> <p>(T.M.L.:)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is effective and is maintained for the duration of the project.</p> <p>(T.M.L.:)</p>

Agency Key: USFS (United States Forest Service), TML (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board), LAQR (Los Angeles Air Quality Region), GHU/APCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

The Mitigation Monitoring and Reporting Contribution designed by the Town of Mammoth Lakes is responsible for compliance tracking using this form.

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
	<p>portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week.</p> <p>Mitigation Type: 1</p>				
7. Hydrology, and Water Quality					
<p>7.1 Groundwater Supply and Recharge</p> <p>Dewatering activities could affect groundwater flows in the project area.</p>	<p>The applicant in cooperation with the Mammoth Community Water District shall monitor water levels within existing on-site wells on a monthly basis especially during the snowmelt run-off periods to assess maximum seasonal groundwater underflow rates.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.:)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.:)</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.:)</p>	<p>4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L.:)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.:)</p>
<p>7.2 Groundwater Supply and Recharge</p> <p>Dewatering activities could affect groundwater flows in the project area.</p>	<p>The applicant shall fund the installation of at least two monitoring wells adjacent to or up gradient of the proposed construction area to aid in the recording of groundwater depths and flow rates. The wells shall be installed prior to the issuance of building permits for the project.</p> <p>Mitigation Type: 1</p>	<p>1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.:)</p> <p>2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of building permits. (T.M.L.:)</p>	<p>3. Field Monitoring: Building and Engineering inspections. (T.M.L.:)</p>	<p>4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.:)</p>	<p>5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the development. (T.M.L.:)</p>

Agency Key: USFS (United States Forest Service), FMI (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), LRWQCB (California Water Quality Control Board - Lahontan Region), GRUAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County).

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Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/Completion Standard
7.3 Groundwater Supply and Recharge Dewatering activities could affect groundwater flows in the project area.	The applicant shall monitor the volumes of water pumped from the site as a result of dewatering activities during construction. The applicant shall provide the data, along with the date of withdrawals, and the water level information from the on site monitoring wells to the MWL.	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is appropriately implemented. (T.M.L.)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained during construction. (T.M.L.)
7.4 Water Quality - Operation Operation of the subterranean parking lot could result in long-term water quality impacts.	The applicant shall install a sump pump system that lifts stormwater to the surface within the underground parking garage, which conveys water through a device that removes oil and silt, prior to reintroduction into the storm water system. The sump pump system shall be installed prior to use of the parking structure. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
7.5 Water Quality - Operation Operation of the project could result in stormwater flows that violate water quality standards.	The applicant shall design on-site detention facilities to capture approximately 22,442 cubic feet of stormwater, which represents the average runoff volume necessary to accommodate the first inch of rainfall during a storm event of 20-year intensity pursuant to Lahontan RWQCB design parameters. The final design of the detention facilities shall be determined during the design	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)

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The Mitigation Monitoring and Reporting (mmr) prepared by the Town of Mammoth Lakes, is responsible for compliance tracking using this form

Table 1: Eagle Lodge base Development Project MMRP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I	Implementation / Monitoring Action II	Implementation / Monitoring Action III	Effectiveness Criteria/ Standard
	process and shall be subject to review and approval by the Town and or Labovian RWQFB. Mitigation Type: I	Design Approval incorporated into development of the site. (T.M.L.)			
8. Water Supply					
8.1 Water Infrastructure Project development could impair access to MCWD Well No. 16	The Applicant shall ensure the provision of 40 square feet of work area adjacent to Well 16 on the project site that shall be used by MCWD as needed during periodic maintenance of Well 16. Mitigation Type: I	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit Review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigation measure is incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.)	5. Site shall be monitored by the Town Engineering Division to assure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
8.2 Fire Flows Due to the proposed building heights, fire flows could be inadequate to serve the upper floors of the structure.	The project applicant shall install a standpipe along the northwest side of the site, near the ice rink and plaza, as approved by MLFD to ensure that adequate fire flows are available at this location. The standpipe shall be operational prior to occupancy of the facility. Mitigation Type: I	1. Design: This mitigation measure shall be assured and monitored by the Mammoth Lakes Fire Department at Building Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is incorporated into development of the site. (T.M.L.)	3. Field Monitoring: Fire Department inspections. (T.M.L.)	4. Monitoring: The Fire Department inspections shall ensure that this mitigation measure is incorporated into the development of the site. (T.M.L.)	5. Site shall be monitored by the Mammoth Lakes Fire Department to ensure that this mitigation measure is maintained for the duration of the project. (T.M.L.)
9. Wastewater					
9.1 Wastewater Treatment	Prior to the issuance of a Certificate of Occupancy for the commercial and residential	1. This mitigation measure shall be assured and monitored by the Town Community Development	2. Field Monitoring: MCWD.	3. Monitoring: MCWD and Building and Engineering.	4. The Town Building and Engineering shall coordinate with MCWD to ensure the filter backwash system upgrade is

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Table 1: Eagle Lodge base Development Project MMMP

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I	Implementation / Monitoring Action II	Implementation / Monitoring Action III	Effectiveness Criteria/ Completion Standard
Wastewater generated by the project site could result in insufficient capacity at MCFWD treatment facilities.	components of the project, MCFWD shall install and have operational the filter backwash system upgrade at Groundwater Treatment Plant #2. Mitigation Type: 1	Design Approval Department prior to issuance of a Certificate of Occupancy. (T.M.L.)	Inspection	Further Monitoring	complete at Groundwater Treatment Plant #2. (T.M.L.)
SECTION 2: Interim Off-Site Parking During Construction					
10.1. If parking is provided off-site during construction, the proposed off-site parking could impact the surrounding neighborhood.	The project applicant shall prepare a construction parking plan for construction personnel to be reviewed and approved by the Town of Mammoth Lakes. The project applicant shall prepare a written plan for the use of off site parking which shall be reviewed and approved by the Town of Mammoth Lakes. Implementation of the plan shall be funded by the applicant. The plan shall incorporate, at a minimum, the following elements: <ul style="list-style-type: none"> Provide for monitoring and enforcement in the nearby residential areas to ensure that illegal parking does not occur; The shuttle bus system shall be monitored and augmented, as necessary, to ensure adequate capacity and headways are maintained; Signage shall be provided to direct vehicles to the temporary parking areas; Parallel parking within proximity of intersections shall only be allowed provided adequate sight distance can be maintained. Mitigation Type: 1	1. Design: This mitigation measure shall be assured and monitored by the Town Community Development Department at Grading Permit review. (T.M.L.) 2. Incorporation into Project: The project shall be inspected during construction to ensure that this mitigation measure is appropriately implemented. (T.M.L.)	3. Field Monitoring: Building and Engineering inspections. (T.M.L.)	4. Monitoring: The Building and Engineering inspections shall ensure that this mitigating measure is appropriately implemented and the General Contractor is made aware of these requirements. (T.M.L.)	5. Site shall be monitored by the Town Community Development Department to assure that this mitigation measure is maintained for the duration of construction activities. (T.M.L.)

Agency Key - USFS (United States Forest Service), T.M.L. (Town of Mammoth Lakes), CDFG (California Department of Fish & Game), Caltrans (California Department of Transportation), FAA (Federal Aviation Administration), L.R.W.Q.C.B (California Water Quality Control Board) - Lahontan Region, GBUAPCD (Great Basin Unified Air Pollution Control District), MC (Mono County)
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Table 1: Eagle Lodge base Development Project MMRP

Note: The purpose of this table is to provide a useful tracking tool for the Mitigation Monitoring and Reporting Coordinator for the project. It should be referred to and updated continuously throughout the project. The success of the MMRP can be determined by the degree of compliance with the effectiveness criteria/completion standards. In addition, spaces used to track agency performance in this table should be completed as the project progresses. By project completion, every space to track agency performance should be completed.

1

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