

## **13.0 MITIGATION MONITORING PROGRAM**

---



## 13.0 MITIGATION MONITORING PROGRAM

Section 2.0 of this EIR identifies the mitigation measures that will be implemented to reduce the impacts associated with the project. The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

*"... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."*

Section 21081.6 and Section 15097 provide general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 2.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The Town of Mammoth Lakes will have the responsibility for implementing the measures, monitoring and reporting the implementation of the mitigation measures. The column's entitled "Monitoring and Reporting Process", "Monitoring Milestone" and "Party Responsible for Monitoring" will be filled in and included as a part of the Project Findings when the project is considered for approval by the Town of Mammoth Lakes.

**NORTH VILLAGE 1999 SPECIFIC PLAN AMENDMENT  
SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT**

**MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.3-1a	<i>(Measure modified from Mitigation Measure 4.11-1(a) in the 1994 EIR Addendum): To the maximum extent feasible practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.</i>						
5.3-1b	<i>(Measure modified from Mitigation Measure 4.11-1(b) in the 1994 EIR Addendum): Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code, Zoning, requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.</i>						
5.3-1c	<i>(Measure restated from Mitigation Measure 4.11-1(c) in the 1994 EIR Addendum): Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.</i>						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.3-1d	<i>(Measure restated from Mitigation Measure 4.11-1(e) in the 1994 Addendum EIR):</i> The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.						
5.3-1e	<i>(Measure restated from Mitigation Measure 4.11-1(f) in the 1994 EIR Addendum):</i> To the maximum extent <del>feasible</del> <u>practical</u> , native trees and landscaping shall be concentrated around all structures located on the project site.						
5.3-1f	<i>(Measure modified from Mitigation Measure 4.11-1(g) in the 1994 EIR Addendum):</i> Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.						
5.3-1g	<i>(Measure restated from Mitigation Measures 4.4-1(a) and 4.11-2(a) in the 1994 EIR Addendum):</i> The height of the proposed gondola shall be maintained at or near a maximum of 90 feet (just below the tree line), in order to protect views from adjacent residential buildings.						

Mit/ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.3-1h	<i>(Measure restated from Mitigation Measures and 4.4-1(b) and 4.11-2(b) in the 1994 EIR Addendum):</i> To the maximum extent feasible practical, existing trees located along the gondola easement shall be retained. Replacement trees, in addition to those existing, shall be planted adjacent to the gondola easement (with property owner approval) in order to create a buffer that will protect privacy and minimize visual impacts on affected properties.						
5.3-1i	<i>(Measure restated from Mitigation Measure 4.4-1(c) and 4.11-2(c) in the 1994 EIR Addendum):</i> Natural earth-tone colors and non-glare, non-reflective materials shall be used for the gondola towers and cabins.						
5.3-1j	<i>(New Mitigation Measure):</i> Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.						
5.3-1k	<i>(New Mitigation Measure):</i> Upon submittal of Final Development Plans to the Town for the individual development sites, the applicant shall demonstrate that long-range views of the Sherwin Range are incorporated into the project design.						
5.3-1l	<i>(New mitigation measure):</i> Proposed building heights along Berner Street may encroach into the setback areas as proposed, if the development on the east side of Berner Street is limited to 40 feet.						



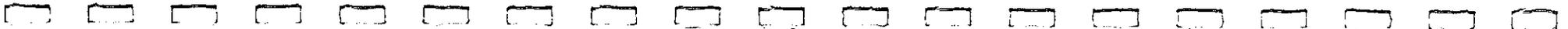
Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.3-1m	<p><i>(Measure modified from Mitigation Measure 4.11-1(d) in the 1994 EIR Addendum):</i> A forested buffer shall be maintained for parcels which front along Lake Mary Road, along Minaret Road (south of Main Street) and along the boundaries of the Specific Plan area. The buffers for properties with frontage along Lake Mary Road and Minaret Road south of Main Street shall consist of preservation of trees within the 200 foot and 80 foot right-of-ways, respectively, to the extent vehicular and pedestrian travel is not impeded, coupled with the setback requirements of the development sites. The buffer for properties adjacent to the Specific Plan boundaries shall be defined as a building setback area of no less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20 foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access. This will require that buildings be designed and constructed so that the buffer area is maintained. Where existing structures encroach into this buffer area, building demolition may be permitted subject to a revegetation plan which recreates a buffer. Where few trees exist in the buffer area, a 20 foot setback to buildings shall be maintained and additional area(s) of existing trees shall be preserved and protected to create a forested character within the development.</p>						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.3-2a	<i>(Measure restated from Mitigation Measure 4.11-3(a) in the 1994 EIR Addendum):</i> Adoption of the North Village Specific Plan shall include all provisions for design review stated in the Plan, with all phases and developments proposed within the Specific Plan area undergoing review by a Town-appointed Design Review Committee and/or Planning Commission.						
5.3-2b	<i>(Measure modified from Mitigation Measure 4.11-3(c) in the 1994 EIR Addendum):</i> The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.						
5.3-3a	<i>(Measure modified from Mitigation Measure 4.12-1(a) in the 1994 EIR Addendum):</i> The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.3-3b	<i>(Measure modified from Mitigation Measure 4.12-1(b) in the 1994 EIR Addendum):</i> Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.						
5.3-3c	<i>(Measure restated from Mitigation Measure 4.12-2 in the 1994 EIR Addendum):</i> The project shall use minimally reflective glass and all other materials used on exterior buildings and structures (including the gondola cabins and towers) shall be selected with attention to minimizing reflective glare.						
5.3-3d	<i>(Measure modified from Mitigation Measure 4.12-1c in the 1994 EIR Addendum):</i> Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.						
5.4-1a	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Forest Trail intersection be improved by the installation of a traffic signal, the addition of a southbound left turn lane, an eastbound right turn lane with protected phasing, and restripe the westbound approach to include a left turn lane and a shared through-right turn lane is no longer applicable):</i> A modern roundabout is included as part of the 1999 Specific Plan Amendment to replace the Minaret Road/Forest Trail intersection; hence, no mitigation is recommended since an acceptable LOS (LOS D or better) is achieved with the roundabout.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-1b	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Lake Mary Road-Main Street intersection be improved through the modification of signal phasing to an eight phase signal, the addition of a dedicated northbound right turn lane, restriping the southbound approach to include dual left turn lanes, one through and one shared through/right turn lane, and the addition of a westbound dual left turn lane is no longer applicable):</i> The proposed 1999 Specific Plan Amendment includes the addition of a second southbound left turn (dual left turn lanes), and the installation of an eight phase traffic signal at the Minaret Road/Lake Mary Road-Main Street intersection; hence, no mitigation is recommended since an acceptable LOS (LOS D or better) is achieved with the additional southbound left turn lane and signalization of the intersection.						
5.4-1c	<i>(Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended no modifications to the Forest Trail/Main Street intersection):</i> Installation of a traffic signal at the intersection of Forest Trail/Main Street Mitigation Measure is consistent with the Town of Mammoth Lakes' Developer Fee (DIF) Program, Project #Tc-05.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-1d	(Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Old Mammoth Road/Main Street intersection be restriped on the northbound approach to include an exclusive left turn lane, and a shared left turn lane, restriping the eastbound approach to include one through lane, a shared through/right turn lane and a dedicated right turn lane): Fair share payment of the protected right turn phase for eastbound right turning vehicles.						
5.4-2a	(Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Old Mammoth Road from Main Street to Chateau Road be widened from two to four lanes is no longer applicable): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Old Mammoth Road from Main Street to Chateau Road with the proposed 1999 Specific Plan Amendment.						
5.4-2b	(Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Old Mammoth Road from Meridian Boulevard to Chateau Road be widened from two to four lanes with a continuous left turn lane): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Old Mammoth Road from Meridian Boulevard to Chateau Road with the proposed 1999 Specific Plan Amendment.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.4-2c	<i>(Measure modified from Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Meridian Boulevard from Majestic Pines Road to Old Mammoth Road be widened to include a continuous left turn lane):</i> Restripe roadway to include two travel lanes and a continuous left turn lane, or other measure designed to achieve an acceptable LOS (LOS D or better) on Meridian Boulevard from Majestic Pines to Old Mammoth Road.						
5.4-2d	<i>(Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Minaret Road from Forest Trail to Main Street be widened from two to four lanes):</i> No mitigation is recommended (assuming implementation of the Minaret Road/Forest Trail roundabout included as part of the proposed 1999 Specific Plan Amendment).						
5.4-2e	<i>(Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Minaret Road from Main Street to Old Mammoth Road be widened from two to four lanes is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Minaret Road from Main Street to Old Mammoth Road with the proposed 1999 Specific Plan Amendment.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.4-2f	<i>(Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Main Street from Sierra Boulevard to Minaret Road be widened and restriped to provide a continuous left turn lane and a four lane configuration is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Main Street from Sierra Boulevard to Minaret Road with the proposed 1999 Specific Plan Amendment.						
5.4-2g	<i>(Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Lake Mary Road from Main Street to Lakeview Road be widened from two to four lanes is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Lake Mary Road from Main Street to Lakeview Road with the proposed 1999 Specific Plan Amendment.						
5.4-2h	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Lakeview Boulevard Cut-Off/Lake Mary Road intersection be improved by restriping the eastbound approach to include an exclusive left turn lane and through lane, widen the westbound approach to provide one through lane and one dedicated left turn lane, restripe the southbound approach to provide an exclusive left turn lane and a shared left/right turn lane is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Lakeview Boulevard Cut-Off/Lake Mary Road intersection with the proposed 1999 Specific Plan Amendment.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-2i	<i>(Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum): The Millers Siding/Lake Mary Road intersection shall be improved by the installation of a traffic signal, provision of dual southbound left turn lanes, and the provision on the westbound approach for one through lane and one dedicated right turn, or other measure designed to achieve an acceptable LOS (LOS D or better) at the Millers Siding/Lake Mary Road intersection.</i>						
5.4-2j	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Lake Mary Road-Main Street intersection be improved by modification of the existing signal phasing to an eight phase traffic signal, provision for a dedicated northbound right turn lane, restriping the southbound approach to include dual left turn lanes, one through lane and one shared through right turn lane, and provision for westbound dual left turn lanes is no longer applicable): The proposed 1999 Specific Plan Amendment includes the addition of a second southbound left turn (dual left turn lanes), and the installation of an eight phase traffic signal at the Minaret Road/Lake Mary Road-Main Street intersection; hence, no mitigation is recommended since an acceptable LOS (LOS D or better) is achieved with the additional southbound left turn lane and signalization of the intersection.</i>						



Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-2k	<i>(New Mitigation Measure):</i> Installation of a traffic signal at the Center Street/Main Street intersection is recommended to mitigate the forecast deficient LOS at this intersection with the proposed 1999 Specific Plan Amendment (consistent with the Town of Mammoth Lakes' Developer Impact Mitigation Fee (DIF) Program, Project #TC-05 would remain at LOS F peak hour operation).						
5.4-2l	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Meridian Boulevard intersection be improved by widening the northbound and southbound approaches to include an exclusive left turn lane, one through lane, and one shared through/right lane on each approach is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Minaret Road/Meridian Boulevard intersection with the proposed 1999 Specific Plan Amendment.						
5.4-2m	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Old Mammoth Road/Meridian Boulevard intersection be improved by widening the northbound approach to provide dual left turn lanes, one through lane and one shared through/right turn lane, and restriping the southbound approach to include a shared through/right turn lane is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Old Mammoth Road/Meridian Boulevard intersection with the proposed 1999 Specific Plan Amendment.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					Remarks
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	
5.4-2n	(Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Old Mammoth Road intersection be improved by installation of an eight phase traffic signal, widening the northbound and southbound approaches to provide an exclusive left turn lane, two through lanes, and a dedicated right turn lane for each approach, widening the eastbound approach to provide an exclusive left turn lane, one through lane and one dedicated right turn lane, and widening the westbound approach to provide dual left turn lanes, one through lane and one dedicated right turn lane): Install an eight phase traffic signal, and widen the northbound approach to include an exclusive northbound left turn lane and a shared through/right turn lane (DIF improvement) to achieve an acceptable LOS (LOS D or better) with the proposed 1999 Specific Plan Amendment.						
5.4-2o	(New Mitigation Measure): Install a traffic signal at the Azimuth Drive/Meridian Boulevard intersection <del>to satisfy when warranted in accordance with Caltrans Signal Warrant assuming the proposed 1999 Specific Plan Amendment analysis methodology</del> or other measure designed to achieve an acceptable LOS (LOS D or better) at the Azimuth Drive/Meridian Boulevard intersection.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.4-2p	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Chateau Road intersection be improved by installation of a two phase traffic signal, restriping the northbound Minaret approach to provide one through lane and one shared through/right turn lane, widening the southbound Minaret approach to provide one exclusive left turn lane and two through lanes, and restriping the westbound Chateau approach to provide an exclusive left turn lane and a shared left/right turn lane is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Minaret Road/Chateau Road intersection with the proposed 1999 Specific Plan Amendment.						
5.4-2q	<i>(Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Old Mammoth Road/Chateau Road intersection be improved by installation of a two phase traffic signal, restriping the southbound Old Mammoth approach to provide one exclusive left turn lane, one through lane, and one shared through/right turn lane, and widening the northbound Old Mammoth approach to provide one exclusive left turn lane, one through lane, and one shared through/right turn lane is no longer applicable):</i> No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Old Mammoth Road/Chateau Road intersection with the proposed 1999 Specific Plan Amendment.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-2r	<i>(Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum):</i> Sierra Boulevard/Main Street intersection shall be improved by restriping the southbound approach to provide a left turn lane and a right turn lane, and monitoring of the unsignalized intersection periodically to determine if Caltrans Signal Warrants are satisfied to recommend signalization of the Sierra Boulevard/Main Street intersection.						
5.4-3a	<i>(New Mitigation Measure):</i> Prior to the approval of a development project, the applicant shall submit a shared parking analysis for review and approval by the Planning Commission to determine the appropriate mix of land uses that would be accommodated by the proposed parking. The study shall consider the type of uses (i.e., office, retail and restaurant) and their variations in peak parking demand as the result of different activity patterns, and attractions to two or more land uses on one visit to the development. The shared parking analysis shall be based on the 1999 Specific Plan Amendment parking rates or the Town's parking rates where applicable. The study methodology shall be based on the <i>Urban Land Institute Shared Parking Manual, 1983</i> .						
5.4-3b	<i>(New Mitigation Measure):</i> The 1999 Specific Plan Amendment shall address parking requirements for land uses that do not provide for shared parking.						



Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-4	<p><i>(New Mitigation Measure):</i> The developer shall incorporate into the design of the roundabout the design, lighting, and landscaping features noted in the <i>Feasibility Study: Mammoth Roundabout</i> (Ourston &amp; Doctors, November 1, 1998) with final approval by the Town and Caltrans. At a minimum these shall include:</p> <ul style="list-style-type: none"> <li>To slow traffic on entry, adequate vehicle path deflection shall be provided through approach roads aimed at the central island. These shall veer to the right immediately before the yield lines.</li> <li>Additional street lights shall be installed at the roundabout and on its approaches back to a distance of 200 feet from the yield lines. The lighting shall provide at least 1.9 foot candles of horizontal luminance. Street lights shall be evenly spaced in a ring around the outside of the roundabouts and along the approaches to the roundabout.</li> <li>The outer margin of the central island shall have low ground cover which provides adequate stopping sight distance for circulating traffic. The central portion of the island shall be available for objects of any height, including trees, walls, and public art.</li> <li>Pedestrian crossing shall be divided into two stages: from the near-side wheelchair ramp out to the splitter island, and then from the splitter island to the far-side wheelchair ramp.</li> </ul>						

Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.4-5	<i>(New Mitigation Measure):</i> The developer shall prepare and provide to the Town Engineer for review and approval, a Traffic Control Officer Monitoring Plan. The Plan shall outline at a minimum, scheduled days of monitoring together with a program to determine additional days of monitoring as may be determined by projected occupancy rates, performance criteria, duration of monitoring, and responsible parties.						
5.4-6	<i>(New Mitigation Measure):</i> New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.						
5.5-1a	<i>(Measure modified from Mitigation Measures 4.8-1(a) and 4.8-1(b) in the 1994 EIR Addendum):</i> In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State APCD and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements.  a. The individual development projects shall comply with State, APCD, Town, and Uniform Building Code dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
	<p>b. Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.</p> <p>c. Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).</p> <p>d. Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.</p> <p>e. All trucks hauling dirt, soil or other loose dirt material shall be covered.</p>						
5.5-1b	<i>(Measure modified from Mitigation Measure 4.8-2 in the 1994 EIR Addendum):</i> To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.5-2a	<p><i>(Measure replaces related Mitigation Measure 4.8-5(a) in 1994 EIR Addendum):</i> In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the <i>Air Quality Management Plan for the Town of Mammoth Lakes</i> and Chapter 8.30, <i>Particulate Emission Regulations</i>, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following, as appropriate:</p> <ul style="list-style-type: none"> <li>• Bicycle racks, lockers or secure storage areas for bicycles;</li> <li>• Transit access, including bus turnouts;</li> <li>• Site access design shall avoid queuing in driveways; and</li> <li>• Mulch, groundcover and native vegetation to reduce dust.</li> </ul>						
5.5-2b	<p><i>(New Mitigation Measure):</i> Each project shall contribute on a fair share basis to the Town's street sweeping operations in order to reduce emissions and achieve the required Federal standard.</p>						
5.5-2c	<p><i>(New Mitigation Measure):</i> New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.</p>						



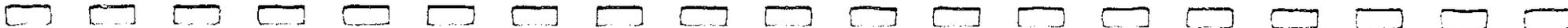
Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.5-3a	<i>(Measure modified from Mitigation Measure 4.8-3 in the 1994 EIR Addendum):</i> Development shall be prohibited within 50 feet of the Old Mammoth Road and Main Street intersection <u>unless alternatives to setbacks acceptable to the Town of Mammoth Lakes are incorporated.</u>						
5.5-3b	<i>(New Mitigation Measure):</i> Development shall be prohibited within 50 feet of the Minaret Road and Main Street intersection <u>unless alternatives to setbacks acceptable to the Town of Mammoth Lakes are incorporated.</u>						
5.6-1a	<i>(Measure modified from Mitigation Measure 4.9-1a of the 1994 EIR Addendum):</i> Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090.						
5.6-1b	<i>(Measure modified from Mitigation Measure 4.9-1b in the 1994 EIR Addendum):</i> Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.						
5.6-1c	<i>(New Mitigation Measure):</i> The construction contractor shall provide temporary sound barriers around pile driving sites to the satisfaction of the Town Engineer should such activities take place in areas within <del>200</del> <u>400</u> feet of existing residential units, if required to meet Chapter 8.16 requirements.						

Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.6-2a	<i>(Measure modified from Mitigation Measure 4.9-2a from the 1994 EIR Addendum):</i> The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.						
5.6-2b	<i>(Measure modified from Mitigation Measure 4.9-2b from the 1994 EIR Addendum):</i> Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.						
5.6-3a	<i>(New Mitigation Measure):</i> Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of stationary noise sources would not exceed criteria established in Section 8.16 of the Town's Noise Ordinance Code at perimeter property lines of master planned areas or projects.						



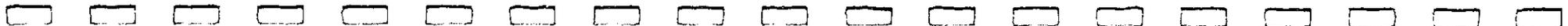
Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.6-3b	<i>(New Mitigation Measure):</i> Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of PA systems entertainment venues or other stationary noise sources would not exceed criteria established within the State Noise Insulation Standards (California Code of Regulations, Title 24) for adjacent residences.						
5.6-3c	<i>(New Mitigation Measure):</i> Outdoor PA systems shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m. and shall not exceed the Town's Noise Ordinance standards at perimeter property lines of master planned areas or project property lines. Adherence with this measure is subject to periodic site inspections by the Town of Mammoth Lakes.						
5.6-3d	<i>(New Mitigation Measure):</i> Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Town Building Inspector.						
5.6-3e	<i>(New Mitigation Measure):</i> The speaker system proposed for the Pedestrian Plaza shall be limited to the noise standards as contained in Chapter 8.16 of the Mammoth Lakes Municipal Code at perimeter property lines of the master planned areas or project property lines.						

Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.7-1	<i>(Measure restated from Mitigation Measure 4.1-3 in the 1994 EIR Addendum):</i> Prior to issuance of grading or building permits, geotechnical studies shall be completed and their recommendations shall be incorporated in the project design, as stipulated in the Town's Safety Policy #26.						
5.7-2a	<i>(Measure modified from Mitigation Measure 4.1-1a in the 1994 EIR Addendum):</i> Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as stipulated in the Town's Safety Policy #18. All measures required by the Town shall be incorporated into final grading and building plans.						
5.7-2b	<i>(Measure modified from Mitigation Measure 4.1-1b in the 1994 EIR Addendum):</i> The project applicant shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes within the project area are designed pursuant to slope requirements set forth within the Specific Plan and the standard's of the Town's Municipal Code.						
5.7-2c	<i>(Measure modified from Mitigation Measure 4.1-1c in the 1994 EIR Addendum):</i> All work shall be overseen by a licensed Civil Engineer (CE), Certified Engineering Geologist (CEG), or similar appropriately qualified professional, who shall report to the Town Engineer in order to ensure the standards of the applicable Codes are met.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.7-4	<i>(Measure modified from Mitigation Measure 4.1-2 in the 1994 EIR Addendum):</i> A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project applicant and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.						
5.7-6	<i>(Measure restated from Mitigation Measure 4.1-4 in the 1994 EIR Addendum):</i> The project applicant shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.						
5.7-7	<i>(Measure modified from Mitigation Measure 4.1-5b in the 1994 EIR Addendum):</i> Each project operator shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise (Safety Policy #31). All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.						
5.7-8	No mitigation measures are required. Individual projects will be subject to review and approval by Town Engineer and mitigated on a project-by-project basis through site specific studies and compliance with applicable Town, State, and Federal codes.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.8-1	<i>(New Mitigation Measure):</i> All drainage collection, retention, and infiltration facilities on the individual development sites shall be constructed and maintained in accordance with the <i>Mammoth Lakes SDMP</i> and shall be designed in accordance with the <i>Master Plan Design Manual</i> , to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.						
5.8-1b	<i>(Measure modified from Mitigation Measure 4.2-1a in the 1994 EIR Addendum):</i> A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.						
5.8-1c	<i>(Measure restated from Mitigation Measure 4.2-1c in the 1994 EIR Addendum):</i> The following water conservation procedures shall be incorporated into project elements where feasible: <ul style="list-style-type: none"> <li>• Landscape with low water-using plants;</li> <li>• Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and</li> <li>• Use pervious paving material whenever feasible.</li> </ul>						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.8-2a	<p><i>(New Mitigation Measure):</i> An Erosion and Sediment Control Plan shall be prepared by the project proponents of individual development projects prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the <i>Mammoth Lakes SDMP</i> and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related to demolition and construction, would be regulated by the Uniform Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.</p>						
5.8-2b	<p><i>(New Mitigation Measure):</i> Prior to issuance of grading permits for individual development projects of five acres or greater in size, the project applicant/owner shall file for a National Pollutant Discharge Elimination System (NPDES) permit with the Lahontan Regional Water Quality Control Board and abide by the conditions of the permit as issued. A copy of the Notice of Intent, Storm Water Pollution Prevention Plan, and Monitoring Plan shall be submitted to the Town of Mammoth Lakes Engineering Department prior to commencing grading operations.</p>						

Mit/ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.8-2c	(Measure modified from Mitigation Measure 4.2-3a in the 1994 EIR Addendum): For individual development projects involving construction of six or more dwelling units or commercial developments that involve soil disturbance on ¼ acre or more, a Waste Discharge Report (related to soil disturbance) shall be prepared by the individual project applicant(s) and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to obtain a Waste Discharge Permit or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.8-2d	<p><i>(New Mitigation Measure):</i> The Report of Waste Discharge shall contain a description of, and time schedule for implementation, for both the interim erosion control measures to be applied during project construction, and short- and long-term erosion control measures to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations. The report guidelines are as follows:</p> <ul style="list-style-type: none"> <li>• Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall in 1 hour.</li> <li>• Surplus or waste materials shall not be placed in drainage ways or within the 100-year flood plain of surface waters.</li> <li>• All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State.</li> <li>• Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site.</li> <li>• All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.</li> <li>• All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.</li> </ul>						

VERIFICATION OF COMPLIANCE

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
	<ul style="list-style-type: none"> <li>• Where possible, existing drainage patterns shall not be significantly modified.</li> <li>• After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal.</li> <li>• Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods.</li> <li>• All nonconstruction areas shall be protected by fencing or other means to prevent unnecessary disturbances.</li> <li>• During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.</li> <li>• Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.</li> <li>• Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.</li> </ul>						



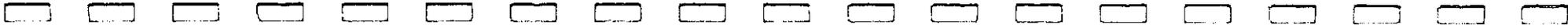
Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.8-3	<i>(New Mitigation Measure):</i> Best Management Practices (BMPs) shall be implemented as part of future individual development sites to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.						
5.9-2a	<i>(Measure modified from Mitigation Measure 4.3-1(a) in the 1994 EIR Addendum):</i> The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town.						
5.9-2b	<i>(Measure restated from Mitigation Measure 4.3-1(d) in the 1994 EIR Addendum):</i> Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.9-2c	(Measure restated from Mitigation Measure 4.3-1(e) in the 1994 EIR Addendum): Irrigation, fertilization, and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.						
5.9-2d	(Measure modified from Mitigation Measure 4.3-4(a) in the 1994 EIR Addendum): To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project which will describe in detail the species of trees and shrubs which will be used, where they will be planted, and in what numbers, and the methods of planting and maintenance which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.						
5.9-2e	(Measure modified from Mitigation Measure 4.3-4(b) in the 1994 EIR Addendum): Under AB3180, once mitigation plans designed to offset habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.9-2f	<i>(Measure modified from Mitigation Measure 4.3-5 in the 1994 EIR Addendum): All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.</i>						
5.9-2g	<i>(Measure restated from Mitigation Measure 4.3-6 in the 1994 EIR Addendum): To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.</i>						

Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.9-2h	<p>(Measure modified from Mitigation Measure 4.3-1(b) in the 1994 EIR Addendum): A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches DBH (Diameter breast height (54 inches above ground)) and significant stands on each project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made, those trees shall be retained and integrated into the design of each project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidably by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.</p>						
5.9-2i	<p>(Measure modified from Mitigation Measure 4.3-1(f) in the 1994 EIR Addendum): Slash generated from construction or thinning operations shall be piled and burned, chipped, or hauled from the site concurrently with the operation to prevent a breeding site for Ips. Logs shall be removed from the site as soon as possible.</p>						



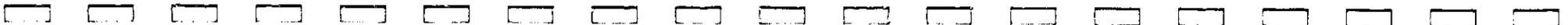
Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.9-2j	<i>(Measure restated from Mitigation Measure 4.3-1(c) in the 1994 EIR Addendum):</i> Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.						
5.10-1a	<i>(Measure modified from Mitigation Measure 4.13-4(b) in 1994 EIR Addendum):</i> Each project shall contribute a fair share financial contribution for an emergency services facility (fire and police) to be located on the site of Fire Station No. 1 on Main Street.						
5.10-1b	<i>(Measure modified from Mitigation Measure 4.13-4(a) in 1994 EIR Addendum):</i> Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.						
5.10-1c	<i>(Measure modified from Mitigation Measure 4.13-4(d) in 1994 EIR Addendum):</i> An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.						
5.10-3	<i>(Measure modified from Mitigation Measure 4.13-2(a) in the 1994 EIR Addendum):</i> In accordance with A.B. 2926, the developer shall pay Developer Fees for commercial uses and foot for residential uses (condominiums).						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.10-4a	The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06.						
5.10-4b	<i>(Measure modified from Mitigation Measure 4.13-1(l) in the 1994 EIR Addendum):</i> One or more project maintenance district(s) and/or property owner's association(s) shall be established prior to commencement of construction for the maintenance of specialized snow removal activities in the public areas within the Specific Plan area.						
5.10-7	<i>(New Mitigation Measure):</i> The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.						
5.10-8	<i>(New Mitigation Measure):</i> The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.10-9	<p><i>(New Mitigation Measure):</i> Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting; source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.</p> <p><del>Woods and metals shall be separated during the construction and demolition phases, as required by the Town's SRRE:</del></p> <ul style="list-style-type: none"> <li><del>• Recycling and waste reduction methods shall be incorporated into all developments as required by the Town's SRRE:</del></li> <li><del>• Solid waste disposal shall be handled in accordance with policies and procedures adopted by the Mono County Board of Supervisors. Necessary solid waste permits shall be obtained from the Mono County Public Works Department.</del></li> </ul>						
5.11-1a	<p><i>(Restated from Mitigation Measure 4.10-1(a) in the 1994 EIR Addendum):</i> North Village Site #1 shall be subject to subsurface testing and a thorough archaeological survey prior to issuance of a permit for grading or construction. If found to be significant, the site shall be avoided or excavated prior to any earth-disturbing activities.</p>						

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	VERIFICATION OF COMPLIANCE					
		Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.11-1b	<i>(Restated from Mitigation Measure 4.10-1(b) in the 1994 EIR Addendum):</i> North Village Site #2 shall be avoided or excavated prior to any earth disturbing activity. All construction activity at this site and previously unexcavated sites shall be monitored by a qualified archaeologist. If subsurface prehistoric archaeological evidence is found, excavation or other construction activity in the area shall cease and an archaeological consultant shall be retained to evaluate findings in accordance with standard practice and applicable regulations. Data/artifact recovery, if deemed appropriate, shall be conducted during the period when construction activities are on hold.						



Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.11-1c	<p>(Restated from Mitigation Measure 4.10-1(c) in the 1994 EIR Addendum): North Village Site #1 may meet the CEQA criteria for important sites, for its ability to address scientifically consequential research questions. The site will be impacted by construction. Although avoidance might be considered the preferred treatment for a buried site, the adoption of any mitigation measures would be premature before the site's significance is determined. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. This will include excavation of up to five 25 by 25 cm shovel test units, surface collection of all surface artifacts, lithic and obsidian hydration analyses and, possibly, soil chemistry and obsidian source analysis. If no substantial subsurface deposit is encountered, this work will also suffice for data recovery. No permits for grading other earth-disturbing activities shall be issued until all appropriate mitigation is completed.</p>						

Mit./ Cond. No.	VERIFICATION OF COMPLIANCE						
	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.11-1d	<i>(Restated from Mitigation Measure 4.10-1(d) in the 1994 EIR Addendum):</i> North Village Site #2 appears significant. The site is in danger of slow degradation even in the absence of any construction. Its location and high visibility make it susceptible to casual collection and indirect impacts. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. Minimally this would include a sample surface collection, excavation of a least six 1 by 1m excavation units, analyses, curation of collected materials, and a report. No permits for grading or other earth disturbing activities will be issued until all appropriate mitigation is completed.						
5.11-1e	<i>(New Mitigation Measure):</i> In the event that a material of potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project applicant shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.						
5.11-2	<i>(Restated from Mitigation Measure 4.10-2 in the 1994 EIR Addendum):</i> See Mitigation Measure 5.11; in addition, if human remains are discovered, work shall cease and an appropriate representative of Native American Indian groups and the County Coroner shall both be informed and consulted, as required by State law.						

