

**MITIGATION MONITORING AND  
REPORTING PROGRAM**

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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**Mammoth Lakes Police Station**

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**LEAD AGENCY:**

**Town of Mammoth Lakes**  
437 Old Mammoth Road, Suite R  
Mammoth Lakes, California 93546  
*Contact: Ms. Jen Daugherty*  
760.934.8989, X-260

**PREPARED BY:**

**RBF Consulting**  
14725 Alton Parkway  
Irvine, California 92718  
*Contacts: Mr. Glenn Lajoie, AICP*  
*Mr. Eddie Torres, INCE*  
949.472.3505

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# TABLE OF CONTENTS

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1.0	Introduction .....	1
2.0	Mitigation Monitoring and Reporting Checklist.....	3



## I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, the attached MITIGATION MONITORING AND REPORTING CHECKLIST has been prepared for the Mammoth Lakes Police Station. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Mammoth Lakes Police Station project file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the project, but also allows the Town of Mammoth Lakes (Town) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the attached Mitigation Monitoring and Reporting Program table. If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The Town distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the Town as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the Town with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.



- The Town prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring and Reporting Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the Town. Such changes could include reassignment of monitoring and reporting responsibilities, program redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code Section 21081.6.



**II. MITIGATION MONITORING AND REPORTING CHECKLIST**

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
<b>AESTHETICS</b>						
AES-1	All appurtenances (i.e., meters and electrical equipment, etc.) shall be integrated into the project design to avoid visual impacts upon pedestrians and nearby properties. These appurtenances shall be screened or placed in areas that are not highly visible, where possible.	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specifications Approval	Town of Mammoth Lakes Community Development Department		
AES-2	The Town shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.050, <i>General Requirements</i> , and Chapter 17.34.060, <i>Outdoor Lighting Plans</i> , of the Municipal Code) 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.	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specifications Approval	Town of Mammoth Lakes Community Development Department		
<b>AIR QUALITY</b>						
AQ-1	Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with GBUPACD Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the GBUPACD Rules and Regulations. In addition, GBUPACD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:	Review and Approval of Project Plans and Specifications; Town of Mammoth Lakes Public Works Department Field Inspections	Prior to Project Plan and Specification Approval; During Construction / Grading Activity	Town of Mammoth Lakes Public Works Director or his Designee; Construction Contractor		



Town of Mammoth Lakes  
Mammoth Lakes Police Station  
Mitigation Monitoring and Reporting Program

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	<ul style="list-style-type: none"> <li>All active portions of the construction site shall be watered to prevent excessive amounts of dust;</li> <li>On-site vehicle speed shall be limited to 15 miles per hour (mph);</li> <li>All on-site roads shall be paved as soon as feasible or a form of dust control (i.e. periodical watering or chemical stabilization) shall be utilized;</li> <li>All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;</li> <li>If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and</li> <li>All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</li> </ul>						



Town of Mammoth Lakes  
Mammoth Lakes Police Station  
Mitigation Monitoring and Reporting Program

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AQ-2	Under GBUAPCD Rule 200-A and 200-B, the Town shall apply for a Permit To Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution.	Prepare and Apply for Permit to Construct	Prior to Construction / Grading Activity	Town of Mammoth Lakes Public Works Department; Construction Contractor			
AQ-3	Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the Town shall complete the necessary permitting approvals prior to commencement of construction activities.	Approval of Applicable GBUAPCD Rule 216-A Permits	Prior to Construction / Grading Activity	Town of Mammoth Lakes Public Works Department			
<b>CULTURAL RESOURCES</b>							
CUL-1	If cultural materials or archaeological remains are encountered during the course of grading or construction, the project contractor shall cease any ground disturbing activities near the find. A qualified archaeologist approved by the Town shall be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town. (GP EIR MM#4.14-2).	During Construction	During Construction	Construction Contractor; Qualified Archaeologist (if necessary)			
<b>GEOLOGY AND SOILS</b>							
GEO-1	<p>Prior to grading operations, a soils report shall be prepared for the proposed development to identify the potential for liquefaction, expansive soils, ground settlement, and slope failure. The report shall also:</p> <ul style="list-style-type: none"> <li>Specify remedial measures that could be feasibly implemented to minimize potential impact.</li> </ul>	Preparation and Approval of Soils Report	Prior to Grading Activity	Town of Mammoth Lakes Public Works Department			



Town of Mammoth Lakes  
Mammoth Lakes Police Station  
Mitigation Monitoring and Reporting Program

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	<ul style="list-style-type: none"> <li>Analyze the potential for groundwater within the study area and recommend measures to remediate associated conditions.</li> <li>Determine the potential for groundwater seepage that may occur where excavation would be the greatest.</li> <li>Determine the need for dewatering of areas during parking garage construction to remove all water within the excavation perimeter and recommend appropriate method of dewatering.</li> </ul>						
<b>HYDROLOGY AND WATER QUALITY</b>							
HYD-1	<p>The Town shall comply with the National Pollution Discharge Elimination System requirements for construction projects (General Permit #CAS000002) enforced by the Lahontan Regional Water Quality Control Board (RWQCB). Construction activity subject to this permit shall include clearing, grading, and disturbances to the ground such as stockpiling or excavation, but not including regular maintenance activities performed to restore the original line, grade, or capacity of the facility. Prior to any site disturbance, the Town shall submit a Notice of Intent (NOI) to the Lahontan RWQCB for coverage under the General Permit. Also, prior to any site disturbance, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Town Public Works Department for review and approval. The SWPPP shall be designed such that no off-site</p>	<p>Submittal of Notice of Intent to the Lahontan Regional Water Quality Control Board; Submittal of a Storm Water Pollution Prevention Plan</p>	<p>Prior to Grading Activity; Ongoing During Construction</p>	<p>Town of Mammoth Lakes Public Works Department; Lahontan Regional Water Quality Control Board</p>			





**Town of Mammoth Lakes  
Mammoth Lakes Police Station  
Mitigation Monitoring and Reporting Program**

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HYD-2	Best Management Practices (BMPs) are required in the Town right-of-way after October 15 or before April 30 each year. The applicant shall maintain the SWPPP on site at all times and shall conform to the SWPPP during construction. Prior to grading operations, the Town shall comply with each of the recommendations detailed in the Preliminary Drainage Study (Triad/Holmes Associates, October 2007), and other such measure(s) as the Town Public Works Department deems necessary to adequately mitigate project impacts.	Implementation of Preliminary Drainage Study Recommendations and Measures	Prior to Grading Activity	Town of Mammoth Lakes Public Works Department			
<b>NOISE</b>							
NOI-1	<p>Prior to grading operations, the project shall demonstrate, to the satisfaction of the Town of Mammoth Lakes Community Development Department, that the project complies with the following:</p> <ul style="list-style-type: none"> <li>All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;</li> <li>Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;</li> </ul>	Review and Approval of Project Plans and Specifications; Town of Mammoth Lakes Field Inspections	Prior to Grading Activity; During Construction	Town of Mammoth Lakes Community Development Department; Town of Mammoth Lakes Public Works Department			



Town of Mammoth Lakes  
Mammoth Lakes Police Station  
Mitigation Monitoring and Reporting Program

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	<ul style="list-style-type: none"> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;</li> <li>• During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;</li> <li>• Operate earthmoving equipment on the construction site as far away from vibration sensitive sites as possible; and</li> <li>• A project sign shall be clearly posted at the primary construction entrance, as an information resource for surrounding property owners and residents. The sign shall include the following minimum project information: project name; general contractor; normal construction hours; normal workdays; and local telephone number of the Job Superintendent. If the Town or the Job Superintendent receives a complaint, the Superintendent shall investigate, take appropriate corrective action, and report the action taken to the Town.</li> </ul>						



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<b>TRANSPORTATION/TRAFFIC</b>						
TR-1	The applicant shall participate in a traffic monitoring program to determine the timing of the new right-turn lane. Improvements for drainage and sidewalk shall accommodate an additional northbound right-turn lane at the Sierra Park Road/Main Street intersection.	Preparation and Participation in a Traffic Monitoring Program	Prior to Project Plan and Specification Approval	Town of Mammoth Lakes Public Works Department		
TR-2	Prior to converting the driveway into a public street, the project applicant shall modify the design of the 25 parking spaces located on the Tavern Road extension to parallel or angled parking, consistent with Town standards.	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specification Approval	Town of Mammoth Lakes Public Works Department		
<b>UTILITIES AND SERVICE SYSTEMS</b>						
USS-1	The Town shall not approve the proposed development if the Mammoth Community Water District (MCWD) determines the project would result in a water demand in excess of available supplies. The Town shall work with the MCWD to ensure that the development of necessary water supply sources is established prior to approval of the proposed project. (GPEIR MM#4.11-1)	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specification Approval	Town of Mammoth Lakes; Mammoth Community Water District		