



Mitigation Monitoring and Reporting Program

**Addendum to the Final Supplement to the Subsequent
Environmental Impact Report for the Mammoth Yosemite
Airport Expansion Project**

State Clearinghouse No. 2000034005

Airport Temporary Holding Facility

LEAD AGENCY:

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July 21, 2011

Addendum to the Final Supplement to the Subsequent EIR for the Mammoth Yosemite Airport Expansion Project
 Airport Temporary Holding Facility
 SCH#: 2000034005
 Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AESTHETICS							
AES-1	All developments within the scenic highway corridors shall comply with the requirements of the Mono County Scenic Highways Element. Visually offensive land uses shall be adequately screened (1986 EIR/EA).	Review and Approval of Project Plans and Specifications	Prior to Design Review Permit Approval	Town Community Development Department			Project color will blend with surroundings and incorporates landscaping for screening.
AES-2	Earthwork, grading and vegetative removals shall be minimized. All site disturbances shall be revegetated with plants and landscaping which are in harmony with the surrounding environment. Indigenous plant species shall be used to revegetate disturbed sites where appropriate to blend with the natural environment (2002 SSEIR, 1997 SEIR/EA, and 1986 EIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Design Review Permit Approval; During Construction	Town Community Development Department, Public Works Department, and Inspectors			Grading will be limited to that necessary for Project construction; no trees will be removed; indigenous landscaping is proposed.
AES-3	All development within the Airport zone shall provide an adequate number of trash receptacles and facilities which are covered, fenced, and screened, and obtain trash removal services (1997 SEIR/EA and 1986 EIR/EA).	Review and Approval of Project Plans and Specifications	Prior to Design Review Permit Approval	Town Community Development Department			Existing dumpster and trash removal services will be utilized for the Project.

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AES-4	Large exposed cut and fill slopes shall be avoided. All site grading shall be contoured to blend with the existing topography. Bonds or other security shall be provided to guarantee site restoration in accordance with grading requirements (1997 SEIR/EA and 1986 EIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Design Review Permit Approval; During Construction	Town Community Development Department, Public Works Department, and Inspectors			Grading will be limited to that necessary for Project construction.
AES-5	Removal of vegetation shall be restricted to those areas that are to be graded or landscaped. Tree removals shall be minimized. All large scale projects shall be phased in accordance with the Town's Public Works Department requirements (1997 SEIR/EA and 1986 EIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Design Review Permit Approval; During Construction	Town Community Development Department, Public Works Department, and Inspectors			Vegetation removal will be limited to that necessary for Project construction; no trees will be removed for Project construction.
AES-6	All grading and earthwork activities must be completed by November 30 and disturbed areas shall be stabilized and reseeded prior to December 15 (1986 EIR/EA).	Review and Approval of Building Permit; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Public Works Department and Inspectors			Project grading and site work is scheduled to start in September and be completed prior to November.
AES-7	Irrigation systems must be provided to ensure the establishment of revegetation (1986 EIR/EA).	Field Inspections	During Construction	Town Inspectors			Irrigation system is in place for proposed landscaping.
AES-8	All signs shall be strictly regulated (number, location, appearance) by the Town of Mammoth Lakes design review and permit process (2002 SSEIR and 1997 SEIR/EA).	Review and Approval of Sign Permit	Prior to Sign Permit Approval	Town Community Development Department			An identification sign will be located at the temporary facility.

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AES-9	The location and design of new structures shall be sensitive to the climate, topography, and lighting of the surrounding environment (2002 SSEIR and 1997 SEIR/EA).	Review and Approval of Project Plans and Specifications	Prior to Design Review Permit Approval	Town Community Development Department			Project is sited between existing airport structures and parking areas.
AES-10	All new utilities shall be installed underground (2002 SSEIR and 1997 SEIR/EA).	Review and Approval of Project Plans and Specifications	Prior to Building Permit Issuance	Town Public Works Department and Inspectors			Utilities will be underground since they will extend from existing underground systems.
AES-11	All exterior lighting sources shall conform to the Town's lighting regulations for shielding to prevent glare and directed downward to prevent light trespass. The minimum level of lighting shall be used as necessary for security and safety (2002 SSEIR and 1997 SEIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Project Lighting Approval; During Construction	Town Community Development Department and Inspectors			The minimum lighting necessary for security and safety is proposed.
AES-12	The use of earth tone colors and natural materials shall be emphasized in the terminal's design in order to enhance compatibility with the natural setting, subject to Design Review approval by the Town's Planning Commission (2002 Supplement, Mitigation Type: 3) (2008 MND).	Review and Approval of Project Plans and Specifications	Prior to Design Review Permit Approval	Town Community Development Department and Planning Commission			Proposed olive green color will blend with surrounding environment and existing airport buildings.
AIR QUALITY							
AIR-1	Project grading and construction permits shall contain the following provisions:	Review and Approval of	Prior to Building	Town Public Works			These are standard grading and

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	<p>a. Sites shall be adequately watered to control nuisance dust.</p> <p>b. All construction equipment shall be equipped with required exhaust systems and mufflers.</p> <p>c. Burning of waste materials and stripped vegetation shall not be permitted.</p> <p>d. Landscaping and ground cover vegetation shall be required to stabilize all exposed or disturbed soil surfaces as soon as feasible.</p> <p>e. All soil stockpiles will be covered during construction and subsequently removed and disposed of at approved sites designed by the Town following completion of construction (2002 SSEIR and 1986 EIR/EA).</p>	Project Plans and Specifications; Field Inspections	Permit Issuance; During Construction	Department and Inspectors			construction plan requirements that will be adhered to.
AIR-2	All grading and construction shall comply with the requirements of the Great Basin Unified Air Pollution Control District and the Town of Mammoth Lakes Grading Permit regulations (1997 SEIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Public Works Department and Inspectors			It is not anticipated that a permit from Great Basin Unified APCD is required to due scope of site work.

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AIR-3	All new construction shall comply with the provisions of the Town of Mammoth Lakes Air Quality Management Plan (1997 SEIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Public Works Department and Inspectors			Project is consistent with MC Chapter 8.30 (Particulate Emissions Regulations); no fireplaces are proposed.
BIOLOGICAL RESOURCES							
BIO-1	Project grading and construction plans shall avoid disturbance of off site natural areas (1997 SEIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Community Development Department and Inspectors			No off-site natural areas are proposed to be disturbed.
CULTURAL RESOURCES							
ARC-1	All grading and construction permits shall include requirements for archeological preservation. If archeological evidence is discovered during construction, work shall be suspended and the Town of Mammoth Lakes Planning Department shall be notified (1986 EIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Community Development Department and Inspectors			No archeological evidence is expected to be discovered; if so, mitigation measure ARC-1 requirements will be followed.
SOILS AND LAND TRANSFORMATION/GEOLOGY AND SOILS							
GEO-1	All grading and earthwork activities must be conducted in accordance with a construction grading plan approved by the Town of Mammoth Lakes. In addition to	Review and Approval of Project Plans and	Prior to Building Permit Issuance;	Town Public Works Department and Inspectors			These are standard grading and construction plan requirements that

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	<p>the standard conditions required by Town grading regulations, the following measures must be included:</p> <ol style="list-style-type: none"> All earthwork must be conducted in accordance with a detailed project schedule that provides for stabilization and completion of all work under a given permit in a single construction season. Existing drainage patterns shall not be significantly modified and drainage concentrations shall be avoided. All loose piles of earthwork materials shall be protected to avoid discharges of silt laden runoff. Limits of construction work shall be clearly delineated to avoid unnecessary disturbance of adjacent soil and vegetation. Dust control measures (watering trucks or pumped systems) shall be continuously implemented throughout the construction period. All exposed soils areas shall be 	Specifications; Field Inspections	During Construction			will be adhered to. Project grading and site work is scheduled to start in September and be completed prior to November.	

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	<p>stabilized and reseeded in accordance with an approved landscape/revegetation plan as soon as possible. All stockpiles of unsuitable soil materials (boulders and stripped vegetation) shall be removed and disposed of at approved sites designated by the Town of Mammoth Lakes and/or Mono County.</p> <p>g. Bonds or other security shall be required to guarantee performance of the required work and completion of the site stabilization and revegetation measures within the time periods delineated in the project schedule (2002 SSEIR, 1997 SEIR/EA, and 1986 EIR/EA).</p>						
GEO-2	<p>A drainage and erosion control plan for all major projects shall be approved the Town and the Lahontan RWQCB. The plan shall include the implementation of temporary and permanent best management practices (BMPs), including the following:</p> <p>a. Interim erosion control measures shall be implemented during the</p>	<p>Review and Approval of Project Plans and Specifications; Field Inspections</p>	<p>Prior to Building Permit Issuance; During Construction</p>	<p>Town Public Works Department and Inspectors</p>			<p>These are standard grading and construction plan requirements that will be adhered to.</p>

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	<p>construction period, including such facilities as temporary dikes, filter fences, hay bales, and retention basins as necessary.</p> <p>b. No discharges of silt, waste materials, toxic substances, or other deleterious matter to surface waters shall be permitted.</p> <p>c. Permanent drainage collection, retention, and infiltration, facilities shall be constructed and maintained to prevent waste discharges from the completed site.</p> <p>d. All disturbed areas shall be revegetated. Revegetated areas shall be maintained in order to ensure adequate establishment and growth. All permanent drainage and erosion control facilities shall be periodically inspected and maintained as required.</p> <p>e. All temporary and permanent BMPs shall be monitored and maintained (2002 SSEIR, 1997 SEIR/EA, and 1986 EIR/EA).</p>						

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GEO-3	The Project shall be designed to retain and infiltrate all runoff from the 20-year, one-hour design storm event. Existing drainage patterns shall not be significantly modified and drainage concentrations shall be avoided. Permanent drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent waste discharges from the completed site. Reports of waste discharge shall be prepared as required by the Lahontan RWQCB (2002 SSEIR and 1997 SEIR/EA).	Review and Approval of Project Plans and Specifications; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Public Works Department and Inspectors			This is a standard grading and construction plan requirement that will be adhered to; calculations for runoff retention will be prepared prior to building permit processing.
GEO-4	Construction activities involving earthwork will provide for winterization between November and May (2002 SSEIR).	Review and Approval of Building Permit; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Public Works Department and Inspectors			Project grading and site work is scheduled to start in September and be completed prior to November.
HYDROLOGY, WATER SUPPLY, AND WATER QUALITY							
HWQ-1	All wastewater treatment and disposal systems shall be designed and maintained in accordance with the requirements of the Lahontan RWQCB and the Town of Mammoth Lakes. Permits shall be obtained prior to installation of wastewater facilities as required by both agencies. Facilities shall be sized to	Review and Approval of Building Permit	Prior to Building Permit Issuance	Town Public Works Department			The Project will connect to the existing wastewater system that meets Town and Lahontan requirements.

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	accommodate future projected enplanements at the Airport (2002 SSEIR, 1997 SEIR/EA, and 1986 EIR/EA).						
HWQ-2	Grading and earthwork shall be expedited to attempt completion in a single summer season. Soil stabilization and initial reseeded shall be completed prior to the onset of winter weather conditions (1986 EIR/EA).	Review and Approval of Building Permit; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Public Works Department and Inspectors			Project grading and site work is scheduled to start in September and be completed prior to November.
HWQ-3	All disturbed areas must be revegetated with a variety of climate-adapted plants and ground cover in accordance with an approved landscape and revegetation plan (1986 EIR/EA).	Review and Approval of Building Permit; Field Inspections	Prior to Building Permit Issuance; During Construction	Town Community Development Department and Inspectors			Project site will be landscaped and revegetated as approved by the Town.
HWQ-4	All development projects shall be required to install appropriately designed drainage retention and conveyance facilities in accordance with Lahontan RWQCB guidelines (1986 EIR/EA).	Review and Approval of Building Permit	Prior to Building Permit Issuance	Town Public Works Department			The Project will extend the existing storm drain system as necessary for the Project and to meet Lahontan standards.
HWQ-5	A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and implemented for all construction activities in accordance with RWQCB regulations (2002 SSEIR).	Field Inspections	During Construction	Town Public Works Department and Inspectors			The Project will comply with the existing SWPPP for the Airport.

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HWQ-6	A NPDES General Industrial Activities Storm Water Permit will be required for all aviation related facilities (1997 SEIR/EA).	Field Inspections	During Construction	Town Public Works Department and Inspectors			The Project will comply with the existing NPDES for the Airport.
HWQ-7	The use of sand, cinders, salt, and chemicals for de-icing in the winter shall be avoided (1997 SEIR/EA and 1986 EIR/EA).	Airport Operations	During Operations	Town Airport and Transportation Department			These materials will not be used for de-icing.
NOISE							
NOS-1	The maximum noise exposure considered acceptable for non-residential land uses without special sound reduction construction is 60 dB CNEL (1986 EIR/EA).	Review and Approval of Project Plans and Specifications	Prior to Building Permit Issuance	Town Community Development Department			The Project site is located outside of the 65 dB CNEL area and within an area of 60 dB CNEL ¹ .
REGIONAL PLANNING AND POPULATION							
RPP-1	Access outside of approved development areas shall be limited to existing improved roadways. Off road vehicle use shall be prohibited within the Airport zone (1997 SEIR/EA and 1986 EIR/EA).	Field Inspections; Airport Operations	During Construction and Operations	Town Inspectors and Airport and Transportation Department			The Project would not require access outside of approved development areas.
RPP-2	Efforts should be made to restrict public access to environmentally sensitive areas (1986 EIR/EA).	Airport Operations	During Operations	Town Airport and Transportation Department			The Project would not result in public access to environmentally sensitive areas.

¹ Final Environmental Assessment for Proposed Operations Specifications Amendment Approval Related to the Scheduled Commercial Air Service into Mammoth Yosemite Airport by United Airlines (2010) and Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project (2002).

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CUMULATIVE IMPACTS							
CMI-1	All development within the Airport planning area shall comply with the land use requirements and mitigation measures established in the adopted Airport Land Use Plan (1986 EIR/EA).	Review and Approval of Project Plans and Specifications	Prior to Design Review Permit Approval	Town Community Development Department and Airport and Transportation Department			The Project EIR Addendum found this Project compliant with the Airport Land Use Plan and previously adopted and applicable mitigation measures have been incorporated.

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