

**ENVIRONMENTAL DOCUMENTATION RELATING TO  
THE SOUTH HOTEL – EAST VILLAGE PROJECT  
WITHIN THE VILLAGE AT MAMMOTH  
BASED ON THE  
SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR THE NORTH VILLAGE SPECIFIC PLAN AMENDMENT  
[SCH NO. 99-092082]**

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**ENVIRONMENTAL DOCUMENTATION FOR THE SOUTH HOTEL  
CONDOMINIUM, CONFERENCE FACILITIES, SPA, RETAIL UNIT, AND  
RESTAURANT/BAR WITHIN THE EAST VILLAGE AREA BASED UPON THE  
SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR THE NORTH VILLAGE SPECIFIC PLAN**

[SCH NO. 99-092082]

1. **Introduction and Purpose**

The Community Development Department of the Town of Mammoth Lakes ("Town") has prepared this environmental documentation to address the environmental impacts of a specific development project described as Tentative Tract Map 36-234 and Use Permit Application 2005-08 to develop a 2.53-acre parcel with a 247-unit Condominium Hotel having 299 bedrooms, a Conference Facility, Restaurant and Bar, Spa, and an approximately 720 square foot Retail Unit (South Hotel – East Village project). The property is located on the east side of Minaret Road across from the Skiers Services Building within the Village at Mammoth (APNs: 33-043-05, -06, -15, and -16). This environmental assessment, based upon the Subsequent Program EIR, is conducted pursuant to the California Environmental Quality Act ("CEQA," Public Resources Code § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Title 14, Chapter 3, §§ 15000-15387).

2. **Prior Environmental Review**

The Project is located within the area covered by the North Village Specific Plan ("Specific Plan"). The Specific Plan was originally adopted in 1991 and amended in 1994. The Specific Plan was further amended by the 1999 North Village Specific Plan Amendment.

Prior to approval of the 1999 North Village Specific Plan Amendment, the Town prepared and the Town Council reviewed and certified, pursuant to CEQA, the Subsequent Program Environmental Impact Report for the North Village Specific Plan Amendment ("Program EIR"), identified as State Clearinghouse No. 99-092082. The Program EIR reviews and updates the Environmental Impact Report certified for the original Specific Plan in 1991 ("1991 EIR") and an Addendum to the 1991 EIR ("1994 EIR Addendum") certified in connection with the 1994 Amendment to the Specific Plan.

The Specific Plan and the Program EIR cover an area ("Specific Plan Area") consisting of approximately 64.1-acres located in the northwestern portion of the Town in the vicinity of the intersection of Main Street/Lake Mary Road and Minaret Road.

3. **Description of the South Hotel – East Village Project**

The Village at Mammoth is a portion of the Specific Plan Area and consists of approximately 21 acres owned by Intrawest Mammoth/Starwood Corporation ("Intrastar") and 43 acres of other privately held properties. The "South Hotel – East Village project" is located at an elevation of approximately 8,037 feet. The South Hotel – East Village project consists of an approximately 2.53-acre site that is currently developed with a paved construction staging area, surface parking, and a Sporting Goods retail shop. The property is located within the Plaza

Resort (PR) zoning designation of the Specific Plan and within the Specific Plan Pedestrian Core area. The project proposes a total of 247 Condominium Hotel Units with 299 bedrooms with understructure parking for 291 vehicles and 6 surface parking stalls.

In addition to the 299 bedrooms, 450 square feet of commercial area equates to a “room” for density purposes. Therefore, the 13,090 square feet of commercial area (restaurant/bar, spa, and retail unit) equates to 29.09 rooms, for a total development density equal to 328.09 rooms within the project area. The PR Zone allows for a density of 80 rooms per acre. On June 7, 2005, an “Amended and Restated Covenant Establishing Density” for the subject site, the Monache (Westin) site, and the Sierra Lodge site was recorded to allow for a density of 538.7 Bedroom Units within the East Village of the North Village Specific Plan area. Deducting the 328.09 “rooms” within the South Hotel, the East Village will accommodate another 210.61 “rooms” of density. The Covenant requires projects using this density allowance to conform with all the development standards of the North Village Specific Plan including, but not limited to, parking, height, lot coverage, snow storage, etc.

This environmental documentation has been prepared in connection with applications filed by Intrastar Mammoth, LLC for approval by the Town of the following development application requests: Tentative Tract Map 36-234 and Use Permit Application 2005-08. The South Hotel – East Village project includes a total of four parcels and the half-street vacation of the re-aligned portion of Berner Street to Forest Trail with the following land use designation established by the Land Use Element of the Specific Plan:

<u>Land Use Designation</u>	<u>Acres</u>
Plaza Resort (PR)	2.53

The components of the South Hotel – East Village project will be depicted in the Attachments and Exhibits appended to the Agenda Report for TTM 36-234 and UPA 2005-08 and include the following site-specific uses:

- The project proposes 244,131 square feet of above grade structure having a maximum of five exposed stories with a below grade portion of the structure having 165,249 square feet devoted to two levels of parking area. The building footprint measures 48,106 square feet in area. The maximum height of the structure’s appurtenances measures 72 feet 11 inches with an average height of 58 feet 8 inches. The North Village Specific Plan allows for maximum permitted building heights of 60 feet with maximum projected height of 80 feet if there is an equivalent reduction in the building height below 60 feet and no more than 50% of the building square footage exceeds the 60-foot permitted height.
- The project consists of a Condominium Hotel having 247 individual (whole ownership) units with a total of 299 bedrooms, a franchise hotel operator, a property manager, and membership in the “Village Community Association.” Public pedestrian access routes around and through the structure to connect Minaret Road to the re-aligned Berner Street, landscaped areas, and snow removal services will be managed by the

Village Community Association and all other common property areas will be managed by the Home Owners Association through the on-site property manager.

- The project includes a 5,282 square foot Restaurant, a 2,390 square foot Lobby Bar, a 4,585 square foot spa and fitness area, and 720 square feet of retail space. Additional area is devoted to meeting rooms and conference facilities.
- Access to the porte cochere at the hotel lobby entry and to the understructure-parking garage is provided from the re-aligned Berner Street.
- Building setbacks are proposed at a minimum of 20 feet from Minaret Road, 26 feet from the southerly and easterly side yard property lines, and a minimum of 20 feet from the re-aligned Berner Street frontage.
- A total of 297 parking spaces are proposed. This includes 291 stalls within the understructure parking garage, 6 surface parking stalls near the lobby entry (nine shown on the architectural site plan), and an “outdoor truck bay” for deliveries located near the entry to the parking garage. Of the 297 parking spaces called out on the plans, seven are handicapped accessible with one of the seven being an accessible van stall.
- The project proposes to address the 64 Equivalent Housing Units (EHUs) generated by the South Hotel project for Affordable Housing Mitigation requirements by assigning 60 EHUs within the Area 4B Affordable Housing site within the Lodestar Master Plan area and the additional EHUs within the future 4A Affordable Housing project. The environmental review for these sites is contained in the EIR for Lodestar at Mammoth.
- Landscape plans have been provided within the architectural drawings. Lighting and utilities plans have also been provided.
- The PR Zone allows for 75% Site Coverage and the applicant calls out 74.4% of Site Coverage. Consistent with the North Village Specific Plan, Sheet L-7.1 of the architectural plans indicates the areas where snow melt systems are provided, snowshed areas from the roofs are located, and snow storage areas.

The South Hotel – East Village project is subject to the design and development standards set forth in the Specific Plan. In addition, it is subject to the Design Guidelines for The Village at Mammoth approved by the Planning Commission on August 23, 2000 by Resolution No. 2000-44.

The information and conclusions in this environmental documentation are based upon the application documents, as may be modified and approved by the Town, including the Tentative Tract Map, conceptual site plan, building elevation drawings (including building heights), preliminary architectural plans, floor plans, parking area plans, site service plans,

preliminary landscape plans, grading plans, Affordable Housing Mitigation Plan, recreation area plans, snow storage and snow melt plans, utility plans, circulation and traffic management plans, construction management plans, and pedestrian walkway plans.

4. **Use of the Program EIR**

Section 15168(c) of the CEQA Guidelines describes the use of a program EIR for specific subsequent activities included in the program, as follows:

"Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

- (1) If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration.
- (2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
- (4) Where the subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.
- (5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required."

The Program EIR assesses the overall impacts of the development permitted under the Specific Plan, as amended. This environmental documentation is being prepared in order to assess the South Hotel – East Village project in light of the Program EIR, pursuant to Section 15168(d) of the CEQA Guidelines. The Program EIR, together with the 1991 EIR and the 1994 EIR Addendum, are incorporated herein by this reference, as permitted under the CEQA Guidelines.

5. **The South Hotel – East Village Project is Within the Scope of the Program EIR**

The South Hotel – East Village project is consistent with the project description set forth in Section 3.0 et seq. of the Program EIR. The land uses included in the South Hotel – East Village project are consistent with the Land Use Plan associated with the 1999 Specific Plan Amendment in that 299 bedrooms if density and approximately 13,000 square feet of commercial uses are contemplated by the proposed project. The project is intended to provide visitor oriented resort services. Hotels and Resort Condominiums are permitted by right within the PR designation as indicated on Table 3-3 of the Program EIR (page 3-20). The parking allocation, height limitations (60 and 80 feet), setback requirements (building height is permitted to increase as setbacks from adjacent roadways increase), and other design features of the South Hotel – East Village project will be reviewed for their consistency with the requirements of the 1999 Specific Plan Amendment, as assessed in the Program EIR and the conditions of approval to be set forth in UPA 2005-08 and TTM 36-234. The South Hotel – East Village project is consistent with the 1999 Specific Plan Amendment Zoning Designation Plan set forth on Exhibit 3-7 of the Program EIR in terms of development type, density, and development concept.

Based upon a review of the Program EIR and the development applications submitted for the South Hotel – East Village project, the Town staff has determined that:

- (1) The development activities comprising the South Hotel – East Village project are consistent with the development permitted by the Specific Plan as will be conditioned in UPA 2005-08 and TTM 36-234;
- (2) Approval and development of the South Hotel – East Village project is within the scope of the Specific Plan development program assessed in the Program EIR; and
- (3) The Program EIR adequately describes, at a programmatic level, the environmental impacts of the activities included in the South Hotel – East Village project for the purposes of CEQA.

Section 15162(a) provides that when an EIR (in this case, the Program EIR) has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- "(1) Substantial changes are proposed in a project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- (A) The project was with one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt a mitigation measure or alternative."

6. **Environmental Impacts and Mitigation Measures**

This section will review the environmental impacts of the South Hotel – East Village project with reference to the impact areas assessed in the Program EIR.

6.1 Land Use and Relevant Planning. Section 5.1 of the Program EIR evaluates the impacts of implementation of the Specific Plan relating to Land Use and Relevant Planning. The Program EIR identified potentially significant impacts related to (1) Changes in the existing physical land use patterns and demand both within the project area and throughout the commercial areas of the Town; and (2) Development of a more intensive use than the previous zoning and land uses within the vicinity of The Village. Mitigation measures were adopted for these potentially significant impacts to reduce them to less than significant levels. The mitigation measures will be implemented during site development and the on-going operation of the South Hotel – East Village project.

The application packet provides plans and narrative that identifies building heights and setbacks, site coverage, project density, snow storage, landscaping, lighting, circulation, parking and utilities, and other proposed development activities for the site. Phasing of the development has not been clearly identified.

Based upon the submitted plans, the proposed project is in compliance with the land use regulations established by the North Village Specific Plan and Title 17 (Zoning) of the Municipal Code.

- 6.2 Population and Housing. Section 5.2 of the Program EIR evaluates the impacts of implementation of the Specific Plan relating to Population and Housing. The Program EIR found that with implementation of housing policies and programs described in the Specific Plan, there would be no significant impacts related to employment, population and housing.

With respect to the demand for affordable employee housing, the Development Agreement requires the provision of affordable housing consistent with the number of employees projected to have incomes in the affordable range. Pursuant to the vested rules, 64 Employee Housing Units (EHUs), or bedrooms, are required for the South Hotel Project. As a condition of approval, the project would be required to provide 100 percent of the required employee housing off-site, as to be conditioned in UPA 2005-08. These are proposed to be located in Areas 4B and 4A of the Lodestar Master Plan development area.

- 6.3 Aesthetics/Light and Glare. Section 5.3 of the Program EIR evaluates the potential impacts to visual character, scenic vistas and resources, and light and glare impacts.

The Program EIR incorporates a number of mitigation measures that were determined to reduce the impacts in this area to a less than significant level. The impacts of the South Hotel project, as conditioned in UPA 2005-08, on aesthetics and light and glare were covered in the Program EIR analysis, and do not exceed the effects evaluated in the Program EIR. The following applicable mitigation measures will be incorporated as part of the South Hotel project: Mitigation measures 5.3-1a through 5.3-1f and 5.3-1j and k, which mitigate impacts on visual character; Mitigation measures 5.3-2a and b, which mitigate impacts on scenic vistas and resources; and Mitigation measures 5.3-3a through 5.3-3d, which mitigate impacts on light and glare.

- 6.4 Traffic/Circulation. Section 5.4 of the Program EIR evaluates impacts of implementation of the Specific Plan on Traffic/Circulation. The Program EIR concluded that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum and the Town's General Plan EIR would occur with the implementation of recommended traffic mitigation measures. Since the South Hotel – East Village project does not propose to exceed established densities for the site, the impacts of the project on Traffic and Circulation were covered in the Program EIR analysis, and do not exceed the effects evaluated in the Program EIR as determined by LSA Associates, Inc within their January 6, 2004 Traffic Letter Report (Les Card, P.E.).

The South Hotel Project includes the following circulation improvements:

- Frontage improvements to Minaret Road;
- Pedestrian circulation improvements to connect the project area to the Village and to the re-aligned Berner Street;
- The re-alignment of Berner Street to Forest Trail.

In addition, based upon the traffic analysis used as the basis for the Program EIR assessment of traffic/circulation impacts, the following mitigation measures are required for the South Hotel Project: Mitigation measures 5.4.1a through c, 5.4-2c, 5.4-2i, 5.4.2, 5.4-3a, and 5.4-4 through 5.4-6.

- (a) Forest Trail/Main Street: This improvement is a DIF project (Town project #TC-05). Payment of applicable Development Impact Fees satisfies this mitigation measure.
  - (b) Public Transit: The South Hotel Project will participate proportional to its impact in the development and operation of a community-wide transit system by entering into a Transit Agreement with the Town with annual transit fee payments of \$121 per unit per year (July 1, 2005 base) as adjusted yearly by the Los Angeles/Riverside Consumer Index.
- 6.5 Air Quality. Section 5.5 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Air Quality. The Program EIR determined that, on a cumulative level, the North Village project would contribute to a current violation of the state and federal PM<sub>10</sub> standards and that this contribution would be significant and unavoidable. The impacts of the South Hotel – East Village project were covered in the Program EIR and the project will not increase the impacts beyond those anticipated. The following mitigation measures recommended in the Program EIR will be incorporated as part of the South Hotel – East Village project: Mitigation measures 5.5-1a and 5.5-1b, which mitigate short-term air quality impacts; and Mitigation measure 5.5-2a through c, which mitigates long-term PM<sub>10</sub> air quality impacts. In addition, the applicant will be required to obtain a Secondary Source Permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
- 6.6 Noise. Section 5.6 of the Program EIR evaluates the noise impacts of implementation of the Specific Plan. The Program EIR determined that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum would occur as a result of implementation of the Specific Plan. Short-term, long-term, stationary and cumulative noise impacts are mitigated to less than significant levels by incorporation of mitigation measures. In connection with development of the South Hotel – East Village project, the following mitigation measures recommended in the Program EIR shall be incorporated: Mitigation measures 5.6-1a through 5.6-1c, which mitigate short-term construction noise impacts; Mitigation measures 5.6-2a and 5.6-2b, which mitigate long-term noise impacts; and Mitigation measures 5.6-3a through 5.6-3d, which mitigate stationary noise impacts.
- 6.7 Geology, Soils and Seismicity. Section 5.7 of the Program EIR evaluates impacts of implementation of the Specific Plan on Geology, Soils and Seismicity. The Program EIR concludes that no unavoidable significant impacts beyond those previously identified in the 1991 EIR, the 1994 EIR Addendum and The Town's General Plan EIR will occur. The impacts of the South Hotel – East Village project were covered in the Program EIR

and the project does not increase the impacts beyond those anticipated. In connection with the project, the following mitigation measures recommended in the Program EIR will be incorporated: Mitigation measure 5.7-1, which mitigates impacts on topography; Mitigation measures 5.7-4 and 5.7-5, which mitigate impacts relating to erosion hazards; Mitigation measure 5.7-6, which mitigates impacts relating to seismic hazards; and Mitigation measure 5.7-7, which mitigates impacts relating to volcanic hazards. As explained in the Program EIR, individual projects will be subject to review and approval by the Town Engineer on a project-by-project basis and conditions may be imposed as a result of site-specific studies in compliance with applicable Town, state and federal codes. Pursuant to Mitigation measure 5.7-1, a site-specific geotechnical soils analysis has been provided (Sierra Geotechnical Services, Inc.; October 13, 2005).

- 6.8 Hydrology and Drainage. Section 5.8 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Hydrology and Drainage. The Program EIR concluded that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum and The Town's General Plan EIR will occur. Mitigation measures set forth in the Program EIR mitigate impacts to a level less than significant. The impacts of the South Hotel – East Village project were covered in the Program EIR and the project does not increase the impacts beyond those anticipated. In connection with development of the project, the following mitigation measures recommended in the Program EIR will be incorporated: Mitigation measures 5.8-1a through 5.8-1c, which mitigate impacts relating to drainage and runoff; and Mitigation measures 5.8-2a through 5.8-2d and 5.8-3, which mitigate impacts relating to surface water quality.
- 6.9 Biological Resources. Section 5.9 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Biological Resources. The Program EIR concludes that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum will occur. The Program EIR includes mitigation measures that mitigate impacts to species of concern, sensitive natural communities, wildlife corridors and cumulative conditions to a level less than significant. The impacts of the South Hotel – East Village project were covered in the Program EIR and the project does not increase the impacts beyond those anticipated. The project is proposed to be developed on a site that currently supports temporary and permanent structures, construction materials (wood and other building materials) and associated parking. The following mitigation measures identified in the Program EIR will be incorporated in the South Hotel – East Village project: Mitigation measures 5.9-2a through 5.9-2d 5.9-2 k, which mitigate impacts relating to sensitive natural communities.
- 6.10 Public Services and Utilities. Section 5.10 of the Program EIR evaluates impacts of implementation of the Specific Plan on Public Services and Utilities. The Program EIR concludes that no unavoidable significant

impacts beyond those previously identified in the 1991 EIR and the Town's General Plan EIR will occur. The Program EIR concludes that the impacts are mitigated to a less than significant level with incorporation of specific mitigation measures. The impacts of the South Hotel – East Village project were covered in the Program EIR and the project does not increase the impacts beyond those anticipated.

In connection with development of the South Hotel – East Village project, Development Impact Fees will be paid in accordance with the Town's DIF Mitigation Program to mitigate impacts on public facilities and services covered by the DIF program. In addition, the following mitigation measures recommended in the Program EIR will be incorporated: Mitigation measures Section 5.10-1a through 5.10-1c and 5.10-2, which mitigate impacts relating to fire protection and police protection; Mitigation measure 5.10-3, which mitigates impacts to schools; Mitigation measures 5.10-4a and b, which mitigate impacts on snow removal and roadway maintenance; Mitigation measure 5.10-5, which mitigates impacts on libraries; Mitigation measure 5.10-6, which mitigates impacts on recreation; Mitigation measures 5.10-7 and 5.10-8, which mitigate impacts to wastewater (sewer) and water, including payment of fees to Mammoth Community Water District (MCWD); and Mitigation measure 5.10-9, which mitigates impacts relating to solid waste.

- 6.11 Cultural Resources. Section 5.11 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Cultural Resources. The Program EIR concludes that no unavoidable significant impacts beyond those previously identified in the 1991 Final EIR and 1994 EIR Addendum and the Town's General Plan EIR will occur. Specific mitigation measures are included in the Program EIR. The impacts of the South Hotel – East Village project were covered in the Program EIR and the project does not increase the impacts beyond those anticipated. In connection with development of the project, the following mitigation measure recommended in the Program EIR will be incorporated: Mitigation measure 5.11-1e, which mitigates impacts relating to archaeological/historical resources and Mitigation measure 5.11-2 which mitigates impacts on burial sites.

**Table 1: TTM 36-234 and UPA 2005-02: South Hotel: Mitigation Monitoring and Reporting Plan**

This table provides a summary of the potential project impacts and their associated mitigation measures as identified in the South Hotel – East Village Project: Tentative Tract Map 36-234 and Use Permit 2005-08: Environmental Documentation Based Upon the Subsequent Environmental Impact Report for the North Village Specific Plan Amendment (SCH No. 99-092082). The purpose of this Mitigation Monitoring and Reporting Plan (MMRP) is to ensure that the mitigation measures required as conditions of project approval for potential impacts identified in the Environmental Impact Report (EIR) are implemented appropriately and in a timely manner pursuant to the requirements of CEQA Guidelines section 15097.

The MMRP table is divided into six columns. The first column provides the potential impact identified in the EIR by environmental category. The second column provides the associated mitigation measure(s) identified for that impact. The third through fifth columns provide the specific steps required for implementation and monitoring of the mitigation measures identified for the impact, and are broken into three stages: Design Approval (third column), Inspection (fourth column), and Further Monitoring (fifth column). The parenthetical expressions within the third through fifth columns provide a means to track the completion of actions by responsible entities. The final column provides the effectiveness criteria or completion standard to determine the success of mitigation measure implementation. Mitigation measures have been included for one of three reasons. These reasons are coded by number (see "Mitigation Type") in the table and are identified as follows:

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

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
<p><b>I. Aesthetics</b></p> <p>Section 5.3 of the Program EIR evaluates the potential impacts to visual character, scenic vistas and resources, and light and glare impacts.</p>	<p>Mitigation measures include: (1) Grading shall be minimized to the extent feasible to accommodate the proposed project. Cut slopes and fill slopes shall be contoured to help blend with the adjacent natural terrain; (2) All graded areas shall be re-vegetated to blend with existing native landscape. Native plant materials shall be utilized throughout the project; (3) Removal of existing trees shall be avoided where possible. Excessive covering of tree roots with fill material shall be avoided; (4) Retaining walls or constructed of other decorative material to the satisfaction of the Community Development Director; (5) The Landscape Plan shall be implemented with the project construction; and (6) All exterior lighting will conform to the Town of Mammoth Lakes adopted "Outdoor Lighting Ordinance (No. 03-09).</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L. _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L. _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections.</p>	<p>4. <i>Monitoring:</i> The Public Works and Building shall inform the General Contractor with written notification of these mitigation measures and the General Contractor shall verify that they are implemented during project construction. (T.M.L. _____)</p>	<p>5. Site shall be monitored by the Community Development Department to assure that landscape, lighting, and buildings are maintained for the duration of the development. (T.M.L. _____)</p>

Table 1: South Hotel: Mitigation Monitoring and Reporting Plan

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
<p><b>2. Traffic and Circulation Impacts</b></p> <p>The Program EIR concluded that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum and the Town's General Plan EIR would occur with the implementation of recommended traffic mitigation measures. Since the South Hotel - East Village project does not propose to exceed established densities for the site, the impacts of the project on Traffic and Circulation were covered in the Program EIR analysis, and do not exceed the effects evaluated in the Program EIR as determined by LSA Associates, Inc within their January 6, 2004 Traffic Letter Report (Les Card, P.E.).</p>	<p>Based upon the traffic analysis used as the basis for the Program EIR assessment of traffic/circulation impacts, the following mitigation measures are required for the South Hotel project: Mitigation measures 5.4-1a through e, 5.4-2c, 5.4-2i, 5.4-2, 5.4-3a, and 5.4-4 through 5.4-6. The South Hotel Project will participate proportional to its impact in the development and operation of a community-wide transit system by entering into a Transit Agreement with the Town with annual transit fee payments of \$121 per unit per year (July 1, 2005 base) as pro rated yearly by the Los Angeles/Riverside Consumer Index.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Community Development Department at Building Permit review.  (TML: _____)</p>	<p>3. <i>Field Monitoring:</i> None required since assured at Building Permit issuance.</p>	<p>4. <i>Monitoring:</i> None required since assured at Building Permit issuance.</p>	<p>5. The Finance Department shall track and monitor payment of the Transit Fees.  (TML: _____)</p>

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

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

Table 1: South Hotel: Mitigation Monitoring and Reporting Plan

Potential Impact (Without Mitigation)	Mitigation Measure (Source Document)	Implementation / Monitoring Action I Design Approval	Implementation / Monitoring Action II Inspection	Implementation / Monitoring Action III Further Monitoring	Effectiveness Criteria/ Completion Standard
<p><b>3. Air Quality</b></p> <p>The Program EIR determined that, on a cumulative level, the North Village project would contribute to a current violation of the state and federal PM<sub>10</sub> standards and that this contribution would be significant and unavoidable. The impacts of the South Hotel – East Village project were covered in the Program EIR and the project will not increase the impacts beyond those anticipated.</p>	<p>Short-term fugitive dust emissions resulting from construction-related ground disturbance shall be reduced through a comprehensive erosion and sediment control plan. For this project, the Town shall require and monitor dust control measures during site grading operations including watering to control fugitive dust emissions. Disturbed areas will be re-vegetated to provide permanent soil stabilization. An air quality permit is required from the Great Basin Unified Air Pollution Control District (GBUAPCD). Increased particulate matter (PM 10) will be mitigated by the use of EPA Phase II wood-burning or gas heating appliances. Road dust will be controlled by street sweeper maintenance. The project must conform to the requirements of the Particulate Emissions Regulations of the Town Municipal Code.</p> <p>Mitigation Type: 1</p>	<p>1. <i>Design:</i> The submittal of plans to control airborne dust, erosion, and sediment transport shall be required as part of the grading permit application to the Town. (TML: _____) (GBUAPCD: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (TML: _____)</p>	<p>3. <i>Field Monitoring:</i> Building inspections to assure compliance to the mitigation measures. (TML: _____)</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (TML: _____)</p>	<p>5. Site shall be monitored by the Community Development Department to assure that these air quality mitigation measures are maintained for the duration of the development. (TML: _____)</p>

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<p><b>4. Noise</b></p> <p>The Program EIR determined that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum would occur as a result of implementation of the Specific Plan. Short-term, long-term, stationary and cumulative noise impacts are mitigated to less than significant levels by incorporation of the mitigation measures.</p>	<p>Construction hours are limited to between 7am and 8pm Mondays through Saturdays. Construction may be approved from 9am to 5pm on Sundays and Town-recognized holidays with previously approved by the Town Manager or designee. Construction equipment shall be muffled. If pile-driving techniques are used, sound barriers shall be provided if such activities are within 400 feet of residential development. Architectural design shall include noise reduction techniques to reduce exterior noise levels to interior levels of 45 Ldn.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured by the Town Building Division at Building Permit review. (T.M.L.: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections. (T.M.L.: _____)</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____)</p>	<p>5. Site shall be monitored by the Community Development Department to assure that these noise mitigation measures are maintained for the duration of the development. (T.M.L.: _____)</p>

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<p><b>5. Geology and Soils</b></p> <p>The property is not located within an Earthquake Hazard Zone as identified on the official maps prepared by the State Geologist. A Geotechnical Investigation has been prepared for the project area by Sierra Geotechnical Services, Inc. (October 13, 2005). The report concludes that construction of the proposed project is feasible from a geotechnical standpoint provided that the recommendations for earthwork and grading are incorporated into the project's design and construction.</p>	<p>Mitigation can be accomplished by safe building design engineered by a California Registered Structural Engineer, using the ground motion parameters that have been calculated for this particular site. The project shall incorporate the recommendations contained within the Geotechnical and Soils Investigation Reports for the site work prior to Grading or Building Permit issuance. A grading permit application will be required from the Town; a Storm Water Pollution Prevention Plan (SWPPP) will be provided as part of that application to describe temporary and permanent best management practices to limit erosion and prevent sediment transport. The applicant shall apply for coverage under the Statewide NPDES Construction Permit through the Lahontan Regional Water Quality Control Board (RWQCB).</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____) (RWQCB: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections. (T.M.L.: _____)</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____)</p>	<p>5. Site shall be monitored by the Engineering Division to assure that these air quality mitigation measures are maintained for the duration of the development. (T.M.L.: _____)</p>

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<p><b>6. Hydrology and Drainage</b></p> <p>Section 5.8 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Hydrology and Drainage. The Program EIR concluded that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum and The Town's General Plan EIR will occur.</p>	<p>Mitigation measures 5.8-1a through 5.8-1c, which mitigate impacts relating to drainage and runoff, and Mitigation measures 5.8-2a through d and 5.8-3, which mitigate impacts relating to surface water quality. Best management practices will be required to limit erosion and sediment transport during and after construction. A grading permit application will be required from the Town; a Report of Waste Discharge will be provided as part of that application to describe temporary and permanent best management practices to limit erosion and prevent sediment transport. Consistent with RWQCB standards, the project shall conform to all requirements for controlling erosion onsite through BMPs that may include NPDES and SWPPP permitting.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____ ) (LRWQCB: _____ )</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L.: _____ )</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections. (T.M.L.: _____ )</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____ )</p>	<p>5. Site shall be monitored by the Engineering Division to assure that these hydrology and Drainage mitigation measures are maintained for the duration of the development. (T.M.L.: _____ )</p>

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<p><b>7. Biological Resources</b></p> <p>Section 5.9 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Biological Resources. The Program EIR concludes that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the 1994 EIR Addendum will occur. The Program EIR includes mitigation measures that mitigate impacts to species of concern, sensitive natural communities, wildlife corridors and cumulative conditions to a level less than significant.</p>	<p>Mitigation measures 5.9-2a through 5.9-2d and 5.9-2 f through k, which mitigate impacts relating to sensitive natural communities. The project is located on and adjacent to developed lands. The site is also developed with existing facilities, structures and paving for surface parking. However, in order to limit the impacts to biological resources, several measures are to be incorporated into this project. As part of the grading permit application and inspection process, the Town will ensure the following: (1) The establishment of limits of site disturbance and planned site access routes; (2) tree protection; (3) erosion and sediment control measures; and (4) restrictions on the movement of heavy equipment.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections. (T.M.L.: _____)</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____)</p>	<p>5. Site shall be monitored by the Engineering Division to assure that these biological resource mitigation measures are maintained during the construction of the project. (T.M.L.: _____)</p>

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<p><b>8. Public Services and Utilities</b></p> <p>Section 5.10 of the Program EIR evaluates impacts of implementation of the Specific Plan on Public Services and Utilities. The Program EIR concludes that no unavoidable significant impacts beyond those previously identified in the 1991 EIR and the Town's General Plan EIR will occur. The Program EIR concludes that the impacts are mitigated to a less than significant level with incorporation of specific mitigation measures. The impacts of the South Hotel project were covered in the Program EIR and the project does not increase the impacts beyond those anticipated.</p>	<p>The Specific Plan requires the payment of applicable Development Impact paid in accordance with the Town's DJF Mitigation Program in order to mitigate impacts on public facilities and services covered by the DJF program. In addition, the following mitigation measures established in the Program EIR will be incorporated: Mitigation measures Section 5.10-1a through 5.10-1c and 5.10-2, which mitigate impacts relating to fire protection and police protection; Mitigation measure 5.10-3, which mitigates impacts to schools; Mitigation measures 5.10-4a and b, which mitigate impacts on snow removal and roadway maintenance; Mitigation measure 5.10-5, which mitigates impacts on libraries; Mitigation measure 5.10-6, which mitigates impacts on recreation; Mitigation measures 5.10-7 and 5.10-8, which mitigate impacts to wastewater (sewer) and water, including payment of fees to Mono County Water District; and Mitigation and Mitigation measure 5.10-9, which mitigates impacts relating to solid waste.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Community Development Department at Building Permit review. (T.M.L.: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections. (T.M.L.: _____)</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____)</p>	<p>5. Site shall be monitored by the Planning and Engineering Divisions to assure that these public services and utility mitigation measures are maintained during the construction and duration of the project. (T.M.L.: _____)</p>

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<p><b>9. Cultural Resources</b></p> <p>Section 5.11 of the Program EIR evaluates the impacts of implementation of the Specific Plan on Cultural Resources. The Program EIR concludes that no unavoidable significant impacts beyond those previously identified in the 1991 Final EIR and 1994 EIR Addendum and the Town's General Plan EIR will occur.</p>	<p>Mitigation measure 5.11-1c, which mitigates impacts relating to archaeological/historical resources and Mitigation measure 5.11-2, which mitigates impacts on burial sites. Two mitigation measures are included for this project in the event that unanticipated cultural resources are discovered during construction; specifically: (1) Should evidence of potentially significant cultural resources be discovered during construction of the project, a mitigation plan shall be developed and completed prior to further construction or earth disturbance, and (2) The Professional Guide for the Preservation of Native American Remains and Associated Grave Goods shall be utilized to protect Native American burial sites should they be discovered.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> These mitigation measures shall be assured and monitored by the Town Engineering Division during Grading Permit review. (T.M.L.: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measures are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections. (T.M.L.: _____)</p>	<p>4. <i>Monitoring:</i> The Building and Engineering inspections shall insure that these Mitigation Measures are incorporated into the development of the site and the General Contractor is made aware of these requirements. (T.M.L.: _____)</p>	<p>5. Site shall be monitored by the Community Development Department to assure that the cultural resource mitigations are implemented and maintained for the duration of the development. (T.M.L.: _____)</p>

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