

INITIAL STUDY
FOR
TENTATIVE TRACT MAP 36-242
AND USE PERMIT 2006-12:
THE BUNGALOWS

Town of Mammoth Lakes
Community Development Department
437 Old Mammoth Road, Suite R
P.O. Box 1609
Mammoth Lakes, CA 93546

October 2006

Town of Mammoth Lakes
Planning Department
P.O. Box 1609
Mammoth Lakes, CA 93546

INITIAL STUDY

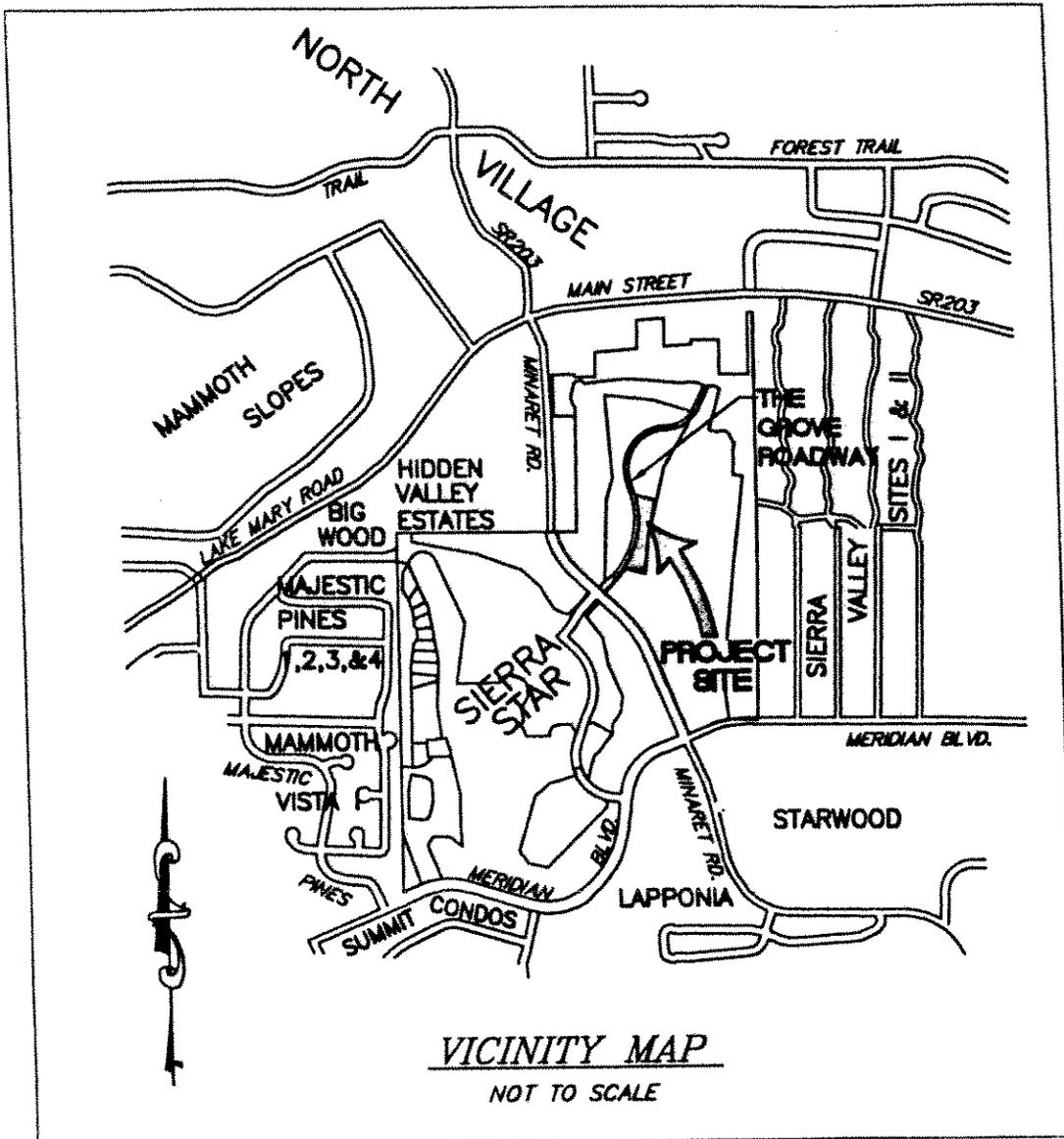
This form and the descriptive information supplied by the applicant constitute the environmental Initial Study (IS) pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines.

1. Project Title: Tentative Tract Map 36-242 and Use Permit Application 2006-12: Request to subdivide a 22.25-acre site into a 1.37-acre Lot 1 Area for the construction of 10 Townhome Condominium Units within five structures, a 2.54-acre Lot 2 Area for Future Development, and an 18.34-acre Remainder Parcel on property located within Development Area 2 of the Lodestar Master Plan.
2. Lead Agency Name and Address: Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
3. Contact Person and Phone Number: Craig Olson, Senior Planner
(760) 934-8989 x269
4. Project Location: The Project Area is located to the east of Minaret Road on Grove Road to the west of Fairway 8 of the Sierra Star Golf Course.
5. Project Sponsor's Name and Address: Mark Rodeheaver
Intrastar Mammoth, LLC
6900 South McCarran Blvd.
Suite 3000
Reno, NV 89509
(775) 332-1214
6. General Plan Designation: R - Resort
7. Zoning: R – Resort (Lodestar Master Plan)
8. Description of the Project: The Tentative Tract Map and Use Permit applications are requests to subdivide the 1.36-acre Lot 1 portion of the site into 10 residential condominium ownerships and construct the five Townhome structures and associated roadways, utility extensions, and landscape improvements.
9. Surrounding Land Uses and Setting: The project is located within the 219-acre Lodestar Master Plan Area, which has been improved with a 112 acre, 18-

hole golf course and a 54-lot single family residential subdivision (Starwood) for future custom homes. A 32-unit Townhome condominium project (The Timbers) and a 46-unit condominium development (Mammoth Green) have been constructed within the Master Plan Area. A 24-unit condominium project (Crooked Pines) with a 10 lot single-family subdivision on Lodestar Drive has been completed and single-family residences are being constructed. Phase I of a 58-unit condominium project (Solstice) along Sierra Star Parkway has been recently constructed. A 35-unit Workforce Housing development (The Chutes) has been constructed along the Main Street frontage road and a 40-unit Workforce Housing site is currently being improved near the Main Street frontage road to the west of Joaquin Road. Future phased improvements will be proposed and constructed in conformance with the approved Lodestar Master Plan. The project site is surrounded with undeveloped property and the improved Sierra Star Golf Course.

10. Other public agencies whose approval is required:

Great Basin UAPCD
Lahonton Regional WQCB
Mammoth Lakes Fire Protection District
Mammoth Community Water District



Location Map

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

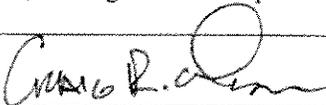
The environmental factors checked below (■) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. **Note: Although no impacts were identified as "Potentially Significant," the categories checked below are discussed in more detail within the Initial Study.**

■	Aesthetics		Hazards & Hazardous Materials	■	Public Services
	Agricultural Resources	■	Hydrology/Water Quality		Recreation
■	Air Quality	■	Land Use/Planning	■	Transportation/Traffic
■	Biological Resources		Mineral Resources	■	Utilities/Service Systems
■	Cultural Resources	■	Noise		Mandatory Findings of Significance
■	Geology/Soils	■	Population/Housing		

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	■
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	



OCT 3, 2006

Signature
 Craig R. Olson, Senior Planner
 Printed Name

Date
 Town of Mammoth Lakes
 For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

NOTE: PREVIOUS ENVIRONMENTAL DOCUMENTATION

An Environmental Impact Report (EIR) has been prepared and certified for the Lodestar at Mammoth Master Plan (February 1991). The EIR was prepared by EIP Associates (SCH# 90020042). The mitigation measures and Mitigation Monitoring and Reporting Program contained in the final EIR are applicable and are hereby incorporated into this Initial Study (see Table 3-1 within the final EIR: Summary of Environmental Impacts and Mitigation Measures). The above-mentioned environmental document is available for review at the Town of Mammoth Lakes offices, 437 Old Mammoth Road, Suite R; Mammoth Lakes, California between 8 am and noon and 1 pm to 5 pm, on non-holiday weekdays.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No impact
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1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			■	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?		■		
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			■	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			■	
<p>1.a), b), c), and d): Mitigation measures established by the final EIR require the retention of the forested areas to the maximum extent feasible, contour grading to blend manufactured slopes into the natural terrain to the extent that surface slope requirements can be maintained, the avoidance of any significant visual resource, and the landscaping of manufactured slopes with native and zone tolerant plant material. The mitigation measures established by the Amended Forest Condition Survey for the 2A Roadway and the Bungalows project (David Early, RPF: November 2004) shall be implemented during the construction of the project improvements. Removed trees shall be replaced on a value-to-value basis with as many trees retained on-site as possible. To the maximum extent possible, native trees shall be concentrated around all structures, streets, and parking areas on the project site. 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 immediately 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 retained tree roots with fill material shall be avoided; (4) Retaining walls shall be faced with rock material 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 requirements for shielding, glare reduction, down-direction, and lumen level output as required by the Town's adopted Lighting Ordinance. The specific fixtures selected will be reviewed through the Town's Design Review and discretionary approval process. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts to aesthetic quality to a level below significance.</p>				
<p>2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?</p>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				■
<p>2.a), b), and c): The site contains no farmland or agricultural resources.</p>				
<p>3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			■	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.		■		

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

e) Create objectionable odors affecting a substantial number of people?

3.a), b), c) d), and e): Increased particulate matter (PM₁₀) from wood burning appliances and fugitive dust generated from grading and construction activities is considered potentially significant. The project must conform to the requirements of the Air Quality Management Plan and the Particulate Emissions Regulations of the Town Municipal Code. All residential units shall be limited to one EPA Phase II certified woodburning appliance, one EPA Phase II certified pellet stove, and any number of gas or electric heating appliances. All construction contracts shall require watering to minimize airborne dust during grading and construction to the satisfaction of the Town Engineer. In addition, air quality impacts are mitigated by requiring the payment of \$121 per unit per year to the Town Transit Program to reduce vehicular use and the payment of a "fair share" contribution of a street sweeper (\$70.26 per unit) to address road dust impacts. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts to air quality to a level below significance.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

4.a): The project could pose adverse impacts to on-site wildlife and vegetation resources. However, the Lodestar at Mammoth EIR determined that the site does not support any vegetation species of special concern. To address the potential loss of wildlife habitat, the project shall preserve, to the maximum extent feasible, existing native vegetation. All landscaping shall utilize native plants species indigenous to the Mammoth Lakes region and all disturbed areas adjacent to development sites shall be re-vegetated with native plant species.

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?

4.b): Siltation or other pollution into adjacent drainage channels during construction can impact aquatic organisms and stream bank vegetation downstream of the project site. A Preliminary Drainage Report was prepared by CFA Engineering (July 26, 2006) and a Preliminary Geotechnical Investigation was prepared for the Bungalows at the Grove project (Sierra Geotechnical Services, Inc.: November 9, 2005). The reports conclude that, based upon peak flow calculations and soils, the project can be developed without any adverse impacts to downstream properties with respect to storm drainage. Limitation on the grading of the site to dry spring and summer months, siltation fencing and other Best Management Practices to control erosion during site grading, and the installation of permanent storm water collection and retention facilities will reduce adverse siltation and erosion impacts to a level below significance. Retention basins are required to control runoff from home sites, roadways and the golf course facilities to control downstream impacts of fertilizers and other pollutants. To the maximum extent possible, the project shall preserve existing native vegetation. All landscaping shall utilize native plants species indigenous to the Mammoth Lakes region. Proper disposal methods for all coniferous slash shall be used to prevent the spread of bark beetles. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts to biological resources to a level below significance.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
4.c) and d): Consistent with the Lodestar Master Plan EIR, no migratory or resident fish will be impacted by development of the project site.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		■		
4.e): The Final EIR requires a tree removal and replacement plan consistent with the Town's tree retention policy. A Timber Harvest Permit, or an exemption therefrom, shall be obtained from the California Department of Forestry prior to the issuance of a Grading Permits.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				■
4.f): None exist within the development area.				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				■
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?				■
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			■	
d) Disturb any human remains, including those interred outside of formal cemeteries?			■	
5.a), b), c), and d): Cultural resources within the project area could be affected directly by construction activities and indirectly by the increased numbers and presence of humans in the area. An Archaeological Survey for the Lodestar property was conducted by Jeffery F. Burton of Trans-Sierran Archaeological Research (February 1990). Six sites were identified as having the potential to meet the CEQA criteria for significance based on their potential archaeological value. These sites are identified in the Survey as Lodestar Sites #1 through #6. Lodestar #6 was identified and has been surveyed for cultural materials including biface fragments, biface retouch flakes, and thousands of obsidian flakes in an area of approximately 14,400 square meters. Two mitigation measures are included for this project in the event that cultural resources are discovered during grading and construction; specifically: (1) A qualified archaeologist shall be present during initial site clearing and grading to identify and monitor the removal of any potential cultural deposits and a mitigation plan shall be developed and completed prior to further construction or earth disturbance, and (2) The <u>Professional Guide for the Preservation of Native American Remains and Associated Grave Goods</u> shall be utilized to protect Native American burial sites should they be discovered. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts to cultural resources to a level below significance.				
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
(ii) Strong seismic ground shaking?			■	
(iii) Seismic-related ground failure, including liquefaction?				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?				■
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				■
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?				■
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				■
<p>6.a), b), c), d), and e): The property is not located within an Earthquake Hazard Zone as identified on the official maps prepared by the State Geologist. The Town has adopted an emergency response plan to respond to any potential seismic or volcanic hazard. A Geotechnical Investigation has been prepared for the project area by Sierra Geotechnical Services, Inc. (November 9, 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. The site has no unique geologic or physical features. 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. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts related to geology and soils to a level below significance.</p>				
<p>7. HAZARDS AND HAZARDOUS MATERIALS. Would the project?</p>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				■
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				■
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				■
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7.a), b), c), d), e), f), g), and h): The project is for the creation of a residential subdivision and no significant hazards to the public or environment will occur during development of the project. The property is located more than one-quarter mile from the nearest school and more than two miles from the nearest airport. The project site is not part of any list of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites. The site is located within a developed area of the Town of Mammoth Lakes and will have adequate access extended to the residences. The project does not conflict with the adopted Town of Mammoth Lakes Emergency Operations Plan. The vegetation on undeveloped areas is a mixed conifer upland community with a combination of sparse sagebrush scrub and pine and fir forest areas. Although the project is a distance from the interface zone with the National Forest, the site does exist in an area identified as a very high fire danger zone, as identified by the State of California. The project plans shall, therefore, be reviewed for fire safety requirements and the MLFPD shall impose those measures required to reduce wildland fires to a level below significant. Therefore, no mitigations are required.

8. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				■
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		■		

8.a), b), and c): Development of the site will result in a modification of the existing drainage paths and a higher surface runoff than currently leaves the project areas. Siltation or other pollution into adjacent drainage channels during construction can impact aquatic organisms and water quality downstream of the project site. A Preliminary Drainage Report has been prepared for the project by CFA Engineering (July 26, 2006). The report concludes that, based upon peak flow calculations, the project can be developed without any adverse impacts to downstream properties with respect to storm drainage. Limitation on the grading of the sites to dry spring and summer months, siltation fencing and other Best Management Practices to control erosion and siltation during grading, and the construction of permanent storm control facilities and desiltation basins will reduce erosion, siltation and water quality impacts. 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 the installation of rip-rap at planned site access routes to paved roadways; (2) tree protection; (3) erosion and sediment control measures including sediment traps, and the installation of fiber rolls and erosion control blankets and/or geotextiles along the project's perimeter and at drop in-lets and along drainage channels; and (4) restrictions on the movement of heavy equipment. Adherence to the requirements of a project specific hydrology analysis will reduce water quality impacts to a level below significance. The Town or the Lahontan Regional Water Quality Control Board (RWQCB) shall review and approve a Storm Water Pollution Prevention Plan (SWPPP) that shall be adhered to during construction activities. A National Pollutant Discharge Elimination System (NPDES) Permit shall be obtained, or an exemption received, from the Lahontan RWQCB since the project area exceeds one acre in size. Said plan shall incorporate Best Management Practices (BMP's) such as siltation fencing and surface runoff controls. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts related to hydrology and water quality to a level below significance.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?			■	
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			■	
f) Otherwise substantially degrade water quality?			■	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
j) Inundation by seiche, tsunami, or mudflow?				■
8.d), e), f), g), h), i), and j): The site is not located within the 100-year flood plain as shown on the FEMA Flood Insurance Rate Map (FIRM) Community Panel Numbers 060724 0001-0005 (Map revised: September 30, 1992). The site presents no significant risk involving flooding and/or tsunami impacts due to its location in a high alpine/desert environment.				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				■
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				■
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				■
9.a), b), and c): The project is consistent with the Resort (R) land use designation and the Lodestar Master Plan land use designations in that "condominium residential" development is permitted with an approved Use Permit. Therefore, no mitigation is required.				
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■
10.a) and b): No significant mineral resources are located within the project area.				
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				■
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				■
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				■
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		■		

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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11.a), b), c), and d): The project is located at a distance from any existing residential development. Construction related noise levels would increase ambient noise levels in areas surrounding the project site. 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. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse noise impacts to a level below significance.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				■
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				■
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11.e) and f): The project site is not located within these areas.

12. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■	
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12a): The subdivision request includes the construction of a private access roadway that extends the Grove Road from the east side of Minaret Road through the project area. The improvements to the roadway will include the extension of utilities to the project area. The roadway and utilities will only service the immediate development area within the Lodestar (Sierra Star) Master Plan Area for the density of development specified by the Master Plan. Therefore, these improvements will not induce substantial population growth within the area and no mitigation measures are required.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■
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12.b) and c): The site is currently vacant.

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			■	
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b) Police protection?		■		
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c) Schools?		■		
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d) Parks?				■
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e) Other public facilities?		■		
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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13.a), b), c), d), and e): Impacts to public services will result from the build-out of the Lodestar Master Plan area. Town services, school, police and fire services will be impacted by project build-out. On-site snow storage areas shall equal at least 75 percent of the impervious surfaces used for access and parking. The project proponents shall pay school impact fees prior to the issuance of Building Permits for future residences. All other Development Impact Fees (DIFs) shall be paid in accordance with the adopted ordinances of the Town. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse impacts to public services to a level below significance.

14. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				■
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		■		
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14.a) and b): Section 4.3 of the Development Agreement by and Among the Town and Intrawest Affiliates exempts side-by-side Townhomes from the requirement for on-site amenities, including recreational amenities. Parks & Recreation Development Impact Fees will be paid at the time of Grading Permit issuance. No additional mitigation measures are required.

15. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		■		
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b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				■
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
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d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				■
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e) Result in inadequate emergency access?			■	
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f) Result in inadequate parking capacity?			■	
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g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		■		
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15.a), b), c), d), e), f), and g): Traffic volumes at some intersections indicate that signalization will be required to maintain acceptable Levels of Service as determined by the Town Engineer at the build-out of the Lodestar Master Plan. The subject project will generate approximately 70 Average Daily Trips which will not adversely impact traffic volumes and Levels of Service at adjacent intersections and along nearby road segments. Construction of the private access roadway (the Grove Road) to access the subdivision will be adequate to accommodate project-generated traffic. Transportation impacts are mitigated by requiring the payment of \$121 per unit per year to the Town Transit Program to reduce vehicular use. This measure shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance to reduce adverse transportation and traffic impacts to a level below significance. No other mitigations measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ■

Wastewater treatment services are provided by the Mammoth Community Water District (MCWD). Consistent with CEQA Guidelines Section 15063(g), the Town's informal consultation with MCWD (Assistant General Manager Gary Sisson) indicates that the MCWD is prepared to provide wastewater treatment services to the project site and will review the adequacy of existing sewer lines and facilities and any requirements for upgrades to these facilities to adequately service the project area. This Initial Study will be forwarded to MCWD for additional review and comment.

b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ■

16.a) and b): It is anticipated that the scope of the project is within the capacity of the existing MCWD sewer treatment plant and the District's ability to provide potable water. The Town's consultation with MCWD indicates that the District is prepared to provide wastewater treatment services and potable water to the project site. The District will review the adequacy of existing sewer lines and water delivery facilities. Any requirements for upgrades to these facilities to adequately service the project area will be required by the District prior to Building Permit issuance. This Initial Study will be forwarded to MCWD for additional review and comment.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ■

16.c): An increase in the amount of impervious surface and storm water runoff will result from the construction of the project and build-out of the Lodestar Master Plan area. Drainage collectors, the utilization of Best Management Practices, and the construction of retention and filtration (desiltation basins) facilities shall be constructed and maintained to prevent the transport of the runoff from a 20-year storm event. The Town or the Lahontan Regional Water Quality Control Board (RWQCB) shall review and approve a Storm Water Pollution Prevention Plan (SWPPP) that shall be adhered to during construction activities. A National Pollutant Discharge Elimination System (NPDES) Permit shall be obtained, or an exemption received, from the Lahontan RWQCB since the project area exceeds one acre in size. Said plans shall incorporate Best Management Practices (BMP's) such as siltation fencing and surface runoff control.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ■

16.d): It is anticipated that the scope of the project is within the capacity of the Water District's ability to provide potable water. The Town's informal consultation with MCWD indicates that the District is prepared to provide potable water to the project site. The District will review the adequacy of existing water delivery facilities. Any requirements for upgrades to these facilities to adequately service the project area will be required by the District prior to Building Permit issuance. This Initial Study will be forwarded to MCWD for additional review and comment.

e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ■

16.e): The Mammoth Community Water District (MCWD) has adequate capacity to provide potable water and wastewater services to the community at buildout. Any on-site water and wastewater facility improvements required to service the project area shall be provided by the subdivider to the specification of the MCWD. No additional mitigation measures are required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16.f): The project is not anticipated to produce solid wastes in any amounts that cannot be disposed of by current disposal methods. No additional mitigation measures are required.

g) Comply with federal, state, and local statutes and regulations related to solid waste?				■
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16.g): All solid waste will be lawfully hauled to the Benton Crossing Landfill. The developed project shall initiate a recycling program for its owners and guests to divert recyclable materials to the extent feasible. These mitigation measures shall be assured by the Community Development Department to divert recyclable materials from the County landfill.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				■
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?				■
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				■
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17.a), b), and c): Environmental impacts were evaluated by an Environmental Impact Report (EIR) that was prepared and certified for the Lodestar at Mammoth Master Plan (February 1991). The mitigation measures and Mitigation Monitoring and Reporting Program contained in the final EIR are applicable and are hereby incorporated into this Initial Study (see Table 3-1 within the final EIR: Summary of Environmental Impacts and Mitigation Measures). The EIR found that the quality of the environment will not be substantially degraded by the implementation of the Lodestar Master Plan and that the project, and cumulative projects, will not create considerable impacts on the environment. The project will not have substantial adverse environmental effects that would cause impacts on human beings, either directly or indirectly. The Lodestar Master Plan EIR document is available for review at the Town of Mammoth Lakes offices, 437 Old Mammoth Road, Suite R; Mammoth Lakes, California between 8 am and noon and 1 pm to 5 pm, on non-holiday weekdays.

Table 1: TTM 36-242 and UPA 2006-12: Mitigation Monitoring and Reporting Plan

This table provides a summary of the potential project impacts and their associated mitigation measures as identified in the Bungalows at the Grove project area. Tentative Tract Map 36-242 and Use Permit 2006-12 Mitigated Negative Declaration. 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 Initial Study for the Mitigated Negative Declaration 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 Initial Study 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>1. Aesthetics</p> <p>The project will involve the removal of trees and a change to the landform of the existing vacant project area.</p>	<p>Mitigation measures include: (1) Grading shall be minimized to the extent feasible. Cut slopes and fill slopes shall be contoured to help blend with the adjacent natural terrain; (2) All graded areas shall be immediately 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 retained tree roots with fill material shall be avoided; (4) Retaining walls shall be faced with rock material or constructed of other decorative material; (5) The Landscape Plan shall be implemented with the project exterior lighting will conform to the Town of Mammoth Lakes requirements for shielding, glare reduction, down-direction, and lumens level output as required by the Town's adopted Lighting Ordinance.</p> <p>Mitigation Type: 1</p>	<p>1. <i>Design:</i> This mitigation measure 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 inspections shall include the General Contractor notification of these mitigation measures and verification 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: The Bungalows at the Grove

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>2. Air Quality</p> <p>Increased particulate matter (PM10) from wood burning appliances and fugitive dust generated from grading and construction activities is considered potentially significant.</p>	<p>The project must conform to the requirements of the Air Quality Management Plan and the Particulate Emissions Regulations of the Town Municipal Code. All residential units shall be limited to one EPA Phase II certified woodburning appliance, one EPA Phase II certified pellet stove, and any number of gas or electric heating appliances. All construction contracts shall require watering to minimize airborne dust during grading and construction to the satisfaction of the Town Engineer. In addition, air quality impacts are mitigated by requiring the payment of \$121 per unit per year to the Town Transit Program to reduce vehicular use and the payment of a "fair share" contribution of a street sweeper (\$70.26 per unit) to address road dust impacts.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure 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 Measure are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building Inspections.</p>	<p>4. <i>Monitoring:</i> The Building 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. The Finance Department shall track and monitor payment of the Transit Fees. (T.M.L.: _____)</p>

Table 1: The Bungalows at the Grove

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>3. Biological Resources</p> <p>Siltation or other pollution into adjacent drainage channels during construction can impact aquatic organisms and stream bank vegetation downstream of the project site. A Preliminary Drainage Report was prepared by CFA Engineering (July 26, 2006) and a Preliminary Geotechnical Investigation was prepared for the Bungalows at the Grove project (Sierra Geotechnical Services, Inc.; November 9, 2005). The reports conclude that, based upon peak flow calculations and soils, the project can be developed without any adverse impacts to downstream properties with respect to storm drainage.</p>	<p>Limitation on the grading of the site to dry spring and summer months, siltation fencing and other Best Management Practices to control erosion during site grading, and the installation of permanent storm water collection and retention facilities will reduce adverse siltation and erosion impacts to a level below significance. Retention basins are required to control runoff from home sites, roadways and the golf course facilities to control downstream impacts of fertilizers and other pollutants. To the maximum extent possible, the project shall preserve existing native vegetation. All landscaping shall utilize native plants species indigenous to the Mammoth Lakes region. Proper disposal methods for all comiferous slash shall be used to prevent the spread of bark beetles.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure 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 Measure are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building Inspections.</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 landscaping, drainage courses, and retention basins are maintained for the duration of the development. (T.M.L.: _____)</p>

Table 1: The Bungalows at the Grove

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>4. Cultural Resources</p> <p>Cultural resources within the project area could be affected directly by construction activities and indirectly by the increased numbers and presence of humans in the area. An Archaeological Survey for the Lodestar property was conducted by Jeffrey E. Burton of Trans-Sierian Archaeological Research (February 1990).</p>	<p>A qualified archaeologist shall be present during initial site clearing and grading to identify and monitor the removal of any potential cultural deposits and, if encountered, a mitigation plan shall be developed and completed prior to further construction or earth disturbance.</p> <p>The Professional Guide for the <u>Preservation of Native American Remains and Associated Grave Goods</u> shall be utilized to protect Native American burial sites should they be discovered.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure 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 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. None required after completion of grading.</p>

Table 1: The Bungalows at the Grove

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>5. Geology and Soils</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. (November 9, 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 prior to Grading or Building Permit issuance.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure shall be assured and monitored by the Town Community Development Department at Building Permit review. (TMI: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measure are incorporated into the development of the site. (TMI: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections.</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. (TMI: _____)</p>	<p>5. None required after completion of grading and construction of structures.</p>

Table 1: The Bungalows at the Grove

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>6. Hydrology and Water Quality</p> <p>Development of the site will result in a modification of the existing drainage paths and a higher surface runoff than currently leaves the project areas. Siltation or other pollution into adjacent drainage channels during construction can impact aquatic organisms and water quality downstream of the project site. A Preliminary Drainage Report has been prepared for the project by CFA Engineering (July 26, 2006).</p>	<p>The establishment of limits of site disturbance and the installation of rip-rap at planned site access routes to paved roadways. Tree protection and erosion and sediment control measures including sediment traps, and the installation of fiber rolls and erosion control blankets and/or geotextiles along the project's perimeter and at drop in-lets and along drainage channels is required. Restrictions on the movement of heavy equipment. The Town or the Lahontan Regional Water Quality Control Board (RWQCB) shall review and approve a Storm Water Pollution Prevention Plan (SWPPP) that shall be adhered to during construction activities. A National Pollutant Discharge Elimination System (NPDES) Permit shall be obtained, or an exemption received, from the Lahontan RWQCB since the project area exceeds one acre in size. Said plans shall incorporate Best Management Practices (BMP's) such as siltation fencing and surface runoff control. Adherence to the requirements of a project specific hydrology analysis will reduce water quality impacts to a level below significance.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure 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 Measure 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 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. None required after completion of grading.</p>

Table 1: The Bungalows at the Grove

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>7. Noise</p> <p>The project is located at a distance from any existing residential development. Construction related noise levels would increase ambient noise levels in areas surrounding the project site.</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.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure 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 Measure are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> Building Inspections.</p>	<p>4. <i>Monitoring:</i> The Building 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. None required after completion of the grading and construction of structures.</p>
<p>8. Public Services</p> <p>Impacts to public services will result from the build-out of the Lodestar Master Plan area. Town services, school, police and fire services will be impacted by project build-out.</p>	<p>The project proponents shall pay school impact fees prior to the issuance of Building Permits for future residences. All other Development Impact Fees (DIFs) shall be paid in accordance with the adopted ordinances of the Town.</p> <p>Mitigation Type: 2</p>	<p>1. <i>Design:</i> This mitigation measure 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 Measure are incorporated into the development of the site. (T.M.L.: _____)</p>	<p>3. <i>Field Monitoring:</i> None required. Impact Fees are paid prior to Building Permit issuance.</p>	<p>4. <i>Monitoring:</i> None required. Impact Fees are paid prior to Building Permit issuance</p>	<p>5. None required. Impact Fees are paid prior to Building Permit issuance</p>

Table 1: The Bumgalows at the Grove

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
9. Utilities and Service Systems					
An increase in the amount of impervious surface and storm water runoff will result from the construction of the project and build-out of the Lodestar Master Plan area.	The Town or the Lahontan Regional Water Quality Control Board (RWQCB) shall review and approve a Storm Water Pollution Prevention Plan (SWPPP) that shall be adhered to during construction activities. A National Pollutant Discharge Elimination System (NPDES) Permit shall be obtained, or an exemption received, from the Lahontan RWQCB since the project area exceeds one acre in size. Said plans shall incorporate Best Management Practices (BMP's) such as siltation fencing and surface runoff control. Mitigation Type: 2	<p>1. <i>Design:</i> This mitigation measure shall be assured and monitored by the Town Engineering Division at Grading Permit review. The Lahontan RWQCB shall be contacted to determine if their review and permitting is required or if the MOU between the Town and Lahontan is adequate for Town review. (TMI: _____) (LRWQCB: _____)</p> <p>2. <i>Incorporation into Project:</i> The project shall be inspected during construction to assure that these Mitigation Measure are incorporated into the development of the site. (TMI: _____)</p>	<p>3. <i>Field Monitoring:</i> Building and Engineering Inspections.</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. (TMI: _____)</p>	<p>5. Site shall be monitored by the Community Development Department to assure that landscaping, drainage courses, and retention basins are maintained for the duration of the development. (TMI: _____)</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.