15.0 INVENTORY AND UPDATE OF 1994 EIR MITIGATION MEASURE

15.0 INVENTORY AND UPDATE OF 1994 EIR MITIGATION MEASURES

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.1 Geology, Soils, and Seismicity	
4.1-1(a) *Soils and foundation analysis shall be approved by the Public Works Director prior to final project design approval, as stipulated in the standards of the Town's Safety Policy #18. All measures required by the Public Works Director shall be incorporated into grading plans and building plans.*	Modified and incorporated as Mitigation Measure No. 5.7-2a.
4.1-1(b) *New slopes shall be constructed at an angle and degree of compaction that will ensure stability, as stipulated in the standards of the Town's Municipal Code.*	Modified and incorporated as Mitigation Measure No. 5.7-2b.
4.1-1(c) *All work shall be overseen by a licensed civil engineer, certified engineering geologist (CEG) or similar appropriately qualified professional, who shall report to the Town in order to ensure the standards of the applicable codes are met.*	Modified and incorporated as Mitigation Measure No. 5.7-2c.
4.1-1(d) *Any impacts resulting from any of the above measures not analyzed by this EIR shall be subject to further environmental review and approval by the Planning Commission prior to approval of the final project design.*	Not included since this is a standard requirement of the Town.
4.1-2 *A comprehensive Erosion and Sediment Transport Control Plan shall be prepared and approved by the Town prior to issuance of any grading or building permit. The Plan shall be included in the Project design, as stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the regional Water Quality Control Board and the Town Municipal Code.*	Modified and incorporated as Mitigation Measure No. 5.7-4.
4.1-3 *Prior to issuance of grading or building permits, geotechnical studies shall be completed and their recommendations shall be incorporated in the Project design, as stipulated in the Town's Safety Policy #26.*	Incorporated as Mitigation Measure No. 5.7-1.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.1-4 *The Project Sponsor shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.*	Incorporated as Mitigation Measure No. 5.7-6.
4.1-5(a) *The Plan includes improvements on Lake Mary, Lakeview and Minaret Roads; these would provide residents of The Slopes Subdivision with improved travel routes to both of the evacuation routes leading out of the town.*	No longer applicable. No longer a part of the Project Description.
4.1-5(b) *The developer shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise (Safety Policy #131). All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.*	Modified and incorporated as Mitigation Measure No. 5.7-7.
4.2 Hydrology and Water Quality	
4.2-1(a) *A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which would be required to be retained onsite.*	Modified and incorporated as Mitigation Measure No. 5.8-1b.
4.2-1(b) *Runoff control shall be designed to meet the Lahontan Regional Water Quality Control Board's requirements and must be approved by the Town prior to issuance of any grading permits. Design shall be to the standards of the Storm Drain Master Plan.*	Not included since this is a standard requirement of the Town.
4.2-1(c) *The following water conservation procedures shall be incorporated into project elements where feasible:* • *Landscape with low water-using plants;* • *Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and* • *Use pervious* material whenever feasible.	Incorporated as Mitigation Measure No. 5.8-1c.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.2-3(a) *For each individual project considered under this development concept, disturbance of soil requires a Waste Discharge Report to be filed with the Lahontan Regional Water Quality Control Board and a Waste Discharge Permit to be issued for the project to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the project.*	Modified and incorporated as Mitigation Measure No. 5.8-2c.
4.2-3(b) *See Mitigation Measure 4.1-2.*	Incorporated as Mitigation Measure No. 5.7-4.
4.3 Biological Resources	
4.3-1(a) *The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest, Sagebrush Scrub and Riparian plant communities. Whenever possible native plants used onsite shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town.*	Modified and incorporated as Mitigation Measure No. 5.9-2a.
4.3-1(b) *All trees greater than 12 inches dbh (diameter breast height) and significant stands on the Project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made those trees should be retained and integrated into the design of the Project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading designs, etc.) Any trees removed unavoidably by the final Project approval shall be in accordance with Town policies. Off-site replacement will need the approval of the Town Planning Director.*	Modified and incorporated as Mitigation Measure 5.92h.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.3-1(c) *Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.*	Incorporated as Mitigation Measure No. 5.9-2j.
4.3-1(d) *Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, should be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.*	Incorporated as Mitigation Measure No. 5.9-2b.
4.3-1(e) *Irrigation, fertilization and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.*	Incorporated as Mitigation Measure No. 5.9-2c.
4.3-1(f) *Proper disposal methods for all coniferous slash shall be used in order to prevent the spread of bark beetles.*	Modified and incorporated as Mitigation Measure No. 5.9-2i.
4.3-2 *Implement Mitigation Measure 4.3-1 above.*	See Measure 4.3-1 in this Table.
4.3-4(a) *To retain wildlife values, as much native vegetation as possible shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified botanist and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project* which will describe in detail the species of trees and shrubs which will be used, where they will be planted, and in what numbers, and the methods of planting and maintenance which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs should be undertaken to enhance wildlife use of cleared areas. Any trees removed unavoidably by the final Project approval shall be replaced on a	Modified and incorporated as Mitigation Measure No. 5.9-2d.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
one-to-one basis on- or off-site. Off-site replacement will need the approval of the Town Planning Director.	
4.3-4(b) *Under the recently enacted AB 3180, once mitigation plans designed to offset habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.*	Modified and incorporated as Mitigation Measure No. 5.9-2e.
4.3-5 *All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any damaged vegetation shall be replaced on a one-to-one basis on- or off-site. Off-site replacement will need the approval of the Town Planning Director.*	Modified and incorporated as Mitigation Measure No. 5.9-2f.
4.3-6 *To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials should be stabilized after clearing and grading. Hay bales, silt screens or similar devices should be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction should be completed during the summer months or, after October 15 of each year, be in a condition to be stabilized within 48 hours should inclement weather threaten.*	Incorporated as Mitigation Measure No. 5.9-2g.
4.4 Land Use and Planning	
4.4-1(a) *The height of the proposed gondola should be maintained on or near a maximum of 90 feet (just below the tree line), in order to protect views from adjacent residential buildings.*	Incorporated as Mitigation Measure No. 5.3-1g.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.4-1(b) *To the maximum extent feasible existing trees located along the gondola easement shall be retained. Replacement trees, in addition to those existing, shall be planted adjacent to the gondola easement (with property owner approval) in order to create a buffer that will protect privacy and minimize visual impacts on affected properties.*	Incorporated as Mitigation Measure No. 5.3-1h.
4.4-1(c) *Natural, earth-tone colors and non-glare, non-reflective materials shall be used for the gondola towers and cabins.*	Incorporated as Mitigation Measure No. 5.3-1i.
4.4-2 *The North Village Specific Plan suggests a specific schedule of development and specific mix of uses to prevent a worst case scenario from happening. A carefully-phased development plan shall help to preclude market saturation, as the success of the North Village's economic climate is as essential as it is critical to the vitality of the Town of Mammoth Lakes. Modification of the phasing plan shall be approved by the Planning Commission of the Town of Mammoth Lakes. Modifications of use permitted shall be subject to Town Council determination as part of the approval process of this Specific Plan or any future modification.*	Not applicable to the 1999 Specific Plan Amendment.
4.4-3 *Prior to every development phase of the proposed project, the plan for that proposed phase shall be submitted to the Town of Mammoth Lakes, North Village Design Review Committee and the North Village Association for approval of transition of uses between new urban development and existing adjacent uses.*	Not included since this is a standard requirement of the Town.
4.5 Jobs/Housing Relationship	
4.5-2(a) *100 percent of the housing for employees generated by uses within the project shall be provided onsite, including affordable employee housing based upon Health and Safety code section 50079.5 and 50105 criteria unless the Town Council allows a portion of this housing need off-site; through an in-lieu fee, or equivalent program. If the*	No longer applicable. Housing is in accordance with the 1999 Specific Plan Amendment and Town standards.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
Town adopts an employee affordable housing program requiring on- or off-site housing or in-lieu fees prior to any phase of development, provision of housing in accordance with that ordinance shall constitute adequate mitigation.	
4.5-2(b) *Any housing constructed off-site should be subject to further environmental review to insure that significant or cumulative environmental effects are mitigated on a site specific basis.*	No longer applicable. Housing is in accordance with the 1999 Specific Plan Amendment and Town standards.
4.5-2(c) *Employee housing or an in-lieu fee or equivalent program as approved by the Town Council should be in place prior to or concurrent with the non-residential development generating the need for such housing.*	No longer applicable. Housing is in accordance with the 1999 Specific Plan Amendment and Town standards.
4.6 Utilities	
4.6-1 *The project operations will have to comply with all MCWD water conservation restrictions. In addition, the project should use:* • *ultra-low flow plumbing fixtures* • *native and/or drought-tolerant landscaping* • *reclaimed water where feasible*	No longer applicable as written - replaced by Mitigation Measure No. 5.10-8.
4.6-2(a) *The project proponent shall contribute "fair share" mitigation fees, as determined by the Mammoth County Water District, for expanded facilities needed to serve cumulative development demands.*	No longer applicable. Subject to MCWD updated standards and requirements.
4.6-2(b) *In the event that additional supplies are not developed in a timely fashion, development shall be deferred pending existence of adequate water resources and facilities as determined by MCWD.*	No longer applicable. Subject to MCWD updated standards and requirements.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
Wastewater	
4.6-3 *The Project shall comply with all requirements of Mammoth County Water District regarding flow reduction and sewer system design and operation.*	No longer applicable as written - replaced by Mitigation Measure No. 5.10-7.
Solid Waste	
4.6-5(a) *Alternate methods of solid waste disposal, such as the use of onsite trash compaction, shall be incorporated into the final Project design subject to the approval of the Mammoth Lakes Planning Department.*	Superceded by Mitigation Measure 5.10-0 which is based upon updated Town standards.
4.6-5(b) *All visible trash collection facilities and features of the development shall be designed to complement the Project design scheme.*	Superceded by Mitigation Measure 5.10-0 which is based upon updated Town standards.
4.6-5(c) *The Project applicant shall provide a recycling collection station or contract a solid waste disposal company which will offer a system of convenient recycling stations for Project residents. Placement and design shall be subject to the review and approval of the Planning Director.*	Superceded by Mitigation Measure 5.10-0 which is based upon updated Town standards.
4.6-5(d) *The Project applicant shall provide each residence with a divided cabinet suitable for aluminum cans, glass bottles and plastic bottles.*	Superceded by Mitigation Measure 5.10-0 which is based upon updated Town standards.
4.7 Traffic	
4.7-1 *Roadway Improvements*	
Minaret Road (Main Street/Lake Mary Road to south of Old Mammoth Road) - Widen Minaret Road from Main Street/Lake Mary Road to south of Old Mammoth Road to provide four through travel lanes. This improvement would be consistent with the Town of Mammoth Lakes General Plan, which designates Minaret Road as an arterial.	No longer applicable since acceptable LOS is achieved.

	1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
	Old Mammoth Road (Main Street to south of Chateau Road) - Widen or restripe Old Mammoth Road from Main Street to south of Chateau Road to provide four travel lanes while maintaining the existing continuous left-turn lane.	No longer applicable since acceptable LOS is achieved.
	Lake Mary Road (Main Street to Lakeview Road) - Widen Lake Mary Road between Main Street and Lakeview Road to provide four travel lanes. The westbound through lane in this road segment would become an exclusive right-turn land at the intersection with Lakeview Road.	No longer applicable since acceptable LOS is achieved.
	Main Street (Sierra Boulevard to Minaret Road) - Provide a two-way continuous left-turn lane in the median by widening Main Street between Sierra Boulevard and Minaret Road. This would be consistent with the existing two-way continuous left-turn lane east of Sierra Boulevard.	No longer applicable since acceptable LOS is achieved.
4.7-2	*Intersection Improvements*	
	The following intersection improvements recommended to mitigate cumulative plus project conditions are in conjunction with the roadway improvements described above.	
	Minaret Road/Forest Trail - Widen Minaret Road just north of Forest Trail to provide two southbound lanes, resulting in one left-turn lane, one through lane and a through/right-turn lane on the southbound Minaret approach to Forest Trail. Provide north-south protected/permissive left-turn phasing. Restripe the eastbound approach to provide a right-turn lane and provide a right-turn overlap phase. Restripe the westbound approach (widened as part of the North Village Specific Plan improvements) for a left-turn lane and a through/right-turn lane.	No longer applicable since acceptable LOS is achieved.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
Lakeview Road/Lake Mary Road - Restripe the eastbound Lake Mary Road approach to provide one left-turn lane and one through lane (which would be the second eastbound through lane recommended as part of the Lake Mary Road widening east of Lakeview Road); widen the westbound Lake Mary Road approach to provide one through lane and one right-turn lane (which would be the second westbound through lane recommended as part of the Lake Mary Road widening east of Lakeview Road) and restripe the southbound Lakeview Road approach to provide one left-turn lane and one shared left/right-turn lane. These improvements would be in addition to the installation of a traffic signal, widening and grade reductions proposed in the North Village Specific Plan Circulation Plan.	No longer applicable since acceptable LOS is achieved.
Minaret Road/Main Street/Lake Mary Road - Widen the northbound Minaret Road approach to provide a right-turn lane. Widen the southbound approach to provide the following configuration: two left-turn lanes, one through lane and one through/right-turn lane. Restripe the westbound approach to provide a second left-turn lane. Provide eight-phase signal operation by modifying the northbound and southbound from split phasing to protected left-turn phasing.	No longer applicable since acceptable LOS is achieved.
Sierra Boulevard/Main Street - Restripe Main Street to provide a left-turn lane on the eastbound approach (in conjunction with the recommended widening of Main Street to provide a two-way continuous left-turn lane). This would remove turning vehicles from the through traffic lanes and thus improve the overall operation of the intersection. Also, restripe the southbound approach to provide a left-turn lane and a right-turn lane. This would reduce the delay to right turning traffic caused by vehicles waiting to turn left from a single approach lane. The intersection comes very close to meeting signal warrants with the	Modified and incorporated as Mitigation Measure No. 5.4-2r.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
projected traffic and should be monitored periodically to determine if the actual future volumes or accident incidence warrant the installation of a signal.	
Old Mammoth Road/Main Street - Restripe the northbound approach to provide one left-turn lane and one shared left/right-turn lane. The two-lane southbound departure should be modified to provide for a continuous eastbound to southbound movement. Traffic turning left from the westbound approach would be able to turn into the other southbound departure lane.	No longer applicable since acceptable LOS is achieved.
Minaret Road/Meridian Boulevard - Widen both the northbound and southbound Minaret Road approaches to provide one left-turn lane, one through lane and one through/right-turn lane on each approach. Widen the eastbound approach to provide a right-turn lane with a right-turn overlap. Provide left-turn lanes on the eastbound and westbound Meridian approaches.	No longer applicable since acceptable LOS is achieved.
Old Mammoth Road/Meridian Boulevard - Widen the northbound and southbound Old Mammoth approaches to provide one left-turn lane, two through lanes and one right-turn lane.	No longer applicable since acceptable LOS is achieved.
Minaret Road/Old Mammoth Road - This intersection will satisfy traffic signal warrants under cumulative conditions. Install an eight-phase traffic signal, with protected left-turns on all approaches. Widen the northbound and southbound Minaret approaches to provide one left-turn lane. Two through lanes and one-right-turn lane. Widen the westbound approach to provide two left-turn lanes, one through lane and one right-turn lane; widen the eastbound approach and departure to provide one left-turn through lane, one through lane and one right-turn lane. The additional eastbound through lane should be extended approximately 300 feet past the intersection and the two through lanes could then transition back into one lane.	Modified and incorporated as Mitigation Measure No. 5.4-2n.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.8 Air Quality	
4.8-1(a) *To reduce the potential for nuisance due to dust and odors, all construction contracts shall require watering twice daily with complete site coverage; the frequency of watering shall increase as necessary to minimize dust if wind speeds exceed 15 mph.*	Modified and incorporated as Mitigation Measure No. 5.5-1a.
4.8-1(b) *Drift fencing tactifiers and covering of stockpiles shall be used in areas not under active construction.*	Modified and incorporated as Mitigation Measure No. 5.5-1a.
4.8-2 *To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.*	Incorporated as Mitigation Measure No. 5.5-1c.
4.8-3 *Development will not be allowed within 50 feet of the Old Mammoth and Main intersection.*	Modified and incorporated as Mitigation Measure No. 5.5-3a.
4.8-4 *Mitigation measures related to reducing PM10 emissions from vehicular sources have been outlined in Table 4.8-3. Two mitigation measures targeted toward reducing traffic-related PM10 emissions are: 1) use of vacuum street sweepers to pick up cinders and road dust, and 2) reduction in vehicle traffic through Transportation Demand Management outlined in section 4.7-32. Reductions in vehicle traffic are aimed at reducing reentrainment of cinders and dust while street sweeping targets the removal of cinders and dust. The Plan aims to limit vehicular traffic in the Town of Mammoth Lakes to 106,600 VMT, which is 40,320 VMT more than the present peak traffic estimates. The proposed project without any transportation plans would increase the VMT by approximately 64,000. To attain the goals of this mitigation measure the Plan will call on future development projects, such as the proposed project, to implement transportation plans.*	No longer applicable as written - replaced by Mitigation Measure Nos. 5.5-2a, 5.5-2b and 5.5-2c.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
Potential reduction from the above measures are illustrated in Table 4.8-6 for the years 1993, 1995, 2000 and 2005. Alone these mitigation measures would not be sufficient to bring the Town of Mammoth Lakes into compliance with PM10 standards, however, acting in conjunction with mitigation measures proposed for reducing PM10 emissions from wood burning, PM10 standards may be obtained. Adopt and enforce Control Measures 1 through 7 of the Town of Mammoth Lakes Draft Air Quality Management Plan (see Table 4.8-3).	
4.8-5(a) *Mitigation measures related to reducing emissions of PM10 have been outlined in Table 4.8-3.* *Residential units shall be limited to one woodburning appliance per dwelling. The appliance must be an EPA Phase II-certified woodburning stove or pellet stove. Woodburning shall comply with standards in the Town's woodburning ordinance (Chapter 8.30, Particulate Emissions regulations).*	No longer applicable as written - replaced by Mitigation Measure Nos. 5.5-2a and 5.5-2c.
4.9 Noise	
4.9-1(a) *Construction activities shall be limited to the hours between 7 a.m. and 8 p.m. Monday through Saturday and 9 a.m. to 5 p.m. on Sunday in order to minimize noise impacts.*	Modified and incorporated as Mitigation Measure No. 5.6-1a.
4.9-1(b) *Construction equipment shall be required to be muffled or controlled. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers. Copies of contracts shall be filed with the Public Works Director prior to issuance of permits.*	Modified and incorporated as Mitigation Measure No. 5.6-1b.
4.9-2(a) *Sensitive receptors within the proposed project shall be located or architecturally designed so the exterior noise levels will not exceed 60 dB and interior noise levels would not exceed 45 dB.*	Modified and incorporated as Mitigation Measure No. 5.6-2a.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.9-2(b) *Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 L certified by an acoustical engineer.*	Modified and incorporated as Mitigation Measure No. 5.6-2b.
4.9-2(c) *Transit alternatives to reduce traffic, as recommended in the Transportation section of this EIR, shall be included in project design to reduce traffic-generated noise levels and their impact on the proposed project and adjacent land uses. Typically, a reduction in traffic of one-half will reduce the noise level by 3 dB.*	Not applicable under the 1999 Specific Plan Amendment.
4.10 Archaeological	
4.10-1(a) *North Village Site #1 shall be subject to subsurface testing and a thorough archaeological survey prior to issuance of a permit for grading or construction. If found to be significant, the site should be avoided or excavated prior to any earth-disturbing activities.*	Incorporated as Mitigation Measure No. 5.11-1a.
4.10-1(b) *North Village Site #2 shall be avoided or excavated prior to any earth-disturbing activity. All construction activity at this site and previously unexcavated sites shall be monitored by a qualified archaeologist. If subsurface prehistoric archaeological evidence is found, excavation or other construction activity in the area shall cease and an archaeological consultant shall be retained to evaluate findings in accordance with standard practice and applicable regulations. Data/artifact recovery, if deemed appropriate, shall be conducted during the period when construction activities are on hold.*	Incorporated as Mitigation Measure No. 5.11-1b.
4.10-1(c) *North Village #1 may meet the CEQA criteria for important sites, for its ability to address scientifically consequential research questions. The site will be impacted by construction. Although avoidance might be considered the preferred treatment for a buried site, the adoption of any mitigation*	Incorporated as Mitigation Measure No. 5.11-1c.

1994 EIR Mitigation Measures		How Measures Modified/Affected by 1999 EIR
	measures would be premature before the site's significance is determined. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. This will include excavation of up to five 25 by 25 cm shovel test units, surface collection of all surface artifacts, lithic and obsidian hydration analyses and possibly soil chemistry and obsidian source analysis. If no substantial subsurface deposit is encountered, this work would also suffice for data recovery. No permits for grading or other earth-disturbing activities will be issued until all appropriate mitigations are completed.	
4.10-1(d)	*North Village #2 appears significant. The site is in danger of slow degradation even in the absence of construction. Its location and high visibility make it susceptible to casual collection and indirect impacts. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. Minimally this would include a sample surface collection, excavation of at least six 1 by 1 m excavation units, analyses, curation of collected materials, and a report. No permits for grading or other earth-disturbing activities will be issued until all appropriate mitigations are completed.*	Incorporated as Mitigation Measure No. 5.11-1d.
4.10-2	*See Mitigation Measure 4.10-1; in addition, if human remains are discovered, work shall cease and an appropriate representative of Native American Indian groups and the County Coroner shall both be informed and consulted, as required by State law.*	Incorporated as Mitigation Measure No. 5.11-2.
4.11 Aesthetics/Visual Impacts		
4.11-1(a)	*To the maximum extent feasible the proposed project shall retain forested areas and shall remain subordinate to the natural character of the site and the surrounding landscape.*	Modified and incorporated as Mitigation Measure No. 5.3-1a.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.11-1(b) *Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan prepared by a professional forester, arborist, or landscape architect. Trees shall be replaced on a one-to-one basis with as many trees retained onsite as possible. Where trees have to be relocated off-site, the locations shall be determined through consultation with the Planning Director. The plan, including the type, size, number and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Planning Department.*	Modified and incorporated as Mitigation Measure No. 5.3-1b.
4.11-1(c) *Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.*	Incorporated as Mitigation Measure No. 5.3-1c.
4.11-1(d) *In order to reduce visual impacts, a forested buffer averaging no less than 100 feet shall be retained along Lake Mary Road, the southern extension of Minaret Road and along the western and eastern edges of the project site. Special buffering and heights restrictions shall be given to the hotel that is proposed for development across Forest Trail from the Town's community center.*	Modified and incorporated as Mitigation Measure No. 5.3-1m.
4.11-1(e) *The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape Plans for the site shall be completed by a certified landscape architect.*	Incorporated as Mitigation Measure No. 5.3-1d.
4.11-1(f) *To the maximum extent feasible, native trees and landscaping shall be concentrated around all structures located on the project site.*	Incorporated as Mitigation Measure No. 5.3-1e.
4.11-1(g) *Grading shall utilize decorative retaining walls rather than slopes to minimize the area of disturbance.*	Modified and incorporated as Mitigation Measure No. 5.3-1f.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.11-2(a) *The height of the proposed gondola shall be maintained at or near a maximum of 90 feet (just below the tree line), in order to protect views from adjacent residential buildings.*	Incorporated as Mitigation Measure No. 5.3-1g.
4.11-2(b) *To the maximum extent feasible existing trees located along the gondola easement shall be retained. Replacement trees, in addition to those existing, shall be planted adjacent to the gondola easement (with property owner approval) in order to create a buffer that will protect privacy and minimize visual impact on affected properties.*	Incorporated as Mitigation Measure No. 5.3-1h.
4.11-2(c) *Natural earth-tone colors and non-glare, non-reflective materials shall be used for the gondola towers and cabins.*	Incorporated as Mitigation Measure No. 5.3-1i.
4.11-3(a) *Adoption of the North Village Specific Plan shall include all provisions for design review stated in the Plan, with all phases and developments proposed within the Specific Plan area undergoing review by a Town appointed Design Review Committee and/or Planning Commission.*	Incorporated as Mitigation Measure No. 5.3-2a.
4.11-3(b) *The design and height limits of hotels along the ridgeline in the western portion of the site, and along Lake Mary Road, shall be carefully reviewed for visual impacts. The height, massing and visibility of these hotels shall respond to, an be compatible with, the natural environment and "Town" character of Mammoth Lakes.*	Modified and incorporated as Mitigation Measure No. 5.3-1m.
4.11-3(c) *The architectural style for the development shall blend with the site's natural setting. Rooflines should reflect the slope of the site, and natural "earth-tone" colors and materials such as stone and wood shall be emphasized. Project development plans (Use Permits and Building Permits) shall be subject to review by the Town of Mammoth Lakes Planning Commission.*	Modified and incorporated as Mitigation Measure No. 5.3-2b.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.11-3(d) *In order to reduce the visual impact of the proposed Minaret Road pedestrian overpass, the structure's height and visual mass shall be kept to a minimum. The design and materials used for the overpass shall be compatible with the materials and architectural character of North Village.*	No longer applicable.
4.12 Light-Glare	
4.12-1(a) *All exterior lighting shall be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible.*	Modified and incorporated as Mitigation Measure No. 5.3-3a.
4.12-1(b) *Lighting used for various components of the development plan shall be consistent with North Village Specific Plan implementation standards for light intensity levels, fixture height, fixture location and design.*	Modified and incorporated as Mitigation Measure No. 5.3-3b.
4.12-1(c) *Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.*	Incorporated as Mitigation Measure No. 5.3-3d.
4.12-2 *The project shall use minimally reflective glass and all other materials used on exterior buildings and structures (including the gondola cabins and towers), should be selected with attention to minimizing reflective glare.*	Incorporated as Mitigation Measure No. 5.3-3c.
4.13 Public Services/Fiscal Impacts	
Snow	
4.13-1(a) *All project road alignments and project phases shall be designed to provide the necessary snow storage areas as determined by the Town Department of Public Works. Snow storage areas shall equal at least 10 percent of the surfaces to be cleared.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.13-1(b) *All buildings, walkways and pedestrian open spaces shall be located a minimum of 20 feet from the roadway edge to limit the amount of snow storage/blowing interference.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(c) *Alternate methods of snow removal, such as radiant heat decking, shall be implemented in the plaza area. Access to the plaza shall be provided at all times to provide for snow removal services.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(d) *Parking garage entry points shall avoid north-facing orientation. Design solutions shall be implemented to prevent blowing and drifting snow from accumulating in the garage entry area.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(e) *Sloping roofs shall be designed so as not to shed snow onto adjacent properties, parking lots, walkways or other passage ways.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(f) *The Town and CALTRANS shall retain the right to cover with snow any sidewalks located adjacent to streets during snow removal activities.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(g) *No snow removal activities, except that which is performed by the Town or by CALTRANS, shall be allowed to deposit snow within the public rights-of-way.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(h) *To avoid ice build-up, all structures shall be oriented to prevent shading of streets and pedestrian areas to the fullest extent feasible.*	Not applicable to the 1999 Specific Plan Amendment and Town standards.
4.13-1(I) *Clearing of private roads shall be handled by the North Village maintenance district.*	No longer applicable as written - replaced by Mitigation Measure No. 5.10-4b.
4.13-1(j) *Snow associated with the plaza will be hauled off-site and deposited at a suitable location.*	No longer applicable as written - replaced by Mitigation Measure No. 5.10-4b.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
Schools	
4.13-2(a) *The project proponent shall pay school impact fees under the provisions of AB 2926 or provide equivalent alternative mitigation as determined by the School District.*	No longer applicable as written - replaced by Mitigation Measure No. 5.10-3.
4.13-2(b) *The project proponent may volunteer to designate a portion of the project site to the District for the purpose of constructing a new elementary school facility or to participate in a proportionate share of a school site at another location.*	Not applicable for the 1999 Specific Plan Amendment.
Police	
4.13-3(a) *All conceptual and final development plans shall be reviewed by the Mammoth Lakes Police Department for crime-prone design features prior to plan approval. Police Department recommendations shall be included in final plans.*	Not included since this is a standard requirement of the Town.
4.13-3(b) *If not provided by the developer, phasing plans shall also include the provision of police protection by the Town.*	Not included since this is a standard requirement of the Town.
4.13-3(c) *The project proponent shall contribute sufficient funds to the town of Mammoth Lakes for the cost of purchasing one patrol car.*	Not applicable for the 1999 Specific Plan Amendment.
Fire Protection	
4.13-4(a) *A fire lane shall be dedicated to all of the commercial properties of North Village. Access to all structures shall comply with Mammoth Lakes Fire Protection District Ordinance #85-02. Access roads shall be of an approved hard all-weather surface and shall have a minimum clear unobstructed width of 20 feet. All access roads shall have a minimum vertical clearance of 15 feet. Access roads shall have a grade of not more than ten percent. To provide for aerial ladder access to building roof tops, a minimum 20 foot wide access road shall be provided for each structure located not*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
more than 25 feet from the structure, but no closer than one foot for every three feet of building height. This access road shall have a grade of not more than three percent and shall be clearly posted "No Parking - Fire Lane". All high-rise structures (defined by the District as any structure exceeding three stories or 35 feet in height for nonresidential structures and 55 feet for residential structures) shall be required to have approved Fire Department access roads to at least two sites of the structure. One of these access roads shall be on the side of the building with the longest continual roof line. Fire Department access roads that are 150 feet or more in length shall be provided with approved fire apparatus turn-arounds. The required width and height clearances for Fire Department access roads shall be maintained. A lane shall also be designed within North Village to allow access to surrounding neighborhoods.	
4.13-4(b) *The project proponent shall pay a one-time mitigation fee for construction of the project, based upon building height and another one-time mitigation fee on project operations. Both fees are to be determined by the Fire Protection District and collected by the Town.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(c) *If a smoke tower or stairway is used as a required exit for a structure, that exit shall have an unobstructed passage of not less than six feet in width to the Fire Department access; and, from that point, not less than three feet in width to the public way.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(d) *An approved water supply system capable of supplying required fire flow for fire protection purposes shall be provided to all premises upon which buildings or portions of buildings are constructed. The establishment of gallons-per-minute requirements for fire flow shall be based on the "Guide for Determination of Required Fire Flow" published by the Insurance Service Office.*	Modified and incorporated as Mitigation Measure 5.10-1c.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.13-4(e) *Fire hydrants shall be located and installed per Fire Department standards and approved by the Fire Chief. On-site fire hydrants shall be provided when any portion of the building protected is in excess of 150 feet from a water supply on a public street, or as required by the Fire Chief.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(f) *Fire hydrants and access roads shall be installed and made serviceable prior to and during time of construction. All hydrants shall be properly identified per Fire Department standards.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(g) *An approved automatic fire extinguishing system shall be installed in all covered parking areas and other structures having: a foundation footprint of 5,000 square feet or more; a height of more than 35 feet (50 feet for residential condominiums or apartment buildings); or a height of more than three stories. Fire extinguishing systems shall also be installed for all other occupancies designated for this system in the Uniform Fire and Uniform Building Code, or structures identified as special hazard occupancies as outlined in the appropriate National Fire Protection Association pamphlet.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(h) *Fire standpipe systems shall be installed in conformance with National Fire Protection Association Standards and the Uniform Fire Code.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(I) *Incorporation of other fire protection methods as necessary in underground parking garages and high-rise structures based upon building construction, size, and adjoining occupancy types, shall be determined by the Fire Chief upon formal plan submission.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(j) *All vehicular bridges and pedestrian bridges shall comply with fire apparatus access road requirements in regards to minimum width and height clearances.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.

1994 EIR Mitigation Measures		How Measures Modified/Affected by 1999 EIR
4.13-4(k)	*Liquid petroleum gas storage and system installation shall comply with Mammoth Lakes Fire Protection District Ordinance #85-02, which establishes and regulates the storage of liquid petroleum gases.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
4.13-4(l)	*The developer shall contribute a fair share proportional amount as determined by the MLFPD for the purchase of a new aerial ladder.*	Not included. Project subject to updated District review procedures. Mitigation applicable to 1994 Specific Plan.
Recreation and Parks		
4.13-5	*To help offset this increase in demand for parkland in the Town of Mammoth Lakes, the project proponent shall be required to help fund the dedication of an off-site park or recreation facility*	No longer applicable as written - replaced by Mitigation Measure No. 5.10-4a.
Fiscal Impact		
4.13-7	*Implement Mitigation Measure 4.13-2(a) and 4.13-2(b).*	See 4.13-2a and 4.13-2b in this Table.
4.13-9	*Implement Mitigation Measure 4.13-4(b).*	See 4.13-4b in this Table.
Energy/Conservation		
4.14-2(a)	*Energy efficient lighting (e.g., high-pressure sodium outdoor and flourescent indoor lighting) shall be used rather than less efficient types. Where possible, miniature flourescent lamps shall be used rather than incandescent lamps in fixtures. External lighting shall be controlled by photocells and/or time switches. Internal lighting systems shall employ separate switching schemes to ensure maximum use of daylight. Public area lighting, both interior and exterior, shall be time controlled for safety and protection.*	Not included since this is a standard requirement.
4.14-2(b)	*Thermal insulation that meets or exceeds standards established by the State of California and the Department of Building and Safety shall be installed in all walls and ceilings.*	Not included since this is a standard requirement.

1994 EIR Mitigation Measures	How Measures Modified/Affected by 1999 EIR
4.14-2(c) *Feasible opportunities for passive or natural heating and cooling shall be incorporated in the building designs, which could include: tinted or solar reflective double glazing and heat reflective draperies on appropriate exposures; windowless walls for certain exposures or appropriate passive solar inset of windows; thermal insulation in walls which meets or exceeds State and local standards; and placement of the focus of pedestrian activity within sheltered outdoor areas.*	Not included since this is a standard requirement.
4.14-2(d) *The incorporation of high-efficiency air conditioning controlled by computerized energy management systems shall be installed to provide the following: variable air volume systems which result in minimum energy consumption and which avoid hot water energy consumption; 100 percent outdoor air economizer cycles to obtain free cooling during cool and dry climatic periods; sequential operation of air conditioning equipment in accordance with building demands; the isolation of air conditioning to any selected floor or floors; and time-controlled interior and exterior public area lighting as necessary for security purposes.*	Not included since this is a standard requirement.
4.14-2(e) *The project shall consult with the Southern California Edison Company for assistance with energy conservation design features and other passive energy design features.*	Not included since this is a standard requirement.
4.14-2(f) *The feasibility of geothermal energy as an alternative energy source shall be explored.*	Not included since this is a standard requirement.