

INITIAL STUDY - APPENDICES

Volume 2 of 2

Mammoth View

***Viewpoint Road
Mammoth Lakes, CA 93546***

Prepared for:

**Town of Mammoth Lakes
Community Development Department
Planning Division**

Prepared By:

CAJA ENVIRONMENTAL SERVICES

May 2011

APPENDICES

APPENDIX A

CalEEMod Modeling Results

CO Modeling Results

Mammoth View Phase I
Great Basin UAPCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	5	Dwelling Unit
Hotel	54	Room

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	54		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - data provided by applicant

Grading - data provided by applicant. assumes export divided by 3 phases

Demolition -

Vehicle Trips - condo rate taken from traffic study (higher than default value)

Landscape Equipment - snows in Mammoth Lakes

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	12.74	98.06	55.99	0.11	23.79	4.71	28.46	3.34	4.69	8.01	0.00	10,655.47	0.00	1.05	0.00	10,677.48
2013	54.64	60.50	46.91	0.07	0.89	4.46	5.34	0.01	4.45	4.46	0.00	6,849.65	0.00	0.95	0.00	6,869.55
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	12.74	98.06	55.99	0.11	6.77	4.71	11.46	3.34	4.69	8.01	0.00	10,655.47	0.00	1.05	0.00	10,677.48
2013	54.64	60.50	46.91	0.07	0.04	4.46	4.49	0.01	4.45	4.46	0.00	6,849.65	0.00	0.95	0.00	6,869.55
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Energy	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
Mobile	4.20	13.87	33.30	0.03	3.18	0.36	3.55	0.05	0.34	0.39		3,766.22		0.23		3,770.97
Total	9.24	14.48	38.08	0.03	3.18	0.36	4.16	0.05	0.34	1.00	64.40	4,497.24		0.37	0.01	4,574.54

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Energy	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
Mobile	4.20	13.87	33.30	0.03	3.18	0.36	3.55	0.05	0.34	0.39		3,766.22		0.23		3,770.97
Total	9.24	14.48	38.08	0.03	3.18	0.36	4.16	0.05	0.34	1.00	64.40	4,497.24		0.37	0.01	4,574.54

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Demolition - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.58	0.00	0.58	0.00	0.00	0.00						0.00
Off-Road	5.41	40.86	24.57	0.04		2.51	2.51		2.51	2.51		3,946.47		0.48		3,956.64
Total	5.41	40.86	24.57	0.04	0.58	2.51	3.09	0.00	2.51	2.51		3,946.47		0.48		3,956.64

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.15	1.78	0.80	0.00	1.50	0.06	1.56	0.00	0.06	0.06		224.55		0.01		224.70
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.17	0.17	1.71	0.00	0.17	0.01	0.18	0.00	0.01	0.01		131.46		0.01		131.74
Total	0.32	1.95	2.51	0.00	1.67	0.07	1.74	0.00	0.07	0.07		356.01		0.02		356.44

3.2 Demolition - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.58	0.00	0.58	0.00	0.00	0.00						0.00
Off-Road	5.41	40.86	24.57	0.04		2.51	2.51		2.51	2.51	0.00	3,946.47		0.48		3,956.64
Total	5.41	40.86	24.57	0.04	0.58	2.51	3.09	0.00	2.51	2.51	0.00	3,946.47		0.48		3,956.64

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.15	1.78	0.80	0.00	0.01	0.06	0.07	0.00	0.06	0.06		224.55		0.01		224.70
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.17	0.17	1.71	0.00	0.01	0.01	0.01	0.00	0.01	0.01		131.46		0.01		131.74
Total	0.32	1.95	2.51	0.00	0.02	0.07	0.08	0.00	0.07	0.07		356.01		0.02		356.44

3.3 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.17	0.00	6.17	3.31	0.00	3.31						0.00
Off-Road	4.97	39.40	23.00	0.04		2.12	2.12		2.12	2.12		3,827.58		0.45		3,836.93
Total	4.97	39.40	23.00	0.04	6.17	2.12	8.29	3.31	2.12	5.43		3,827.58		0.45		3,836.93

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.13	0.00	0.13	0.00	0.00	0.01		101.13		0.01		101.34
Total	0.13	0.13	1.32	0.00	0.13	0.00	0.13	0.00	0.00	0.01		101.13		0.01		101.34

3.3 Grading - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.17	0.00	6.17	3.31	0.00	3.31						0.00
Off-Road	4.97	39.40	23.00	0.04		2.12	2.12		2.12	2.12	0.00	3,827.58		0.45		3,836.93
Total	4.97	39.40	23.00	0.04	6.17	2.12	8.29	3.31	2.12	5.43	0.00	3,827.58		0.45		3,836.93

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.00	0.00	0.01	0.00	0.00	0.01		101.13		0.01		101.34
Total	0.13	0.13	1.32	0.00	0.00	0.00	0.01	0.00	0.00	0.01		101.13		0.01		101.34

3.4 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.19	0.00	0.19	0.00	0.00	0.00						0.00
Off-Road	4.43	37.04	18.74	0.04		1.80	1.80		1.80	1.80		3,917.77		0.40		3,926.14
Total	4.43	37.04	18.74	0.04	0.19	1.80	1.99	0.00	1.80	1.80		3,917.77		0.40		3,926.14

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.76	21.38	9.53	0.03	17.19	0.75	17.94	0.03	0.69	0.72		2,690.95		0.08		2,692.70
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.10	0.11	1.05	0.00	0.10	0.00	0.11	0.00	0.00	0.00		80.90		0.01		81.07
Total	1.86	21.49	10.58	0.03	17.29	0.75	18.05	0.03	0.69	0.72		2,771.85		0.09		2,773.77

3.4 Site Preparation - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.19	0.00	0.19	0.00	0.00	0.00						0.00
Off-Road	4.43	37.04	18.74	0.04		1.80	1.80		1.80	1.80	0.00	3,917.77		0.40		3,926.14
Total	4.43	37.04	18.74	0.04	0.19	1.80	1.99	0.00	1.80	1.80	0.00	3,917.77		0.40		3,926.14

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.76	21.38	9.53	0.03	0.09	0.75	0.84	0.03	0.69	0.72		2,690.95		0.08		2,692.70
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.10	0.11	1.05	0.00	0.00	0.00	0.01	0.00	0.00	0.00		80.90		0.01		81.07
Total	1.86	21.49	10.58	0.03	0.09	0.75	0.85	0.03	0.69	0.72		2,771.85		0.09		2,773.77

3.5 Building Construction - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07		3,233.11		0.51		3,243.79
Total	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07		3,233.11		0.51		3,243.79

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.31	2.48	1.85	0.00	0.12	0.08	0.20	0.00	0.07	0.07		358.57		0.01		358.83
Worker	0.48	0.49	4.88	0.00	0.48	0.02	0.50	0.01	0.01	0.02		374.17		0.04		374.95
Total	0.79	2.97	6.73	0.00	0.60	0.10	0.70	0.01	0.08	0.09		732.74		0.05		733.78

3.5 Building Construction - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07	0.00	3,233.11		0.51		3,243.79
Total	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07	0.00	3,233.11		0.51		3,243.79

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.31	2.48	1.85	0.00	0.01	0.08	0.09	0.00	0.07	0.07		358.57		0.01		358.83
Worker	0.48	0.49	4.88	0.00	0.02	0.02	0.03	0.01	0.01	0.02		374.17		0.04		374.95
Total	0.79	2.97	6.73	0.00	0.03	0.10	0.12	0.01	0.08	0.09		732.74		0.05		733.78

3.5 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88		3,233.11		0.47		3,242.90
Total	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88		3,233.11		0.47		3,242.90

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.28	2.28	1.66	0.00	0.12	0.07	0.19	0.00	0.07	0.07		359.12		0.01		359.35
Worker	0.43	0.45	4.38	0.00	0.48	0.02	0.50	0.01	0.01	0.02		365.49		0.03		366.20
Total	0.71	2.73	6.04	0.00	0.60	0.09	0.69	0.01	0.08	0.09		724.61		0.04		725.55

3.5 Building Construction - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88	0.00	3,233.11		0.47		3,242.90
Total	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88	0.00	3,233.11		0.47		3,242.90

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.28	2.28	1.66	0.00	0.01	0.07	0.08	0.00	0.07	0.07		359.12		0.01		359.35
Worker	0.43	0.45	4.38	0.00	0.02	0.02	0.03	0.01	0.01	0.02		365.49		0.03		366.20
Total	0.71	2.73	6.04	0.00	0.03	0.09	0.11	0.01	0.08	0.09		724.61		0.04		725.55

3.6 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21		2,393.42		0.37		2,401.25
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21		2,393.42		0.37		2,401.25

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.17	0.18	1.78	0.00	0.20	0.01	0.20	0.00	0.01	0.01		148.17		0.01		148.46
Total	0.17	0.18	1.78	0.00	0.20	0.01	0.20	0.00	0.01	0.01		148.17		0.01		148.46

3.6 Paving - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21	0.00	2,393.42		0.37		2,401.25
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21	0.00	2,393.42		0.37		2,401.25

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.17	0.18	1.78	0.00	0.01	0.01	0.01	0.00	0.01	0.01		148.17		0.01		148.46
Total	0.17	0.18	1.78	0.00	0.01	0.01	0.01	0.00	0.01	0.01		148.17		0.01		148.46

3.7 Architectural Coating - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	43.82					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10
Total	44.31	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.08	0.08	0.83	0.00	0.09	0.00	0.09	0.00	0.00	0.00		69.15		0.01		69.28
Total	0.08	0.08	0.83	0.00	0.09	0.00	0.09	0.00	0.00	0.00		69.15		0.01		69.28

3.7 Architectural Coating - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	43.82					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10
Total	44.31	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.08	0.08	0.83	0.00	0.00	0.00	0.01	0.00	0.00	0.00		69.15		0.01		69.28
Total	0.08	0.08	0.83	0.00	0.00	0.00	0.01	0.00	0.00	0.00		69.15		0.01		69.28

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.20	13.87	33.30	0.03	3.18	0.36	3.55	0.05	0.34	0.39		3,766.22		0.23		3,770.97
Unmitigated	4.20	13.87	33.30	0.03	3.18	0.36	3.55	0.05	0.34	0.39		3,766.22		0.23		3,770.97
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	40.75	35.80	30.35	110,360	110,360
Hotel	441.18	442.26	321.30	805,967	805,967
Total	481.93	478.06	351.65	916,327	916,327

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	42.30	19.60	38.10
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
NaturalGas Unmitigated	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	337.529	0.00	0.03	0.01	0.00		0.00	0.00		0.00	0.00		39.71		0.00	0.00	39.95
Hotel	5374.71	0.06	0.53	0.44	0.00		0.00	0.04		0.00	0.04		632.32		0.01	0.01	636.17
Total		0.06	0.56	0.45	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	0.337529	0.00	0.03	0.01	0.00		0.00	0.00		0.00	0.00		39.71		0.00	0.00	39.95
Hotel	5.37471	0.06	0.53	0.44	0.00		0.00	0.04		0.00	0.04		632.32		0.01	0.01	636.17
Total		0.06	0.56	0.45	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Unmitigated	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.54					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.78					0.00	0.00		0.00	0.00						0.00
Hearth	2.64	0.05	3.89	0.00		0.00	0.57		0.00	0.57	64.40	58.24		0.13	0.00	126.68
Landscaping	0.01	0.00	0.43	0.00		0.00	0.00		0.00	0.00		0.75		0.00		0.77
Total	4.97	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.54					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.78					0.00	0.00		0.00	0.00						0.00
Hearth	2.64	0.05	3.89	0.00		0.00	0.57		0.00	0.57	64.40	58.24		0.13	0.00	126.68
Landscaping	0.01	0.00	0.43	0.00		0.00	0.00		0.00	0.00		0.75		0.00		0.77
Total	4.97	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Mammoth View Phase I
Great Basin UAPCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	5	Dwelling Unit
Hotel	54	Room

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	54		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - data provided by applicant

Grading - data provided by applicant. assumes export divided by 3 phases

Demolition -

Vehicle Trips - condo rate taken from traffic study (higher than default value)

Landscape Equipment - snows in Mammoth Lakes

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	13.02	99.22	58.92	0.11	23.79	4.73	28.47	3.34	4.69	8.01	0.00	10,592.44	0.00	1.06	0.00	10,614.77
2013	54.75	60.84	48.20	0.07	0.89	4.46	5.35	0.01	4.45	4.46	0.00	6,790.94	0.00	0.95	0.00	6,810.93
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2012	13.02	99.22	58.92	0.11	6.77	4.73	11.46	3.34	4.69	8.01	0.00	10,592.44	0.00	1.06	0.00	10,614.77
2013	54.75	60.84	48.20	0.07	0.04	4.46	4.50	0.01	4.45	4.46	0.00	6,790.94	0.00	0.95	0.00	6,810.93
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Energy	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
Mobile	4.54	14.95	41.96	0.03	3.18	0.38	3.56	0.05	0.36	0.41		3,551.20		0.25		3,556.46
Total	9.58	15.56	46.74	0.03	3.18	0.38	4.17	0.05	0.36	1.02	64.40	4,282.22		0.39	0.01	4,360.03

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Energy	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
Mobile	4.54	14.95	41.96	0.03	3.18	0.38	3.56	0.05	0.36	0.41		3,551.20		0.25		3,556.46
Total	9.58	15.56	46.74	0.03	3.18	0.38	4.17	0.05	0.36	1.02	64.40	4,282.22		0.39	0.01	4,360.03

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Demolition - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.58	0.00	0.58	0.00	0.00	0.00						0.00
Off-Road	5.41	40.86	24.57	0.04		2.51	2.51		2.51	2.51		3,946.47		0.48		3,956.64
Total	5.41	40.86	24.57	0.04	0.58	2.51	3.09	0.00	2.51	2.51		3,946.47		0.48		3,956.64

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.16	1.87	0.94	0.00	1.50	0.06	1.56	0.00	0.06	0.06		223.15		0.01		223.31
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.18	0.23	1.91	0.00	0.17	0.01	0.18	0.00	0.01	0.01		119.09		0.01		119.37
Total	0.34	2.10	2.85	0.00	1.67	0.07	1.74	0.00	0.07	0.07		342.24		0.02		342.68

3.2 Demolition - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.58	0.00	0.58	0.00	0.00	0.00						0.00
Off-Road	5.41	40.86	24.57	0.04		2.51	2.51		2.51	2.51	0.00	3,946.47		0.48		3,956.64
Total	5.41	40.86	24.57	0.04	0.58	2.51	3.09	0.00	2.51	2.51	0.00	3,946.47		0.48		3,956.64

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.16	1.87	0.94	0.00	0.01	0.06	0.07	0.00	0.06	0.06		223.15		0.01		223.31
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.18	0.23	1.91	0.00	0.01	0.01	0.01	0.00	0.01	0.01		119.09		0.01		119.37
Total	0.34	2.10	2.85	0.00	0.02	0.07	0.08	0.00	0.07	0.07		342.24		0.02		342.68

3.3 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.17	0.00	6.17	3.31	0.00	3.31						0.00
Off-Road	4.97	39.40	23.00	0.04		2.12	2.12		2.12	2.12		3,827.58		0.45		3,836.93
Total	4.97	39.40	23.00	0.04	6.17	2.12	8.29	3.31	2.12	5.43		3,827.58		0.45		3,836.93

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.18	1.47	0.00	0.13	0.00	0.13	0.00	0.00	0.01		91.61		0.01		91.82
Total	0.14	0.18	1.47	0.00	0.13	0.00	0.13	0.00	0.00	0.01		91.61		0.01		91.82

3.3 Grading - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.17	0.00	6.17	3.31	0.00	3.31						0.00
Off-Road	4.97	39.40	23.00	0.04		2.12	2.12		2.12	2.12	0.00	3,827.58		0.45		3,836.93
Total	4.97	39.40	23.00	0.04	6.17	2.12	8.29	3.31	2.12	5.43	0.00	3,827.58		0.45		3,836.93

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.18	1.47	0.00	0.00	0.00	0.01	0.00	0.00	0.01		91.61		0.01		91.82
Total	0.14	0.18	1.47	0.00	0.00	0.00	0.01	0.00	0.00	0.01		91.61		0.01		91.82

3.4 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.19	0.00	0.19	0.00	0.00	0.00						0.00
Off-Road	4.43	37.04	18.74	0.04		1.80	1.80		1.80	1.80		3,917.77		0.40		3,926.14
Total	4.43	37.04	18.74	0.04	0.19	1.80	1.99	0.00	1.80	1.80		3,917.77		0.40		3,926.14

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.93	22.46	11.22	0.03	17.19	0.76	17.95	0.03	0.70	0.73		2,674.17		0.09		2,676.13
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.14	1.17	0.00	0.10	0.00	0.11	0.00	0.00	0.00		73.29		0.01		73.46
Total	2.04	22.60	12.39	0.03	17.29	0.76	18.06	0.03	0.70	0.73		2,747.46		0.10		2,749.59

3.4 Site Preparation - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.19	0.00	0.19	0.00	0.00	0.00						0.00
Off-Road	4.43	37.04	18.74	0.04		1.80	1.80		1.80	1.80	0.00	3,917.77		0.40		3,926.14
Total	4.43	37.04	18.74	0.04	0.19	1.80	1.99	0.00	1.80	1.80	0.00	3,917.77		0.40		3,926.14

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.93	22.46	11.22	0.03	0.09	0.76	0.85	0.03	0.70	0.73		2,674.17		0.09		2,676.13
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.14	1.17	0.00	0.00	0.00	0.01	0.00	0.00	0.00		73.29		0.01		73.46
Total	2.04	22.60	12.39	0.03	0.09	0.76	0.86	0.03	0.70	0.73		2,747.46		0.10		2,749.59

3.5 Building Construction - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07		3,233.11		0.51		3,243.79
Total	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07		3,233.11		0.51		3,243.79

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.38	2.60	2.41	0.00	0.12	0.08	0.20	0.00	0.07	0.08		355.16		0.02		355.49
Worker	0.51	0.66	5.43	0.00	0.48	0.02	0.50	0.01	0.01	0.02		338.95		0.04		339.75
Total	0.89	3.26	7.84	0.00	0.60	0.10	0.70	0.01	0.08	0.10		694.11		0.06		695.24

3.5 Building Construction - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07	0.00	3,233.11		0.51		3,243.79
Total	5.66	30.66	19.93	0.04		2.07	2.07		2.07	2.07	0.00	3,233.11		0.51		3,243.79

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.38	2.60	2.41	0.00	0.01	0.08	0.09	0.00	0.07	0.08		355.16		0.02		355.49
Worker	0.51	0.66	5.43	0.00	0.02	0.02	0.03	0.01	0.01	0.02		338.95		0.04		339.75
Total	0.89	3.26	7.84	0.00	0.03	0.10	0.12	0.01	0.08	0.10		694.11		0.06		695.24

3.5 Building Construction - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88		3,233.11		0.47		3,242.90
Total	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88		3,233.11		0.47		3,242.90

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.34	2.38	2.18	0.00	0.12	0.07	0.19	0.00	0.07	0.07		355.66		0.01		355.96
Worker	0.46	0.60	4.86	0.00	0.48	0.02	0.50	0.01	0.01	0.02		330.85		0.03		331.57
Total	0.80	2.98	7.04	0.00	0.60	0.09	0.69	0.01	0.08	0.09		686.51		0.04		687.53

3.5 Building Construction - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88	0.00	3,233.11		0.47		3,242.90
Total	5.20	28.63	19.52	0.04		1.88	1.88		1.88	1.88	0.00	3,233.11		0.47		3,242.90

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.34	2.38	2.18	0.00	0.01	0.07	0.08	0.00	0.07	0.07		355.66		0.01		355.96
Worker	0.46	0.60	4.86	0.00	0.02	0.02	0.03	0.01	0.01	0.02		330.85		0.03		331.57
Total	0.80	2.98	7.04	0.00	0.03	0.09	0.11	0.01	0.08	0.09		686.51		0.04		687.53

3.6 Paving - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21		2,393.42		0.37		2,401.25
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21		2,393.42		0.37		2,401.25

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.19	0.24	1.97	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.13		0.01		134.42
Total	0.19	0.24	1.97	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.13		0.01		134.42

3.6 Paving - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21	0.00	2,393.42		0.37		2,401.25
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	4.16	25.92	16.81	0.03		2.21	2.21		2.21	2.21	0.00	2,393.42		0.37		2,401.25

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.19	0.24	1.97	0.00	0.01	0.01	0.01	0.00	0.01	0.01		134.13		0.01		134.42
Total	0.19	0.24	1.97	0.00	0.01	0.01	0.01	0.00	0.01	0.01		134.13		0.01		134.42

3.7 Architectural Coating - 2013

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	43.82					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10
Total	44.31	2.96	1.94	0.00		0.27	0.27		0.27	0.27		281.19		0.04		282.10

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.09	0.11	0.92	0.00	0.09	0.00	0.09	0.00	0.00	0.00		62.59		0.01		62.73
Total	0.09	0.11	0.92	0.00	0.09	0.00	0.09	0.00	0.00	0.00		62.59		0.01		62.73

3.7 Architectural Coating - 2013

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	43.82					0.00	0.00		0.00	0.00						0.00
Off-Road	0.49	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10
Total	44.31	2.96	1.94	0.00		0.27	0.27		0.27	0.27	0.00	281.19		0.04		282.10

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.09	0.11	0.92	0.00	0.00	0.00	0.01	0.00	0.00	0.00		62.59		0.01		62.73
Total	0.09	0.11	0.92	0.00	0.00	0.00	0.01	0.00	0.00	0.00		62.59		0.01		62.73

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.54	14.95	41.96	0.03	3.18	0.38	3.56	0.05	0.36	0.41		3,551.20		0.25		3,556.46
Unmitigated	4.54	14.95	41.96	0.03	3.18	0.38	3.56	0.05	0.36	0.41		3,551.20		0.25		3,556.46
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	40.75	35.80	30.35	110,360	110,360
Hotel	441.18	442.26	321.30	805,967	805,967
Total	481.93	478.06	351.65	916,327	916,327

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	42.30	19.60	38.10
Hotel	9.50	7.30	7.30	19.40	61.60	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
NaturalGas Unmitigated	0.06	0.56	0.46	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	337.529	0.00	0.03	0.01	0.00		0.00	0.00		0.00	0.00		39.71		0.00	0.00	39.95
Hotel	5374.71	0.06	0.53	0.44	0.00		0.00	0.04		0.00	0.04		632.32		0.01	0.01	636.17
Total		0.06	0.56	0.45	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	0.337529	0.00	0.03	0.01	0.00		0.00	0.00		0.00	0.00		39.71		0.00	0.00	39.95
Hotel	5.37471	0.06	0.53	0.44	0.00		0.00	0.04		0.00	0.04		632.32		0.01	0.01	636.17
Total		0.06	0.56	0.45	0.00		0.00	0.04		0.00	0.04		672.03		0.01	0.01	676.12

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Unmitigated	4.98	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.54					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.78					0.00	0.00		0.00	0.00						0.00
Hearth	2.64	0.05	3.89	0.00		0.00	0.57		0.00	0.57	64.40	58.24		0.13	0.00	126.68
Landscaping	0.01	0.00	0.43	0.00		0.00	0.00		0.00	0.00		0.75		0.00		0.77
Total	4.97	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.54					0.00	0.00		0.00	0.00						0.00
Consumer Products	1.78					0.00	0.00		0.00	0.00						0.00
Hearth	2.64	0.05	3.89	0.00		0.00	0.57		0.00	0.57	64.40	58.24		0.13	0.00	126.68
Landscaping	0.01	0.00	0.43	0.00		0.00	0.00		0.00	0.00		0.75		0.00		0.77
Total	4.97	0.05	4.32	0.00		0.00	0.57		0.00	0.57	64.40	58.99		0.13	0.00	127.45

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Mammoth View Phase II
Great Basin UAPCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	23	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	54		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - data provided by applicant

Vehicle Trips - used traffic rate from traffic study (more conservative than default value)

Landscape Equipment - snow in Mammoth Lakes

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	20.82	25.06	20.19	0.03	0.28	1.72	2.00	0.00	1.72	1.72	0.00	3,091.18	0.00	0.43	0.00	3,100.21
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	20.82	25.06	20.19	0.03	0.01	1.72	1.73	0.00	1.72	1.72	0.00	3,091.18	0.00	0.43	0.00	3,100.21
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Energy	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Mobile	2.06	6.98	17.15	0.02	1.78	0.20	1.98	0.03	0.18	0.21		2,060.61		0.12		2,063.12
Total	14.96	7.36	37.08	0.04	1.78	0.20	4.61	0.03	0.18	2.84	296.25	2,514.61		0.71	0.02	2,833.14

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Energy	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Mobile	2.06	6.98	17.15	0.02	1.78	0.20	1.98	0.03	0.18	0.21		2,060.61		0.12		2,063.12
Total	14.96	7.36	37.08	0.04	1.78	0.20	4.61	0.03	0.18	2.84	296.25	2,514.61		0.71	0.02	2,833.14

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46		2,561.58		0.37		2,569.39
Total	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46		2,561.58		0.37		2,569.39

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.04	0.32	0.22	0.00	0.02	0.01	0.03	0.00	0.01	0.01		55.38		0.00		55.41
Worker	0.18	0.19	1.81	0.00	0.22	0.01	0.23	0.00	0.01	0.01		164.08		0.01		164.38
Total	0.22	0.51	2.03	0.00	0.24	0.02	0.26	0.00	0.02	0.02		219.46		0.01		219.79

3.2 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46	0.00	2,561.58		0.37		2,569.39
Total	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46	0.00	2,561.58		0.37		2,569.39

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.04	0.32	0.22	0.00	0.00	0.01	0.01	0.00	0.01	0.01		55.38		0.00		55.41
Worker	0.18	0.19	1.81	0.00	0.01	0.01	0.02	0.00	0.01	0.01		164.08		0.01		164.38
Total	0.22	0.51	2.03	0.00	0.01	0.02	0.03	0.00	0.02	0.02		219.46		0.01		219.79

3.3 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	15.98					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	16.43	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.32	0.00	0.04	0.00	0.04	0.00	0.00	0.00		28.95		0.00		29.01
Total	0.03	0.03	0.32	0.00	0.04	0.00	0.04	0.00	0.00	0.00		28.95		0.00		29.01

3.3 Architectural Coating - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	15.98					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24	0.00	281.19		0.04		282.03
Total	16.43	2.77	1.92	0.00		0.24	0.24		0.24	0.24	0.00	281.19		0.04		282.03

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00		28.95		0.00		29.01
Total	0.03	0.03	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00		28.95		0.00		29.01

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.06	6.98	17.15	0.02	1.78	0.20	1.98	0.03	0.18	0.21		2,060.61		0.12		2,063.12
Unmitigated	2.06	6.98	17.15	0.02	1.78	0.20	1.98	0.03	0.18	0.21		2,060.61		0.12		2,063.12
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	187.45	164.68	139.61	507,657	507,657
Total	187.45	164.68	139.61	507,657	507,657

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	42.30	19.60	38.10

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
NaturalGas Unmitigated	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1552.63	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Total		0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1.55263	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Total		0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Unmitigated	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.20					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.49					0.00	0.00		0.00	0.00						0.00
Hearth	12.13	0.22	17.92	0.02		0.00	2.61		0.00	2.61	296.25	267.88		0.59	0.02	582.71
Landscaping	0.06	0.02	1.96	0.00		0.00	0.01		0.00	0.01		3.46		0.00		3.53
Total	12.88	0.24	19.88	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.24

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.20					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.49					0.00	0.00		0.00	0.00						0.00
Hearth	12.13	0.22	17.92	0.02		0.00	2.61		0.00	2.61	296.25	267.88		0.59	0.02	582.71
Landscaping	0.06	0.02	1.96	0.00		0.00	0.01		0.00	0.01		3.46		0.00		3.53
Total	12.88	0.24	19.88	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.24

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Mammoth View Phase II
Great Basin UAPCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	23	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	54		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - data provided by applicant

Vehicle Trips - used traffic rate from traffic study (more conservative than default value)

Landscape Equipment - snow in Mammoth Lakes

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	20.84	25.14	20.48	0.03	0.28	1.72	2.00	0.00	1.72	1.72	0.00	3,072.21	0.00	0.43	0.00	3,081.26
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	20.84	25.14	20.48	0.03	0.01	1.72	1.73	0.00	1.72	1.72	0.00	3,072.21	0.00	0.43	0.00	3,081.26
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Energy	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Mobile	2.24	7.62	20.53	0.02	1.78	0.20	1.99	0.03	0.19	0.22		1,945.01		0.13		1,947.68
Total	15.14	8.00	40.46	0.04	1.78	0.20	4.62	0.03	0.19	2.85	296.25	2,399.01		0.72	0.02	2,717.70

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Energy	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Mobile	2.24	7.62	20.53	0.02	1.78	0.20	1.99	0.03	0.19	0.22		1,945.01		0.13		1,947.68
Total	15.14	8.00	40.46	0.04	1.78	0.20	4.62	0.03	0.19	2.85	296.25	2,399.01		0.72	0.02	2,717.70

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46		2,561.58		0.37		2,569.39
Total	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46		2,561.58		0.37		2,569.39

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.04	0.34	0.29	0.00	0.02	0.01	0.03	0.00	0.01	0.01		54.83		0.00		54.87
Worker	0.19	0.25	2.00	0.00	0.22	0.01	0.23	0.00	0.01	0.01		148.42		0.01		148.72
Total	0.23	0.59	2.29	0.00	0.24	0.02	0.26	0.00	0.02	0.02		203.25		0.01		203.59

3.2 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46	0.00	2,561.58		0.37		2,569.39
Total	4.15	21.74	15.92	0.03		1.46	1.46		1.46	1.46	0.00	2,561.58		0.37		2,569.39

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.04	0.34	0.29	0.00	0.00	0.01	0.01	0.00	0.01	0.01		54.83		0.00		54.87
Worker	0.19	0.25	2.00	0.00	0.01	0.01	0.02	0.00	0.01	0.01		148.42		0.01		148.72
Total	0.23	0.59	2.29	0.00	0.01	0.02	0.03	0.00	0.02	0.02		203.25		0.01		203.59

3.3 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	15.98					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	16.43	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.04	0.35	0.00	0.04	0.00	0.04	0.00	0.00	0.00		26.19		0.00		26.25
Total	0.03	0.04	0.35	0.00	0.04	0.00	0.04	0.00	0.00	0.00		26.19		0.00		26.25

3.3 Architectural Coating - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	15.98					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24	0.00	281.19		0.04		282.03
Total	16.43	2.77	1.92	0.00		0.24	0.24		0.24	0.24	0.00	281.19		0.04		282.03

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.04	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00		26.19		0.00		26.25
Total	0.03	0.04	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00		26.19		0.00		26.25

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.24	7.62	20.53	0.02	1.78	0.20	1.99	0.03	0.19	0.22		1,945.01		0.13		1,947.68
Unmitigated	2.24	7.62	20.53	0.02	1.78	0.20	1.99	0.03	0.19	0.22		1,945.01		0.13		1,947.68
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	187.45	164.68	139.61	507,657	507,657
Total	187.45	164.68	139.61	507,657	507,657

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	42.30	19.60	38.10

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
NaturalGas Unmitigated	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1552.63	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Total		0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1.55263	0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77
Total		0.02	0.14	0.06	0.00		0.00	0.01		0.00	0.01		182.66		0.00	0.00	183.77

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Unmitigated	12.88	0.24	19.87	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.25
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.20					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.49					0.00	0.00		0.00	0.00						0.00
Hearth	12.13	0.22	17.92	0.02		0.00	2.61		0.00	2.61	296.25	267.88		0.59	0.02	582.71
Landscaping	0.06	0.02	1.96	0.00		0.00	0.01		0.00	0.01		3.46		0.00		3.53
Total	12.88	0.24	19.88	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.24

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.20					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.49					0.00	0.00		0.00	0.00						0.00
Hearth	12.13	0.22	17.92	0.02		0.00	2.61		0.00	2.61	296.25	267.88		0.59	0.02	582.71
Landscaping	0.06	0.02	1.96	0.00		0.00	0.01		0.00	0.01		3.46		0.00		3.53
Total	12.88	0.24	19.88	0.02		0.00	2.62		0.00	2.62	296.25	271.34		0.59	0.02	586.24

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Mammoth View Phase III
Great Basin UAPCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	24	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	54		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - data provided by applicant

Vehicle Trips - used traffic rate from traffic study (more conservative than default value)

Landscape Equipment - snow in Mammoth Lakes

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	21.47	23.35	19.71	0.03	0.29	1.55	1.84	0.00	1.55	1.55	0.00	3,114.23	0.00	0.39	0.00	3,122.47
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	21.47	23.35	19.71	0.03	0.01	1.55	1.56	0.00	1.55	1.55	0.00	3,114.23	0.00	0.39	0.00	3,122.47
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Energy	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Mobile	2.15	7.29	17.90	0.02	1.86	0.20	2.07	0.03	0.19	0.22		2,150.20		0.12		2,152.82
Total	15.61	7.69	38.70	0.04	1.86	0.20	4.81	0.03	0.19	2.96	309.13	2,623.94		0.74	0.02	2,956.32

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Energy	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Mobile	2.15	7.29	17.90	0.02	1.86	0.20	2.07	0.03	0.19	0.22		2,150.20		0.12		2,152.82
Total	15.61	7.69	38.70	0.04	1.86	0.20	4.81	0.03	0.19	2.96	309.13	2,623.94		0.74	0.02	2,956.32

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31		2,561.58		0.34		2,568.69
Total	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31		2,561.58		0.34		2,568.69

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.05	0.44	0.29	0.00	0.03	0.01	0.04	0.00	0.01	0.01		83.13		0.00		83.17
Worker	0.16	0.17	1.62	0.00	0.22	0.01	0.23	0.00	0.01	0.01		160.08		0.01		160.35
Total	0.21	0.61	1.91	0.00	0.25	0.02	0.27	0.00	0.02	0.02		243.21		0.01		243.52

3.2 Building Construction - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31	0.00	2,561.58		0.34		2,568.69
Total	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31	0.00	2,561.58		0.34		2,568.69

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.05	0.44	0.29	0.00	0.00	0.01	0.02	0.00	0.01	0.01		83.13		0.00		83.17
Worker	0.16	0.17	1.62	0.00	0.01	0.01	0.02	0.00	0.01	0.01		160.08		0.01		160.35
Total	0.21	0.61	1.91	0.00	0.01	0.02	0.04	0.00	0.02	0.02		243.21		0.01		243.52

3.3 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	17.05					0.00	0.00		0.00	0.00						0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22		281.19		0.04		281.96
Total	17.46	2.57	1.90	0.00		0.22	0.22		0.22	0.22		281.19		0.04		281.96

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.29	0.00	0.04	0.00	0.04	0.00	0.00	0.00		28.25		0.00		28.30
Total	0.03	0.03	0.29	0.00	0.04	0.00	0.04	0.00	0.00	0.00		28.25		0.00		28.30

3.3 Architectural Coating - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	17.05					0.00	0.00		0.00	0.00						0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22	0.00	281.19		0.04		281.96
Total	17.46	2.57	1.90	0.00		0.22	0.22		0.22	0.22	0.00	281.19		0.04		281.96

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.03	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00		28.25		0.00		28.30
Total	0.03	0.03	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00		28.25		0.00		28.30

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.15	7.29	17.90	0.02	1.86	0.20	2.07	0.03	0.19	0.22		2,150.20		0.12		2,152.82
Unmitigated	2.15	7.29	17.90	0.02	1.86	0.20	2.07	0.03	0.19	0.22		2,150.20		0.12		2,152.82
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	195.60	171.84	145.68	529,729	529,729
Total	195.60	171.84	145.68	529,729	529,729

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	42.30	19.60	38.10

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
NaturalGas Unmitigated	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1620.14	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Total		0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1.62014	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Total		0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Unmitigated	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.21					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.51					0.00	0.00		0.00	0.00						0.00
Hearth	12.66	0.23	18.69	0.02		0.00	2.72		0.00	2.72	309.13	279.53		0.62	0.02	608.05
Landscaping	0.07	0.02	2.04	0.00		0.00	0.01		0.00	0.01		3.61		0.00		3.69
Total	13.45	0.25	20.73	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.21					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.51					0.00	0.00		0.00	0.00						0.00
Hearth	12.66	0.23	18.69	0.02		0.00	2.72		0.00	2.72	309.13	279.53		0.62	0.02	608.05
Landscaping	0.07	0.02	2.04	0.00		0.00	0.01		0.00	0.01		3.61		0.00		3.69
Total	13.45	0.25	20.73	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Mammoth View Phase III
Great Basin UAPCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse	24	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	54		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - data provided by applicant

Vehicle Trips - used traffic rate from traffic study (more conservative than default value)

Landscape Equipment - snow in Mammoth Lakes

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	21.50	23.43	20.01	0.03	0.29	1.55	1.84	0.00	1.55	1.55	0.00	3,095.33	0.00	0.39	0.00	3,103.59
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	21.50	23.43	20.01	0.03	0.01	1.55	1.56	0.00	1.55	1.55	0.00	3,095.33	0.00	0.39	0.00	3,103.59
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Energy	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Mobile	2.34	7.95	21.42	0.02	1.86	0.21	2.07	0.03	0.20	0.23		2,029.58		0.13		2,032.36
Total	15.80	8.35	42.22	0.04	1.86	0.21	4.81	0.03	0.20	2.97	309.13	2,503.32		0.75	0.02	2,835.86

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Energy	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Mobile	2.34	7.95	21.42	0.02	1.86	0.21	2.07	0.03	0.20	0.23		2,029.58		0.13		2,032.36
Total	15.80	8.35	42.22	0.04	1.86	0.21	4.81	0.03	0.20	2.97	309.13	2,503.32		0.75	0.02	2,835.86

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31		2,561.58		0.34		2,568.69
Total	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31		2,561.58		0.34		2,568.69

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.06	0.46	0.40	0.00	0.03	0.01	0.04	0.00	0.01	0.01		82.30		0.00		82.35
Worker	0.17	0.22	1.78	0.00	0.22	0.01	0.23	0.00	0.01	0.01		144.73		0.01		145.00
Total	0.23	0.68	2.18	0.00	0.25	0.02	0.27	0.00	0.02	0.02		227.03		0.01		227.35

3.2 Building Construction - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31	0.00	2,561.58		0.34		2,568.69
Total	3.78	20.14	15.61	0.03		1.31	1.31		1.31	1.31	0.00	2,561.58		0.34		2,568.69

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.06	0.46	0.40	0.00	0.00	0.01	0.02	0.00	0.01	0.01		82.30		0.00		82.35
Worker	0.17	0.22	1.78	0.00	0.01	0.01	0.02	0.00	0.01	0.01		144.73		0.01		145.00
Total	0.23	0.68	2.18	0.00	0.01	0.02	0.04	0.00	0.02	0.02		227.03		0.01		227.35

3.3 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	17.05					0.00	0.00		0.00	0.00						0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22		281.19		0.04		281.96
Total	17.46	2.57	1.90	0.00		0.22	0.22		0.22	0.22		281.19		0.04		281.96

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.04	0.31	0.00	0.04	0.00	0.04	0.00	0.00	0.00		25.54		0.00		25.59
Total	0.03	0.04	0.31	0.00	0.04	0.00	0.04	0.00	0.00	0.00		25.54		0.00		25.59

3.3 Architectural Coating - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	17.05					0.00	0.00		0.00	0.00						0.00
Off-Road	0.41	2.57	1.90	0.00		0.22	0.22		0.22	0.22	0.00	281.19		0.04		281.96
Total	17.46	2.57	1.90	0.00		0.22	0.22		0.22	0.22	0.00	281.19		0.04		281.96

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.03	0.04	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00		25.54		0.00		25.59
Total	0.03	0.04	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00		25.54		0.00		25.59

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.34	7.95	21.42	0.02	1.86	0.21	2.07	0.03	0.20	0.23		2,029.58		0.13		2,032.36
Unmitigated	2.34	7.95	21.42	0.02	1.86	0.21	2.07	0.03	0.20	0.23		2,029.58		0.13		2,032.36
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	195.60	171.84	145.68	529,729	529,729
Total	195.60	171.84	145.68	529,729	529,729

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse	10.80	7.30	7.50	42.30	19.60	38.10

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
NaturalGas Unmitigated	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1620.14	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Total		0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Condo/Townhouse	1.62014	0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76
Total		0.02	0.15	0.06	0.00		0.00	0.01		0.00	0.01		190.60		0.00	0.00	191.76

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Unmitigated	13.44	0.25	20.74	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.21					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.51					0.00	0.00		0.00	0.00						0.00
Hearth	12.66	0.23	18.69	0.02		0.00	2.72		0.00	2.72	309.13	279.53		0.62	0.02	608.05
Landscaping	0.07	0.02	2.04	0.00		0.00	0.01		0.00	0.01		3.61		0.00		3.69
Total	13.45	0.25	20.73	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.21					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.51					0.00	0.00		0.00	0.00						0.00
Hearth	12.66	0.23	18.69	0.02		0.00	2.72		0.00	2.72	309.13	279.53		0.62	0.02	608.05
Landscaping	0.07	0.02	2.04	0.00		0.00	0.01		0.00	0.01		3.61		0.00		3.69
Total	13.45	0.25	20.73	0.02		0.00	2.73		0.00	2.73	309.13	283.14		0.62	0.02	611.74

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Title: Mammoth View Hotel

Background Information

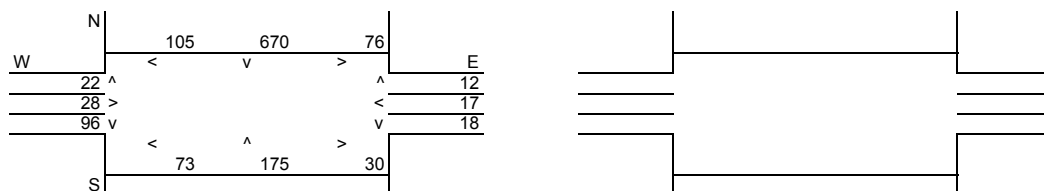
Nearest Air Monitoring Station measuring CO: NA
 Background 1-hour CO Concentration (ppm): 3.0
 Background 8-hour CO Concentration (ppm): 2.2
 Persistence Factor: 0.6
 Analysis Year: 2013

Roadway Data

Intersection: Minaret/Forest Trail
 Analysis Condition: Future with Project 2013 Traffic Conditions

	Roadway Type	No. of Lanes	Average Speed	
			A.M.	P.M.
North-South Roadway:	Minaret	2	20	20
East-West Roadway:	Forest Trail	2	20	20

P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road: 1,062
 E-W Road: 341

N-S Road: 0
 E-W Road: 0

Roadway CO Contributions and Concentrations

Emissions = $(A \times B \times C) / 100,000^1$

Roadway	A ₁	A ₂	A ₃	A ₄	B	C	Estimated CO Concentrations			
	E.O.R.	Reference CO Concentrations 25 Feet	50 Feet	100 Feet	Traffic Volume	Emission Factors ²	E.O.R.	25 Feet	50 Feet	100 Feet
P.M. Peak Traffic Hour										
North-South Road	14.0	7.6	5.7	4.0	1,062	3.40	0.51	0.27	0.21	0.14
East-West Road	3.7	2.7	2.2	1.7	341	3.40	0.04	0.03	0.03	0.02

¹ Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

² Emission factors from EMFAC2002 (2003).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration²

8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration²

	P.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	3.5	3.0	2.5
25 Feet from Roadway Edge	3.3	3.0	2.4
50 Feet from Roadway Edge	3.2	3.0	2.3
100 Feet from Roadway Edge	3.2	3.0	2.3

² Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Title: Mammoth View Hotel

Background Information

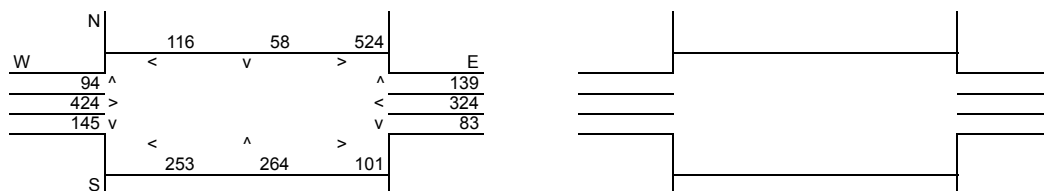
Nearest Air Monitoring Station measuring CO: NA
 Background 1-hour CO Concentration (ppm): 3.0
 Background 8-hour CO Concentration (ppm): 2.2
 Persistence Factor: 0.6
 Analysis Year: 2013

Roadway Data

Intersection: Minaeret/Main
 Analysis Condition: Future with Project 2013 Traffic Conditions

	Roadway Type	No. of Lanes	Average Speed	
			A.M.	P.M.
North-South Roadway:	At Grade	2	20	20
East-West Roadway:	At Grade	2	20	20

P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,195	N-S Road:	0
E-W Road:	1,595	E-W Road:	0

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000¹

	A ₁	A ₂	A ₃	A ₄	B	C				
Roadway	E.O.R.	Reference CO Concentrations 25 Feet	50 Feet	100 Feet	Traffic Volume	Emission Factors ²	E.O.R.	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
P.M. Peak Traffic Hour										
North-South Road	3.7	2.7	2.2	1.7	1,195	3.40	0.15	0.11	0.09	0.07
East-West Road	14.0	7.6	5.7	4.0	1,595	3.40	0.76	0.41	0.31	0.22

¹ Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

² Emission factors from EMFAC2002 (2003).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration²

8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration²

	P.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	3.9	3.0	2.7
25 Feet from Roadway Edge	3.5	3.0	2.5
50 Feet from Roadway Edge	3.4	3.0	2.4
100 Feet from Roadway Edge	3.3	3.0	2.4

² Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Title: Mammoth View Hotel

Background Information

Nearest Air Monitoring Station measuring CO: NA
 Background 1-hour CO Concentration (ppm): 3.0
 Background 8-hour CO Concentration (ppm): 2.2
 Persistence Factor: 0.6
 Analysis Year: 2013

Roadway Data

Intersection: Minaret/Main
 Analysis Condition: Future with Project 2013 Traffic Conditions

	Roadway Type	No. of Lanes	Average Speed	
			A.M.	P.M.
North-South Roadway:	Minaret	2	20	20
East-West Roadway:	Main	2	20	20

P.M. Peak Hour Traffic Volumes

N	116	58	524	E
W	<	v	>	^
94	^			139
424	>		<	324
145	v		v	83
	<	^	>	
	353	264	101	
S				

Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	1,195	N-S Road:	0
E-W Road:	1,595	E-W Road:	0

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000¹

Roadway	A ₁	A ₂	A ₃	A ₄	B	C	Estimated CO Concentrations			
	E.O.R.	Reference CO Concentrations 25 Feet	50 Feet	100 Feet	Traffic Volume	Emission Factors ²	E.O.R.	25 Feet	50 Feet	100 Feet
P.M. Peak Traffic Hour										
North-South Road	3.7	2.7	2.2	1.7	1,195	3.40	0.15	0.11	0.09	0.07
East-West Road	14.0	7.6	5.7	4.0	1,595	3.40	0.76	0.41	0.31	0.22

¹ Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

² Emission factors from EMFAC2002 (2003).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration²

8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration²

	P.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	3.9	3.0	2.7
25 Feet from Roadway Edge	3.5	3.0	2.5
50 Feet from Roadway Edge	3.4	3.0	2.4
100 Feet from Roadway Edge	3.3	3.0	2.4

² Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Title: Mammoth View Hotel

Background Information

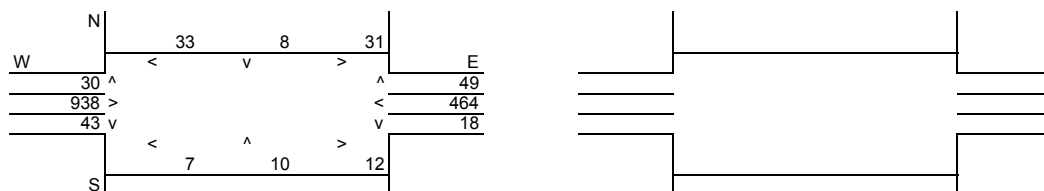
Nearest Air Monitoring Station measuring CO: NA
 Background 1-hour CO Concentration (ppm): 3.0
 Background 8-hour CO Concentration (ppm): 2.2
 Persistence Factor: 0.6
 Analysis Year: 2013

Roadway Data

Intersection: Minaeret/Main
 Analysis Condition: Future with Project 2013 Traffic Conditions

	Roadway Type	No. of Lanes	Average Speed	
			A.M.	P.M.
North-South Roadway:	At Grade	2	20	20
East-West Roadway:	At Grade	2	20	20

P.M. Peak Hour Traffic Volumes



Highest Traffic Volumes (Vehicles per Hour)

N-S Road:	161	N-S Road:	0
E-W Road:	1,515	E-W Road:	0

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000¹

	A ₁	A ₂	A ₃	A ₄	B	C				
Roadway	E.O.R.	Reference CO Concentrations 25 Feet	50 Feet	100 Feet	Traffic Volume	Emission Factors ²	E.O.R.	Estimated CO Concentrations 25 Feet	50 Feet	100 Feet
P.M. Peak Traffic Hour										
North-South Road	3.7	2.7	2.2	1.7	161	3.40	0.02	0.01	0.01	0.01
East-West Road	14.0	7.6	5.7	4.0	1,515	3.40	0.72	0.39	0.29	0.21

¹ Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

² Emission factors from EMFAC2002 (2003).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration²

8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration²

	P.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	3.7	3.0	2.6
25 Feet from Roadway Edge	3.4	3.0	2.4
50 Feet from Roadway Edge	3.3	3.0	2.4
100 Feet from Roadway Edge	3.2	3.0	2.3

² Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

SIMPLIFIED CALINE4 CARBON MONOXIDE ANALYSIS

Project Title: Mammoth View Hotel

Background Information

Nearest Air Monitoring Station measuring CO: NA
 Background 1-hour CO Concentration (ppm): 3.0
 Background 8-hour CO Concentration (ppm): 2.2
 Persistence Factor: 0.6
 Analysis Year: 2013

Roadway Data

Intersection: Old Mammoth/Main
 Analysis Condition: Future with Project 2013 Traffic Conditions

	Roadway Type	No. of Lanes	Average Speed	
			A.M.	P.M.
North-South Roadway:	Old Mammoth	2	20	20
East-West Roadway:	Main	2	20	20

P.M. Peak Hour Traffic Volumes

N	0 0 0			E	
W	0	<	v	>	49
	322	>		<	240
	580	v		v	93
	310 0 72				
S					

Highest Traffic Volumes (Vehicles per Hour)

N-S Road: 1,055
 E-W Road: 1,452

N-S Road: 0
 E-W Road: 0

Roadway CO Contributions and Concentrations

Emissions = (A x B x C) / 100,000¹

Roadway	A ₁	A ₂	A ₃	A ₄	B	C	Estimated CO Concentrations			
	E.O.R.	Reference CO Concentrations 25 Feet	50 Feet	100 Feet	Traffic Volume	Emission Factors ²	E.O.R.	25 Feet	50 Feet	100 Feet
P.M. Peak Traffic Hour										
North-South Road	3.7	2.7	2.2	1.7	1,055	3.40	0.13	0.10	0.08	0.06
East-West Road	14.0	7.6	5.7	4.0	1,452	3.40	0.69	0.38	0.28	0.20

¹ Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

² Emission factors from EMFAC2002 (2003).

Total Roadway CO Concentrations

Peak Hour Emissions = North-South Concentration + East-West Concentration + Background 1-hour Concentration²

8-Hour Emissions = ((Highest Peak Hour Concentration - Background 1-hour Concentration) x Persistence Factor) + Background 8-hour Concentration²

	P.M. Peak Hour	P.M. Peak Hour	8-Hour
Roadway Edge	3.8	3.0	2.7
25 Feet from Roadway Edge	3.5	3.0	2.5
50 Feet from Roadway Edge	3.4	3.0	2.4
100 Feet from Roadway Edge	3.3	3.0	2.4

² Methodology from Bay Area Air Quality Management District *BAAQMD CEQA Guidelines* (1996).

APPENDIX B

Biological Resources Report

**Biological Report for
Mammoth View Project
Town of Mammoth Lakes, California**

DRAFT

March 26, 2011



**The Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546**

Prepared By:

**Resource Concepts, Inc.
340 N Minnesota Street
Carson City, NV 89703**

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ATTACHMENT A Photographs of the Mammoth View Project Area

ATTACHMENT B US Fish and Wildlife Service Response to Request for Information

ATTACHMENT C Habitat Descriptions And Analyses of Potential for Occurrence of Special
Status Species

INTRODUCTION

Resource Concepts, Inc (RCI) was retained by the Town of Mammoth Lakes (the Town) to provide background information that will be used to complete the biological section of the CEQA Initial Study Checklist for the Mammoth View Project. The project area is located within the Town of Mammoth Lakes, T3S, R27E, Section 34.

The project area is 5.51 acres and includes the following parcels:

APN 33-082-06	APN 33-082-11
APN 33-082-07	APN 33-082-12
APN 33-082-08	APN 33-082-13
APN 33-082-09	APN 33-082-13
APN 33-082-10	

DESCRIPTION OF THE PROPOSED PROJECT AREA

The proposed project is within the Town of Mammoth Lakes between Main Street and Alpine Circle. Elevations range between 7,900 and 8,000 feet.

The majority of the proposed project area has been disturbed during past development. Much of the area has been graded and filled to create leveled pads for building construction. The site development includes paved roads and parking lots for three small motels and some single-family housing.

The native soils on undisturbed portions of the proposed project area are Vitrandic Xerothents, on 15 to 30 percent slopes. These soils are gravelly to very gravelly loamy sand and loamy fine sand derived from volcanic ash and glacial till derived from volcanic rock.

The dominant vegetation on the undisturbed portion of the proposed project area are mixed conifer Jeffrey pine (*Pinus jeffreyi*) and red fir (*Abies magnifica*). Very small isolated remnants of the forest understory include mountain big sagebrush (*Artemisia tridentata*), bitterbrush (*Purshia tridentata*), snowbrush (*Ceanothus velutinus*), manzanita (*Arctostaphylos patula*), and rabbitbrush (*Chrysothamnus* sp).

BACKGROUND DATA

A query was made of the California Natural Diversity Database (CNNDDB) to provide an updated list of any known occurrences of special status plant and animal species or critical habitats with potential to occur within the vicinity of the Mammoth View Project Area. An area encompassing the following nine 1:24,000 USGS 7.5 minute quadrangles was queried.

- | | | |
|----------------|-----------------|------------------------|
| • Bloody Mtn | • Crystal Crag | • Mammoth Mountain |
| • Convict Lake | • Dexter Canyon | • Old Mammoth |
| • Crestview | • June Mtn | • Whitmore Hot Springs |

A list of threatened and endangered species with habitat ranges that encompass the proposed

project area was requested from US Fish and Wildlife Service (USFWS). The USFWS response to the information request indicated that:

ANTICIPATED RESPONSE: *to the best of their knowledge, there are no federally listed, proposed, or candidate species or critical habitat within the vicinity of the Mammoth View Project Area (Attachment B).* –

A CNNDDB list of recorded species was sent to the California Department of Wildlife for confirmation and identification of any additional species of concern to the State.

The potential for these species to occur on the Mammoth View Project Area was determined from field reconnaissance and review of habitat requirements for each species, which are included in Attachment C.

SITE RECONNAISSANCE

An initial inspection of this property was conducted by Sheila Anderson, RCI Biologist, on July 8, 2003. On November 5, 2010, Sheila Anderson completed a second inspection and site assessment of the Mammoth View Project Area, which was expanded to include the following additional parcels adjacent to the 2003 survey area:

APN 33-082-06	APN 33-082-13
APN 33-082-08	APN 33-082-14

The location of the survey area is shown in Figure 1. The purpose of the surveys was to determine the presence of:

- Potential habitat for special status species;
- Riparian habitat;
- Wetlands or other waters of the United States; and
- Other sensitive natural communities within the project area.

Insert Figure 1

SUMMARY OF FINDINGS

1. The project would have less than significant impacts, 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 regulation, or by CDFG or USFWS.

A portion of the project area was surveyed in 2003 and the entire project area was surveyed again in November 2010. No potential habitat was found for most of the species identified from the CNDDDB search as summarized in Table 1.0 below.

There is some potential for northern goshawk (species of concern) and great gray owl (state endangered) to occasionally flyover or perch in the remaining coniferous forest within the proposed project area. However, the influence of human presence greatly diminishes the habitat value for these species within the proposed project area. The proposed project is not anticipated to have significant adverse effects to northern goshawk or great gray owl.

There is some potential for long-legged myotis (not listed) to occur within the proposed project area. The forest habitat is readily available, interspersed throughout the Town and in adjacent National Forest and Wilderness areas. The proposed project is not anticipated to have significant adverse effects to long-legged myotis.

Table 1.0 Summary of potential affects to special status species identified from a nine-quad search around the Mammoth View Project Area.

ANIMALS		
Common Name	Scientific Name	Potential to Affect ¹
Yosemite toad	<i>Anaxyrus canorus</i>	NO
Sierra Nevada yellow-legged frog	<i>Rana sierrae</i>	NO
Paiute cutthroat trout	<i>Oncorhynchus clarkii seleniris</i>	NO
Owens tui chub	<i>Siphateles bicolor snyderi</i>	NO
Owens speckled dace	<i>Rhinichthys osculus</i>	NO
Owen's sucker	<i>Catostomus fumeiventris</i>	NO
Northern goshawk	<i>Accipiter gentilis</i>	May Affect; Not likely to adversely affect
Swainson's hawk	<i>Buteo swainsoni</i>	NO
Greater sage-grouse	<i>Centrocercus urophasianus</i>	NO
Prairie falcon	<i>Falco mexicanus</i>	NO

¹ Detailed habitat descriptions and analyses of the potential for occurrence of each species is included in Appendix C.

Willow flycatcher	<i>Empidonax traillii</i>	NO
Great Gray owl	<i>Strix nebulosa</i>	May affect; Not likely to adversely affect
California wolverine	<i>Gulo gulo</i>	NO
Western white-tailed jackrabbit	<i>Lepus townsendii townsendii</i>	NO
Sierra marten	<i>Martes americana sierrae</i>	NO
Pacific fisher	<i>Martes pennanti (pacifica) DPS</i>	NO
Gray-headed pika	<i>Ochotona princeps schisticeps</i>	NO
Sierra Mountain beaver	<i>Aplodontia rufa californica</i>	NO
Mt Lyell shrew	<i>Sorex lyelli</i>	NO
Sierra Nevada red fox	<i>Vulpes vulpes necator</i>	NO
Silver-haired bat	<i>Lasionycteris noctivagans</i>	NO
Long-eared myotis	<i>Myotis evotis</i>	May affect; Not likely to adversely affect
Long-legged myotis	<i>Myotis volans</i>	NO
Yuma myotis	<i>Myotis yumanensis</i>	NO

PLANTS		
Common Name	Scientific Name	Potential to Occur
Long Valley milkvetch	<i>Astragalus johannis-howellii</i>	NO
Lemmon's milkvetch	<i>Astragalus lemmonii</i>	NO
Mono milkvetch	<i>Astragalus monoensis</i>	NO
Smooth saltbush	<i>Atriplex pusilla</i>	NO
Pinzl's rock cress	<i>Boechera pinzliae</i>	NO
Upswept moonwort	<i>Botrychium ascendens</i>	NO
Scalloped moonwort	<i>Botrychium crenulatum</i>	NO
Bolander's bruchia	<i>Bruchia bolanderi</i>	NO
Booths evening primrose	<i>Camissonia boothii</i> ssp. <i>boothii</i>	NO
Western single-spiked sedge	<i>Carex scirpoidea</i> ssp. <i>pseudoscirpoidea</i>	NO

Inyo star-tulip	<i>Calochortus excavatus</i>	NO
Fell-fields claytonia	<i>Claytonia megarhiza</i>	NO
Hall's meadow hawksbeard	<i>Crepis runcinata</i> ssp. <i>hallii</i>	NO
Canescent draba	<i>Draba cana</i>	NO
Sweetwater Mtn. draba	<i>Draba incrassata</i>	NO
Spear-fruited draba	<i>Draba lonchocarpa</i> var. <i>lonchocarpa</i>	NO
Tall draba	<i>Draba praealta</i>	NO
Scribner's wheatgrass	<i>Elymus scribneri</i>	NO
Subalpine fireweed	<i>Epilobium howellii</i>	NO
Blandow's bog moss	<i>Helodium blandowii</i>	NO
Short-leaved hulsea	<i>Hulsea brevifolia</i>	NO
Alkali ivesia	<i>Ivesia kingii</i> var <i>kingii</i>	NO
Seep kobresia	<i>Kobresia myosuroides</i>	NO
Mono Lake lupine	<i>Lupinus duranii</i>	NO
Inyo phacelia	<i>Phacelia inyoensis</i>	NO
Dwarf monolepis	<i>Micromonolepis pusilla</i>	NO
Bog sandwort	<i>Minuartia stricta</i>	NO
Small-flowered grass of Parnassus	<i>Parnassia parviflora</i>	NO
Scalloped-leaved lousewort	<i>Pedicularis crenulata</i>	NO
Robbin's pondweed	<i>Potamogeton robbinsii</i>	NO
Short-fruited willow	<i>Salix brachycarpa</i> ssp. <i>brachycarpa</i>	NO
Snow willow	<i>Salix nivalis</i>	NO
Alkali tansy-sage	<i>Sphaeromeria potentilloides</i> var <i>nitrophila</i>	NO
Slender-leaved pondweed	<i>Stuckenia filiformis</i>	NO
Little bulrush	<i>Trichophorum pumilum</i>	NO

2. The proposed project would have no impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulation, or by CDFG or USFWS.

There are no riparian or other sensitive natural communities within the proposed project area.

3. The proposed project would have no impact on federally protected wetlands as defined by Section 404 of the Clean Water Act.

There are no areas that would be delineated as jurisdictional wetlands or waters of the United States within the proposed project area.

4. The proposed project would have no impact on the movement of any native resident or migratory fish or wildlife species. The proposed project will not impact any identified wildlife migration routes or native wildlife nursery sites.

5. The proposed project would not impact any local wildlife policies or ordinances protecting biological resources if the project is developed in accordance with the Town of Mammoth Lakes tree preservation requirements.

6. The proposed project would have no impact on a Habitat Conservation Plan or Natural Community Conservation Plan. The proposed project is not included within a Habitat Conservation Plan Area.

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ATTACHMENT 'A'

Photographs of the Project Area



Existing development and grading within the Mammoth View project area.
11-52010



Existing development and effects of human presence within the Mammoth View project area.
11-5-2010



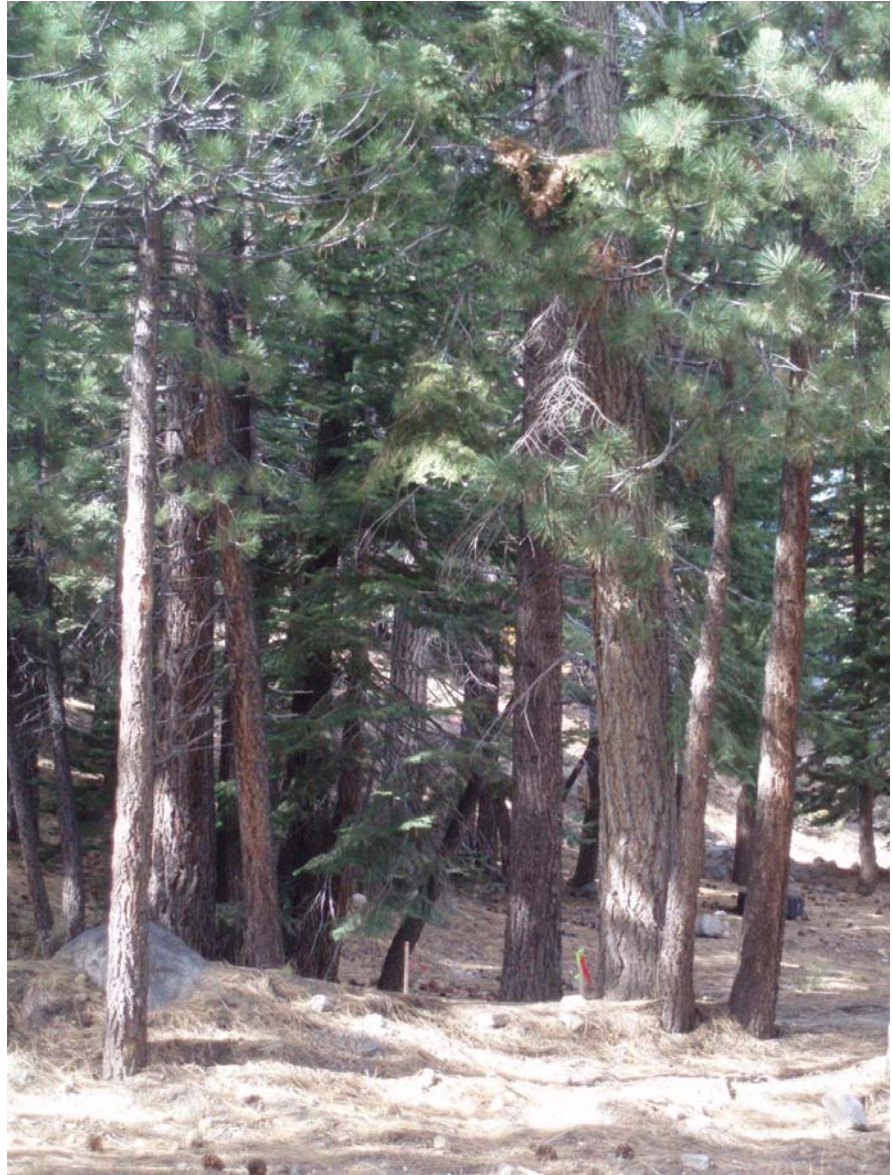
Existing development and human use within the Mammoth View Project Area.
11-5-2010



Remaining mixed coniferous forest within the Mammoth View Project Area.
11-5-2010



**Much of the mixed coniferous forest on the Mammoth View Project
Area is overstocked with high densities of trees.
11-5-2010**



**High density mixed coniferous forest with little or no understory in the Mammoth View Project Area.
11-5-2010**



**Steep slopes with thick pine needle duff and high tree density on the Mammoth View Project Area.
11-5-2010**



**Less disturbed coniferous forest areas within the Mammoth View Project Area with pine needle groundcover..
11-5-2010**



Retaining walls within the Mammoth View Project Area were used to create level construction pads and roads for previous development.
11-5-2010



Native and adapted species were previously seeded in some disturbed areas for erosion control and slope stabilization.
11-5-2010



**Small and isolated remnant patches of shrubs occur in undisturbed forest openings.
11-5-2010**



**Very small areas of sagebrush understory occasionally occur in undisturbed coniferous forest within the Mammoth View Project Area.
11-5-2010**

ATTACHMENT 'B'

US Fish and Wildlife Service Response to Request for Information

Insert USFWS letter – pdf
anticipated by April 28, 2011.

ATTACHMENT 'C'

Habitat Descriptions And Analyses of Potential for Occurrence of Special Status Species

The following list of special status species was compiled on February 27, 2011 from a search of the California Natural Diversity Data Base for the following USGS 7.5 minute quadrangles: Bloody Mountain, Convict Lake, Crestview, Crystal Crag, Dexter Canyon, June Mtn, Mammoth Mountain, Old Mammoth, and Whitmore Hot Springs.

COMMON NAME	SCIENTIFIC NAME	STATUS
AMPHIBIANS		
Yosemite toad	<i>Anaxyrus canorus</i>	Federal Candidate CA Species of Special Concern
<i>Anaxyrus canorus</i> is found in wet mountain meadows and seasonal ponds bordered by lodgepole or whitebark pines in areas with thick meadow vegetation or patches of low willows. Breeding areas include shallow mountain pools and slow moving streams. There are no mountain meadows or seasonal pond habitat within the proposed project area and no potential habitat for Yosemite toad.		
Sierra Nevada yellow-legged frog	<i>Rana sierrae</i>	Federal Candidate CA Candidate Endangered
<i>Rana sierrae</i> is usually associated with montane riparian habitats in mixed coniferous forests, in alpine lakes with grassy or muddy shorelines, and streams with marshy edges and sod banks. Very small, shallow streams are not frequently used, probably because they lack the water depth necessary for escape cover and overwintering. Adults are typically found sitting on the shoreline, usually where there is little or no vegetation within one meter of the water's edge. Frogs are almost always found within 2-3 feet from water. Adults and larvae are also found in shallow pools where water temperatures are warmer, and because these areas provide refuge from fish predation. Tadpoles overwinter at least once before metamorphosis. Breeding sites are associated with lakes and ponds that do not dry in the summer to prevent desiccation of tadpoles, and are sufficiently deep (>2m) to prevent freezing in the winter. There is no riparian or aquatic habitat within the project area and no potential habitat for Sierra Nevada yellow-legged frog.		

COMMON NAME	SCIENTIFIC NAME	STATUS
FISH		
Paiute cutthroat trout	<i>Oncorhynchus clarkii seleniris</i>	Federal Threatened
<i>Oncorhynchus clarkia seleniris</i> is a subspecies of cutthroat trout that is native to the Silver King Creek watershed in the Toiyabe National Forest, California. Paiute Cutthroat Trout prefer cool, well-oxygenated, low gradient streams with moderate current flowing through meadow areas and lakes. There is no aquatic habitat within the project area and no potential habitat for Paiute cutthroat trout.		
Owens tui chub	<i>Siphateles bicolor snyderi</i>	Federal Endangered CA Endangered
<i>Siphateles bicolor snyderi</i> was historically found in various habitats including shallow water thermal spring pools, lakes, or in the quiet waters of sluggish rivers and canals. Small populations are currently extant in remnants of natural habitat at four locations: Owens River Gorge, springs, ponds, and tributaries at the Hot Creek Hatchery, Owens Valley Native Fish Sanctuary (introduced), and lower Owens River Gorge above Pleasant Valley Reservoir. Primary habitat requirements appear to include clear, clean water, adequate cover in the form of rocks, undercut banks, or beds of aquatic vegetation with adequate insect food. There is no aquatic habitat within the project area and no potential habitat for Owens tui chub.		
Owens speckled dace	<i>Rhinichthys osculus ssp. 2</i>	CA Species of Special Concern
<i>Rhinichthys osculus</i> is a habitat generalist that is able to occupy a diversity of thermal springs, headwater springs, and large rivers, but are rarely found in waters exceeding 29° C. Fish feed on insects in the stream substrate. Small isolated population of Owens speckled dace are found in several Owens Valley locations including Pine and Rock Creeks, Horton Creek, Marble Creek springs, and have also been found in irrigation ditches near Bishop. There is no aquatic habitat within the project area and no potential habitat for Owens speckled dace.		
Owens sucker	<i>Catostomus fumeiventris</i>	CA Species of Special Concern
<i>Catostomus fumeiventris</i> is restricted to eastern California and is widely distributed throughout the Owens Valley. Most of the population resides in Crowley Reservoir, the lower Owens River, lower Rock Creek, and lower Hot Creek. In streams, these fish are most abundant in reaches with fine substrate or gravel or cobble, and in sections with long runs and few riffles. Larvae and juveniles are most often found in quiet, sedge-dominated margins and backwater areas with undercut banks, algae, and abundant rooted aquatics. There is no aquatic habitat within the project area and no potential habitat for Owen's sucker.		

COMMON NAME	SCIENTIFIC NAME	STATUS
BIRDS		
Northern goshawk	<i>Accipiter gentilis</i>	CA Species of Special Concern
<i>Accipiter gentilis</i> habitat consists of older-age mixed coniferous and deciduous forests. Large trees are required for nesting. Closed canopy of greater than 40 percent is necessary for protection and thermal cover, and forest openings are required for maneuverability below the canopy. Nests are usually on north slopes, near water, in red fir, lodgepole pine, Jeffery pine, or aspen. Northern goshawk is known to occur in the vicinity of the project site and has been observed nesting on nearby by Valentine Reserve. Goshawks are known to reuse nest sites or make new nests nearby old ones, so it is likely that goshawks continue to utilize the Mammoth Lakes area. Goshawks have a home range extending no less than seven (7) miles from nest sites and are considered 'habitat generalists' with regard to foraging. Goshawks hunt and take prey on the ground, in vegetation, and in the air. Their prey include species such as ground squirrel, rabbit, songbird, and grouse that can be found in non-forested habitats. Generally, the Mammoth Lakes area provides foraging habitat for goshawks. Northern goshawk may occasionally fly over, perch, or hunt in the proposed project area.		
Swainson's hawk	<i>Buteo swainsoni</i>	CA Threatened
<i>Buteo swainsoni</i> breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley, and forages in adjacent grasslands or suitable grain or alfalfa fields, or livestock pastures. There is no potential nesting habitat for Swainson's hawk within the project area. There are no juniper-sage flats for suitable nest trees. Within the nine-quad CNDDDB search area, the closest recorded sighting of Swainson's hawk to the proposed project area is near Rush Creek, south of Mono Lake.		
Greater sage-grouse	<i>Centrocercus urophasianus</i>	Federal Candidate
Greater sage-grouse is a sagebrush-obligate species that utilizes various components of sagebrush habitats yearlong. Sagebrush is the mainstay of the sage-grouse diet and is used exclusively as forage during the winter. Forbs and insects are additional components to the sage grouse diet during the spring and summer. Sage grouse seek tall sagebrush shrubs above the snow level during the winter for cover and access to forage. Breeding grounds, leks, are characterized by low growing sagebrush or clearings in sagebrush where females are attracted to male displays for breeding. Nesting usually occurs within three to ten miles of the lek sites. Nests are built on the ground under the cover of a sagebrush shrub. Herbaceous grass and forbs in the interspaces between shrubs are important for nest and chick concealment. Sagebrush cover ranging from 15 to 25 percent is considered optimum for nesting. Stringer meadows with adjacent sagebrush habitat are used during the summer for brood rearing. There is no sagebrush habitat or stringer meadows within the project area and no potential habitat for greater sage-grouse.		

Prairie Falcon	<i>Falco mexicanus</i>	CA Watch List
The distribution for <i>Falco mexicanus</i> is limited to western North America. The prairie falcon is a year-round resident in California ranging throughout the Central Valley and Sierra Nevada. The prairie falcon is primarily associated with dry, open terrain such as grasslands, savannahs, desert scrub, and some agricultural areas. Breeding territories are generally restricted to geographic areas with cliffs and escarpments adjacent to broad, arid or semi-arid valleys. Nest sites are most often associated with availability of prey species. Prairie falcons feed both in the air and on the ground. Their primary prey species are ground squirrels and birds. There are no cliffs or escarpments within or near the project area that would provide suitable nest sites for prairie falcon. No sightings of prairie falcon have been reported within the project area vicinity.		
Willow flycatcher	<i>Empidonax traillii</i>	CA Endangered
<i>Empidonax traillii</i> is a summer resident that spends 70 to 90 days a year in California for breeding. Breeding habitat for <i>Empidonax traillii</i> usually consists of dense willow patches interspersed with openings of ponded water, marsh, or shorter vegetation, creating a mosaic that is not uniformly dense. In high elevation riparian areas nesting often occurs in sites dominated by a single species of willow. Average canopy height is generally only 10-23 feet. Overstory vegetation is often associated with an understory and openings of sedges, rushes, nettles, and other herbaceous wetland plants that dominate the floodplain. These floodplain openings are often saturated or ponded during the initial part of the breeding season. There is no potential breeding habitat for willow flycatcher within the project area. There are no willow dominated riparian areas or ponding or floodplains that would be suitable for nesting habitat.		
Great gray owl	<i>Strix nebulosa</i>	CA Endangered
<i>Strix nebulosa</i> occur in dense mixed conifer and red fir stands bordering meadows. Forest edge and open habitats generally include open grassy areas such as bogs or selective clear-cuts. Primary prey species are small mammals such as voles, gophers, shrews, squirrel, rabbit, mice, chipmunks, and frogs. These prey species are found in open areas (forest clearings). Scattered trees and shrubs are used for perching. In the Sierra Nevada Range, great gray owls are found in the subalpine and montane forest zones. Great gray owls are both diurnal and nocturnal and have been reported to be both nonmigratory and nomadic. Movements are influenced by prey availability. In high snow environments, owls may disperse to lower elevations during the winter. Great gray owl is a forest dependent nester and often perches on lone trees, fence posts and poles. Nest sites include old hawk and raven stick-built nests, depressions on broken-topped snags and stumps, or dwarf-mistletoe platforms. Great gray owl is known to occur in the vicinity of the project site from a 1975 sighting in Valentine Camp. The mixed conifer with red fir stands that characterize the proposed project area are adjacent to Main Street and residential areas within the Town. There are no bordering meadows that would provide suitable nesting or foraging habitat. There is potential habitat for great gray owl in nearby forests within federally protected wilderness areas. Great gray owl could occasionally use project area while foraging.		

COMMON NAME	SCIENTIFIC NAME	STATUS
MAMMALS		
California wolverine	<i>Gulo gulo</i>	Federal Candidate CA Threatened
Habitat descriptions for <i>Gulo gulo</i> are generally non-specific due to their solitary and secretive behavior in remote settings and avoidance of humans. A variety of worldwide habitats have been documented, mostly described as high elevation tundra and forest zones in wilderness settings. Vegetation zones occupied by wolverine include the Arctic tundra, subarctic–alpine tundra, boreal forest, northeast mixed forest, redwood forest, and coniferous forest. The wolverine is a carnivore highly adapted to feed on frozen flesh and bone. Large mammal carrion is a prominent component of the wolverine diet. Small animal prey species include snowshoe hare, porcupine, arctic ground squirrels, hoary marmots, ptarmigan, and sporadically abundant species such as salmon, berries, and insect larvae. The distribution of wolverines in closest proximity to the proposed project area is the highest mountain ranges from Del Norte and Trinity Counties south to Tulare County, California. One lone male wolverine sighted for the past 3 years (2008-2010) north of Truckee, California in Sierra County was determined from DNA tests not to be a descendent of the last known Southern Sierra Nevada population. His DNA closely matches that of wolverines in the Sawtooth Range of Idaho. There is no potential home range habitat for wolverine within the project area. There are no remote areas with wilderness characteristics and no alpine, subalpine, or forest habitats that would provide suitable habitat for California wolverine within the proposed project area.		
Western white-tailed jackrabbit	<i>Lepus townsendii townsendii</i>	CA Species of Special Concern
<i>Lepus townsendii</i> is most closely associated with grasslands and agricultural lands and is only marginally associated with eastern California. The white-tailed jackrabbit is a solitary, nocturnal hare that feeds on grasses and herbaceous plants during the summer and the buds of woody plants during the winter. Mono County, California is at the western and southern most limits of the distribution for white-tailed jackrabbit. Two historic sightings of white-tailed jackrabbit were reported near Lake Mary in 1951 and south of Casa Diablo Hot Springs in 1955. No recent sightings have been reported within the vicinity of the project area. The proposed project area does not provide suitable grassland habitat for white-tailed jackrabbit.		
Sierra marten	<i>Martes Americana sierrae</i>	No state or federal listing status
<i>Martes Americana sierrae</i> occupy late-successional stands of mesic conifers with closed canopies and complex structures. The sites most often used by marten on the Inyo National Forest were reported to be lodgepole pine, Jeffrey pine and red fir. East side Sierra habitats are closely connected to riparian or more mesic red fir sites. Large snags, logs, rock outcrops, or talus are used for denning. Winter dens are sometimes under snow near logs or tree trunks. There are no late successional mesic conifer stands that would provide habitat for Sierra marten within the proposed project area. No sightings of marten have been reported within the vicinity of the project area.		

Pacific fisher	<i>Martes pennanti (pacifica) DPS</i>	Federal Candidate
<i>Martes pennanti</i> is considered a late-successional forest obligate species found only in North America. Fisher habitat is not limited to distinct forest types, but rather is characterized by complex and diverse physical forest structure with high canopy closure that provides diversity in prey populations. Fishers utilize forest habitats with multiple horizontal and vertical features created by varying tree sizes, understory layers, openings, dead and downed wood, and overhead cover that lead to a high diversity of prey populations. Fishers are generalized predators and will eat whatever prey they can catch including small to medium-sized mammals and birds. They also readily eat carrion and fruit. Foraging sites may differ from resting and denning sites. Tree canopies and cavities are the most frequently reported rest sites. Live trees with hollows, snags, logs, stumps, witches brooms, squirrel and raptor nests, holes in the ground, and abandoned beaver lodges have been reported as resting sites during different seasons. During winter, fishers sometimes use burrows under the snow. However winter distribution may be affected by snow depth and accumulation. In regions where snow tends to be deep, fishers have been most commonly associated with late successional forests where dense overhead canopies intercept snowfall. Den sites have almost always been found in cavities of dead or living trees, or hollows in large diameter logs. Female fishers use one to three dens per litter and move their young to a new den when disturbed. There are no structurally complex late successional forests and no large diameter logs that would provide suitable hunting or nesting habitat within the proposed project area. There is no potential hunting or denning habitat for Pacific fisher in the proposed project area.		
Gray-headed pika	<i>Ochotona princeps schisticeps</i>	No state or federal listing status
The gray-headed pika is one of five subspecies of American pika (<i>Ochotona princeps</i>) that occur in California. The American pika inhabits rocky and talus areas that provide ample crevices and gaps for denning, nesting, and hiding. Pikas are most often found at the interface of talus and meadow or subalpine shrub habitats for foraging. American pikas are generalist herbivores and most of their water requirement is met through foraging. Pikas are best known for building "haypiles" where stalks of grasses, forbs, and succulent shrubs are piled, dried, and used throughout the year. The proposed project area does not provide talus or rock outcrop habitat with adjacent meadows or subalpine shrub. There is no potential habitat for gray-headed pika within the proposed project area.		

Sierra Nevada mountain beaver	<i>Aplodontia rufa californica</i>	CA Species of Special Concern
<i>Aplodontia rufa californica</i> is a nocturnal rodent that spends much of the time in underground burrows. Burrow sites are typically found on moist and steep north-facing slopes or gullies with well-drained and friable soils, within a dense understory of deciduous trees and shrubs. Critical habitat suitability characteristics are a cool thermal regime, adequate soil drainage and softness, an abundant supply of lush herbaceous and small diameter woody plants and forbs, and an abundant supply of water. Mountain beaver are strictly herbivorous. In addition to willows and grasses, mountain beaver eat many plants that are toxic to other animals including bracken fern, stinging nettle, thistle, and larkspur. Sierra Nevada mountain beaver were trapped within the willow-alder riparian community along Mammoth Creek as part of a research effort in 1979 and in 1982. Habitat for this population was described as willow fringes along streams with widely scattered burrows, or willow thickets bordering meadows or Labrador tea (<i>Ledum glandulosum</i>). Mountain beaver have seldom been found in areas of deep snow accumulation such as the proposed project area. The project area does not provide lush herbaceous forage species, soft wet soils, or abundant water required for Sierra Nevada mountain beaver. There is no potential habitat for Sierra Nevada mountain beaver within the proposed project area.		
Mount Lyell shrew	<i>Sorex lyelli</i>	CA Species of Special Concern
This species is found in high elevation riparian areas in the southern Sierra Nevada mountains. Mount Lyell shrew habitat consists of wetland communities, near streams. It occurs in grassy areas and in sagebrush steppe, with scattered pinyon pine woodlands and localized forests of white fir, Jeffrey pine, and lodgepole pine at elevations ranging from 6,900 to 10,000 feet above sea level. Mt. Lyell shrew has been found in a few locations around Mt. Lyell near Yosemite National Park. This species was reported from the project region (Old Mammoth area) in 1914. There are more recent occurrences of the Mount Lyell shrew from Sweetwater Canyon in the Sweetwater Mountains, in the vicinity of Bridgeport, at an elevation of 8,200 feet. There is no riparian habitat within the proposed project area and no potential habitat for Mount Lyell shrew.		
Sierra Nevada red fox	<i>Vulpes vulpes necator</i>	CA Threatened
<i>Vulpes vulpes necator</i> occurs in a variety of habitats including alpine dwarf-shrub, wet meadow, subalpine conifer, red fir, lodgepole pine, aspen, montane chaparral, montane riparian, mixed conifer and ponderosa pine. Preferred habitat is characterized as red fir and lodgepole pine forests interspersed with meadows or alpine fields. Dens are located in rock areas with dense vegetation. A population of Sierra Nevada red fox was recently confirmed north of Yosemite National Park. The most recent confirmed occurrences of Sierra Nevada red fox prior to the 2010 finding was 1926. There is no preferred habitat for Sierra red fox within the project area. There are no lodgepole pine or red fir forests with dense understory and rock areas for denning close proximity to the proposed project area.		

Silver-haired bat	<i>Lasionycteris noctivagans</i>	No state or federal listing status
<i>Lasionycteris noctivagans</i> are common throughout California but their distribution is somewhat sporadic. This species needs open water for drinking and is usually associated with riparian areas or mesic habitats in coastal or montane coniferous forest, pinyon-juniper woodlands, and valley foothill woodlands. Hollow trees, snags, buildings, rock crevices, caves, and loose bark are used for roosting. The absence of open water limits the habitat suitability for silver-haired bat within the proposed project area.		
Long-legged myotis	<i>Myotis volans</i>	No state or federal listing status
<i>Myotis volans</i> has a widespread distribution in the western United States. It is most common in forested habitats above 4,000 feet, but also uses chaparral and Great Basin shrub habitat for foraging. Moths are the primary prey. Long legged myotis use rock crevices, buildings, loose tree bark, snags, mines, and caves for roosting. The closest recorded sighting to the proposed project area is at Devils Postpile National Monument. Remnants of mixed conifer stands interspersed with commercial and residential buildings and roads occur throughout the Town that could provide potential habitat for long-legged myotis. There is forested habitat and buildings within the project area and potential roost sites for long-legged myotis.		
Long-eared myotis	<i>Myotis evotis</i>	No state or federal listing status
<i>Myotis evotis</i> has been found in nearly all brush, woodland, and forest habitats, from sea level to at least 9,000 feet, but coniferous woodlands and forests including juniper and ponderosa pine seem to be preferred. It typically forages over rivers, streams, and ponds within the forest-woodland environment. During summer, it roosts singly or in small groups in a wide variety of structures, including cavities in snags, under loose bark, stumps, buildings, rock crevices, and caves. Long-eared myotis feeds on spiders, flies, beetles, and moths caught in flight. During winter, it probably hibernates primarily in caves and abandoned mines. The absence of open water limits the habitat suitability for long-eared myotis within the proposed project area.		
Yuma myotis	<i>Myotis yumanensis</i>	No state or federal listing status
<i>Myotis yumanensis</i> is common and widespread in California, usually found near ponds, streams, or other sources of open water in open forests and woodlands. Their primary prey includes water-borne insects such as caddisflies and midges, as well as moths, flies, termites, and ants. Yuma myotis require free water for drinking. Roost sites include buildings, mines, caves, or crevices. The absence of open water limits the habitat suitability for Yuma myotis within the proposed project area.		

COMMON NAME	SCIENTIFIC NAME	STATUS
PLANTS		
Long Valley milkvetch	<i>Astragalus johannis-howelli</i>	State Rare CNPS 1B.2
<i>Astragalus johannis-howelli</i> is found on flats and gentle slopes of mountain sagebrush sites in sandy loam soils and gravelly volcanic ash. It is usually found in swales in the vicinity of former or present hot springs activity. There are no swales or historic hot spring activity within the project area. There is no potential habitat for Long Valley milkvetch within the project area.		
Lemmon's milkvetch	<i>Astragalus lemmonii</i>	CNPS 1B.2
<i>Astragalus lemmonii</i> has been found along the margins of dry lakes and alkaline meadows within sagebrush scrub sites. CNDDDB recorded sightings in Mono County include lakeshores, meadows, and seeps in the vicinity of Benton Crossing and the headwaters of Hot Creek and the Owens River. There are no alkaline meadows, lakeshore, or seeps within the proposed project area that would provide suitable habitat for Lemmon's milkvetch.		
Mono milkvetch	<i>Astragalus monoensis</i> var. <i>monoensis</i>	State Rare CNPS 1B.2
The general habitat description for <i>Astragalus monoensis</i> var. <i>monoensis</i> is sagebrush scrub on pumice sands and gravel between 6,923 and 11,007 feet. The blooming period is June through August. Records from CNDDDB show that Mono milkvetch is most often associated with big sagebrush and bitterbrush. There are no pumice sands or gravels within the proposed project area and no potential habitat for Mono milkvetch.		
Smooth saltbush	<i>Atriplex pusilla</i>	CNPS 2
<i>Atriplex pusilla</i> is typically found in Great Basin scrub, within meadows and seeps near alkali hot springs. There are no alkaline meadows or seeps and no potential habitat for smooth saltbush within the project area.		

Pinzl's rock cress	<i>Boechea pinzliae</i>	CNPS 1B.3
The general habitat description for <i>Boechea pinzliae</i> [<i>Arabis pinzliae</i>] is gravelly, granitic sand and scree in alpine boulder, rock fell field, and subalpine areas between 9,840 and 11,152 feet (3000 and 3400 meters). There are two known occurrences of Pinzl's rock cress in California. The nearest one to the project area is approximately 8 miles northwest of Mammoth Lakes near Two Teats at an elevation of 10,700 feet. The proposed project area is well below the known elevational zone for Pinzl's rock cress. There is no alpine scree or rock fell field habitat in the proposed project area and no potential habitat for Pinzl's rock cress.		
Upswept moonwort	<i>Botrychium ascendens</i>	CNPS 2.3
<i>Botrychium ascendens</i> has been found in mesic meadows and seeps within the lower coniferous forest zone. There are no mesic meadows or seeps and no potential habitat for upswept moonwort in the proposed project area.		
Scalloped moonwort	<i>Botrychium crenulatum</i>	CNPS 2.2
<i>Botrychium crenulatum</i> is one of the most hydrophytic <i>Botrychium</i> species. It usually grows in saturated soils in shady areas along stabilized stream banks, meadows freshwater wetlands, bogs, fens and in yellow pine coniferous forest wetland and riparian communities. There are no wetlands, meadows, streams, or riparian habitat and no potential habitat for scalloped moonwort within the proposed project area.		
Bolander's bruchia	<i>Bruchia bolanderi</i>	CNPS 2.2
<i>Bruchia bolanderi</i> is a moss that grows on very damp bare soil in meadows and along streambanks within lodgepole forests at elevations of 5,575 to 9,200 feet. There are no meadows or streambanks within the proposed project area and no potential habitat for Bolander's bruchia.		

Booth's evening primrose	<i>Camissonia boothii</i> ssp. <i>boothii</i>	CNPS 2.3
<i>Camissonia boothii</i> ssp. <i>boothii</i> is an annual plant that occurs in dry, open areas within Joshua tree woodland and pinyon-juniper woodland habitat types. There is no Joshua tree or pinyon-juniper habitat and no potential habitat for Booth's evening primrose within the proposed project area.		
Western single-spiked sedge	<i>Carex scirpoidea</i> ssp. <i>pseudoscirpoidea</i>	CNPS 2.2
<i>Carex scirpoidea</i> ssp. <i>pseudoscirpoidea</i> is found in seeps and meadows associated with alpine boulders and rock fields. There are no seeps, meadows, or seasonally wet habitats associated with alpine boulders and rock fields in the proposed project area and no potential habitat for western single-spiked sedge.		
Inyo star-tulip	<i>Calochortus excavatus</i>	CNPS 1B.1
<i>Calochortus excavatus</i> is associated with meadows in shadscale scrub communities. It is sometimes found in wetlands. There are no meadows or wetlands and no shadscale scrub communities within the proposed project area and no potential habitat for Inyo star-tulip.		
Fell-fields claytonia	<i>Claytonia megarhiza</i>	CNPS 2.3
<i>Claytonia megarhiza</i> is found in alpine boulder and rock fields, and rocky or gravelly subalpine coniferous forest. There are no alpine boulders, rock fields, or subalpine coniferous forests within the proposed project area and no potential habitat for fell-fields claytonia.		
Hall's meadow hawksbeard	<i>Crepis runcinata</i> ssp. <i>Hallii</i>	CNPS 2.1
<i>Crepis runcinata</i> ssp. <i>Hallii</i> is a facultative wetland plant in California that occurs in mesic alkaline seeps within pinyon and juniper woodlands. There are no alkaline seeps or pinyon/juniper woodlands within the project area and no potential habitat for Hall's meadow hawksbeard.		
Canescent draba	<i>Draba cana</i>	CNPS 2.3
<i>Draba cana</i> is found in alpine boulder and rock fields, meadows and seeps, and subalpine coniferous forest at elevations of 9,000 to 10,515 feet. There are no alpine boulders, rock fields, meadows, seeps, or subalpine coniferous forest within the proposed project area. There is no potential habitat for canescent draba within the proposed project area, which is located below the documented elevation range for this species.		
Sweetwater Mountains draba	<i>Draba incrassata</i>	CNPS 1B.3

<i>Draba incrassata</i> is typically found in alpine boulder and rock fields. There are no alpine boulders or rock fields within the proposed project area and no potential habitat for Sweetwater Mountains draba.		
Spear fruited draba	<i>Draba lonchocarpa</i> var. <i>lonchocarpa</i>	CNPS 2.3
<i>Draba lonchocarpa</i> var. <i>lonchocarpa</i> is found in alpine boulders and rock fields, within an elevation range of 9,000 to 9,885 feet. The proposed project area is below the recorded elevation range of this species. There are no alpine boulders or rock fields and no potential habitat for spear fruited draba within the project area.		
Tall draba	<i>Draba praealta</i>	CNPS 2.3
<i>Draba praealta</i> is found in wetlands, meadows, and seeps within an elevational range of 10,000 to 15,000 feet. The proposed project area is below the recorded elevation range for this species. There are no wetlands or meadow habitat and no potential for tall draba within the proposed project area.		
Schribner's wheatgrass	<i>Elymus scribneri</i>	CNPS 2.3
<i>Elymus scribneri</i> is found in alpine boulder and rock fields. There are no alpine boulders or rock fields within the proposed project area and no potential habitat for Schribner's wheatgrass.		
Subalpine fireweed	<i>Epilobium howellii</i>	CNPS 4.3
<i>Epilobium howellii</i> is endemic to California and is found in riparian wetlands and meadows in subalpine forests. There are no wetlands or meadows in the proposed project area and no potential habitat for subalpine fireweed.		
Blandow's bog moss	<i>Helodium blandowii</i>	CNPS 2.3
<i>Helodium blandowii</i> is a moss that grows in marshy areas in wet meadows, seeps, or fens in subalpine coniferous forest. The closest known location recorded in Mono County is at Davis Lake, approximately sixteen miles southeast of Mammoth Lakes. There are no wet meadows, seeps, or fens within the proposed project area and no potential habitat for Blandow's bog moss.		
Short-leaved hulsea	<i>Hulsea brevifolia</i>	CNPS 1B.2
<i>Hulsea brevifolia</i> occurs in gravelly, sandy granitic soils in upper montane coniferous forest at elevations of 4,900 to 10,500 feet. There are no granitic soils within the proposed project area and no potential habitat for short-leaved hulsea.		

Alkali ivesia	<i>Ivesia kingii</i> var <i>kingii</i>	CNPS 2.2
<i>Ivesia kingii</i> is associated with moist alkaline meadows, seeps, and playas in the Great Basin scrub. There are no alkaline meadows, seeps, or Great Basin scrub within the proposed project area and no potential habitat for alkali ivesia.		
Seep kobresia	<i>Kobresia myosuroides</i>	CNPS 2.3
<i>Kobresia myosuroides</i> is typically found in alpine boulder and rock fields, meadows, and seeps, in subalpine coniferous forest. There are no alpine boulders, rock fields, meadows, or seeps within the proposed project area and no potential habitat for seep kobresia.		
Mono Lake lupine	<i>Lupinus duranii</i>	CNPS 1B.2
<i>Lupinus duranii</i> is found in Great Basin scrub, subalpine coniferous forest, and upper montane coniferous forest on volcanic pumice soils. There are pumice soils or pumice flats within the proposed project area and no potential for Mono Lake lupine.		
Inyo phacelia	<i>Phacelia inyoensis</i>	CNPS 1B.2
<i>Phacelia inyoensis</i> is found in alkaline meadows and seeps along the Owens Valley and east of Whitmore Hot Springs near Lake Crowley. There are no alkaline meadows or seeps within the proposed project area and no potential habitat for Inyo phacelia.		
Dwarf monolepis	<i>Micromonolepis pusilla</i>	CNPS 2.3
<i>Micromonolepis pusilla</i> is a common plant in the Great Basin found in alkaline flats. There are no alkaline flats in the proposed project area and no potential habitat for dwarf monolepis.		
Bog sandwort	<i>Minuartia stricta</i>	CNPS 2.3
<i>Minuartia stricta</i> is reported to occur in alpine fell fields, wetlands and riparian areas between elevations of 12,000 and 13,200 feet. There are no wetlands, riparian areas, or alpine fell fields within the proposed project area and no potential habitat for bog sandwort.		
Small-flowered grass-of-Parnassus	<i>Parnassia parviflora</i>	CNPS 2.2
<i>Parnassia parviflora</i> is a wetland-riparian plant found at elevations up to 9,800 feet. There are no wetlands or riparian areas within the proposed project area and no potential habitat for small-flowered grass of Parnassus.		

Scalloped-leaved lousewort	<i>Pedicularis crenulata</i>	CNPS 2.2
<i>Pedicularis crenulata</i> is found in wetlands and riparian habitat. There are no wetlands or riparian habitat within the proposed project area and no potential for scalloped-leaved lousewort.		
Robbins' pondweed	<i>Potamogeton robbinsii</i>	CNPS 2.3
<i>Potamogeton robbinsii</i> is a deepwater aquatic herb found in deepwater lakes, marshes, and swamps. There are no lakes, marshes, or swamps in the proposed project area and no potential habitat for Robbins' pondweed.		
Short-fruited willow	<i>Salix brachycarpa</i> ssp. <i>brachycarpa</i>	CNPS 2.3
<i>Salix brachycarpa</i> ssp. <i>brachycarpa</i> is found in alpine dwarf scrub, meadows, seeps, and subalpine coniferous forests. Documented elevations range from 9,000 to 10,500 feet. There are no alpine dwarf scrub, meadows, seeps, or subalpine coniferous forests within the proposed project area and no potential habitat for short-fruited willow.		
Snow willow	<i>Salix nivalis</i>	CNPS 2.3
<i>Salix nivalis</i> is a low-growing, mat-forming willow that is found in alpine cirques between elevations of 10,170 and 11,480 feet. There are no alpine cirques in the proposed project area, which is well below the recorded elevational range for snow willow. There is no potential habitat for snow willow in the proposed project area.		
Alkali tansy-sage	<i>Sphaeromeria potentilloides</i> var. <i>nitrophila</i>	CNPS 2.2
<i>Sphaeromeria potentilloides</i> var. <i>nitrophila</i> is found in riparian areas, usually occurring in wetlands. There are no riparian areas or wetlands within the proposed project area and no potential habitat for alkali tansy-sage.		
Slender-leaved pondweed	<i>Stuckenia filiformis</i>	CNPS 2.2
<i>Stuckenia filiformis</i> occurs in shallow clear water lakes, drainage channels, marshes, and swamps. There are no lakes, drainage channels, marshes, or swamps within the project area and no potential habitat for slender-leaved pondweed.		
Little bulrush	<i>Trichophorum pumilum</i>	CNPS 2.2

Trichophorum pumilum is a grass-like plant that usually occurs in wetlands and riparian areas in limestone soils associated with alpine fell-fields between elevations of 10,200 to 10,600 feet.

The proposed project area is below the known elevational range for little bulrush in California. There are no wetlands or limestone soils associated with alpine fell fields in the proposed project area, and no potential habitat for little bulrush.

COMMUNITY		
Mono pumice flat		
There are no pumice flats within the project area.		
Water birch riparian scrub		
There is no water birch riparian scrub within the project area.		

APPENDIX C

Cultural Resources Report

Paleontological Resources Report

Cultural Resources Constraints Study for the Mammoth View Redevelopment Project, Town of Mammoth Lakes, Mono County, California

Prepared for

Town of Mammoth Lakes

Prepared by

SWCA Environmental Consultants

Pasadena Office

April 2011

**CULTURAL RESOURCES CONSTRAINTS STUDY FOR THE
MAMMOTH VIEW REDEVELOPMENT PROJECT,
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA**

Prepared for

Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546
And
CAJA Environmental Services, LLC

Prepared by

Kevin Hunt, B.A.,
John Dietler, Ph.D., RPA,
and
Cheryle Hunt, B.A.

SWCA Environmental Consultants
150 S. Arroyo Parkway, 2nd Floor
Pasadena, California 91105
(626) 240-0587
www.swca.com

USGS 7.5-Minute Topographic Quadrangle
Old Mammoth, CA 1994

SWCA Project No. 17119

SWCA Cultural Resources Report Database No. 2010-507

April 18, 2011

Keywords: constraints analysis, 5.51 acres, negative results, Mono County, Town of Mammoth Lakes, Old Mammoth Quadrangle, Township 3 South, Range 27 East

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ATTACHMENTS

Attachment 1: Records Search Results Summary from EIC
Attachment 2: Sacred Lands File Search Results

INTRODUCTION

SWCA Environmental Consultants was retained by the Town of Mammoth Lakes (Town) in coordination with CAJA Environmental Services, LLC (CAJA ES) to conduct preliminary cultural resources research in support of an Initial Study/Mitigated Negative Declaration (IS/MND) for the Mammoth View Redevelopment Project (project). The 5.51-acre project is located within the Town of Mammoth Lakes, Mono County, California (Figure 1). Specifically, the project site is located on a knoll on the north side of Main Street at the intersection of Mountain Boulevard. The project site is bounded by Main Street to the south, Mountain Boulevard to the east, Alpine Court and residences to the northeast, and Viewpoint Road and condominiums to the west.

The extant and operational Royal Pines and Swiss Chalet motels were developed on the project site in the 1960s (Mammoth View, LLC et al. 2010). Four pads for previously demolished buildings are also present within the project area: a former restaurant named Cervino's, the former Renner commercial complex, a former 6-unit apartment complex, and a former duplex cabin. No structures are present within the project area on a 1953 map; consequently it appears that these buildings were developed in the 1960s or later and demolished circa 2007. The project area's 22 percent grade required major excavation and filling for the development of these standing and former structures.

The project is subject to review for conformance with the California Environmental Quality Act (CEQA). This initial research provides an overview of available information regarding documented cultural resources within the search area, as well as an indication of the archaeological sensitivity of the area.

The records search and Native American Heritage Commission scoping was completed by SWCA Laboratory Manager and Archaeologist Cheryle Hunt. The project was managed by Cultural Resources Senior Project Manager Kevin Hunt, and Principal Investigator John Dietler, Ph.D., Registered Professional Archaeologist (RPA), provided quality assurance and quality control (QA/QC). Figure 1 was prepared by Geographic Information Systems (GIS) Specialist Emily Kochert.

METHODS

CHRIS RECORDS SEARCH

On November 8, 2010, SWCA requested a cultural resource records search of the project area and a 0.5-mile radius at the Easter Information Center (EIC) located at California State University, Riverside. The EIC houses records of the California Historical Resources Information System (CHRIS) for Mono County. The purpose of the literature search was to identify prehistoric or historic archaeological sites and/or historic buildings and structures previously recorded within the project area. A review was made of the National Register of Historic Places and Archaeological Determinations of Eligibility. SWCA reviewed pertinent portions of the U.S. Geological Survey (USGS) 1953 *Mt. Morrison* 15-minute quadrangle. The results of the records search were reviewed to (1) identify cultural resources within the project area and surrounding area that may be eligible for the California Register of Historical Resources (CRHR), (2) identify and determine the adequacy of previous cultural resources studies in the project area, (3) develop management recommendations for cultural resources within or adjacent to the project area, and (4) assess what additional cultural resources studies will need to be undertaken for the project.

SACRED LANDS FILE SEARCH

On November 8, 2010, SWCA requested that the Native American Heritage Commission (NAHC) conduct a search of its Sacred Lands File to determine if cultural resources important to Native Americans have been recorded within the project area.

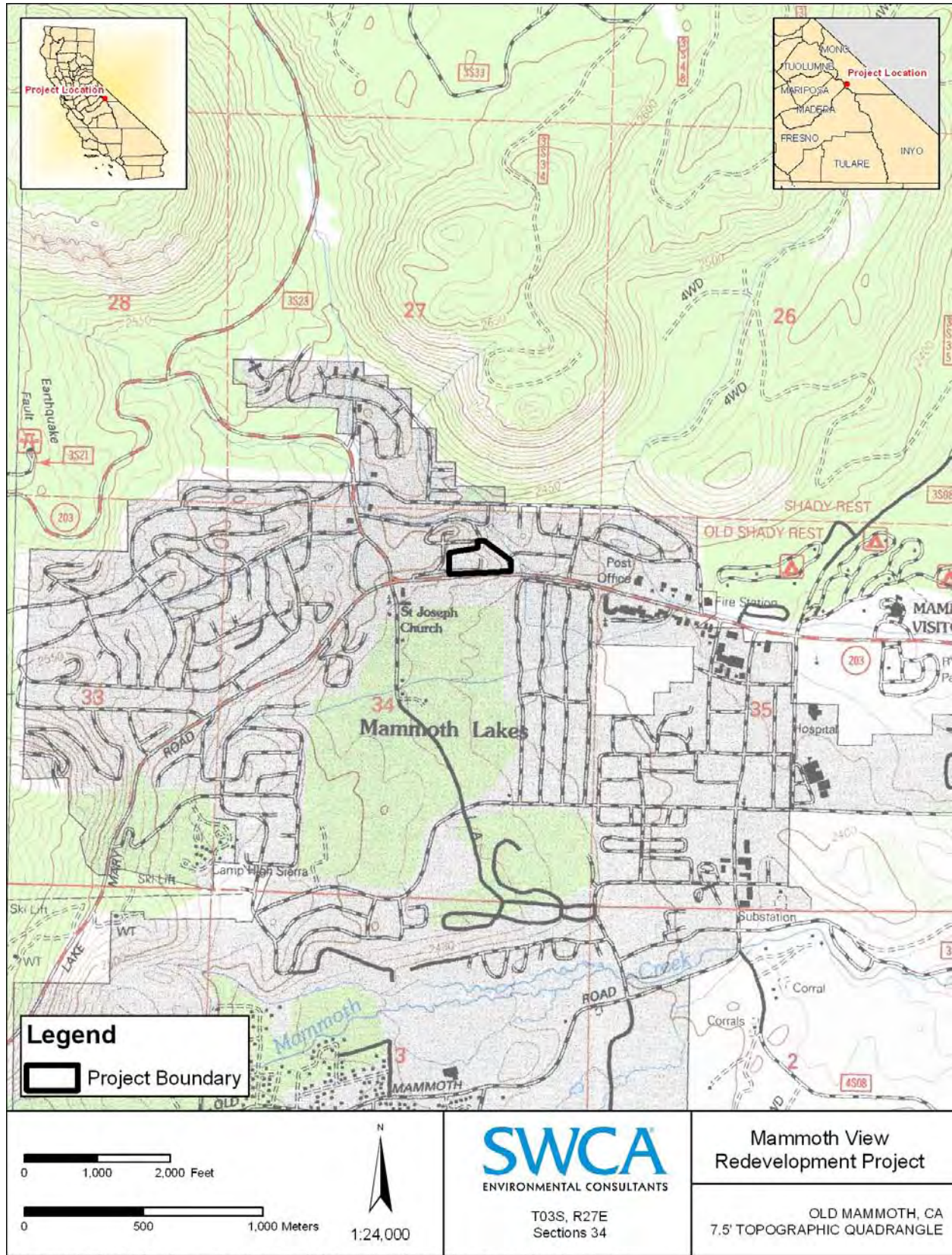


Figure 1. Project Location Map

RESULTS

CHRIS RECORDS SEARCH

EIC staff completed a CHRIS records search on November 30, 2010 (Attachment 1). The search identified five previously conducted cultural resource studies within 0.5 mile of the project area, none of which were conducted within the current project area (Table 1). SWCA identified one additional study conducted within the search radius that was not included in the CHRIS results.

Table 1. Prior Cultural Resources Studies within 0.5 Mile of the Project Area

EIC Report Number	Author	Year	Study	Proximity to Project Area
MN-00084	Taylor, William	1980	Archaeological Reconnaissance Report-Mono County Park/Rayson	Outside
MN-00463	Burton, Jeffrey F.	1990	An Archaeological Survey of the North Village Project Area Mammoth Lakes, California	Outside
MN-00853	Early, David E.	2005	An Archaeological Survey Report for the Fairway 4/5 Town Homes Timber Harvest Plan, Mono County, California	Outside
MN-00986	Early, David E.	2007	An Archaeological Survey Report for the Viridian, Mono County, California	Outside
MN-00988	Early, David E.	2005	An Archaeological Survey Report for the Western Sierra Star Parkway Timber Harvest Plan, Mono County, California	Outside
Not listed	Ramirez, Robert and Francesca Smith	2008	Cultural Resources Survey and Evaluation of Built Environment Resources for the Mammoth Crossing Project, Mammoth Lakes, Mono County, California	Outside

The CHRIS records search identified 12 cultural resources within the search radius, none of which was within the project area (Table 2). Of the previously recorded resources, eight are prehistoric archaeological sites, one is a historic period archaeological site, and three are historic period built environment resources. None of these have been recommended eligible or listed on the CRHR. A review of a 1953 map revealed no historic period structures within the project area. This indicates that all present and former buildings within the project area were constructed after this date.

Table 2. Previously Recorded Cultural Resources within 0.5 Mile of the Project Area

Primary Number	Trinomial	Resource Description	CRHR Eligibility Status	Recorded By and Year	Proximity to Project Area
26-000248	CA-MNO-248	Prehistoric lithic scatter and historic trash scatter	Not evaluated	Stillman, B., S. Allen, T. Overly, J. Wait. 1996	Outside: 0.4 mile northwest
26-000463	CA-MNO-463	Prehistoric lithic scatter with bedrock mortars	Not evaluated	Taylor, Beidle, and Faust 1978	Outside: 0.25 mile northwest
26-000464	CA-MNO-464	Sparse prehistoric lithic scatter	Not evaluated	Davis, E.L. 1960	Outside: 0.25 mile south

Primary Number	Trinomial	Resource Description	CRHR Eligibility Status	Recorded By and Year	Proximity to Project Area
26-000809	CA-MNO-809	Historic prospect pits	Not evaluated	McDonald, Burton, Faust, Milligan 1980	Outside: 0.25 mile south
26-000831	CA-MNO-831	Small prehistoric lithic scatter	Not evaluated	Brooks, Green 1979	Outside: 0.4 mile west
26-000855	CA-MNO-855	Prehistoric rock rings (2) with small lithic scatter	Not evaluated	Cowan, Richard A. 1974	Outside: 0.4 mile southwest
26-000986	CA-MNO-986	Small prehistoric lithic scatter	Not evaluated	Ridgeway 1978	Outside: 0.2 mile south
26-000990	CA-MNO-990	Prehistoric rock ring with large flake scatter and one projectile point	Not evaluated	Ridgeway 1978	Outside: 0.5 mile south
26-002480	CA-MNO-2480	Large prehistoric lithic scatter	Not evaluated	Burton, J. 1989	Outside: 0.4 mile southwest
26-005087	-	Historic buildings	Recommended not eligible	Ramirez, Robert and Francesca Smith 2008	Outside: 0.25 mile southwest
26-005088	-	Historic building	Recommended not eligible	Ramirez, Robert and Francesca Smith 2008	Outside: 0.25 mile southwest
26-005089	-	Historic building	Recommended not eligible	Ramirez, Robert and Francesca Smith 2008	Outside: 0.25 mile southwest

SACRED LANDS FILE SEARCH

On November 15, 2010, SWCA received a response from the NAHC stating that the search of its Sacred Lands File failed to indicate the presence of cultural resources important to Native Americans within the project area (Attachment 2). The NAHC also provided a list of Native American contacts for the project that they recommended be contacted for additional information. Based on the previously developed nature of the project area and the corresponding low sensitivity for Native American resources, no additional Native American scoping was conducted for this study.

DISCUSSION AND RECOMMENDATIONS

DISCUSSION

There are nine previously recorded archaeological resources within 0.5 mile of the project area, the closest of which are approximately 0.25 mile away. However, because of the steep slope (22 percent) of the project area and the extensive disturbance associated with its development in the 1960s, there is a low sensitivity for prehistoric archaeological resources within the project area. Two extant buildings (the Royal Pines and Swiss Chalet motels) and four building foundations are present within the project area. Mono County assessor's data, telephone calls to the motels, and other available data indicate that the motels were constructed in the 1960s; however, exact dates have not been determined. Although both

may be old enough to be considered for California Register of Historical Resources (CRHR) eligibility (if constructed more than 45 years ago; 1966 or earlier), these unremarkable buildings do not appear to be eligible for CRHR inclusion. Neither was identified in the records search as a cultural resource and no evidence of association with significant events or persons has been identified. Based on the age, condition, and setting of the motels, formal CRHR eligibility evaluation is not recommended. The four foundations from previously demolished businesses are also present within the project area. These remains are not considered as potential cultural resources, similarly, based on their age and condition. In sum, the project area has a low sensitivity for prehistoric and historic archaeological resources.

RECOMMENDATIONS

SWCA recommends no further cultural resources work for the Mammoth View Redevelopment Project. No field survey is recommended nor is formal CRHR eligibility evaluation of the two standing buildings. Although the property's sensitivity for archaeological resources is low, the proposed project does have the potential to impact previously unrecorded cultural resources. SWCA recommends that the following tasks be performed under the following circumstances in order to prevent or reduce project-related impacts to cultural resources and to satisfy the requirements of CEQA:

- **Inadvertent Discoveries.** In the event that archaeological resources are exposed during ground-disturbing activities, construction activities (e.g., grading, grubbing, or vegetation clearing) should be halted in the immediate vicinity of the discovery. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (U.S. Secretary of the Interior 1983) should be retained to evaluate the find's significance under CEQA. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the lead agency.
- **Human Remains.** The discovery of human remains is always a possibility during ground disturbance; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

REFERENCES

Mammoth View LLC, Mammoth View Two LLC, and Alpine Circle LLC

- 2010 Mammoth View Concept Review Submission Hotel & Condominium Project. July 8, 2010.
On file at the Town of Mammoth Lakes.

U.S. Secretary of the Interior

- 1983 Secretary of the Interior's Professional Qualifications Standards, based on 36 CFR 61.
Available at http://www.nps.gov/history/local-law/arch_stnds_9.htm. Accessed June 25, 2010.

Attachment 1: Records Search Results Summary from EIC

EASTERN INFORMATION CENTER
CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu
Inyo, Mono, and Riverside Counties

November 30, 2010
EIC-MN-ST-1192

Kevin Hunt
SWCA Environmental Consultants
150 South Arroyo Parkway, 2nd Floor
Pasadena, CA 91105

Re: Cultural Resources Records Search for the Mammoth View Redevelopment
Project (Project #17119)

Dear Mr. Hunt:

We received your request on November 9, 2010, for a cultural resources records search for the Mammoth View Redevelopment Project located in Section 34, T.3S, R.27, MDBM, in the Town of Mammoth Lakes in Mono County. We have reviewed our site records, maps, and manuscripts against the location map you provided.

Our records indicate that five cultural resources studies have been conducted within a half-mile radius of your project area. None of these studies involved the project area. One additional study provides an overview of cultural resources in the general project vicinity. All of these reports are listed on the attachment entitled "Eastern Information Center Report Listing" and are available upon request at 15¢/page plus \$40/hour.

No cultural resources properties are recorded within the boundaries of the project area. Our records indicate that 12 properties have been recorded within a half-mile radius of the project area. Copies of the records are included on the enclosed CD for your reference. All of these resources are listed on the attachment entitled "Eastern Information Center Resource Listing".

The above information is reflected on the enclosed maps. Areas that have been surveyed are highlighted in yellow. Numbers marked in blue ink refer to the report number (MN #). Cultural resources properties are marked in red; numbers in black refer to Trinomial designations, those in green to Primary Number designations. National Register properties are indicated in light blue.

Additional sources of information consulted are identified below.

Kevin Hunt
November 30, 2010
Page 2

National Register of Historic Places: no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Historic Property Directory (HPD): no listed properties are located within the boundaries of the project area.

Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

A copy of the relevant portion of the 1953 USGS Mt. Morrison 15' topographic map is included for your reference.

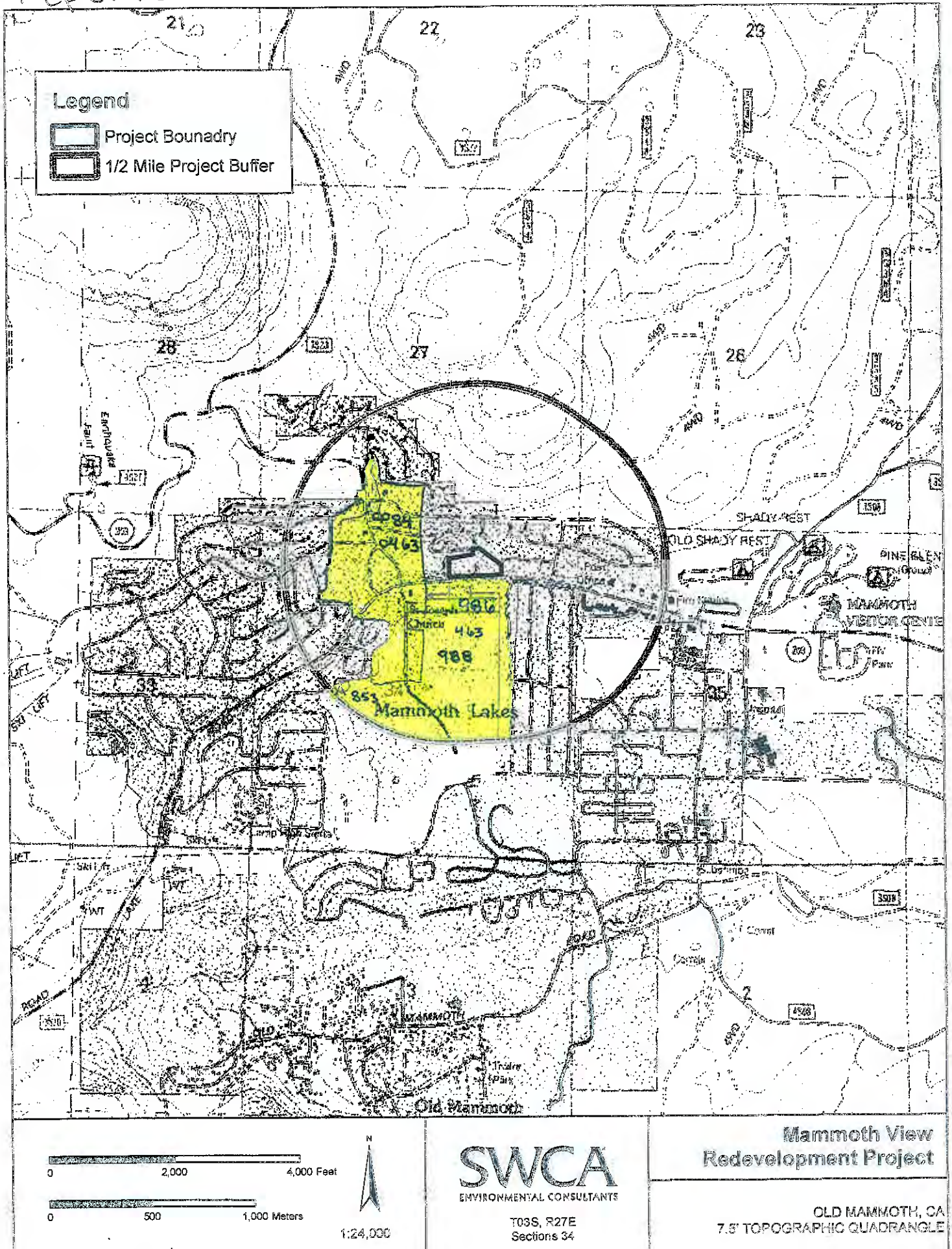
As the Information Center for Mono County, it is necessary that we receive a copy of all cultural resources reports and site information pertaining to this county in order to maintain our map and manuscript files. Confidential information provided with this records search regarding the location of cultural resources outside the boundaries of your project area should not be included in reports addressing the project area.

Sincerely,

Julia Bourbois
Information Officer

Enclosures

Reports



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

This is a detailed topographic map of the Mammoth Lakes area in California. The map features contour lines indicating elevation, with major peaks like Lone Peak (13,063 feet) and Mount Meade (12,645 feet) clearly marked. Key locations include Mammoth Lakes, Mammoth Hot Springs, and the town of Mammoth. The map also shows the Mammoth Lakes Reservoir and the Mammoth Creek. The map is overlaid with a grid of latitude and longitude coordinates, with latitude ranging from 37° 45' N to 38° 00' N and longitude from 119° 00' W to 119° 15' W. The map is titled "MAMMOTH LAKES, CALIF." and includes a scale bar indicating distances in miles and feet.

Mt Morrison
15"
USGS 1953

Eastern Information Center Report Listing

Report No.	Year	Author(s)	Title	Affiliation	Pages	Resources	Average Survey Monitoring
MN-00034	1980	TAYLOR, WILLIAM	ARCHAEOLOGICAL RECONNAISSANCE REPORT - MONO COUNTY PARK/RAYSON	INYO NATIONAL FOREST	5	0	3.75 0.00
MN-00463	1990	BURTON, JEFFREY F.	AN ARCHAEOLOGICAL SURVEY OF THE NORTH VILLAGE PROJECT AREA MAMMOTH LAKES, CALIFORNIA	TRANS-SIERRAN ARCHAEOLOGICAL RESEARCH (#19)	34	2	90.00 0.00
MN-00853	2005	Early, David E.	An Archaeological Survey Report for the Fairway 4/5 Town Homes Timber Harvest Plan, Mono County, California	Registered Professional Forester No. 226	19	0	8.00 0.00
MN-00986	2007	David E. Early	An Archaeological Survey Report for the Viridian, Mono County, California	Registered Professional Forester, Carson City, NV	18	0	2.40 0.00
MN-00988	2005	David E. Early	An Archaeological Survey Report for the Western Sierra Star Parkway Timber Harvest Plan, Mono County, California	Registered Professional Forester, Carson City, NV	19	0	1.10 0.00

Eastern Information Center Resource Listing

Primary No.	Trinomial	Other IDs	Reports
P-26-000248	CA-MNO-248		
P-26-000463	CA-MNO-463		MN-00133
P-26-000464	CA-MNO-464		
P-26-000809	CA-MNO-809		MN-00136
P-26-000831	CA-MNO-831		MN-00029
P-26-000855	CA-MNO-855		
P-26-000986	CA-MNO-986		
P-26-000990	CA-MNO-990		
P-26-002480	CA-MNO-2480		MN-00463, MN-00810, MN-00855
P-26-005087		Other Sartori Cabin/ Mammoth Cable Television and office building	
P-26-005088		Other Ulir Lodge	
P-26-005089		Other St. Joseph's Church/ Mammoth Cable TV Studio	

Attachment 2: Sacred Lands File Search Results

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



November 15, 2010

Mr. Kevin Hunt, Senior Project Manager, Cultural Resources

SWCA ENVIRONMENTAL CONSULTANTS

625 Fair Oaks Avenue, Suite 190
South Pasadena, CA 91030

Sent by FAX to: 626-240-0607

No. of Pages: 3

Re: Request for a Sacred Lands File Search and Native American Contacts list for the
"Project # 17119: Cultural Resources Study for the Mammoth View Redevelopment
Project, Mono County, California" located in Mammoth Lakes, Mono County, California.

Dear Mr. Hunt:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC Sacred Lands File (SLF) search, did not indicate the presence of Native American cultural resources within one-half mile of the proposed project site (APE). However, the absence of archaeological items is not evidence that it does not exist at the subsurface level.

Also, this letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly recommend that you contact persons on the attached list of Native American contacts, including non federally recognized tribes/tribal representatives as they are persons with unique expertise in articulating Native American cultural resources.

Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center.

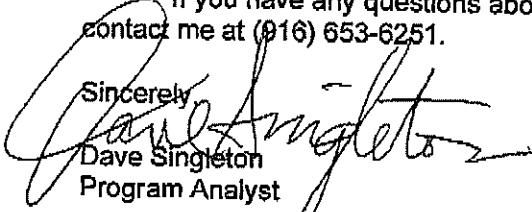
Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C. 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects. Also, the 2006 SB 1059 the state enabling legislation to the Federal Energy Policy Act of 2005, does mandate tribal consultation for the 'electric transmission corridors.' This is codified in the California Public Resources Code, Chapter 4.3, and §25330 to Division 15, requires consultation with California Native American tribes, and identifies both federally recognized and non-federally recognized on a list maintained by the NAHC. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e).

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Contact List

Native American Contacts
Mono County
November 15, 2010

Benton Paiute Reservation
Mike Keller, Chairperson
Star Route 4, Box 56-A Paiute
Benton, CA 93512
numic@qnet.com
(760) 933-2321
(760)933-2412

Big Pine Band of Owens Valley THPO
Bill Hellmer, Tribal Historic Preservation Officer
P.O. Box 700 Paiute
Big Pine, CA 93513
amargosa@aol.com
(760) 938-2003
(760) 938-2942 fax

Big Pine Band of Owens Valley
David Moose, Chairperson
P. O. Box 700 Owens Valley Paiute
Big Pine, CA 93513
bigpinetribaladmin@earthlink.net
(760) 938-2003
(760) 938-2942-FAX

Bishop Paiute Tribe THPO
Theresa Stone-Yanez
50 Tu Su Lane Paiute - Shoshone
Bishop, CA 93514
theresa.
(760) 937-0351 -work cell
(760) 873-4143 - FAX

Bridgeport Paiute Indian Colony
Joseph Art Sam, Chairperson
P.O. Box 37 Paiute
Bridgeport, CA 93517
bicgovadm@yahoo.com
(760) 932-7083
(760) 932-7846 Fax

KutzadikaA Indian Community Cultural Presv.
Raymond Andrews, Chairman
P.O. Box 591 Paiute
Bishop, CA 93515
(760) 920-0357

Mono Lake Indian Community
Charlotte Lange, Chairperson
P.O. Box 117 Mono
Big Pine, CA 93513 Northern Paiute
clange2008@hotmail.com
(760) 938-1190

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106 and federal NAGPRA. And 36 CFR Part 800.

This list is only applicable for contacting local Native Americans for consultation purposes with regard to cultural resources impact by the proposed Project # 17119: Cultural Resources Study for the Mammoth View Redevelopment Project, Mono County, California for which a Sacred Lands File search and Native American Contacts list were requested.



Sound Science. Creative Solutions.

Pasadena Office
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
Tel 626.240.0587 Fax 626.240.0607
www.swca.com

December 15, 2010

Ellen Clark, AICP
Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546
C/O Rob Carnachan
CAJA Environmental Services, LLC
Via e-mail to: rob@ceqa-nepa.com

**RE: Paleontological Resource Assessment of the Mammoth View
Redevelopment Project; Town of Mammoth Lakes, Mono County,
California.**

Dear Ms. Clark:

This letter presents the findings of a paleontological resource assessment of the proposed Mammoth View Redevelopment project (Project), located on Main Street in the Town of Mammoth Lakes, California (Figure 1). SWCA understands that the project will redevelop 5.51 acres and includes the demolition of two buildings constructed in the 1960s. This initial evaluation was performed to identify the geologic unit(s) within the project area, assess their paleontological resource potential (sensitivity), and provide recommendations for future paleontological resources mitigation measures during project construction (if any). This assessment was conducted in accordance with the professional guidelines established by the Society of Vertebrate Paleontology (SVP) (1995) and meets the requirements of the California Environmental Quality Act (CEQA).

Introduction and Definition of Paleontological Resources

Paleontology is a multidisciplinary science that combines elements of geology, biology, chemistry, and physics in an effort to understand the history of life on earth. Paleontological resources, or fossils, are the remains, imprints, or traces of once-living organisms preserved in rocks and sediments. These include mineralized, partially mineralized, or unmineralized bones and teeth; soft tissues; shells; wood; leaf impressions; footprints; burrows; and microscopic remains. The fossil record is the only evidence that life on earth has existed for more than 3.6 billion years. Fossils are considered nonrenewable resources because the organisms they

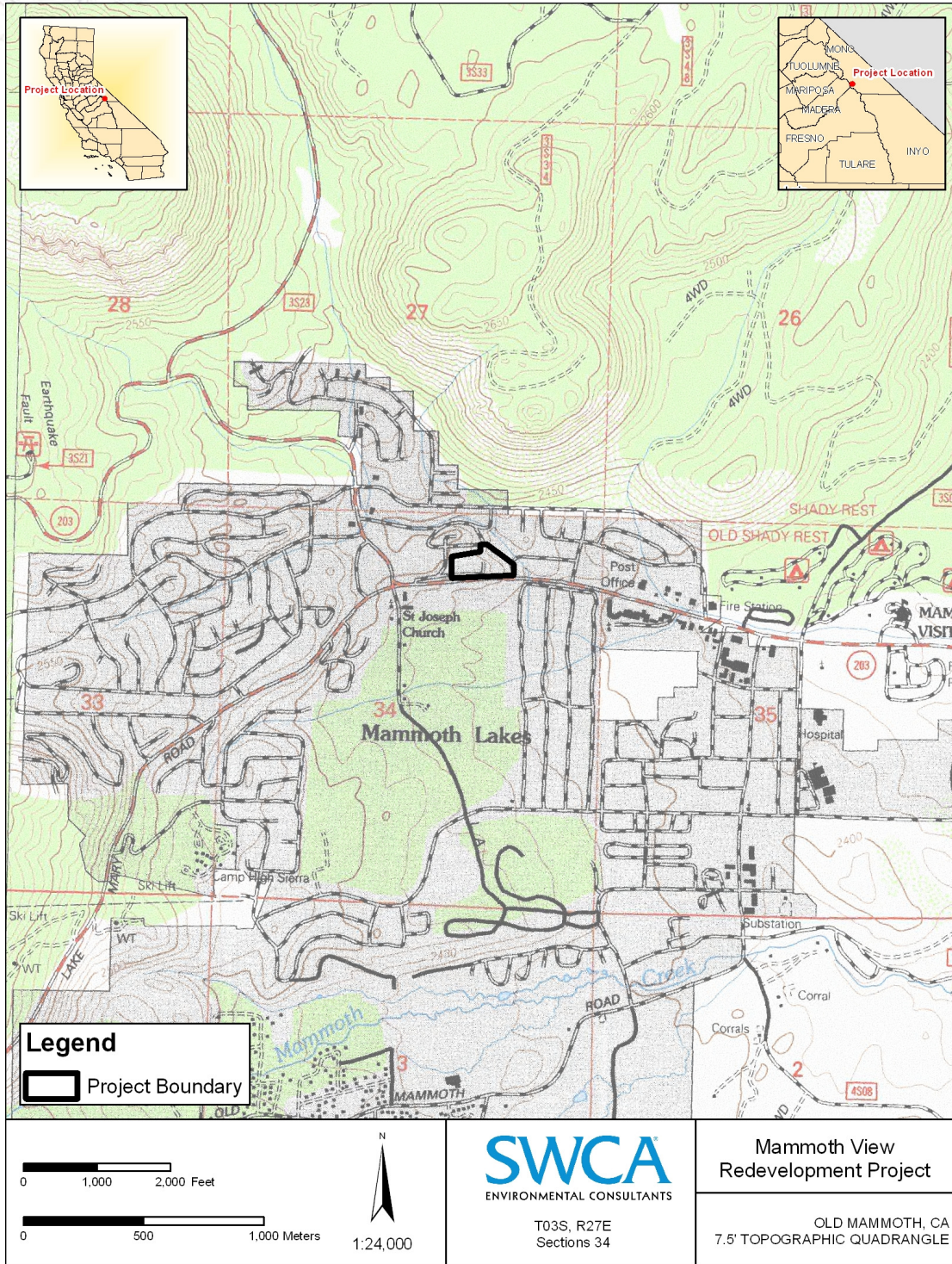


Figure 1. Project Location Map

represent no longer exist. Thus, once destroyed, a fossil can never be replaced. Fossils are important scientific and educational resources because they are used to:

- Study the phylogenetic relationships between extinct organisms, as well as their relationships to modern groups;
- Elucidate the taphonomic, behavioral, temporal, and diagenetic pathways responsible for fossil preservation, including biases in the fossil record;
- Reconstruct ancient environments, climate change, and paleoecological relationship;
- Provide a measure of relative geologic dating, which forms the basis for biochronology and biostratigraphy, and which is an independent and supporting line of evidence for isotopic dating;
- Study the geographic distribution of organisms and tectonic movements of landmasses and ocean basins through time;
- Study patterns and processes of evolution, extinction, and speciation; and
- Identify past and potential future human-caused effects to global environments and climates (Murphey and Daitch, 2007).

Regulatory Framework

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under federal (National Environmental Policy Act [NEPA]), state (California Environmental Quality Act [CEQA]), and local (Mono County) laws and regulations. This study satisfies project requirements in accordance with CEQA (13 Public Resources Code [PRC] 2100 et seq.) and Public Resource Code (PRC) Section 5097.5 (Stats 1965, c. 1136, p. 2792). This analysis also complies with guidelines and significance criteria specified by the SVP (1995).

Federal

Federal protection for scientifically significant paleontological resources applies to projects if any construction or other related project impacts occur on federally owned or managed lands, involve the crossing of state lines, or are federally funded. The following federal protections may apply to paleontological resources within the proposed Project area:

- **American Antiquities Act of 1906 (6 USC 431 433).** Establishes a penalty for disturbing or excavating any historic or prehistoric ruin or monument or object of antiquity on federal lands as a maximum fine of \$500 or 90 days in jail.
- **The National Environmental Policy Act of 1969**, as amended (Pub. L. 91 190, 42 U.S.C. 4321 4347, January 1, 1970, as amended by Pub. L. 94 52, July 3, 1975,

Pub. L. 94 83, August 9, 1975, and Pub. L. 97 258 §4(b), Sept. 13, 1982).

Recognizes the continuing responsibility of the Federal Government to “preserve important historic, cultural, and natural aspects of our national heritage....” (Sec. 101 [42 USC § 4321]) (#382).

- **National Historic Preservation Act of 1966** (Pub. L. 89 665; 80 Stat. 915, 16 U.S.C. 470 et seq.). Provides for the survey, recovery, and preservation of significant paleontological data when such data may be destroyed or lost due to a federal, federally licensed, or federally funded project.
- **Federal Land Management and Policy Act of 1976** (43 U.S.C. 1712[c], 1732[b]); sec. 2, Federal Land Management and Policy Act of 1962 [30 U.S.C. 611]; Subpart 3631.0 et seq.), Federal Register Vol. 47, No. 159, 1982. Defines significant fossils as: unique, rare or particularly well-preserved; an unusual assemblage of common fossils; being of high scientific interest; or providing important new data concerning [1] evolutionary trends, [2] development of biological communities, [3] interaction between or among organisms, [4] unusual or spectacular circumstances in the history of life, or [5] anatomical structure.
- **Paleontological Resources Preservation Act**. Enacted as a result of the passage of the Omnibus Public Lands Management Act (OPLA) of 2009, Public Law 111-011. P.L. 111-011, Title VI, *Subtitle D. Paleontological Resources Preservation*. Sets forth regulations and provisions pertaining to paleontological resources on all federally administered lands.

State

- **California Environmental Quality Act (CEQA)**. Guidelines for the Implementation of CEQA, as amended March 29, 1999 (Title 14, Chapter 3, California Code of Regulations: 15000 et seq.) define procedures, types of activities, persons, and public agencies required to comply with CEQA, and include as one of the questions to be answered in the Environmental Checklist (§15023, Appendix G, Section XIV, Part a) the following: “Will the proposed project directly or indirectly destroy a significant paleontological resource or unique geologic feature?”
- **Public Resources Code (Chapter 1.7), §5097.5 and §30244**. These statutes prohibit the removal of any paleontological site or feature on public lands without permission of the jurisdictional agency, define the removal of paleontological sites or features as a misdemeanor, and require reasonable mitigation of adverse impacts to paleontological resources from developments on public (state) lands.

Local

The Mono County General Plan addresses paleontological resources under its Conservation/Open Space Element 2010. However, paleontological resources are not specifically addressed in the Town of Mammoth Lakes General Plan 2007.

Methods

Due to the nature of the fossil record, paleontologists cannot know either the quality or the quantity of fossils present in a given geologic unit prior to natural erosion or human-caused exposure. Therefore, in the absence of surface fossils, it is necessary to assess the sensitivity of rock units based on their known potential to produce scientifically significant fossils elsewhere within the same geologic unit (both within and outside of the study area) or a unit representative of the same depositional environment.

For the purposes of assessing a project area's paleontological resource potential, a museum records search is performed in order to (1) determine whether there are any known fossil localities in or near the project area, (2) identify the geologic units present in the project area, and (3) determine the paleontological sensitivity ratings of those geologic units to assess potential impacts to nonrenewable paleontological resources. For this project, a records search was performed by the Vertebrate Paleontology division of the Natural History Museum of Los Angeles County (LACM) (McLeod, 2010). The LACM is an accredited repository housing paleontological collections throughout all of California. In addition to the museum records review, published and unpublished literature and geologic maps were reviewed. Using this information, recommendations specific to this project were developed in accordance with the SVP (1995).

Resource Assessment Guidelines

The loss of any identifiable fossil that could yield information important to prehistory, or that embodies the distinctive characteristics of a type of organism, environment, period of time, or geographic region, would be a significant environmental impact. Direct impacts on paleontological resources primarily concern the potential destruction of nonrenewable paleontological resources and the loss of information associated with these resources. This includes the unauthorized collection of fossil remains. If potentially fossiliferous bedrock or surficial sediments are disturbed, the disturbance could result in the destruction of paleontological resources and subsequent loss of information (significant impact). At the project-specific level, direct impacts can be mitigated to below a significant level through the implementation of paleontological mitigation.

The CEQA threshold of significance for a significant impact to paleontological resources is reached when a project is determined to "directly or indirectly destroy a significant paleontological resource or unique geologic feature." In general, for project areas that are underlain by paleontologically sensitive geologic units, the greater the amount of ground disturbance, the higher the potential for significant impacts to paleontological resources. For project areas that are directly underlain by geologic units with no paleontological sensitivity, there is no potential for impacts on paleontological resources unless sensitive geologic units which underlie the non-sensitive unit are also affected.

Paleontological Sensitivity

Paleontological sensitivity is defined as the potential for a geologic unit to produce scientifically significant fossils. This is determined by rock type, past history of the geologic unit in producing significant fossils, and fossil localities recorded from that unit. Paleontological sensitivity is derived from the known fossil data collected from the entire geologic unit, not just from a specific survey. In its "Standard Guidelines for the Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources," the Society of Vertebrate Paleontology (SVP) (1995:23) defines four categories of paleontological sensitivity (potential) for rock units: high, low, undetermined, and no potential:

- **High Potential.** Rock units from which vertebrate or significant invertebrate fossils or suites of plant fossils have been recovered and are considered to have a high potential for containing significant nonrenewable fossiliferous resources. These units include, but are not limited to, sedimentary formations and some volcanic formations that contain significant nonrenewable paleontologic resources anywhere within their geographical extent and sedimentary rock units temporally or lithologically suitable for the preservation of fossils. Sensitivity comprises both (a) the potential for yielding abundant or significant vertebrate fossils or for yielding a few significant fossils, large or small, vertebrate, invertebrate, or botanical and (b) the importance of recovered evidence for new and significant taxonomic, phylogenetic, ecologic, or stratigraphic data. Areas that contain potentially datable organic remains older than Recent, including deposits associated with nests or middens and areas that may contain new vertebrate deposits, traces, or trackways, are also classified as significant.
- **Low Potential.** Reports in the paleontological literature or field surveys by a qualified vertebrate paleontologist may allow determination that some areas or units have low potentials for yielding significant fossils. Such units will be poorly represented by specimens in institutional collections.
- **Undetermined Potential.** Specific areas underlain by sedimentary rock units for which little information is available are considered to have undetermined fossiliferous potential.
- **No Potential.** Highly metamorphosed rock and granitic rocks do not generally yield fossils and therefore have no potential to contain significant nonrenewable fossiliferous resources.

Geology and Paleontology

California is composed of the following twelve geomorphic provinces, each distinguished from one another by having unique topographic features and geologic formations: (1) the Sierra Nevada, (2) the Klamath Mountains, (3) the Cascade Range, (4) the Modoc Plateau, (5) the Basin and Range, (6) the Mojave Desert, (7) the Colorado Desert, (8) the Peninsular Ranges, (9) the Transverse Ranges, (10) the Coast Ranges, (11) the Great Valley, and (12) the Offshore area (Norris and Webb, 1976). The Project area is located within the Sierra Nevada

province, a tilted and uplifted fault block 400 miles long and 50 miles wide in central west California (Loyd, 1995). The Sierra Nevada is bound to the east by the Basin and Range, to the north by the Modoc Plateau and the Cascades, to the south by the Mojave Desert, and to the west by the Great Valley (Norris and Webb, 1976). The province is dominated by the Mesozoic granitic rocks of the Sierra Nevada batholith in the south, but also contains a belt of highly metamorphosed Paleozoic and Mesozoic volcanic and sedimentary rocks in the west, Tertiary volcanic rocks in the north, and Cretaceous, Tertiary, and Quaternary sedimentary rocks in the north and west (Loyd, 1995).

From late Pre-Cambrian to early Paleozoic time, the western edge of North America was a passive continental margin (Coney et al., 1980). Sediments were deposited by westward flowing streams and eventually formed a terrace of thick beds of shale, sandstone, limestone, and chert. In the late Paleozoic to early Mesozoic, the area was transformed into a convergent margin as the Pacific plate began to subduct beneath the North American plate. As sediments from the Pacific plate began to accumulate on the western edge of North America, the existing terrace deposits were compressed, thickened, and eventually formed the metamorphic rocks that are today exposed along the western edge of the Sierra Nevada geomorphic province (Price, 1994).

As the Pacific plate was subducted, the oceanic crust eventually reached a depth of sufficient pressure and temperature in order to melt. The relatively light molten rock, surrounded by heavy continental material, rose slowly and intruded the continental crust above it, creating a chain of volcanoes. The convergent plate boundary also caused the continental margin to be compressed and uplifted, which, combined with the volcanic activity, helped create the Nevadan Orogeny approximately 150 million years ago (Ma). Molten rock that cooled and recrystallized within the continental crust formed granitic intrusions or plutons throughout the Sierra Nevada province from approximately 225 to 70 Ma. The Sierra Nevada batholith is a group of granitic plutons formed between 206 and 88 Ma. The relatively recent volcanic and sedimentary rocks from the Tertiary and Quaternary were deposited as the new mountains continued to be uplifted and eroded, creating the present-day Sierra Nevada geomorphic province (Norris and Webb, 1976).

According to geologic mapping by Bailey (1989), the project area is entirely underlain by Pleistocene age (1.8 million years ago [Ma] to 10,000 years BP) debris avalanche deposits (Figure 2). This deposit, consisting of coarse, subrounded cobbles and boulders and subangular blocks within an unsorted sandy to silty matrix, was formed by a rock avalanche off the northeast face of nearby Lincoln Peak. This unit has an unspecified thickness but locally overlies Quaternary age volcanic rocks.

Analysis and Results

Museum collections maintained by the LACM contain no recorded vertebrate fossil localities within the project boundaries and none in the vicinity of the project area. The closest museum

locality is many miles to the southeast, near Owens Lake, in alluvial deposits somewhat similar to those found outside of the project area and in general vicinity of Mammoth Lakes.

The lithologic composition of the debris-avalanche deposits within the project area is not conducive to the preservation of intact fossils and is unlikely to yield scientifically significant vertebrate specimens. The underlying volcanic rocks are also not likely to contain vertebrate fossils, as most volcanic rocks are not generally suitable for the preservation of fossils due to their molten origin. The combined results of the museum records search and literature review suggest that the paleontological resources potential (sensitivity) for Pleistocene-age deposits and volcanic rocks within the project area is low.

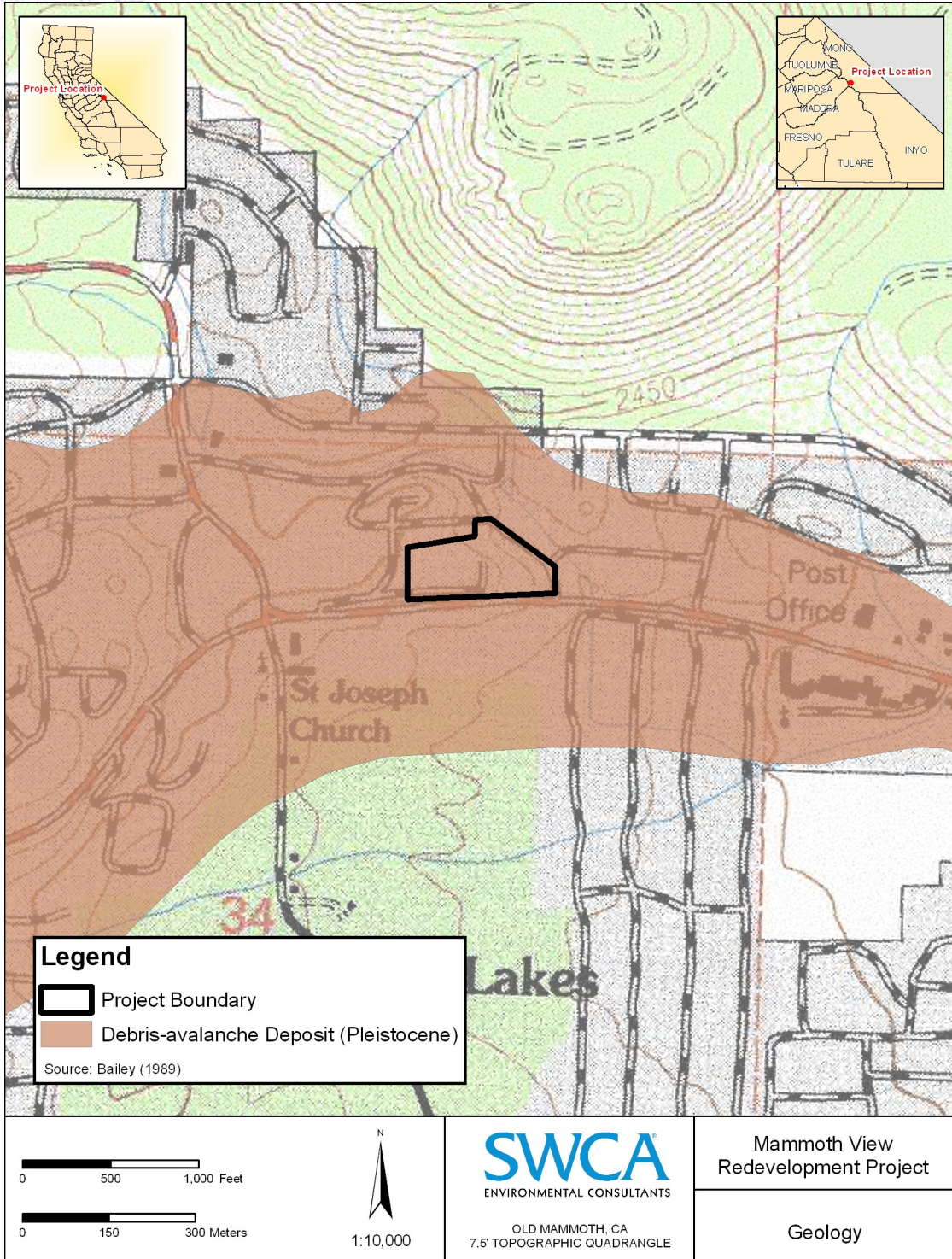


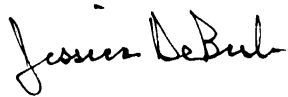
Figure 2. Geologic Map

Conclusions and Recommendations

The destruction of fossils as a result of human-caused ground disturbance has a significant cumulative impact, as it makes biological records of ancient life permanently unavailable for study by scientists. The project area is underlain by geologic sediments determined to have a low paleontological sensitivity rating; therefore, project-related ground disturbances related to future development of the project area are unlikely to result in adverse impacts to significant paleontological resources. No further mitigation measures for paleontological resources are recommended at this time. However, in the event that fossil resources are discovered, a Qualified Paleontologist should then be retained to evaluate the find and determine its significance. Any significant fossils recovered during construction should be prepared, identified, analyzed, and repositied in a public museum (such as the LACM) or other approved curation facility.

It has been a pleasure assisting you with this project. If you have any questions regarding this paleontological assessment, please don't hesitate to contact me at jdebusk@swca.com or (626) 240-0587 ext. 104.

Respectfully submitted,



Jessica DeBusk
Project Manager, Paleontology Lead

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APPENDIX D

Geotechnical Report

SIERRA GEOTECHNICAL SERVICES INC.



December 22, 2006

Project No. 3.00554.2

Acorn Assets Management
2500 Venture Oaks Dr. # 175
Sacramento, California 95833

Attention: Mr. Hector Caldera

Subject: **AMENDED GEOTECHNICAL INVESTIGATION**
Mammoth View LLC Lots 1,2,3,4,5, & 14A/B of Webb Subdivision
Mammoth Lakes, California

Reference: **SUPPLEMENTAL GEOTECHNICAL INVESTIGATION**
Swiss Chalet Expansion
Lots 2, 3, 4 & 14B, Webb Subdivision
Mammoth Lakes, California

Reference: **SOILS ENGINEERING REPORT
FOR THE EXPANSION OF THE SWISS CHALET SITE**
Lots 2, 3, 4 & 14B, Webb Subdivision
Mammoth Lakes, Mono County, California

Dear Mr. Caldera:

In accordance with your authorization of our proposal, we herein submit the results of our amended geotechnical investigation for the proposed project. It is our understanding that the proposed project has been redesigned since the issuance of the above referenced reports, and will now include additional property northeast and east of where subsurface explorations were conducted for the previous investigations. This investigation was therefore conducted to determine the geologic characteristics of the additional site areas, update site seismicity information, and provide updated geotechnical recommendations.

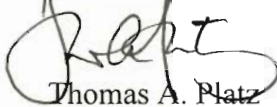
As part of this study SGSI has reviewed preliminary site plans prepared by Hylton Cox Associates and RTKL dated 9/2006 and 11/2006 respectively. This study is however considered preliminary, as detailed plans for grading and construction were not available at the time of this report. Sierra Geotechnical Services Inc. should review grading and foundation plans prior to construction in order to assure that they are in conformance with this report; some of the recommendations contained herein may need to be revised after reviewing.

The conclusions and recommendations presented herein are considered site specific and should not be extrapolated to other areas or used for other projects.

We appreciate the opportunity to be of service to you. Should you have any questions regarding this report, please do not hesitate to contact us.

Respectfully,

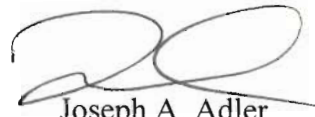
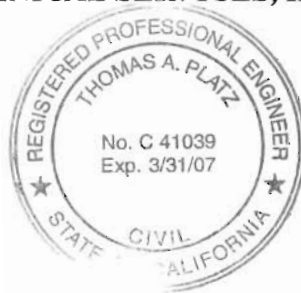
SIERRA GEOTECHNICAL SERVICES, INC.



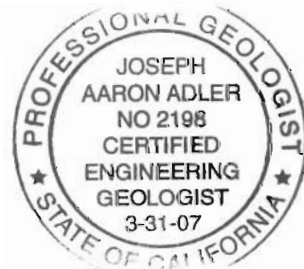
Thomas A. Platz
President
PE C41039

bnm:jaa:tap

(2) Addressee



Joseph A. Adler
Principal Geologist
CEG 2198



AMENDED GEOTECHNICAL INVESTIGATION

FOR

MOUNTAIN VIEW

**LOTS 1, 2, 3, 4, 5 14A AND 14B, WEBB SUBDIVISION
MAMMOTH LAKES, CALIFORNIA**

**DECEMBER 22, 2006
PROJECT NO. 3.00554.2**

Prepared By:

SIERRA GEOTECHNICAL SERVICES, INC.

P.O. Box 5024

**Mammoth Lakes, California 93546
(760) 934-3992; f(760) 934-8832**

www.sierrageotechnicalinc.com

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FIGURE 2	VICINITY MAP
FIGURE 3	SUBSURFACE GEOTECHNICAL MAP
APPENDIX A	EXPLORATORY TEST PIT LOGS
APPENDIX B	LABORATORY TESTING
APPENDIX C	SEISMIC ANALYSIS AND UNIFORM BUILDING CODE SEISMIC DESIGN PARAMETERS
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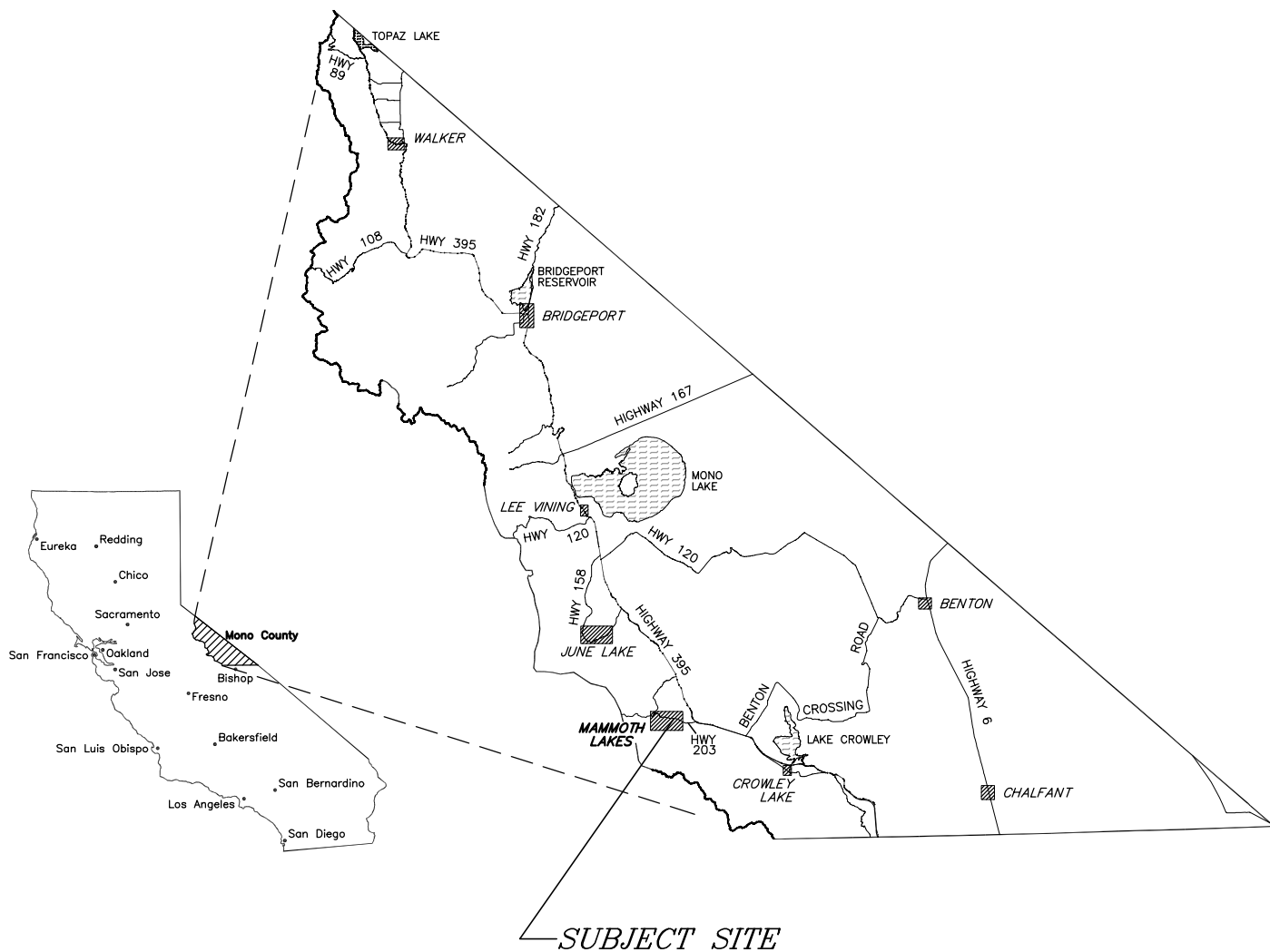
1. PURPOSE AND SCOPE

This report presents the results of an amended geotechnical investigation for the proposed Mountain View project to be located north of Highway 203 and approximately 450-feet east of the intersection of Minaret Road and State Highway 203, in Mammoth Lakes, California (Figures 1 and 2). It is our understanding that the proposed project has been redesigned since the issuance of the above referenced reports, and will now include additional property northeast and east of the areas where the previous subsurface explorations were conducted.

The scope of this investigation included a review of stereoscopic aerial photographs, readily available published and unpublished geologic literature, a subsurface field investigation laboratory testing of representative soil samples obtained during our field investigation, geotechnical evaluation and analysis of the collected field and laboratory data, and preparation of this report presenting the results of our findings, conclusions, geotechnical recommendations for site grading, and construction considerations for the proposed development.

The most recent field investigation which included the excavation of three exploratory test pits within the additional site areas was performed on October 30th, 2006. Test pit excavations could not be located within the developed and occupied Lot 14A (Royal Pines) due to the existing structures, pavement and utilities. Based upon the results of the previous investigations as well as our knowledge and experience relative to the subject site, soils properties at depth within Lot 14A should be generally similar to those encountered on the adjacent lots. Therefore foundation recommendations included within this report are considered applicable for the design of all future structures. However, once Lot 14A is vacated we recommend the excavation of additional test pits to reaffirm our recommendations and observe shallow site conditions.

Previous investigations included two 8-inch diameter hollow-stem continuous flight auger borings drilled on March 11th and 12th, 2003 as well as thirteen exploratory test pits excavated on September 12th and 13th, 2000. Logs of the test pits and boring logs are presented in Appendix A. Approximate locations of subsurface exploratory test pits and boring holes are presented on Figure 3. Details of the laboratory testing are presented in Appendix B.



NOT TO SCALE

Sierra
Geotechnical
Services

PROJECT: REGIONAL MAP MOUNTAIN VIEW	
SCALE: <i>NTS</i>	DATE: <i>12/2006</i>
DRAWING: <i>REG.DWG</i>	DRAWN BY: <i>BNM</i>
JOB NO.: <i>3.00554.2</i>	FIGURE: FIGURE 1

After the test pits and borings were excavated and logged, they were loosely backfilled with the excavated soil and not compacted to the requirements typically specified for engineered fill. Prior to construction the test pit backfill material should be removed and compacted in accordance with the earthwork recommendations contained within this report. If the backfill materials are left “as-is” structures located over these areas may experience some degree of settlement.

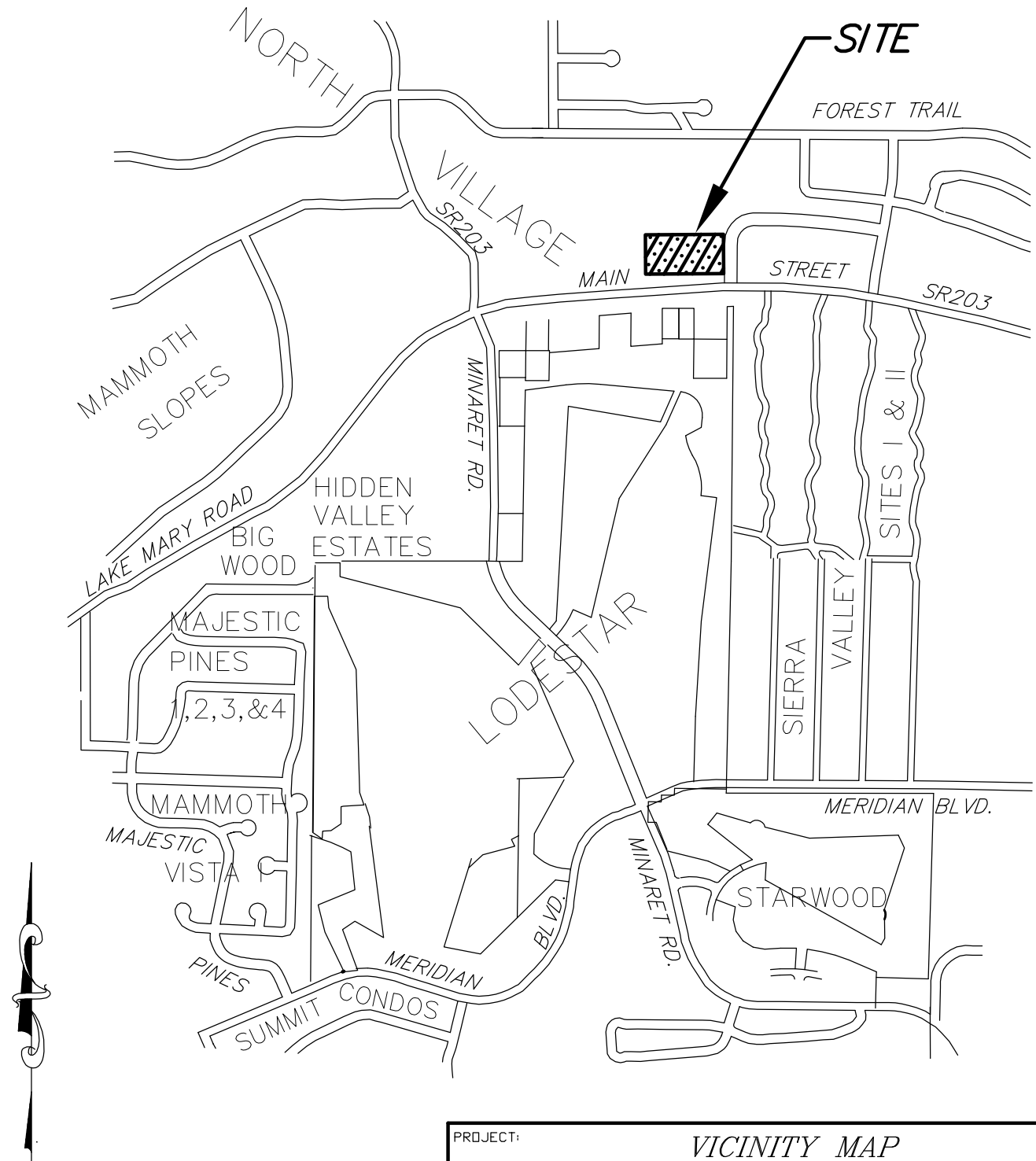
2. SITE DESCRIPTION

The project site is located approximately four miles west of the intersection of U.S. Highway 395 and State Route 203, in the Town of Mammoth Lakes, Mono County, California. More specifically, the site is situated north of State Highway 203, approximately 450-feet east of the intersection of Minaret Road and State Highway 203, in Mammoth Lakes, California (Figure 2).

The subject site consists of seven developed and undeveloped developed lots (1,2,3,4,5, 14A and 14B). Topographically, the site slopes from west to east/northeast (Figure 3). Site elevations range from approximately 7938' MSL in the southeast corner of Lot 1 to approximately 8022' MSL along the northwestern most portion of Lot 14A. A 10-foot high, easterly facing, 1½:1 (H:V) slope separates Lot 14B from Lot 3, and a 25-foot high, easterly facing, 1½:1 (H:V) slope separates Lot 3 from Lot 2. A 45-foot high (1½:1 to 2:1) northeasterly facing natural slope descends across Lots 4 and 5. In addition, a 30-foot high south facing cut-slope with a retaining wall descends from the existing Swiss Chalet parking lot down to State Highway 203.

Existing structures include the Royal Pines Motel located on Lot 14A, the Swiss Chalet Motel and a asphalt parking area located on the south ½ of Lot 14B, a two-story residential structure on the northeast portion of Lot 5, two residential structures on the eastern portion of Lot 4, and an old restaurant building located on the northern portion of Lot 3, and an L-shaped commercial structure located along the northern and western portions of Lot 1. Lot 2 is currently undeveloped. Access to Lots 1, 2, 3, 14A and 14B are from Viewpoint Road. Lots 4 and 5 are accessed by Alpine Circle.

VICINITY MAP



NTS

PROJECT:		VICINITY MAP	
		MOUNTAIN VIEW	
SCALE:	NTS	DATE:	12/2006
DRAWING:	FIG2.DWG	DRAWN BY:	BNM
JOB NO.:	3.00554.2	FIGURE:	FIGURE 2

3. PROPOSED DEVELOPMENT

Based upon a review of preliminary site plans and cross sections prepared by Hylton Cox Associates and RTKL, the proposed project will likely consist of a multi-level, multi-wing residential structure with up to three levels of underground parking, a pool area, utilities, associated appurtenances, and a paved access driveway.

Foundations systems although not yet designed will likely consist of concrete perimeter footings with a concrete slab-on-grade, supporting either reinforced concrete block or reinforced concrete walls below grade, with either a concrete and steel or conventional framing superstructure. Grading will likely include a maximum excavation of up to approximately 30 to 40-feet below ground level for the garage areas. As previously noted, this project is in the design process and detailed plans for construction are currently not available. SGSI should review grading and foundation plans prior to construction in order to assure that they will be in conformance with our recommendations.

4. AERIAL PHOTOGRAPHIC REVIEW

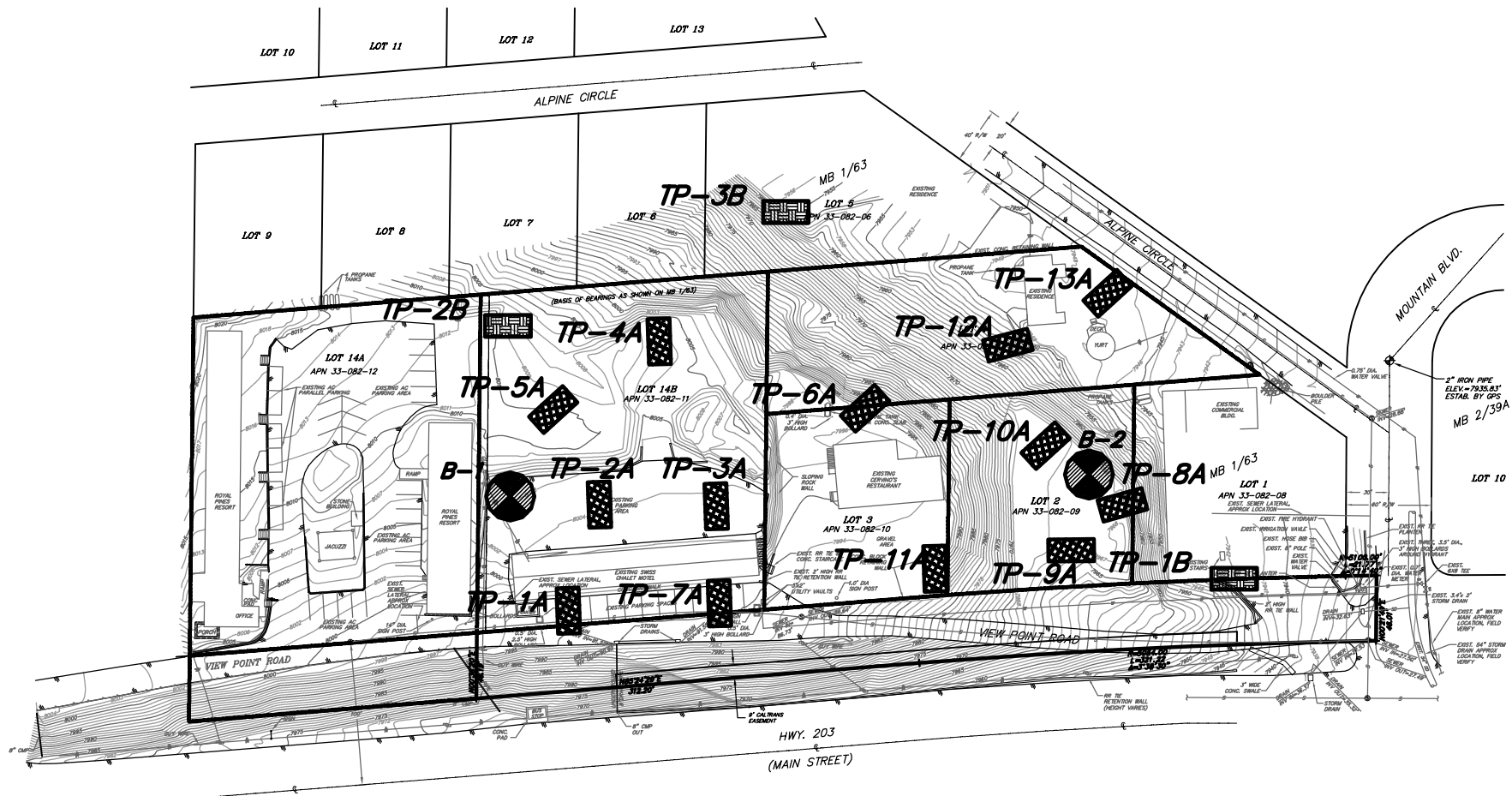
Prior to our field investigation, we acquired and reviewed aerial photographs to assist in our evaluation of geomorphic features that could be indicative of geologic hazards at the property. Details from the earliest available photographs (1944) did not show any evidence of lineations, scarps, or other ground-surface fault, landslide, or recent avalanche related features.

5. GEOLOGIC AND GEOTECHNICAL SITE CONSTRAINTS

Geotechnical constraints to development include: groundwater seepage, well indurated soils which will impact material excavation and rippability, and the potential for moderate to high ground shaking from an earthquake event along the nearby Hartley Springs fault ($M_w \sim 6.6$) located approximately 1.0 mi (1.6 km) west/northwest of the subject site.

6. GEOLOGY AND SUBSURFACE CONDITIONS

The project site is located within the Sierra Nevada province, a generally north to northwesterly trending, asymmetric, and tilted fault-block, bordered on the east by the Sierra Nevada frontal-fault system. Predominant basement rock types of the Sierra Nevada include Cretaceous granitics with associated Paleozoic roof pendants along the west margin of Mono



LEGEND

- TP-3B  APPROXIMATE LOCATION OF EXPLORATORY TEST PIT (10/2006)
- TP-13A  APPROXIMATE LOCATION OF EXPLORATORY TEST PIT (9/2000)
- B-2  APPROXIMATE LOCATION OF EXPLORATORY BORING (3/2003)

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PROJECT: SUBSURFACE GEOTECHNICAL MAP MOUNTAIN VIEW	
SCALE: NTS	DATE: 12/2006
DRAWING: FIG3.DWG	DRAWN BY: BNM
JOB NO.: 3.00554.2	FIGURE: FIGURE 3

Basin, and to a lesser degree, Paleozoic meta-sedimentary formations mantled by Pleistocene glacial tills.

More specifically, the project site is located at the southwestern edge of the Long Valley caldera near the eastern flank of the Sierra Nevada. The caldera (collapsed volcano) is an east-west elongate, oval depression formed approximately 760,000 years ago with continued volcanic activity to the present (Bailey, 1989). The pre-volcanic basement rock in the Mammoth Lakes area is predominantly Mesozoic granitic rocks of the Sierra Nevada batholith. The batholith is a series of intrusions that displaced overlying ancient sedimentary sea floor rocks (roof pendants) during the Jurassic and Cretaceous Periods. Piedmont glaciation occurred throughout the Pleistocene leaving a mantle of glacial till covering the basement and volcanic rocks throughout the area now occupied by the Town of Mammoth Lakes.

As observed during this and the previous investigation three general soil types were observed to underlie the site, consisting of Undocumented Fill, Topsoil/Colluvium and Pleistocene Volcanic Debris Avalanche deposits. Logs of the subsurface conditions encountered in the test pits and borings are provided in Appendix A. Generalized descriptions of site soils encountered follow.

6.1 Undocumented Fill

Undocumented fill was not encountered within the test pits excavated during this investigation; however undocumented fill was encountered during the previous investigations in Boring 2 to a depth of approximately 2-feet and in test pits TP-1a, 3a, 4a, 6a through 9a, 11a, and 13a to a depth of approximately 8-feet. The average fill depth across the site is approximately 5-feet below grade. The fill material consisted of light-brown, reddish-brown, and gray, loose to medium dense, moist, silty, very fine to coarse-grained SAND (Unified Soil Classification Symbol: SP). The fill material is unsuitable for fill or foundation support in its present condition and should be removed from all structural areas. This material is suitable for reuse provided it is processed in accordance with the earthwork and grading recommendations included within Appendix D.

6.2 Topsoil/Colluvium

Topsoil/Colluvium was encountered in all three test pits to an approximate depth of 4-feet. In general the material consisted of light-brown and reddish-brown, loose, moist, silty, very fine to coarse SAND (Unified Soil Classification Symbol: SM, and SP-SM) with abundant roots, gravels, cobbles, and boulders to approximately 4-feet diameter.

Topsoil/Colluvial deposits were also encountered during the September 2000 investigation in test pits TP-5a, and TP-12a to an approximate maximum depth of 4-feet below existing grade. The Topsoil/Colluvium was also exposed below the undocumented fill material in test pits TP-4a, 6a, and 8a through 11a, to a maximum depth of approximately 11-feet below grade. The average Topsoil/Colluvium depth across the site is approximately 5-feet below grade. The Topsoil/Colluvium consisted of light brown to brown, loose, moist, very fine to medium-grained SAND (SP), with abundant roots, cobble clasts and boulders. These deposits below approximately 3-feet are suitable for both foundation and fill support provided the recommendations contained herein are adhered to during site development.

6.3 Pleistocene Volcanic Debris Avalanche Deposits

Pleistocene Avalanche Deposits were encountered in test pits TP-1 and TP-3 during this investigation. In general the deposits consisted of a light brown to gray, moist, medium dense to dense, silty, fine to coarse SAND (Unified Soil Classification Symbol: SP, and SP-SM) with gravels, cobbles, and boulders to approximately 24-inches diameter. Rock contents comprise approximately 30 to 60-percent of the deposit. The total depth of the Pleistocene Avalanche Deposits was not determined during this investigation.

Pleistocene Avalanche Deposits were also encountered in both of the previous investigations in Borings B-1 and B-2 as well as test pits TP-1a, 3a and 7a. These deposits generally consisted of light-brown to light grayish-brown, and reddish-brown, medium-dense to very dense, moist, silty, very fine to coarse-grained SAND (SP-SM) and SAND (SP) with abundant cobble clasts and boulders. The ancient deposits are suitable for both foundation and fill support provided the recommendations contained herein are adhered to during site development.

6.4 Groundwater

Neither a groundwater table nor groundwater seepage was encountered during our field investigations. According to California Department of Water Resources, Southern District, Mammoth Basin Water Resources Environmental Study Final Report (California Department of Water Resources, 1973), the generalized static groundwater level is approximately 150-feet below the ground surface with a gradient dipping due east. Furthermore, the Mammoth Community Water District/U.S. Geological Survey (USGS) production water Well No. 17 located in proximity to the subject site has a mean static water depth of 375-feet below the ground surface. Additionally, USGS geothermal test well MGLARP #1 also located near to the site had a depth to water of approximately 475-feet (Diment and Urban, 1990). Therefore, it is not anticipated that the permanent groundwater table will be at depths shallow enough to impact site grading and construction.

Both permanent and perched groundwater levels in the Mammoth Lakes area fluctuate seasonally through time. Excavations completed in the spring and early summer may encounter some seepage. Temporary "nuisance" groundwater may reach depths seasonally whereby it should be intercepted by a permanently installed subdrain or footing perimeter drain system.

Subsurface strata which would retard the flow of water downward were not observed during the investigation. However, any drywell, Conspan or other infiltrator systems proposed to be embedded deeper than the depths explored should be monitored during construction to ensure that they do not interact with any shallow groundwater. Drywell design may need to be mitigated during construction.

7. FAULTING

Our discussion of faults on the site is prefaced with a discussion of California legislation and state policies concerning the classification and land-use criteria associated with faults. By definition of the California Geological Survey, an "active fault" is a fault that has had surface displacement within Holocene time (about the last 11,000 years); hence constituting a potential hazard to structures that might be located across it. This definition is used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazards Zones Act of 1972, which is detailed in the California Geological Survey Special Publication SP-42 (Hart

and Bryant, 1999). The intent of this act is to assure that unwise urban development does not occur across the traces of active faults. Based on our review, the site is **not** located within any “Earthquake Fault Zones” or Alquist-Priolo Hazard Zones as identified in this document.

8. SITE SEISMICITY

Site coordinates of latitude 37.6492° north and longitude 118.9794° west were estimated using the computer program **Microsoft Streets and Trips, 2006**. The computer programs **EQFAULT** and **EQSEARCH** (Blake, 2000) were used to estimate peak horizontal accelerations from regional faults and tabulate data from historical earthquakes.

A deterministic seismic analysis was performed within a 62.2 mi (100 km) radius of the site using the computer program **EQFAULT** (Blake, 2000). The results of the analysis indicate that the peak ground acceleration estimated for a maximum earthquake event within the specified radius is 0.45g. This acceleration represents deterministic peak ground accelerations and could occur from a magnitude 6.6 (M_w) earthquake on the Hartley Springs fault located approximately 1.0 mi (1.6 km) west/northwest from the site. The Hilton Creek fault, located approximately 5.9 mi (9.5 km) from the site could produce a magnitude 6.7 (M_w) earthquake resulting in a peak horizontal ground acceleration of 0.29g at the site. The tabulated results of the deterministic seismic analysis are presented in Appendix C. The Fault Location Map, which depicts active faults within a 62.2 mi (100 km) radius of the site, is also presented in Appendix C.

The computed maximum site acceleration within a 62.2 mi (100 km) radius of the site was derived from **EQSEARCH** (Blake, 2000) during the time period of 1800 to 2005. The largest estimated site acceleration based on the Boore et al. (1997) model, was approximately 0.25g, which occurred during the Mammoth Lakes Earthquake of January 7, 1983. This earthquake was located approximately 1.9 mi (3.0 km) from the site. The Modified Mercalli Intensity and earthquake magnitude were IX and 5.6 (M_w) respectively. The largest earthquake recorded within the specified distance and time period was a magnitude 6.6 (M_w) earthquake (Modified Mercalli Intensity of VII) which occurred in The Owens Valley on April 11, 1872. A site acceleration of 0.09g was estimated from this earthquake which was located approximately 28.2 mi (45.3 km) from the site. The tabulated results of the historical analysis are presented in Appendix C. The Earthquake Epicenter Map, which depicts the epicenters and magnitudes of

historical earthquakes that have affected the site, an Earthquake Recurrence Curve, and a plot depicting Earthquake Events versus Magnitude also presented in Appendix C.

The computer program **FRISKSP** (Blake, 2000) was used to perform a probabilistic analysis of seismicity at the subject site. The probabilistic analysis was used to define the Upper-Bound and Design Basis Earthquakes at the site for use in structural design. These results as well as Probability of Exceedance versus Acceleration graphs, and Return Period versus Acceleration graphs are presented in Appendix C. Based on the results of the probabilistic analysis, the Upper-Bound Earthquake (Non-Magnitude Weighted) for the site, defined as the ground motion that has a 10-percent chance of exceedance in 100 years, with a statistical return period of ~ 949 years, is 0.45g. The Design Basis Earthquake (Non-Magnitude Weighted) for the site, defined as the ground motion that has a 10-percent chance of exceedance in 50 years, with a statistical return period of ~ 475 years, is 0.35g.

8.1 Seismic Design Criteria

Table 1 presents the Seismic Parameters for use in preparing a Design Response Spectra for the site. The program used to obtain the seismic parameters is **UBCSEIS** which is based upon the 1997 Uniform Building Code (UBC) and 2001 California Building Code (CBC). The results of the UBC Seismic Design Parameters as well as the Design Response Spectra are presented in Appendix C.

TABLE 1

UBC-CHAPTER 16 TABLE NO.	SEISMIC PARAMETER	RECOMMENDED VALUE
16-I	Seismic Zone Factor Z	0.4
16-J	Soil Profile Type	S _C
16-Q	Seismic Coefficient C _a	0.52
16-R	Seismic Coefficient C _v	0.90
16-S	Near Source Factor N _a	1.3
16-T	Near Source Factor N _v	1.6
16-U	Seismic Source Type	B

The subject site is situated in Seismic Zone 4 (Z=0.4) based on the 2001 CBC. A geologic subgrade type S_C, “very dense soil and soft rock” was assumed for the subject site.

The Boore et al (1997) NEHRP C (520) acceleration-attenuation relation was used to estimate ground accelerations at the site based upon the shear wave velocity data. The seismic coefficients of acceleration and velocity C_a and C_v , as derived from the soil profile type and seismic zone factor, are 0.52 and 0.90 respectively.

The distance between the site and the nearest active fault is less than 2 km; therefore the near-source acceleration and velocity factors N_a and N_v are 1.3 and 1.6 respectively. The nearest known active fault is the Hartley Springs fault located approximately 1.0 mi (1.6 km) west/northwest of the site. The Hartley Springs fault is a Type B Seismic Source.

Conformance to the above criteria for strong ground shaking does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur during a large magnitude earthquake. Design of structures should comply with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California. A Design Civil or Structural Engineer in conjunction with the State Architect should determine what level of risk is acceptable for the project considering the recommendations contained in this report, economics, and safety.

9. SECONDARY EARTHQUAKE EFFECTS

Secondary effects that can be associated with severe ground shaking following a relatively large earthquake include ground lurching, shallow ground rupture, liquefaction, tsunamis and seiches, avalanches (rockfall and snow). These secondary effects of seismic shaking are discussed in the following sections.

9.1 Shallow Ground Rupture

Ground surface rupture results when the movement along a fault is sufficient to cause a gap or break along the upper edge of the fault zone on the surface. Our review of available geologic literature indicated that there are no known active, potentially active, or inactive faults that transect the subject site. The nearest known active regional fault is the Hartley Springs fault. The closest projected trace for this fault zone is located approximately 1.0 mi (1.6 km) west/northwest of the site.

9.2 Soil Lurching

Soil lurching refers to the rolling motion on the ground surface by the passage of seismic surface waves. Effects of this nature are likely to be most severe where the thickness of soft sediments varies appreciably under structures. In its present condition, the potential for lurching below the proposed structure is considered very low due to the presence of very dense soils observed at anticipated foundation depths.

9.3 Liquefaction

Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils below a near-surface groundwater table are most susceptible to liquefaction. Liquefaction is characterized by a loss of shear strength in the affected soil layers, thereby causing the soil to behave as a viscous liquid. This effect may be manifested at the ground surface by settlement and, possibly, sand boils where insufficient confining overburden is present over layers. In order for the potential effects of liquefaction to be manifested at the ground surface, the soils generally have to be granular, loose to medium-dense and saturated relatively near the ground surface, and must be subjected to ground shaking of a sufficient magnitude and duration. The potential for liquefaction to occur is considered remote, given the very dense nature of bearing soils present on site.

9.4 Dynamic Settlement

The shallow (< 5-feet) topsoil and alluvial deposits may be loose and susceptible to dynamic settlement if strongly shaken by the design level earthquake. However, the potential for dynamic settlement at foundation depth is considered very low given the very dense nature of bearing soils observed at anticipated foundation depths.

9.5 Seiches

The potential for seiches as the result of the design level earthquake in a nearby fault are considered non-existent, due to the distance of large open bodies of water from the project site.

9.6 Avalanches (Rockfall and Snow)

Avalanches can occur as a result of moderate to large earthquakes in Alpine terrain, which can cause rock and snow to move vertically and laterally downslope. These hazards typically affect structures which are located at the base of slopes or within close proximity to the area of flow. The potential for rockfall to occur and/or affect the subject site is considered very low. The potential for snow avalanches to occur and/or affect the subject site is considered remote.

10. LANDSLIDES

Evidence of past landslides was not observed either during aerial photographic review or in the field.

11. VOLCANIC HAZARDS

The Mammoth Lakes area is surrounded by territory having shown evidence of volcanic activity during the Quaternary and Holocene (approximately 1.8 ma through the present). At least nineteen episodes of volcanism during the past approximately 3,000 years have been determined by radiocarbon dating methods (Kilbourne, Chesterman, and Wood, 1980). The most significant potential sources of volcanic activity are the Mono-Inyo Craters and the resurgent dome within the Long Valley caldera. Basaltic, rhyolitic, and phreatic volcanism can be anticipated throughout the region. Basaltic eruptions tend to be least violent while rhyolitic and phreatic eruptions can be very explosive and are associated with large volumes of ejecta that can travel great distances. The Plinian eruption of the Long Valley caldera about 764,000 years ago is one such example where over 500 km³ of ash and debris were sent hundreds of kilometers away (Bailey, 1989).

Explosive eruptions along the Inyo Craters volcanic chain occurred as recently as approximately 550 to 600 years ago (Miller, 1985). The most recent regional volcanic eruptions occurred between approximately 550 and 800 years ago along the Inyo Craters fracture zone (Rinehart and Huber, 1965; Miller, 1985; Sieh and Bursik, 1986). Historic non-eruptive volcanic activity occurred during the 1980 Mammoth Lakes earthquake sequence and during the 1989 Mammoth Mountain earthquake sequence (Sorey et al., 1999). Magmatic gas emissions associated with fumarolic activity have been documented on Mammoth Mountain and at Horseshoe Lake (Sorey et al., 1999), approximately 4.8 mi (8.0 km) to the west.

Fumarolic activity is also located near Shady Rest Campgrounds [0.7 mi (1.3 km) to the northeast] and at Casa Diablo geothermal area [3.6 mi (6 km) to the east].

Unlike earthquakes, most volcanoes provide various types of warnings before eruptions begin. Phreatic or phreatomagmatic eruptions (steam-blasts), like those of the Inyo Crater chain, can occur with little or no warning as superheated water flashes to steam when magma comes into contact with groundwater. The most common precursors to eruptions come in the form of earthquakes, steaming, or fumarolic activity. The more subtle precursory changes are monitored by geophysical and geodetic instruments to measure ground swelling, changes in slope, and changes in elevation.

The Mono Lake-Long Valley region is currently being monitored by several agencies and institutions to detect signs of any magmatic unrest and approaching eruptions. Future eruptions in the Mammoth Lakes area are certain to occur like those in the past, but they can be neither reliably predicted at this time nor prevented. Future volcanic eruptions are more likely to occur along the Mono-Inyo Craters volcanic chain than from the resurgent dome or south moat area of the Long Valley caldera. The odds of an eruption occurring in any given year along the chain are one in a few hundred, and the odds that a small eruption at one location on the chain will have a significant impact on any specified place on or near the chain are roughly one in a thousand in any given year (Miller, 1985; 1989). Massive eruptions of the size similar to that of the Long Valley caldera are extremely rare, and current research shows no evidence that an eruption of such catastrophic proportions are brewing beneath the caldera (Miller, 1985; 1989).

12. CONCLUSIONS

Based on the results of this investigation, it is our opinion that the construction of the proposed project is feasible from a geotechnical standpoint provided the following recommendations are incorporated into the design and construction. The following sections discuss the principal geotechnical concerns affecting site development and grading and provide preliminary grading and foundation design recommendations which should be implemented during site development to mitigate site geologic constraints. However, implementation of the recommendations included within this report and adherence to the 1997 UBC, and the 2001 CBC, does not preclude property damage during or following a significant seismic event.

- There are no known active, potentially active, or inactive faults that transect the subject site. Evidence of past soil failures, landslides, or active faulting on the site was not encountered. Seismic hazards at the site may be caused by ground shaking during seismic events on regional active faults.
- The nearest known active regional fault is the Hartley Springs fault located approximately 1.0 mi (1.6 km) west/northwest of the site.
- Based on the results of the probabilistic analysis, the Upper-Bound and Design Basis Earthquakes for the site yielded peak ground accelerations of 0.45g and 0.35g respectively.
- The project consultants and the Client should discuss various seismic design parameters and decide upon an appropriate design value based upon their seismic performance goals. A design value of 0.35g is the lowest value that should be considered.
- A volcanic eruption could occur somewhere along Mono-Inyo Craters volcanic chain producing pyroclastic flows and surges, as well as volcanic ash and pumice fallout, which could significantly impact the subject site. The odds however, of such an eruption are roughly one in a thousand in a given year (Miller, 1985; 1989).
- The subject site is situated on relatively flat to gently sloping undeveloped terrain underlain by up to approximately 3-feet of soils considered “unsuitable” for the support of new fill or structural loads. Where these soils will be subjected to increased loads from new fills, remedial grading consisting of overexcavation and compaction is recommended to improve the bearing capacity of those materials. Remedial grading recommendations are provided in this report.
- The subterranean parking areas should not be affected by the unsuitable soils as their foundation depths will be below the observed lowest elevation of these materials. Note however that the depth of the unsuitable soils is based upon the areas observed during the field investigation. It should be anticipated that the overall depth of the unsuitable materials exposed during construction may vary from that encountered in the test pits and borings. Reasonably continuous construction observation and review during site grading and foundation installation allows for evaluation of the actual soil conditions and the ability to provide appropriate revisions where required during construction.

- Groundwater was not encountered during our field investigation. Groundwater is not anticipated to be encountered during site development due to the location of the site with respect to overall drainage. Minor amounts of seepage may be encountered if the site is graded during the peak snowmelt runoff period between April and June.
- Site soils encountered during our field investigation generally consist of loose to dense, fine to coarse-grained sand deposits with cobbles and boulders to approximately 4-feet in diameter.
- Subsurface strata which would retard the flow of water downward were not observed during the investigation. However, any drywell(s) proposed to be embedded deeper than the depths explored should be monitored during construction to ensure that they do not interact with any shallow groundwater. Drywell design may need to be mitigated during construction.
- In general, excavations at the site should be achievable using standard earthmoving equipment.
- Due to the cohesionless nature of the site soils, sloughing may occur in the utility trench excavations. Shoring or forming may be required.

13. RECOMMENDATIONS

The following recommendations should be adhered to during site development. These recommendations are based on empirical and analytical methods typical of the standard of practice in California. If these recommendations appear not to cover any specific feature of the project, please contact our office for additions or revisions to the recommendations.

13.1 Geotechnical Review

Geotechnical review is of paramount importance in engineering practice. The poor performance of many foundation and earthwork projects has been attributed to inadequate construction review. Sierra Geotechnical Services, Inc. should be provided the opportunity to review the following items or we waive all liability for any and all geotechnical issues associated with grading or construction relative to the subject site.

13.1.1 Plan and Specification Review

Detailed plans for construction and grading were not available at the time of this report. SGSI should review grading and foundation plans prior to construction in order to assure that they are in conformance with this report; some of the recommendations contained herein may need to be revised after reviewing.

13.2 Earthwork

Earthwork should be performed in accordance with the General Earthwork and Grading Specifications in Appendix D and the following recommendations. The recommendations contained in Appendix D are general grading specifications provided for typical grading projects. Some of the recommendations may not be strictly applicable to this project. The specific recommendations contained in the text of this report supersede the general recommendations in Appendix D. The contract between the developer and earthwork contractor should be worded such that it is the responsibility of the contractor to place the fill properly in accordance with the recommendations of this report and the specifications in Appendix D notwithstanding the testing and observation of the geotechnical consultant.

13.2.1 Site Preparation

Prior to grading, the proposed structural improvement areas (i.e. all structural fill, pavements areas and structural building, etc.) of the site should be cleared of surface and subsurface obstructions, including vegetation. Vegetation and debris should be disposed of off site. Holes resulting from removal of buried obstructions, which extend below the recommended removal depths described herein or below finished site grades (whichever is lower) should be filled with properly compacted soil. Existing underground utilities or other structures should be completely removed and properly backfilled. If the utility is not within the influence zone of the foundation it may be abandoned in place by fully grouting the pipe.

13.2.2 Excavation Conditions for Shallow Foundations and Pavement

The subject site is situated on moderately sloping undeveloped terrain underlain in areas by up to approximately 3-feet of soils considered “unsuitable” for the support of new fill or structural loads. Where these soils will be subjected to increased loads from new fills, or where shallow foundations are anticipated, remedial grading consisting of overexcavation and compaction is recommended to improve the bearing capacity of those materials. The excavation should extend to a minimum horizontal distance of one-half the footing width or 5-feet (whichever is greater) horizontally outside the footing footprint. Remedial grading recommendations are provided in this report.

For the paved roadways, parking areas and other improvements a one to two-foot removal is recommended depending on site conditions (i.e. depth of root zone, and depth of disturbance which may have locally deeper removal depths). The removal should also extend a minimum horizontal distance of 2-feet beyond the back of curbs and pavement. In addition, the removal bottom should be observed (tested as needed) by the geotechnical consultant prior to placing fill soils. Removals and Compaction recommendations are provided in Appendix D.

13.2.3 Excavation Conditions for Deep Foundations

Maximum excavations for the subterranean parking areas will be approximately 30 to 40-feet. A minimum 1:1 slope “lay-back” will be required per CAL/OSHA Type B material. The cut should be originated at a point 5-foot beyond the building footprint and then extended upward to “daylight”. See section 13.9 for temporary shoring recommendations if property access issues do not allow enough area for the 1:1 slope.

13.2.4 Prevention of Moisture Intrusion

During construction, foundation perimeter drains should be placed along the outside edge of all retaining walls. A minimum 4-inch PVC perforated pipe encapsulated within 12-inches of “clean” $\frac{3}{4}$ to 1-inch crushed aggregate,

wrapped with filter fabric (burrito drain), should be placed at/or within 6-inches below the bottom-of-footing with a maximum lateral distance away from the bottom of the footing of no greater than 12-inches. This pipe should be outletted away from the building perimeter via a 4-inch non-perforated PVC “tight-line”. The tight-line should be outletted into an approved drainage device (See Appendix D for detail).

In addition to the perimeter drains, slab subdrains consisting of a minimum 4-inch PVC perforated pipe burrito drain, should be placed upon a sloped subgrade to allow for drainage of any water that may potentially accumulate below the slab. Drainpipes should discharge by gravity flow (minimum 1-percent) to an appropriate drainage device. Due to the depth below ground surface, drains will likely need to be tied into a mechanical sump and lifted out and away from the building area. The soil subgrade under the slab should be graded to drain (minimum 1-percent). The actual drainage system should be designed by the project Civil and Mechanical Engineers in consultation with our office.

13.3 Excavation and Grading Observation

Site grading and footing excavations should be observed by SGSI. Such observations are considered essential to identify field conditions that differ from those anticipated by the investigation, to adjust design to actual field conditions, and to determine that the grading is accomplished in general accordance with the recommendations of this report. Earthwork and grading recommendations which include guidelines for site preparation fill compaction, slopework, temporary excavations, and trench backfill are provided in Appendix D.

13.4 Preliminary Foundation Preparation and Design

The following preliminary recommendations are presented as minimum design recommendations; they are not intended to supercede design by the structural engineer. Preliminary foundations should be designed in accordance with structural considerations and the following recommendations. Upon the completion of the grading and structural plans, Sierra Geotechnical Services Inc. should review the

foundation loads and embedment in order to confirm the implementation of the recommendations herein.

Continuous or pad footings may be used to support the proposed structures provided they are founded entirely upon properly compacted fill, or competent glacial deposits encountered below approximately the topsoil and undocumented fills. Continuous and isolated column foundations should be sized according to the allowable soil bearing pressures shown in Table II below. The pressures shown on Table II are for dead load plus long-term live load, including snow load, and for total load including wind and seismic forces.

Table II – Allowable Soil Bearing Pressures

Depth Below Existing Ground Surface	Allowable Soil Bearing Pressure (psf)
Upper 5-feet	2,500
5 to 10-feet	4,000
10 to 20-feet	5,000

The allowable pressure may be increased by one-third when considering loads of short duration such as wind or seismic forces. A friction coefficient for concrete of 0.35 may be employed to resist lateral loads. Continuous and isolated footings should be designed in accordance with the structural engineer requirements. Reinforcement of footings should be per the structural engineer's design.

13.4.1 Foundation Construction

Based upon our observations and past experience relative to the general site area, low expansive soils exists onsite. The following preliminary recommendations assume low expansive soils near finish pad grade.

- Footings should be designed in accordance with the structural engineer's requirements regarding width. Exterior and interior foundations shall be founded within compacted fill or competent native soils. Exterior foundations shall have a minimum embedment depth of 24-inches below outside adjacent grade. Interior foundations shall have a minimum embedment depth of 18-inches below outside adjacent grade.

- All footings should be reinforced to at least the minimum reinforcement for temperature as required in Chapter 19 of the 1997 UBC.
- All footing excavations should be observed by a representative of SGSI prior to placement of reinforcing steel, in order to assure proper embedment into suitable soils.
- Although no specific pre-saturation is required for these soil conditions, footing trench excavations should be moisture conditioned prior to pouring concrete.
- Footing trenches should not have any rocks or boulders protruding into the trench bottom. Soft soil pockets created by rock removal during foundation excavation shall be replaced with approved fill material, and compacted to 95-percent of the material's maximum dry density.

13.5 Foundation Setback

We recommend a minimum horizontal setback of $H/3$ (H = height of the slope) be maintained from the face of slopes to the bottom outside edge of all structural footings and settlement-sensitive structures. We should note that the soils within a slope setback area possess poor long term lateral stability, and improvements (such as retaining wall, sidewalks, fences, pavement, underground utilities, etc.) constructed within this setback area may be subject to lateral movement and/or differential settlement.

Utility trenches that parallel or nearly parallel structure footings should not encroach within a 1:1 plane extending downward and outward from the outside edge of the footing.

13.6 Concrete Slab-on-Grade Floors

Compacted fill materials will provide adequate support for concrete slabs provided the on-site materials are prepared per our grading recommendations prior to placement of the slab. Structural fill and subgrade soils underlying concrete slabs shall be compacted to a minimum of 95-percent of the material's maximum dry density for the upper 12-inches. Concrete slabs should be underlain by a 1-inch layer of clean sand (SE greater than 30) to aid in concrete curing, which is underlain by a 10-mil (or heavier) moisture

barrier, which is, in turn, underlain by a 1-inch layer of clean sand to act as a capillary break. All penetrations and laps in the moisture barrier should be appropriately sealed.

Minimum slab reinforcement shall consist of #3 rebar placed at 18-inches on center each way. The slab reinforcement shall be placed, vertically, in the middle of the slab. Slab thickness shall be a minimum of 4-inches. In areas where heavy equipment or loading will stress the slab, the thickness and reinforcement will meet the requirements of the Structural Engineer of record. Our experience indicates that the use of reinforcement in slabs and foundations will generally reduce the potential for drying and shrinkage cracking. However, some cracking may be expected as the concrete cures. Concrete cracking and/or spalling is often aggravated by a high cement ratio, high or low concrete temperature at the time of placement, small nominal aggregate size, rapid moisture loss, or the addition of water during placement. The use of low slump concrete (not exceeding 4-inches at the time of placement) and proper curing methods can reduce the potential for shrinkage cracking.

Moisture barriers can retard, but not eliminate moisture vapor movement from the underlying soils up through the slab. We recommend that the floor coverings installer test the moisture vapor flux rate prior to attempting application of the flooring. "Breathable" floor coverings should be considered if the vapor flux rates are high. A slip-sheet should be used if crack sensitive floor coverings are planned.

13.7 Preliminary Pavement Recommendations

For preliminary planning purposes, pavement sections are provided herein. Final pavement design should be based on the results of R-Value testing performed on samples of the finished subgrade soils in pavement areas. SGSI recommends the following pavement sections:

- Standard Duty Parking Areas Including Parking Stalls (Traffic Index (TI)= 5.0)
3-inches Asphalt Concrete / 4-inches Class II Aggregate Base
- Access Driveways, Bus traffic, Bus Parking, Loading Docks (TI = 8.0)
4-inches Asphalt Concrete / 6-inches Class II Aggregate Base

The upper 12-inches of subgrade material along with the Class II Aggregate Base and the Asphaltic concrete shall be compacted to a minimum of 95-percent of the materials maximum dry density as determined by ASTM D1557. The subgrade and aggregate base shall be moisture-conditioned and compacted to 95-percent of the material's maximum dry density as determined by ASTM D-1557 to a depth of 12-inches.

If pavement areas are adjacent to heavily watered landscape areas, some deterioration of the subgrade load bearing capacity may result. We recommend some measures of moisture control (such as deepened curbs or other moisture barrier materials) be provided to prevent the subgrade soils from becoming saturated.

13.8 Lateral Earth Pressures and Resistance

Embedded structural walls or cantilever retaining walls should be designed for lateral earth pressures exerted on them. The magnitude of these pressures depends on the amount of deformation that the wall can yield under load. If a wall can yield enough to mobilize the full shear strength of the soil; it can be designed for "active" pressure.

If a wall cannot yield under the applied load, the shear strength of the soil cannot be mobilized and the earth pressure will be higher. Such walls should be designed for "at rest" conditions. If a structure moves toward the soils, the resulting resistance developed by the soil is the "passive" resistance.

For design purposes, the recommended equivalent fluid pressure for each case for walls founded above the static ground water and backfilled with soils of very low to low expansion potential is provided. The equivalent fluid pressure values assume free-draining conditions. If conditions other than those assumed above are anticipated, the equivalent fluid pressure values should be provided on an individual-case basis by the geotechnical engineer. Surcharge loading effects from the adjacent structures should be evaluated by the structural engineer. The select backfill should have an expansion index (EI) of no greater than 50 and a sand equivalent (SE) greater than 30. The backfill soils should be tested by the soils engineer prior to backfill operations starting for the retaining wall/basement wall structures.

**Slope of Backfill Behind
Retaining Wall**

**Lateral Earth Pressure in
Equivalent Fluid Weight (pcf)**

	Active Case	Passive Case
Horizontal	35	225
At-Rest	50	

For sliding resistance, the friction coefficient of 0.35 may be used at the concrete and soil interface. Wall footings should be designed in accordance with structural considerations. If both the passive and frictional resistances are assumed to act together than we recommend that a minimum factor of safety of 2.0 is used for design. The passive resistance value may be increased by one-third when considering loads of short duration, including wind or seismic loads. The horizontal distance between foundations providing passive resistance should be a minimum of three times the depth of the foundations to allow full development of passive pressures. The total depth of retained earth for design of cantilever walls should be the vertical distance below the ground surface measured at the wall face for stem design or measured at the heel of the footing for overturning and sliding.

Wall backcut excavations less than 5-feet in height can be made near vertical. All retaining wall structures should be provided with appropriate drainage and waterproofing. Drainage should consist of continuous drains installed along the base of the wall outletting to a storm drain system or the surface if grade allows.

13.8.1 Earthquake Induced Lateral Earth Pressures

P_e = Horizontal Force = $\frac{3}{8} (\alpha_{max}/g) \gamma_t H^2$ (acting @ 0.6H above base of wall)

Per Seed and Whitman 1970

α_{max} = Peak acceleration at the ground surface = **0.35g** (per FRISK)

γ_t = Avg. unit wt. of native soil = **117.1 pcf**

H = Wall Max. Height = **30-feet**; g = Gravity (9.81m/s²)

P_e = 13,820 lbs per linear foot of wall

For free standing or cantilevered walls the seismic increment of lateral pressure should be applied at a distance of 0.6H above the toe of the wall. The pressure increment for cantilevered retaining walls should be taken as an inverted triangular distribution from the stem of the cantilevered retaining wall to the top of the cantilevered retaining wall. For resistive walls, i.e. basement walls, the

pressure increment should be taken or a rectangular force applied from the stem of the basement wall to the top of the basement wall.

Under the combined effects of static and earthquake loads on the wall, a factor of safety between 1.1 and 1.2 is acceptable when evaluating the stability (sliding, overturning) of the wall (NAVFAC DM 7.2). *Because P_e is a short term load that may never occur during the life of the wall, it is common practice to allow a 1/3 increase in passive resistance for earthquake analysis rather than apply the more conservative value presented above.*

13.9 Temporary Shoring

It is our understanding that at up to 3 levels of underground parking to an approximate maximum depth of 30 to 40-feet below grade are anticipated. The site soils encountered are considered to be a Type “B” soil as per Appendix A of Section 1541.1 of the Cal/OSHA regulations. If property access issues will restrict “backcut” excavations to slope gradients of steeper than 1:1 (horizontal to vertical), then temporary shoring is recommended.

Because the avalanche deposits are relatively coarse-grained and friable, they will likely be subject to raveling and sloughing and should not be considered grossly stable over the period of time that the excavation will be open. In areas where slope gradients will be steeper than 1:1 (horizontal to vertical) temporary shoring of the excavations should be employed. We recommend that slopes or vertical cuts be retained by either a cantilever shoring system deriving passive support from drilled piles (lagging-shoring system), or a restrained tie-back system. Based on our experience, if lateral movement of the shoring system on the order of 1 to 2-inches cannot be tolerated, we recommend the utilization of a restrained tie-back system.

For design of cantilevered shoring, we recommend a pressure distribution resulting from an equivalent fluid pressure of 35 pcf. Lateral earth pressures for design of restrained shoring may be taken as a rectangular pressure of $35H$ (psf) where H is the height (feet) of the excavation, including slopes above. Horizontal lagging elements should be designed using a rectangular pressure distribution with a minimum $35H$ psf pressure. For footings adjacent to shoring, the designer should use 40-percent of the

contact pressure as an additional loading. For preliminary design of tie-backs, we recommend that the ultimate soil to nail adhesion (pull-out resistance) be less than or equal to 20 kips/lf for straight shaft anchors. This value should be evaluated by field tests. Anchors should be grouted and individually proof-tested to 150-percent of design capacity. Further details and design criteria for tie-backs can be provided as appropriate. Since design of retaining systems is sensitive to surcharge pressures behind the excavation, we recommend that this office be consulted if unusual load conditions are anticipated.

13.10 Estimated Settlement

Post construction settlement is estimated to be one-half inch or less if the foundation recommendations provided in this report are conformed too. Post-construction differential settlements should be one-quarter inch or less. Settlements for similarly loaded footings located on varying thicknesses of fill may experience differential settlements on the order of 0.5 percent of the difference in fill thickness beneath the footings. We recommend that the foundation plans be reviewed once detailed loading conditions are known to confirm the estimated settlements mentioned above.

13.11 Drainage

We recommend that measures be taken to properly finish grade the building area, such that drainage water from the building area is directed away from building foundations (2-percent minimum grade on soil or sod for a distance of 5-feet). Ponding of water should not be permitted. Erosion is possible on the pad and slopes if left unprotected during the snowmelt run-off season.

13.12 Erosion

A Storm Water Pollution Prevention Plan (SWMP) will need to be prepared for this site in compliance the Town of Mammoth Lakes and State Water Quality Control Board – Lahontan Region requirements. Graded areas shall be protected against erosion once they are brought to final grade. No graded areas shall be left unstabilized between October 15th and April 15th.

14. LIMITATIONS

This report has been prepared for the sole use and benefit of our client. The conclusions of this report pertain only to the site investigated. The intent of the report is to advise our client of the geologic and geotechnical recommendations relative to the future development of the proposed project. It should be understood that the consulting provided and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspects of the project, should be reported to this office in a timely fashion. The client is the only party intended by this office to directly receive this advice. Unauthorized use of or reliance on this report constitutes an agreement to defend and indemnify Sierra Geotechnical Services Incorporated from and against any liability, which may arise as a result of such use or reliance, regardless of any fault, negligence, or strict liability of Sierra Geotechnical Services Incorporated.

Conclusions and recommendations presented herein are based upon the evaluation of technical information gathered, experience, and professional judgment. Other consultants could arrive at different conclusions and recommendations. Final decisions on matters presented are the responsibility of the client and/or the governing agencies. No warranties in any respect are made as to the performance of the project.

The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings within this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

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APPENDIX D
EARTHWORK
AND
GRADING RECOMMENDATIONS

EARTHWORK AND GRADING

These earthwork and grading specifications are for the grading and earthwork shown on the approved grading or construction plan(s) and/or indicated in the geotechnical report(s). Earthwork and grading should be conducted in accordance with applicable grading ordinances, the current California Building Code, and the recommendations of this report. The following recommendations are provided regarding specific aspects of the proposed earthwork construction. These recommendations should be considered subject to revision based on field conditions observed by the geotechnical consultant during grading.

Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ the Geotechnical Consultant of Record. The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of grading or construction.

During grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include natural ground, after it has been cleared for receiving fill but before it has been placed, bottoms of all “remedial removal areas, all key bottoms, and benches made on sloping ground to receive fill.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to determine the attained level of compaction. The Geotechnical Consultant shall provide the test results to the owner and the contractor on a routine and frequent basis.

The Earthwork Contractor

The Earthwork Contractor shall be solely responsible for performing the grading in accordance with the plans and specifications. The Earthwork Contractor shall review and accept the plans, geotechnical report(s) and these Specifications prior to the commencement of grading. The Earthwork Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant unsatisfactory conditions, such as unstable soil, improper moisture condition, inadequate compaction, adverse weather, etc... are resulting in a quality of work less than required in these Specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified.

Site Preparation

General: Site preparation includes removal of deleterious materials, unsuitable materials, and existing improvements from areas where new improvements or new fills are planned. Deleterious materials, which include vegetation, trash, and debris, should be removed from the site and legally disposed of off-site. Unsuitable materials include loose or disturbed soils, undocumented fills, contaminated soils, or other unsuitable materials. The Geotechnical

Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1-percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant etc...) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fine and/or imprisonment and shall not be allowed.

Any existing subsurface utilities that are to be abandoned should be removed and the trenches backfilled and compacted. If necessary, abandoned pipelines may be filled with grout or slurry cement as recommended by, and under the observation of, the Geotechnical Consultant.

Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

Backcut excavations in areas where restrained retaining/basement walls are to be constructed may be excavated at distances of less than 5-feet from the back of the wall to the face of the backcut, at the discretion of the grading contractor. All excavations however should maintain at least a 5-foot minimum setback from the outside footing face (bearing elevation) to any finished grade slope face. All excavations should comply with the requirements of the California Construction and General Industry Safety Orders and the Occupational Safety and Health Act and other public agencies having jurisdiction.

In addition to removals and overexcavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured, or otherwise unsuitable ground shall be overexcavated to competent ground as evaluated by the Geotechnical Consultant during grading.

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

Fill Compaction

The onsite soils are suitable for placement as compacted fill provided the organics, oversized rock (greater than 6-inches in diameter) and deleterious materials are removed. Rocks greater than 6-inches and less than 2-feet in diameter can be placed in the bottom of deeper fills or approved areas provided they are selectively placed in such a manner that no large voids are

created. All rocks shall be placed a minimum of 4-feet below finish grade elevation unless used for landscaping purposes. Any import soils shall be tested for suitability in advance by the project Geotechnical Engineer.

The onsite soils are suitable for placement as compacted retaining wall backfill provided the organics, oversized rock (greater than 3-inches in diameter) and deleterious materials are removed. If import soils are to be used the backfill should have an expansion index (EI) of no greater than 50 and a sand equivalent (SE) greater than 15. Any import soils shall be tested for suitability in advance by the project Geotechnical Engineer.

After making the recommended removals prior to fill placement, the exposed ground surface should be scarified to a depth of approximately 12-inches, moisture conditioned as necessary, and compacted to at least 90-percent of the maximum dry density obtained using ASTM D1557-2000 as a guideline. Surfaces on which fill is to be placed which are steeper than 5:1 (Horizontal to vertical) should be benched so that the fill placement occurs on relatively level ground.

For the parking areas and other improvements a one-foot removal is recommended depending on site conditions (i.e. depth of root zone, and depth of disturbance which may have locally deeper removal depths). The removal bottom should be observed (tested as needed) by the geotechnical consultant prior to placing fill soils. The upper 12-inches of subgrade material along with the Class II Aggregate Base and the Asphaltic concrete shall be compacted to a minimum of 95-percent of the materials maximum dry density as determined by ASTM D1557-2000. The subgrade and aggregate base shall be moisture-conditioned and compacted to 95-percent of the material's maximum dry density as determined by ASTM D-1557-2000 to a depth of 12-inches.

All fill and backfill to be placed in association with the proposed construction should be accomplished slightly over optimum moisture content using equipment that is capable of producing a uniformly compacted product throughout the entire fill lift. Fill materials at less than optimum moisture should have water added and the fill mixed to result in material that is uniformly above optimum moisture content. Fill materials that are too wet can be aerated by blading or other satisfactory methods until the moisture content is as required. The wet soils may be mixed with drier materials in order to achieve acceptable moisture content.

The fill and backfill should be placed in horizontal lifts at a thickness appropriate for equipment spreading, mixing, and compacting the material, but generally should not exceed eight inches in thickness. Retaining wall backfill shall be composed of a granular material (maximum $\leq$ 3-inch rock) with an expansion index (EI) of no greater than 50 and a sand equivalent (SE) greater than 30.

No fill soils shall be placed during unfavorable weather conditions. When work is interrupted by rains or snow, fill operations shall not be resumed until the field tests by the geotechnical engineer indicate that the moisture content and density of the fill are as previously specified.

Slopes

All slopes shall be compacted in a single continuous operation upon completion of grading by means of sheepsfoot or other suitable equipment, or all loose soils remaining on the slopes shall be trimmed back until a firm compacted surface is exposed. Slope compaction tests shall be made within one foot of slope surface.

Cut and fill slopes shall be a maximum of 2:1 (horizontal to vertical) unless approved by the Geotechnical Consultant.

Planting and irrigation of cut and fill slopes and/or installation of erosion control and drainage devices should be completed due to the erosion potential of the soil.

Temporary Excavations

Temporary excavation shall be made no steeper than 1:1 (horizontal to vertical). The recommended slope for temporary excavations does not preclude local raveling and sloughing. Where wet soils are exposed, flatter excavation of slopes and dewatering may be necessary. In areas of insufficient space for slope cuts, or where soils with little or no binder are encountered, shoring shall be used.

All large rocks exposed above temporary cuts shall be removed prior to foundation excavation. In addition any rocks exposed during development from raveling and sloughing should be removed immediately.

All excavations should comply with the requirements of the California Construction and General Industry Safety Orders and the Occupational Safety and Health Act and other public agencies having jurisdiction.

Trench Backfill

Exterior trenches, paralleling a footing and extending below a 1:1 plane projected from the outside bottom edge of the footing, shall be compacted to a minimum of 95-percent per ASTM D1557-2000. All trenches in structural areas and under concrete flatwork shall be compacted to a minimum of 95-percent per ASTM D1557. All trenches in non-structural areas shall be compacted to a minimum of 85-percent per ASTM D1557-2000.

All material used for trench backfill shall be approved by the Geotechnical Engineer prior to placement. All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 ($SE > 30$). The bedding shall be placed to 1-foot over the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 95-percent of maximum from 1-foot above the top of the conduit to the surface.

Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

Regulations of the governing agency may supersede the above, and all trench excavations should conform to all applicable safety codes. The Contractor shall follow all OSHA and Cal/OSHA requirements for safety of trench excavations.

APPENDIX A

EXPLORATORY TEST PIT LOGS – PHASE 3 (OCTOBER 2006)

A subsurface field investigation was performed on October 30, 2006 that included the excavation of three exploratory test pits with a Case 590 Backhoe equipped with a 24-inch bucket. A geologist from our office logged the excavations as they were advanced. Bulk samples of the soils encountered were obtained during the field investigation for laboratory testing. Logs of the exploratory test pits are presented herein. The approximate locations of the exploratory test pits are shown on the Subsurface Geotechnical Map (Figure 3).

EXPLORATORY BORING LOGS – PHASE 2 (MARCH 2003)

On March 11th and 12th, 2003, two 8-inch diameter hollow stem continuous flight auger borings were excavated, sampled, and logged within the proposed development area. The approximate locations of the boring excavations are depicted on the Subsurface Geotechnical Map (Figure 3). Logs of the borings are presented herein.

The borings were excavated by a CME-75 truck mounted drill rig, which utilized an Automatic Safety Hammer for driving the samplers. During the drilling operation, relatively undisturbed samples were obtained from the borings for laboratory testing and evaluation. The approximate locations and depths of the samples recovered are indicated on the boring logs. The relatively undisturbed in-place samples were obtained utilizing a modified California drive sampler, 2-3/8 inch I.D. (inside diameter), 3-inch O.D. (outside diameter) and driven 18-inches with a 140 pound hammer dropping 30-inches in general accordance with ASTM Test Method D3550. Standard Penetration Tests (SPT) were performed using a 24-inch long, 1-3/8 inch I.D. and 2-inch O.D. standard penetration sampler driven 18-inches with a 140 pound hammer dropping 30-inches in general accordance with ASTM Test Method D1586. The numbers of blows required for each 6-inches of drive penetration were noted and the numbers of blows to achieve the last 12-inches of penetration were recorded on the boring logs included herein.

EXPLORATORY TEST PIT LOGS – PHASE 1 (SEPTEMBER 2000)

A subsurface field investigation was performed on September 12th and 13th, 2000 that included the excavation of thirteen exploratory test pits with a Case 590 Backhoe equipped with a 24-inch bucket. A geologist from our office logged the excavations as they were advanced. In-place density tests and bulk samples of the soils encountered were obtained during the field investigation. Logs of the exploratory test pits are presented herein. The approximate locations of the exploratory test pits are shown on the Subsurface Geotechnical Map (Figure 3).

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MAMMOTH LAKES, CA 93546

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TEST PIT LOGSJOB NO: 3.00554.2DATE: 10/30/06PROJECT: Mountain ViewLOGGED BY: PS

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	PERCENT MOISTURE	DRY DENSITY (pcf)	DESCRIPTION
1B	0 - 4	SM				<u>Topsoil</u> Light brown, moist, loose, silty, very fine to coarse SAND, with gravels, cobbles, and boulders to 4-feet in diameter. Abundant roots.
	4 - 7½	SP-SM				<u>Pleistocene Avalanche Deposits</u> Light brown, moist, loose to medium dense, silty, very fine to coarse SAND, with gravels, cobbles and boulders to 24-inches diameter. Rock content comprising 40-50% of deposit.
	7½ - 11	SP				Gray, moist, medium dense, fine to coarse SAND, with gravels, cobbles and boulders to 24-inches in diameter. Rock content comprising 30-40% of deposit. ----- <i>Total depth = 11-feet. No groundwater encountered. Caving and sloughing throughout. Backfilled 10/30/06.</i>
2B	0 - 1½	SM				<u>Topsoil/Colluvium</u> Light brown, moist, loose, silty, very fine to medium grained SAND, with cobbles and boulders to 18-inches diameter. Abundant roots.
	1½ - 4½	SP-SM				Reddish brown, damp, loose, silty, medium to coarse SAND, with gravels, cobbles, and boulders to 15-inches diameter.
	4½ - 6	SP-SM				<u>Pleistocene Avalanche Deposits</u> Reddish-brown, moist, loose to medium dense, silty, fine to coarse SAND, with gravels, cobbles, and boulders to 24-inches in diameter. Rock content comprising 50-60% of deposit. ----- <i>Total depth = 6-feet. No groundwater encountered. Moderate to heavy caving. Backfilled 10/30/06.</i>

(760) 934-3992

LOGGED BY: PS

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	PERCENT MOISTURE	DRY DENSITY (pcf)	DESCRIPTION
3B	0 - 4	SP-SM				<u>Topsoil</u> Light brown, moist, loose, silty, very fine to medium grained SAND, with cobbles and small boulders. Abundant roots.
	4 - 11	SP-SM				<u>Pleistocene Avalanche Deposits</u> Light brown, moist, medium dense to dense, fine to coarse SAND, with gravels, cobbles and boulders to 30-inches in diameter. Rock content comprising 20-30% of deposit.
	4 - 15	SP-SM				Gray, moist, medium dense, silty, fine to coarse SAND, with gravels, cobbles and boulders to 18-inches in diameter. Rock content comprising 30-40% of deposit.
----- Total depth = 15-feet. No groundwater encountered. Moderate caving. Backfilled 10/30/06.						

BORING LOG**Project Name:** Swiss Chalet**Date:** 3/12/03**Boring No:** B-1**Project No:** 3.00554**Drill Rig Type:** CME 75, 8-inch Hollow Stem Auger**Elevation:** 8002' MSL**Driller:** Soils Engineering**Logged By:** PS**Boring Loc:** West area of site

Sheet: 1 of 1

Depth (ft.)	Sample Type	Graphic Log	Blow Count	U.S.C.S	DESCRIPTION	Laboratory Tests
0				SP	<u>Pleistocene Avalanche Deposits</u> Medium-brown, loose, moist, fine to coarse-grained SAND. Few rock fragments	
5	SPT		25		Very fine to medium-grained, dense.	
10	CAL		38	SM/SP	Medium brown to grayish-brown, dense, moist, silty fine to coarse-grained SAND, abundant rock fragments.	117.0/11.6 Direct Shear
15	SPT		50			
	CAL		81		Rock in tip.	
20	CAL		51	SM/SP	Reddish-brown, very dense, moist, silty, very fine to coarse-grained SAND, abundant rock fragments.	Rem. Shear
25	SPT		44		Reddish-brown to grayish-brown.	121/9.7 Direct Shear
30	SPT		87			
					Boring terminated at approximately 31.5 feet. Groundwater not encountered.	

BORING LOG**Project Name:** Swiss Chalet**Date:** 3/12/03**Boring No:** B-2**Project No:** 3.00554**Drill Rig Type:** CME 75, 8-inch Hollow Stem Auger**Elevation:** 7967' MSL**Driller:** Soils Engineering**Logged By:** PS**Boring Loc:** East area of site

Sheet: 1 of 1

Depth (ft.)	Sample Type	Graphic Log	Blow Count	U.S.C.S	DESCRIPTION	Laboratory Tests
0				SP	<u>Undocumented Fill</u> Brown, loose, moist, fine to coarse-grained SAND.	
5	CAL		28	SM/SP	<u>Pleistocene Avalanche Deposits</u> Light brown to grayish-brown, loose, moist, fine to coarse-grained SAND. Few rock fragments.	103.5/15.7 Direct Shear
10	SPT		14			
	CAL		57	SP	Light brown, dense, moist, fine to coarse grained SAND. Abundant rock fragments.	
15	SPT		34			
20	SPT		51	SM/SP	Reddish-brown, very dense, moist, silty, very fine to coarse-grained SAND, abundant rock fragments.	
	CAL		50/5"			
	CAL		52		Reddish-brown to grayish-brown.	112.7/11.8 Direct Shear Rem. Shear
25	SPT		50/6"	SM/SP	Gray to grayish-brown, very dense, moist, silty, very fine to coarse-grained SAND. Abundant rock fragments.	
30						
	CAL		52			Rem. Shear
35	SPT		33			
					Boring terminated at approximately 36.5 feet. Groundwater not encountered.	

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TEST PIT LOGS

JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
1A	0 - 6	SP				FILL - FINE TO COARSE GRAINED SAND WITH MANY COBBLES AND SMALL BOULDERS, MOTTLED GRAY, MODERATELY MOIST, MODERATELY COMPACT.
	6 - 10	SP/SW				ANCIENT AVALANCHE DEPOSITS - FINE TO COARSE GRAINED SAND TO COBBLEY SAND WITH BOULDERS & A FEW COARSE GRAINED PEBBLEY SAND LENSES, FIRM, SLIGHTLY MOIST.
	10 - 12½					MEDIUM DENSE, MOIST. NOTE: ABANDONED SEWER LINE EXPOSED AT 4', ALSO MINOR SLOUGHING.

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TEST PIT LOGS

JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
2A	0 - 3½	SP/SW	2	5.7	113	ANCIENT AVALANCHE DEPOSITS - FINE TO MEDIUM GRAINED, COBBLEY SAND WITH MINOR AMOUNTS OF VERY FINE TO COARSE SAND & A FEW BOULDERS, FEW CALICHE STAINED LENSES, FIRM TO MEDIUM DENSE, LIGHT GRAY BROWN, MODERATELY MOIST.
	3½ - 4½		4	8	109	MEDIUM DENSE TO COARSE GRAINED SAND TO PEBBLEY SAND, LIGHT GRAY, FIRM, MODERATELY MOIST.
	4 - 8		6	8.3	111	MOIST, MEDIUM DENSE TO DENSE.
	8 - 10					VERY FINE TO MEDIUM GRAINED COBBLEY SAND WITH A FEW BOULDERS, VERY MOIST, DENSE, PARTIALLY CEMENTED.

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TEST PIT LOGS

JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
3A	0 - 4	SP	2	11.7	98	FILL - FINE TO COARSE GRAINED SAND WITH MANY COBBLES AND BOULDERS, MOTTLED BROWN, LOOSE TO MODERATELY FIRM, VERY MOIST.
	4 - 7	SP/SW				ANCIENT AVALANCHE DEPOSITS - FINE TO COARSE GRAINED SAND TO COBBLEY SAND WITH BOULDERS, MINOR AMOUNT OF VERY FINE SAND AND SILT, CALICHE STAINED, FIRM TO MEDIUM DENSE.
	7					MEDIUM DENSE TO DENSE.
						NOTE: SEWER LINE AT 3½ FEET.

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TEST PIT LOGS

JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
4A	0 - 8	SP	2½	6.8	96	FILL – 0-3' VERY FINE TO MEDIUM GRAINED SAND WITH MINOR AMOUNTS OF TRASH & ORGANICS, LOOSE TO MODERATELY FIRM, SLIGHTLY MOIST, MOTTLED TAN TO BROWN.
			4½	6.3	88	3-8' PUSHED IN OLD TOPSOIL, VERY FINE TO FINE GRAINED, MANY ROOTS & BRANCHES & MINOR AMOUNTS OF TRASH, MOTTLED GRAY, SOFT.
	8 - 11	SP				TOPSOIL – VERY FINE TO FINE GRAINED, SAND INTENSELY ROOTED, SOFT, GRAY BROWN, MOIST.
	11 - 12	SP				ANCIENT AVALANCHE DEPOSITS – VERY FINE TO FINE GRAINED SAND WITH MANY LARGE BOULDERS, TAN, SLIGHTLY MOIST, SOIL MATRIX LOOSE.

5A	0 - 4	SP				TOPSOIL – VERY FINE TO FINE, SLIGHTLY SILTY SAND WITH MANY COBBLES & BOULDERS, INTENSELY ROOTED, SOIL MATRIX LOOSE TO MODERATELY FIRM, SLIGHTLY MOIST, TAN.
	4 - 6	SP/SW				ANCIENT AVALANCHE DEPOSITS – VERY FINE TO MEDIUM GRAINED PEBBLY TO GRAVELLY SAND, SLIGHTLY SILTY WITH MANY COBBLES & SMALL BOULDERS, GRAY, SLIGHTLY MOIST, MEDIUM DENSE TO DENSE, PARTIALLY CEMENTED.

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TEST PIT LOGS

JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
6A	0 - 3	SP				FILL – VERY FINE TO MEDIUM GRAINED SAND WITH TREE ROOTS & BRANCHES, MOTTLED TAN, LOOSE, SLIGHTLY MOIST.
	3 - 5½	SP				TOPSOIL – VERY FINE TO MEDIUM GRAINED SAND WITH A SLIGHT AMOUNT OF SILT, MANY COBBLES & SMALL BOULDERS, HIGHLY TO INTENSELY ROOTED, LOOSE TO MODERATELY FIRM.
	5½ - 8	SP/SW				ANCIENT AVALANCHE DEPOSITS – FINE TO COARSE GRAINED PEBBLEY TO COBBLEY SAND WITH GRAVELS, TAN TO GRAY, UPPER 2' FIRM, BELOW 2' MEDIUM DENSE TO DENSE, PARTIALLY CEMENTED, SLIGHTLY MOIST. NOTE: FILL/TOPSOIL CONTACT @ 1½:1

7A	0 - 2	SP/SM				FILL – FINE TO COARSE GRAINED SAND TO VERY FINE TO MEDIUM GRAINED, SLIGHTLY SILTY SAND WITH GRAVELS AND COBBLES, MOIST, MOTTLED GRAY BROWN, FIRM.
	2 - 6	SP/SW	2	10.4	106	ANCIENT AVALANCHE DEPOSITS – MEDIUM TO COARSE GRAINED SAND TO PEBBLEY SAND WITH MANY COBBLES & BOULDERS, SLIGHT CLACHIE STAINING, GRAY, SLIGHTLY MOIST TO MOIST, FIRM TO MEDIUM DENSE.

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JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
8A	0 - 7½	SP/SM				FILL- VERY FINE TO MEDIUM GRAINED SLIGHTLY SILTY SAND WITH MANY COBBLES TO LARGE BOULDER SIZE ROCK UP TO 4' IN LENGTH, MANY TREE ROOTS & BRANCHES, LOOSE TO MOTTLED BROWN, SLIGHTLY MOIST.
	7½ - 9	SP/SW				ANCIENT AVALANCHE DEPOSITS - FINE TO COARSE GRAINED SAND TO GRAVELLY SAND, TAN TO GRAY, FIRM TO MEDIUM DENSE, SLIGHTLY MOIST, BOULDERS UP TO 24" IN LENGTH.

9A	0 - 2½	SP				FILL - FINE TO COARSE GRAINED SAND WITH GRAVELS, MOTTLED GRAY, FIRM, SLIGHTLY MOIST.
	2½ - 5	SP				TOPSOIL - VERY FINE TO MEDIUM GRAINED SAND TO SLIGHTLY SILTY SAND, MODERATELY ROOTED, MANY COBBLES & BOULDERS, TAN, MODERATELY LOOSE.
	5 - 7	SP				ANCIENT AVALANCHE DEPOSITS - FINE TO COARSE GRAINED SAND TO GRAVELLY SAND WITH COBBLES & BOULDERS, LIGHT GRAY TO TAN, SLIGHTLY MOIST, FIRM TO MEDIUM DENSE.

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TEST PIT LOGS

JOB NO. 3.00554 BY PS

PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
10A	0 - 1½	SP/SW				TOPSOIL – VERY FINE TO MEDIUM GRAINED SAND TO GRAVELLY SAND WITH MANY COBBLES & SMALL BOULDERS, LIGHT BROWN, MOIST, FIRM, MODERATELY ROOTED.
	1½ - 4½	SW				ANCIENT AVALANCHE DEPOSITS – VERY FINE TO MEDIUM GRAINED COBBLEY SAND WITH BOULDERS, TAN TO GRAY, FIRM TO MEDIUM DENSE, SLIGHTLY MOIST.
11A	0 - 7½	SP				FILL – FINE TO COARSE GRAINED SAND TO GRAVELLY SAND WITH A FEW COBBLES & BOULDERS & CHUNKS OF CONCRETE, MOTTLED GRAY BROWN, SLIGHTLY MOIST.
	7½ - 10	SP/SM				TOPSOIL – VERY FINE TO MEDIUM GRAINED SAND TO SLIGHTLY SILTY SAND, MODERATELY ROOTED, MANY COBBLES & BOULDERS, TAN, MODERATELY LOOSE.
		SP	1½'	4.8	104	ANCIENT AVALANCHE DEPOSITS – VERY FINE TO MEDIUM GRAINED SAND, TAN TO GRAY, SLIGHTLY MOIST, MEDIUM-DENSE TO DENSE. NOTE: 7½' VERTICAL STANDING TREE OBSERVED IN FILL.

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PROJECT: Swiss Chalet, Mammoth DATE 9/12/00

TEST PIT	DEPTH (FT)	U.S.C.S. GROUP SYMBOL	SAMPLE DEPTH	DRY PERCENT MOISTURE	DENSITY (pcf)	DESCRIPTION
12A	0 - 3	SP				TOPSOIL - VERY FINE TO FINE, SLIGHTLY SILTY SAND WITH MANY COBBLES & SMALL BOULDERS, INTENSELY ROOTED, TAN, SLIGHTLY MOIST, LOOSE.
	3 - 7	SP/SW				ANCIENT AVALANCHE DEPOSITS - VERY FINE TO MEDIUM GRAINED SAND WITH A SLIGHT AMOUNT OF COARSE GRAINED SAND TO GRAVELLY SAND, MANY COBBLES & BOULDERS, TAN, FIRM, MODERATELY ROOTED TO 5½'.
						5½': FINE TO COARSE GRAINED SAND TO GRAVELLY SAND WITH MANY COBBLES & BOULDERS, TAN TO GRAY, SLIGHTLY MOIST, FIRM TO MEDIUM DENSE.
13A	0 - 1½	SM				FILL - VERY FINE TO FINE, SLIGHTLY SILTY SAND WITH A FEW COBBLES & CONSTRUCTION DEBRIS, LOOSE, SLIGHTLY MOIST, MOTTLED BROWN.
						NOTE: AT 1½' HIT LARGE CONCRETE SLAB POSSIBLE LID TO SEPTIC TANK. DID NOT ADVANCE HOLE.

APPENDIX B

LABORATORY TESTING

Laboratory tests were performed on representative test samples to provide a basis for development of design parameters. Soil materials were visually classified in the field according to the Unified Soil Classification System (USCS). Selected samples were tested for the following parameters: in situ moisture and dry density, direct shear, and maximum dry density (Proctor). Laboratory tests were performed in general accordance with the American Society of Testing and Materials (ASTM) procedures. The results of our laboratory testing along with summaries of the testing procedures are presented herein. The results of the in-situ moisture and density determinations as well as USCS classifications are presented on the test pit logs (Appendix A).

LABORATORY TESTING

Moisture and Density Determination Tests: Moisture content and dry density determinations were performed on relatively undisturbed samples obtained from the boring and test pit excavations. The results of these tests are presented in the boring logs and test pit logs in Appendix A.

Direct Shear Tests: Direct shear testing was performed on a selected in-situ and remolded samples soaked for a minimum of 24 hours under a surcharge equal to the applied normal force during testing. After transfer of the samples to the shear box, and reloading the sample, pore pressures set up in the samples due to the transfer were allowed to dissipate for a period of approximately 1 hour prior to application of shearing force. The samples were tested under various normal loads, using a motor-driven, strain-controlled, direct-shear testing apparatus at a strain rate of less than 0.001 to 0.5 inches per minute (depending upon the soil type). The test results are presented herein.

PHASE 3

Sample Location	Sample Description	Friction Angle (degrees) (relaxed)	Apparent Cohesion (psf)
TP-1B @ 10-11'	Gray, fine to coarse SAND	37	0
TP-2B @ 2½-3½'	Reddish-brown, silty, medium to coarse SAND	35	120
TP-3B @ 15'	Gray, silty fine to coarse SAND	34	120

PHASE 2

Sample Location	Sample Description	Friction Angle (degrees) (relaxed)	Apparent Cohesion (ksf)
B-1 @ 11'	Fine to coarse SAND	37	.99
B-1 @ 21	Fine to coarse SAND	42	.72
B-1 @ 25'	Fine to coarse SAND	44	.61
B-2 @ 6'	Silty, fine to coarse SAND	43	.41
B-2 @ 22	Silty, fine to coarse SAND	42	.26
B-2 @ 33'	Silty, fine to coarse SAND	46	.50
B-2 @ 35'	Silty, fine to coarse SAND	47	.73

LABORATORY TESTING (Continued)

PHASE 1

Sample Location	Sample Description	Friction Angle (degrees) (relaxed)	Apparent Cohesion (psf)
TP-2A @ 6'	Light gray, medium to coarse SAND	40	39
TP-7A @ 2'	Mottled grayish-brown, fine to coarse SAND	31	426

Maximum Density Tests: The maximum dry density and optimum moisture content of typical materials were determined in accordance with ASTM Test Method D1557-2000. The results of these tests are presented in the table below:

PHASE 3

Sample Location	Sample Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
TP-1B @ 10-11'	Gray, fine to coarse SAND	114.5	10.5
TP-2B @ 2½-3½'	Reddish-brown, silty, medium to coarse SAND	109.0	13.5
TP-3B @ 15'	Gray, silty fine to coarse SAND	120.5	10.0

PHASE 2

Sample Location	Sample Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
B-2 @ 23 -24'	Reddish brown, very fine to coarse SAND	122.5	9.5

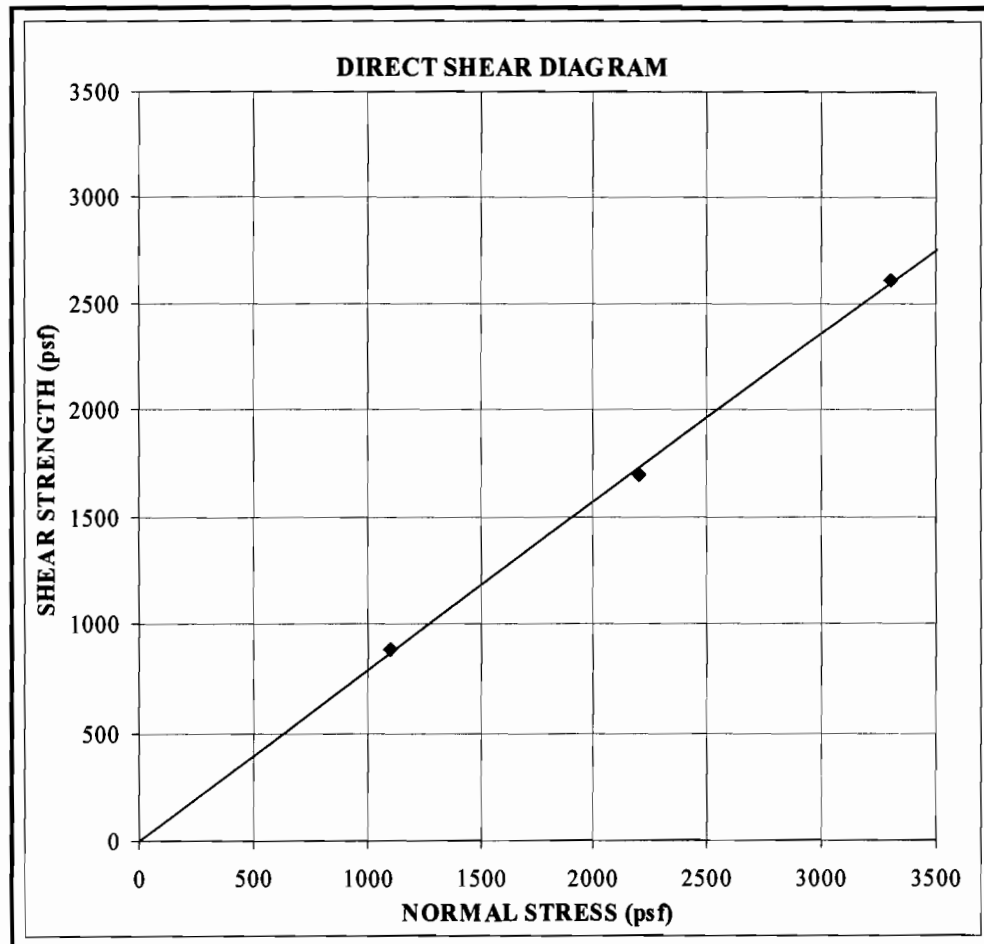
PHASE 1

Sample Location	Sample Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
TP-2A @ 6'	Light gray, medium to coarse SAND	120.5	10.0
TP-7A @ 2'	Mottled grayish-brown, fine to coarse SAND	116.0	9.0

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Test Pit No: TP-1B

Friction Angle: 37 degrees

Dry Density: 104 pcf

Date Tested: 11/30/06

Sample Depth: 10 to 11-feet

Cohesion: 0 psf

Remolded to: 90%

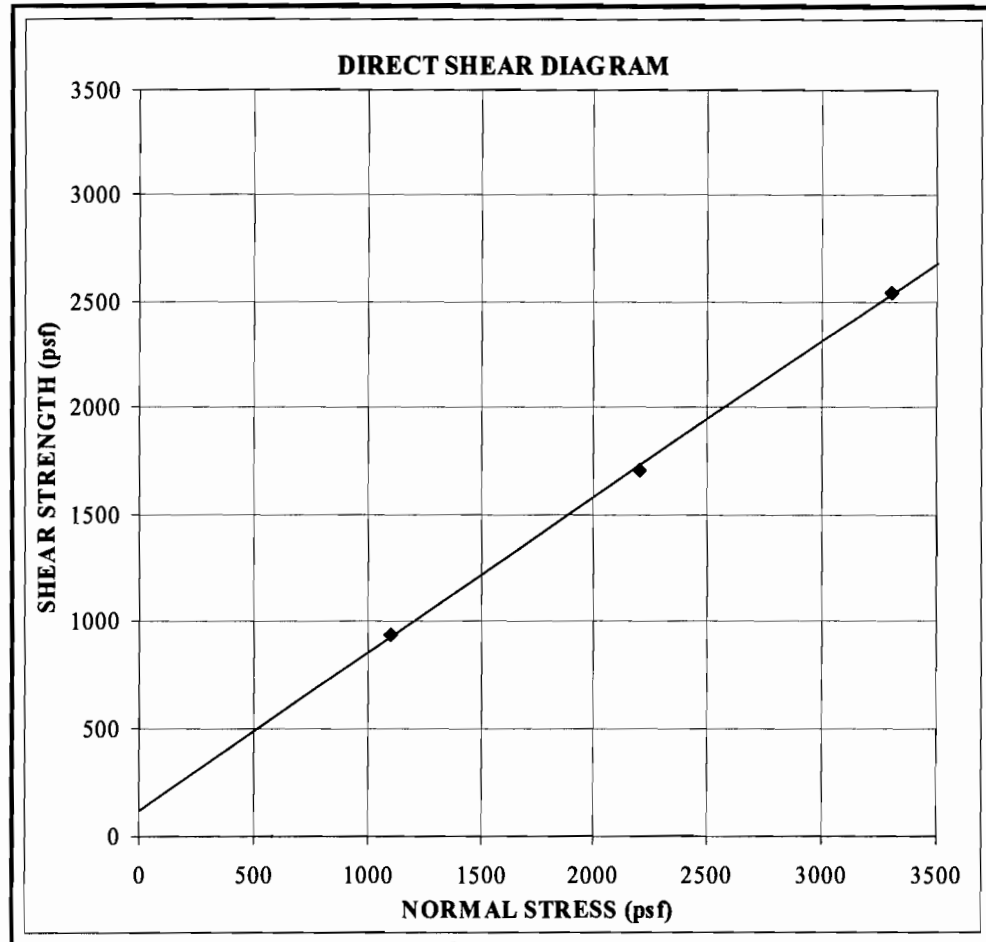
PROJECT: Mountain View

3.00554.2

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Test Pit No: TP-2B

Friction Angle: 35 degrees

Dry Density: 92.8 pcf

Date Tested: 11/28/06

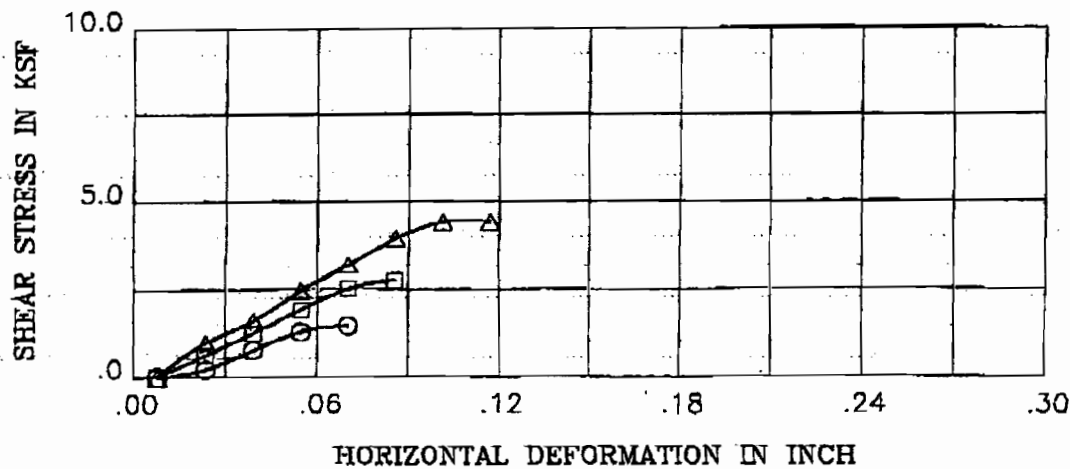
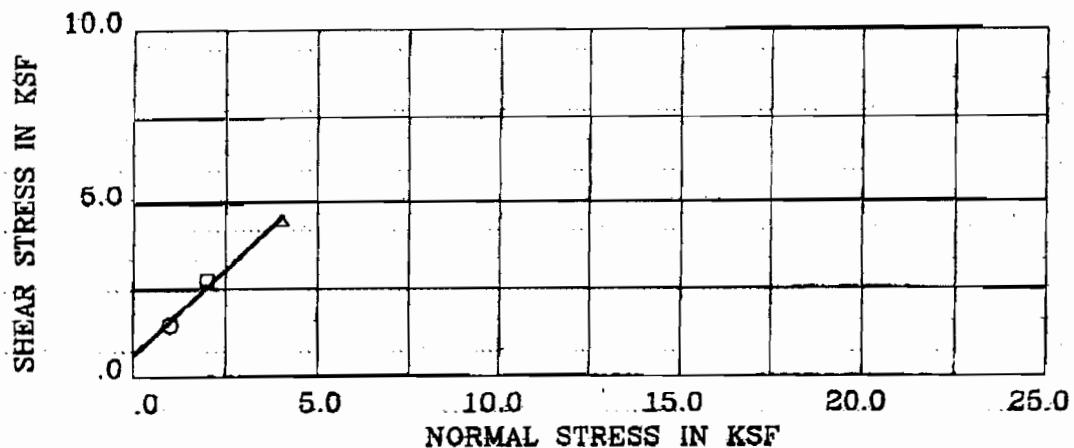
Sample Depth: 2½ to 3½-feet

Cohesion: 120 psf

Remolded to: 85%

PROJECT: Mountain View

3.00554.2



BORING/SAMPLE : B-1 DEPTH (ft) : 25'
 DESCRIPTION : SILTY SAND (SM)
 STRENGTH INTERCEPT (C) : .605 KSF
 FRICTION ANGLE (PHI) : 44.4 DEG

~~MULTIPLY X 1000 PSF~~
 (PEAK STRENGTH)

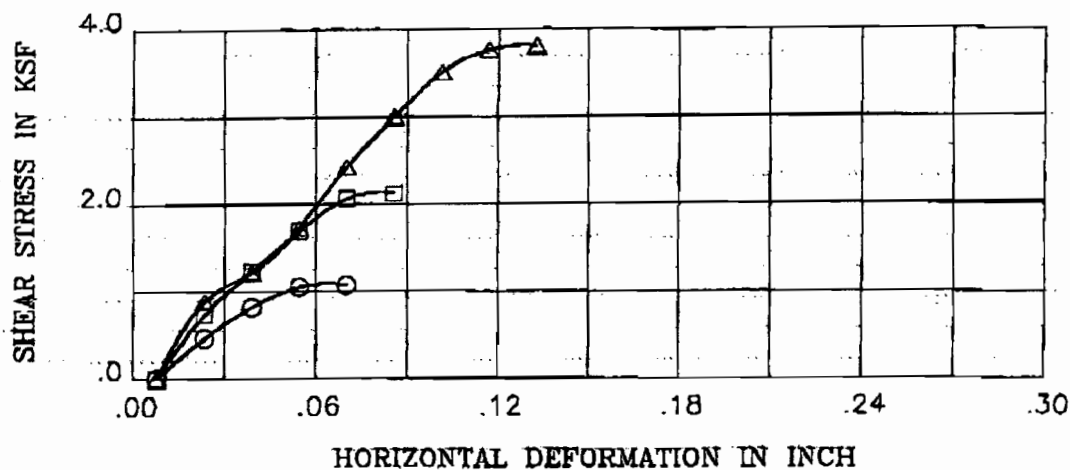
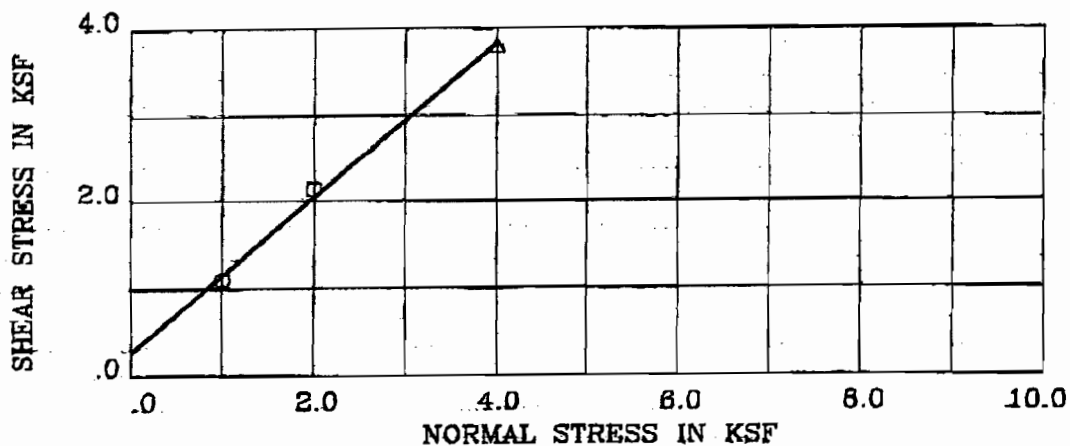
SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
O	34.7	117.9	.403	1.00	1.46	1.46
□	9.8	116.2	.423	2.00	2.75	2.75
△	9.6	117.9	.403	4.00	4.46	4.41

Remark : WESTIN HOTEL SITE (Remolded to B-3 at 20')

File No. 03-10224A SIERRA GEOTECHNICAL SERVICES

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DIRECT SHEAR TEST Plate No. 1



BORING/SAMPLE : B-2

DEPTH (ft) : 20.5'

DESCRIPTION : SILTY SAND (SM)

STRENGTH INTERCEPT (C) : .257 KSF

FRICTION ANGLE (PHI) : 41.9 DEG

~~MULTIPLY X 1000 FOR PSF~~
(PEAK STRENGTH)

SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
○	11.8	110.8	.493	1.00	1.09	1.07
□	11.9	115.4	.433	2.00	2.14	2.13
△	11.7	112.0	.477	4.00	3.81	3.80

Remark : WESTIN HOTEL SITE (Remolded to Native Ring Density)

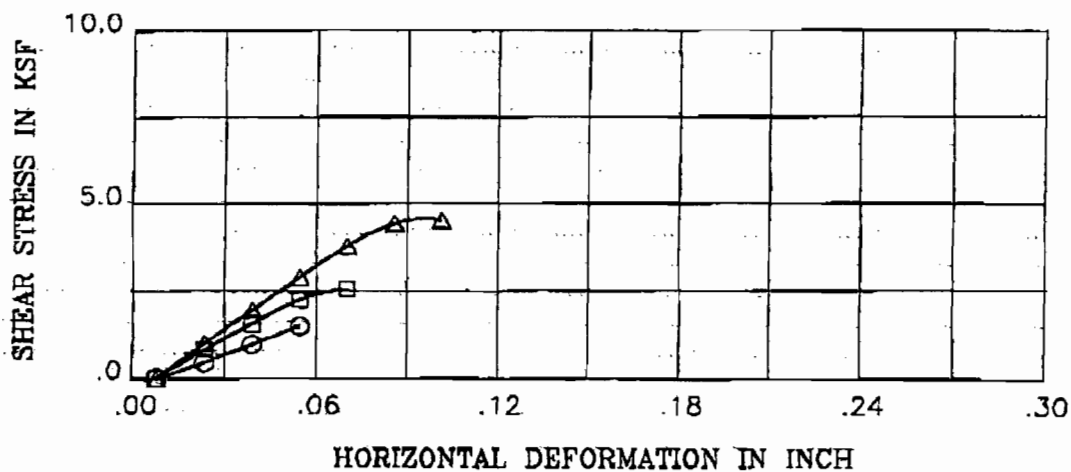
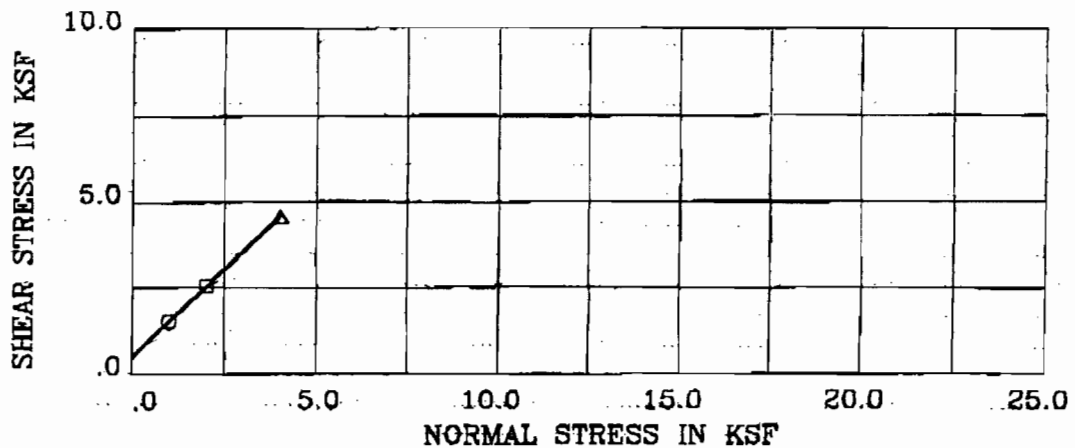
File No. 03-10224A

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DIRECT SHEAR TEST

Plate No. 2



BORING/SAMPLE : B/3 2 DEPTH (ft) : 31'
 DESCRIPTION : WELL-GRADED SAND (SW)
 STRENGTH INTERCEPT (C) : .500 KSF
 FRICTION ANGLE (PHI) : 45.5 DEG

MULTIPLY X 1000 FOR PSF
 (PEAK STRENGTH)

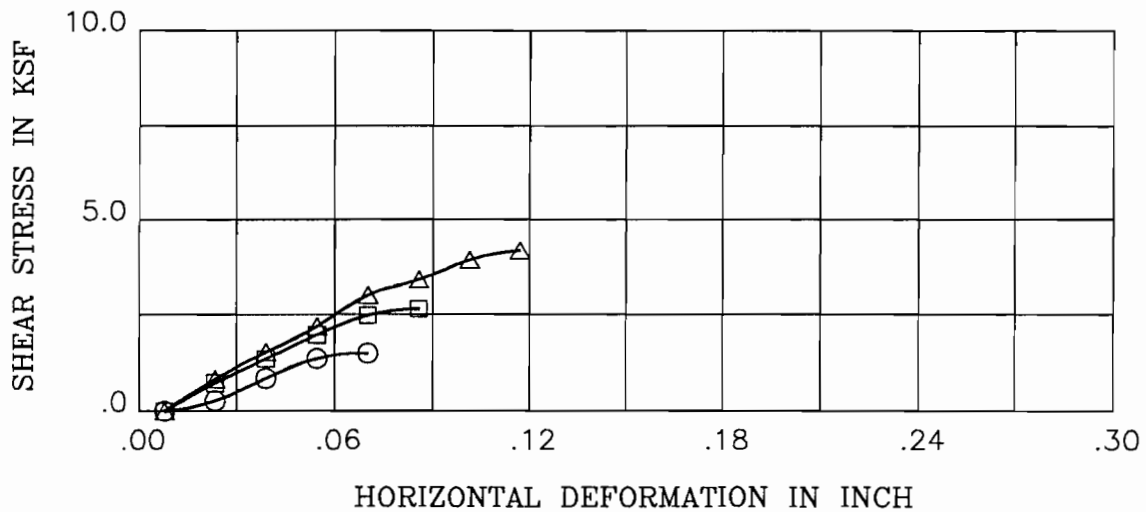
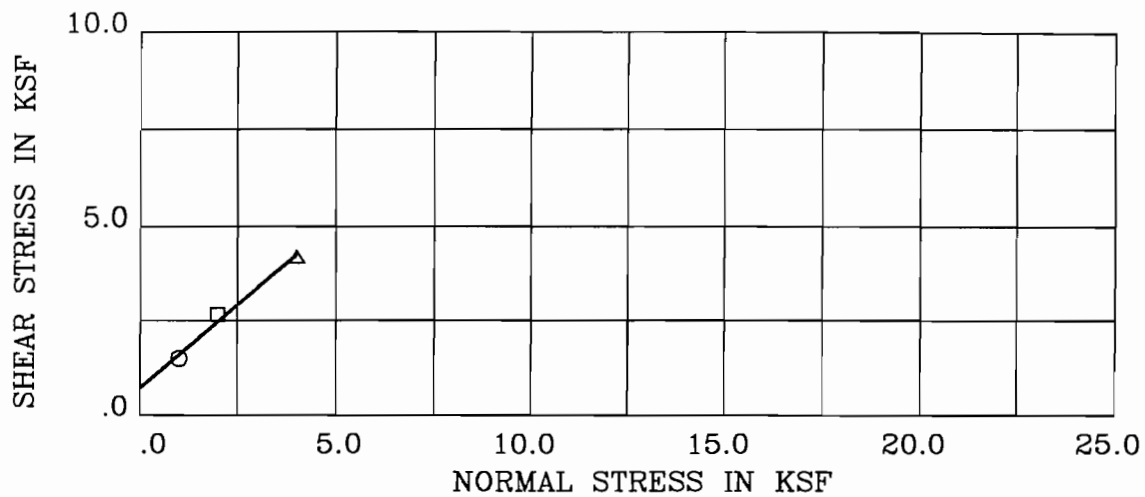
SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
○	9.1	125.2	.321	1.00	1.50	1.50
□	10.2	119.3	.386	2.00	2.56	2.56
△	10.5	120.9	.368	4.00	4.56	4.53

Remark : WESTIN HOTEL SITE (Remolded to Native Ring Density)

File No. 03-10224A SIERRA GEOTECHNICAL SERVICES

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DIRECT SHEAR TEST Plate No. 3



BORING/SAMPLE : B-1 DEPTH (ft) : 21'-25' *722*
 DESCRIPTION : WELL-GRADED SAND (SW)
 STRENGTH INTERCEPT (C) : .717 KSF
 FRICTION ANGLE (PHI) : 41.5 DEG (PEAK STRENGTH)

SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
○	13.3	109.6	.509	1.00	1.49	1.49
□	9.2	120.0	.377	2.00	2.65	2.65
△	10.1	121.4	.362	4.00	4.20	4.20

Remark : SWISS CHALET (Remolded to Native Ring Density)

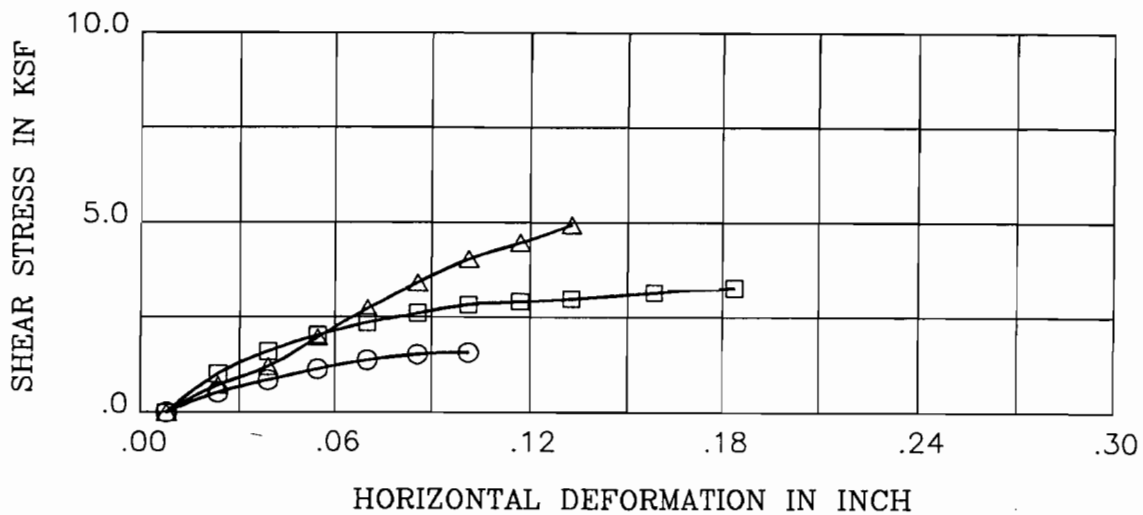
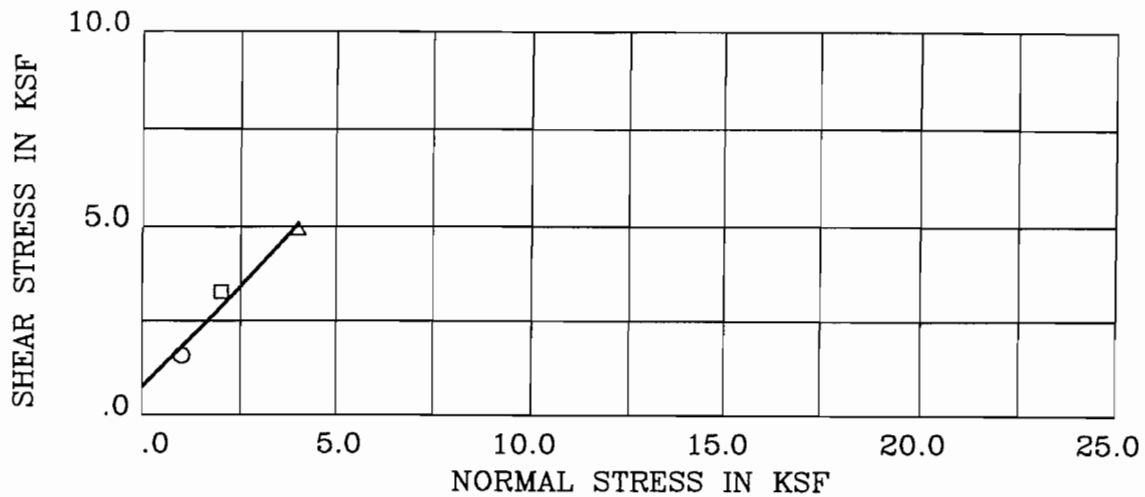
File No. 03-10224B

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DIRECT SHEAR TEST

Plate No. 4

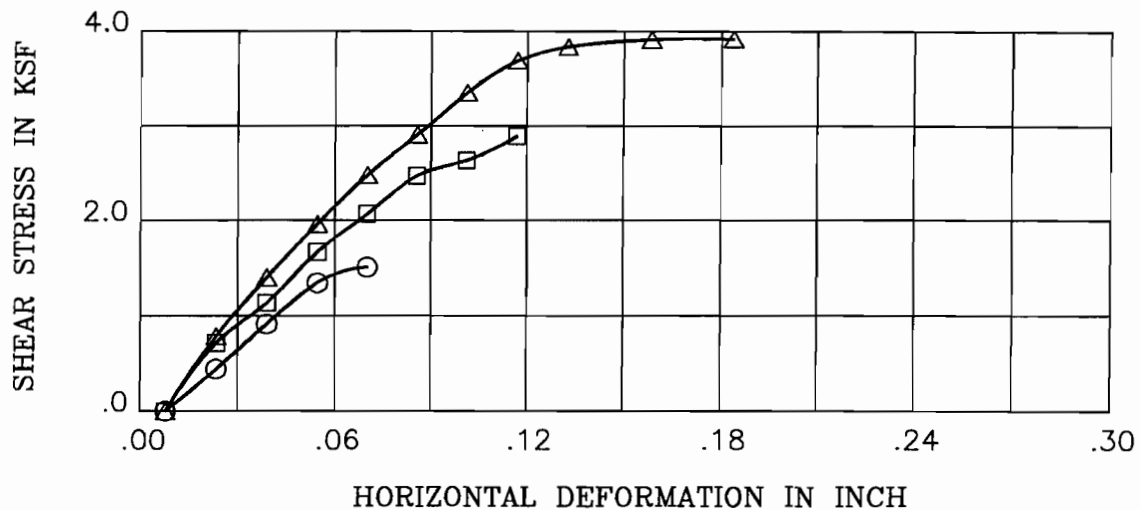
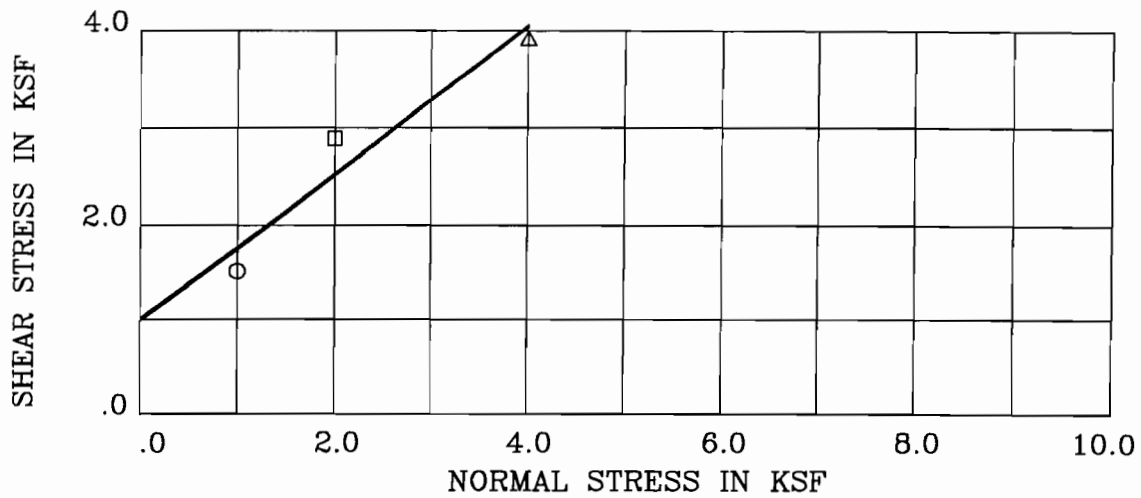


BORING/SAMPLE : B-2 DEPTH (ft) : 26'
 DESCRIPTION : SILTY SAND (SM)
 STRENGTH INTERCEPT (C) : .730 KSF
 FRICTION ANGLE (PHI) : 47.3 DEG (PEAK STRENGTH)

SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
○	15.1	115.8	.428	1.00	1.57	1.57
□	14.9	115.6	.431	2.00	3.27	3.27
△	16.0	99.3	.665	4.00	4.94	4.94

Remark : SWISS CHALET (Remolded to Native Ring Density)

File No. 03-10224B	SIERRA GEOTECHNICAL SERVICES	
Soils Engineering Inc	DIRECT SHEAR TEST	Plate No. 5

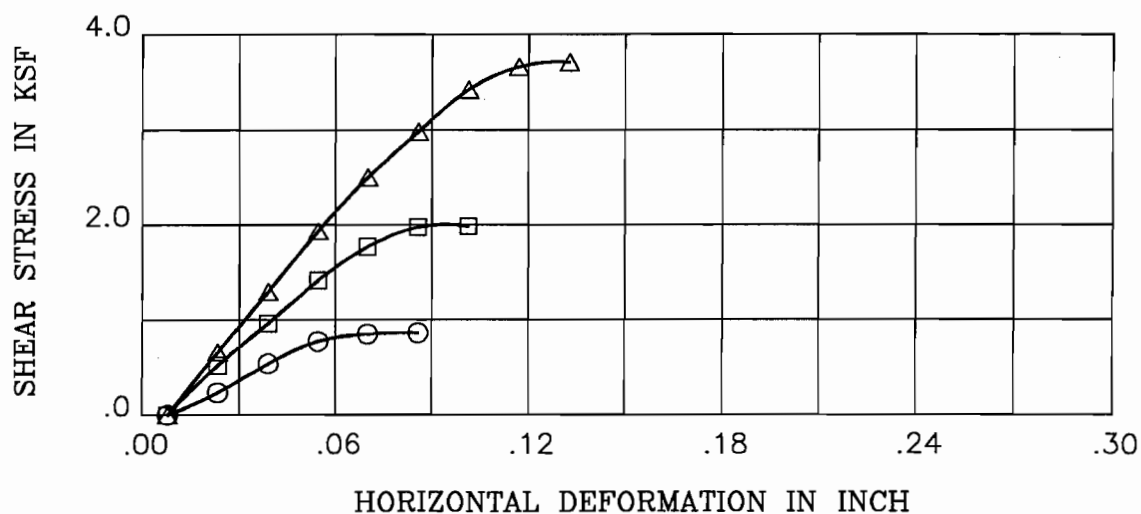
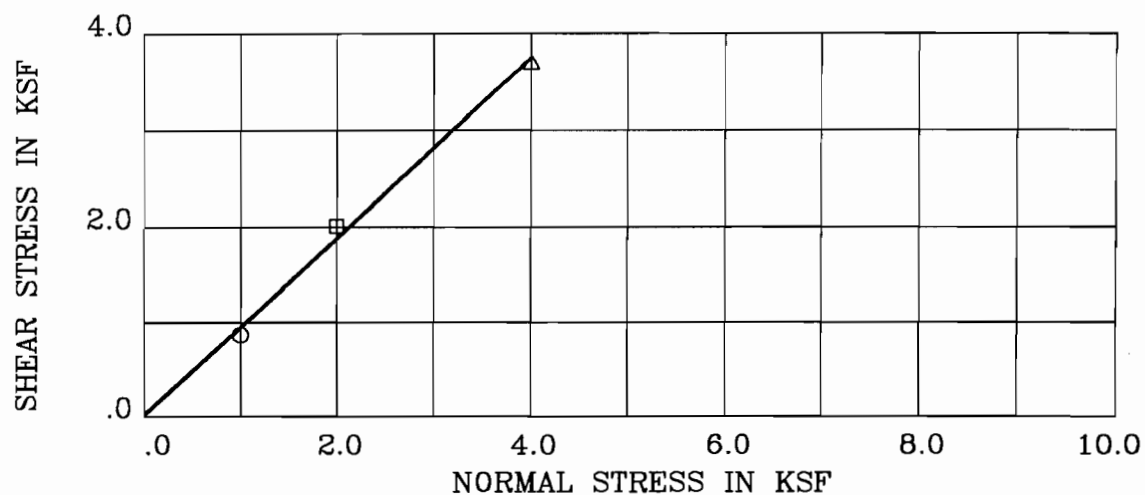


BORING/SAMPLE : B-1 DEPTH (ft) : 11'
 DESCRIPTION : WELL-GRADED SAND (SW)
 STRENGTH INTERCEPT (C) : .994 KSF (PEAK STRENGTH)
 FRICTION ANGLE (PHI) : 37.3 DEG

SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
○	11.3	116.4	.420	1.00	1.51	1.51
□	11.0	118.2	.399	2.00	2.89	2.89
△	12.5	116.5	.419	4.00	3.92	3.92

Remark : SWISS CHALET

File No. 03-10224B	SIERRA GEOTECHNICAL SERVICES
Soils Engineering Inc	DIRECT SHEAR TEST Plate No. 6



BORING/SAMPLE : B-2 DEPTH (ft) : 6'
 DESCRIPTION : WELL-GRADED SAND (SW)
 STRENGTH INTERCEPT (C) : .014 KSF
 FRICTION ANGLE (PHI) : 43.0 DEG (PEAK STRENGTH)

SYMBOL	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	VOID RATIO	NORMAL STRESS (ksf)	PEAK SHEAR (ksf)	RESIDUAL SHEAR (ksf)
○	15.9	102.8	.608	1.00	.87	.86
□	16.5	105.5	.567	2.00	2.01	1.99
△	14.6	102.2	.617	4.00	3.71	3.70

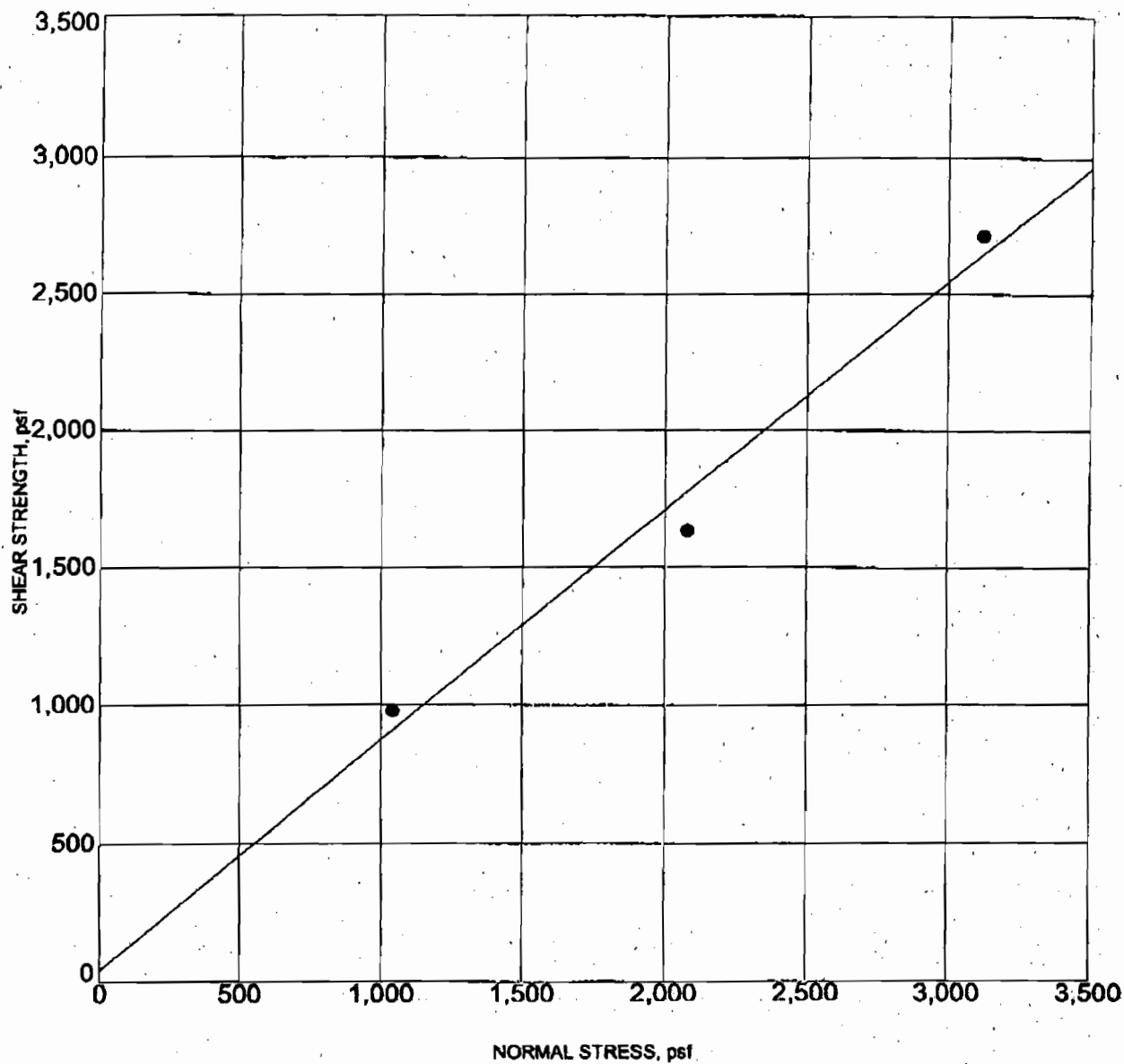
Remark : SWISS CHALET

File No. 03-10224B	SIERRA GEOTECHNICAL SERVICES
Soils Engineering Inc	DIRECT SHEAR TEST Plate No. 7

BSK JOB: 03600591

Date: 12/21/00

Figure: 1

DIRECT SHEAR DIAGRAM

Boring No.: TP#2

Friction Angle: 40 degrees

Dry Density: 108 pcf

Sample Depth: 6.0 ft.

Cohesion: 39 psf

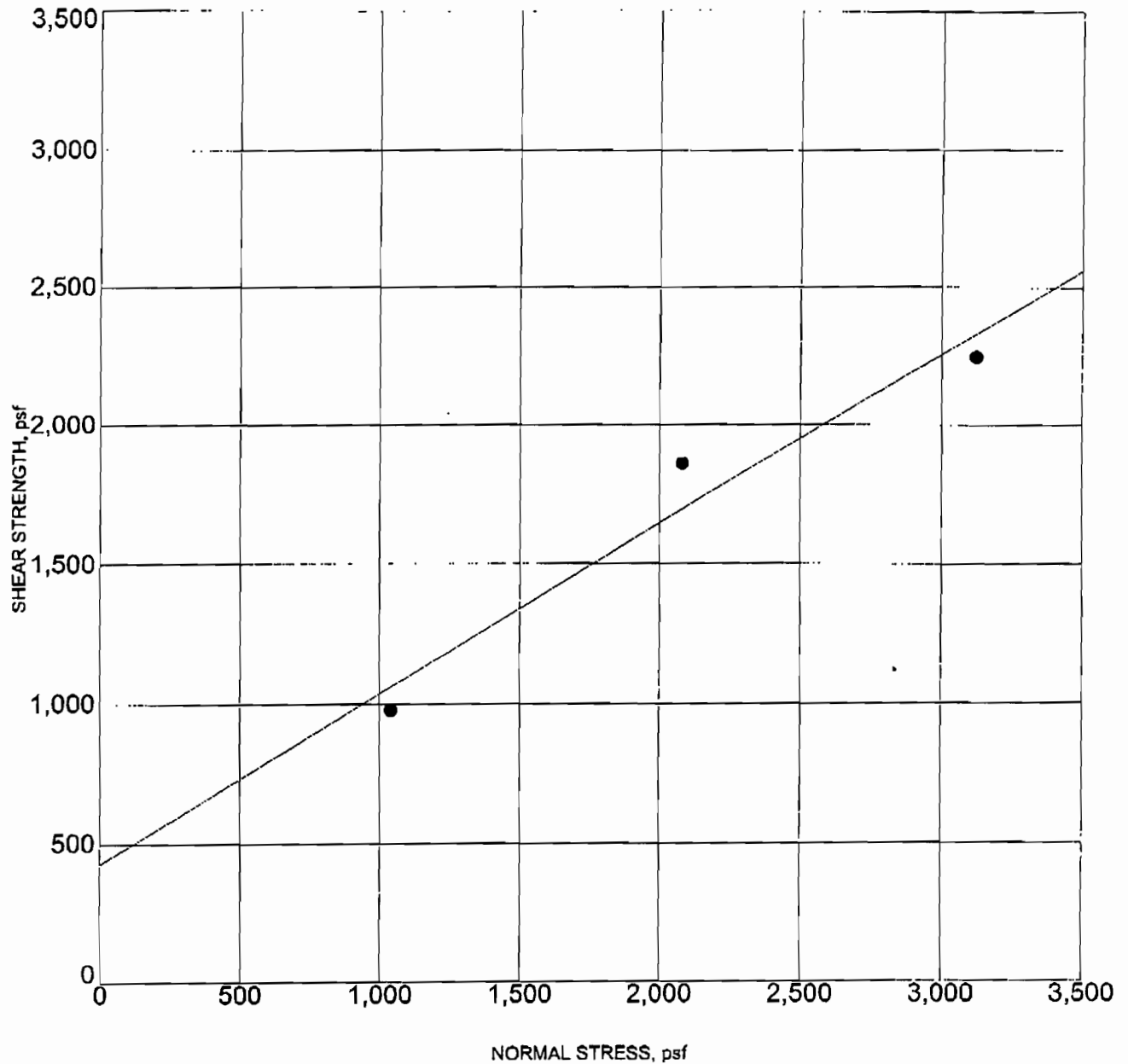
REMOLED TO 90%

PROJECT: Sierra Geotechnical Job #3.00554
Swiss Chalet**BSK**

BSK JOB: 03600591

Date: 10/12/00

Figure: 1

DIRECT SHEAR DIAGRAM

Boring No.: TP#7

Friction Angle: 31 degrees

Dry Density: 117 pcf

Sample Depth: 2.0 ft.

Cohesion: 426 psf

Remolded to 85%

PROJECT: Sierra Geotechnical

BSK

MAXIMUM DENSITY CURVE

PER ASTM TEST METHOD 1557-00 AND CTM 231-01

JOB NUMBER: 3.00554.2

DATE: 11/27/06

PROJECT: MOUNTAIN VIEW

SAMPLED BY: PS

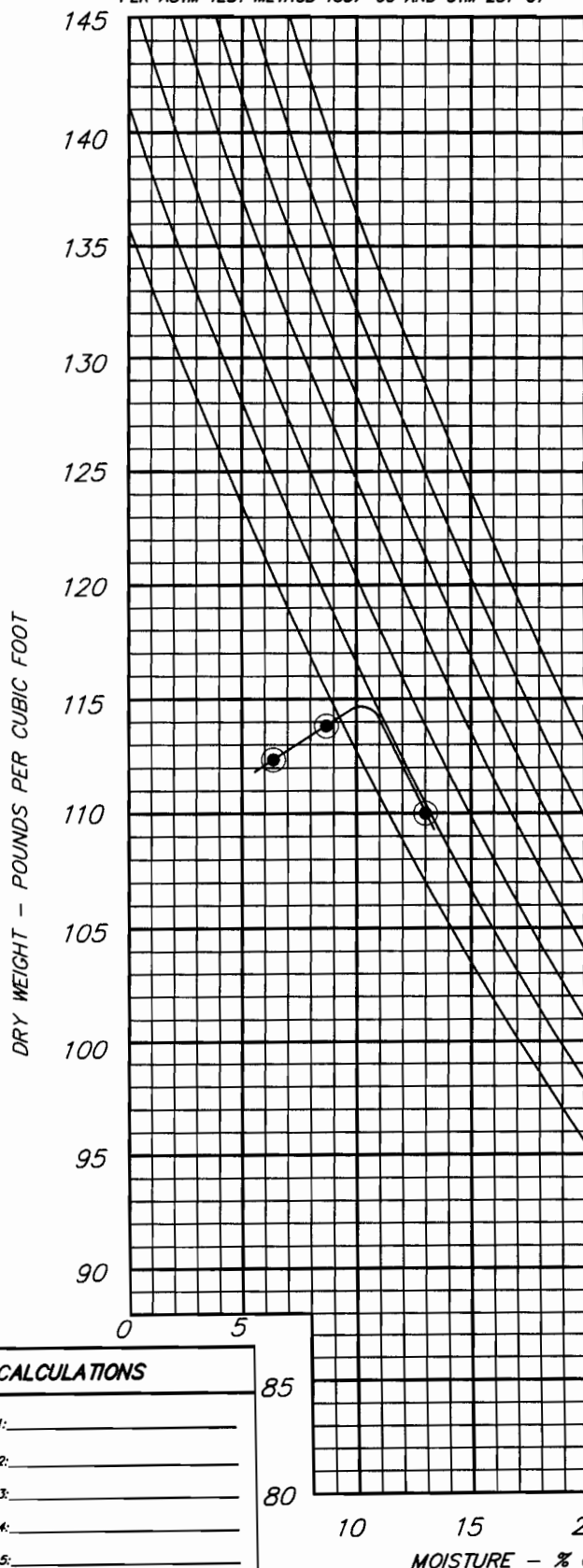
TESTED BY: PS

EXCAVATION: TP-1B

DEPTH (FT.): 10-11'

SOIL CLASSIFICATION: SP

DESIGNATION: PLEISTOCENE AVALANCHE DEPOSITS



TEST #	1	2	3	4	5
WEIGHT OF SOIL AND MOLD	6188	6254	6261		
WEIGHT OF MOLD	4381	4381	4381		
NET WET WEIGHT OF SOIL	1807	1873	1880		
WET DENSITY LBS./CU.FT.	119.5	123.9	124.3		
DRY DENSITY LBS./CU.FT.	112.3	113.9	110		

MOISTURE DETERMINATION

WET WEIGHT SOIL	485	487	479		
TARE (WT. OF PAN)					
DRY WEIGHT SOIL	456	448	424		
WEIGHT OF MOISTURE	29	39	55		
PERCENT MOISTURE	6.4	8.7	13.0		

ROCK CORRECTION

A	TOTAL SAMPLE WEIGHT	
B	+ 3/4" WT. IN AIR (gm)	
C	+ 3/4" WT. IN WATER (gm)	
D	+ 3/4" VOLUME (cc) (B-C)	
E	% + 3/4" 100(B/A)	
F	% - 3/4" (100-E)	
G	DENSITY OF + 3/4" (B/D)	
H	% + 3/4" / DENSITY OF + 3/4"	
I	% - 3/4" / DENSITY OF - 3/4"	
J	SUM OF H AND I	
K	ADJUSTED DENSITY gm/cc (100/J)	

RESULTS

MOLD VOLUME: _____
 SIEVE USED: _____
 MAX. DENSITY (LBS./FT³): 114.5
 OPT. MOISTURE (% DRY WT.): 10.5

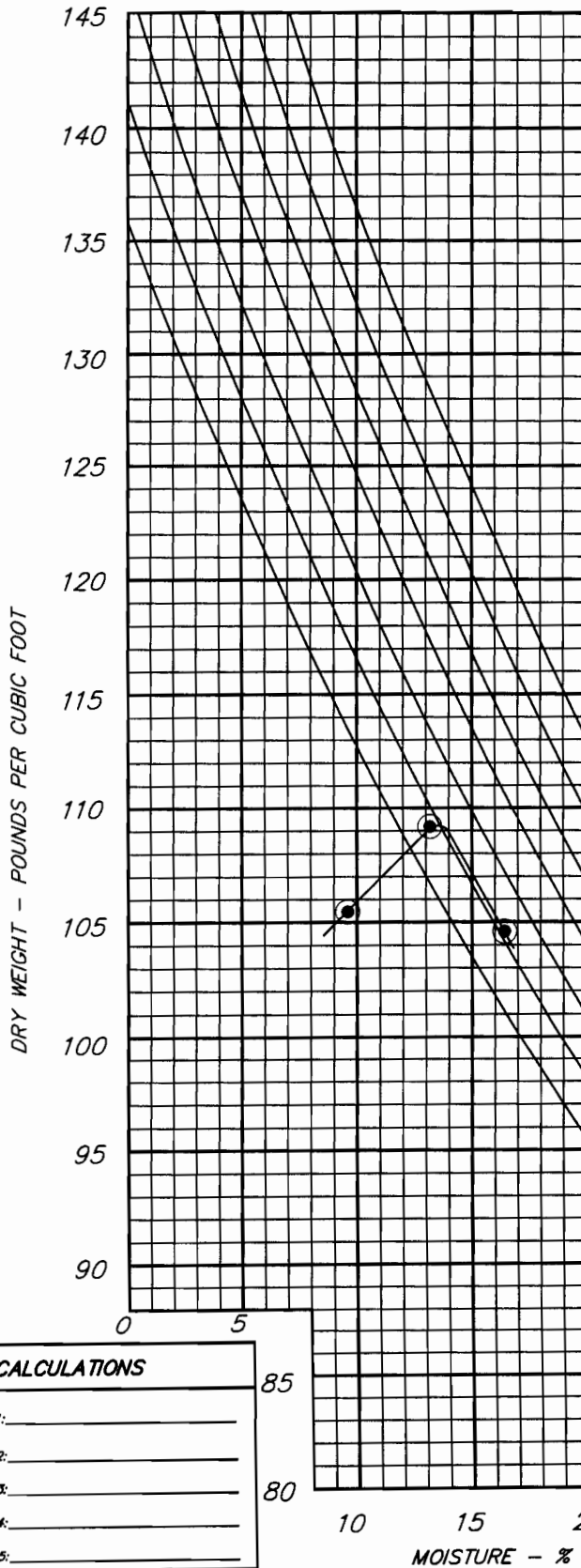
CALCULATIONS

1: _____
 2: _____
 3: _____
 4: _____
 5: _____

MAXIMUM DENSITY CURVE

PER ASTM TEST METHOD 1557-00 AND CTM 231-01

JOB NUMBER: 3.00554.2 DATE: 11/20/06
 PROJECT: MOUNTAIN VIEW
 SAMPLED BY: PS TESTED BY: PS
 EXCAVATION: TP-2B DEPTH (FT.): 2 1/2' - 3 1/2'
 SOIL CLASSIFICATION: SP
 DESIGNATION: TOPSOIL/COLLUVIUM



TEST #	1	2	3	4	5
WEIGHT OF SOIL AND MOLD	6129	6247	6220		
WEIGHT OF MOLD	4381	4381	4381		
NET WET WEIGHT OF SOIL	1748	1866	1839		
WET DENSITY LBS./CU.FT.	115.6	123.4	121.6		
DRY DENSITY LBS./CU.FT.	105.4	109.1	104.6		

MOISTURE DETERMINATION

WET WEIGHT SOIL	441	492	456		
TARE (WT. OF PAN)					
DRY WEIGHT SOIL	402	435	392		
WEIGHT OF MOISTURE	39	57	64		
PERCENT MOISTURE	9.7	13.1	16.3		

ROCK CORRECTION

A	TOTAL SAMPLE WEIGHT	
B	+ 3/4" WT. IN AIR (gm)	
C	+ 3/4" WT. IN WATER (gm)	
D	+ 3/4" VOLUME (cc) (B-C)	
E	% + 3/4" 100(B/A)	
F	% - 3/4" (100-E)	
G	DENSITY OF + 3/4" (B/D)	
H	% + 3/4" / DENSITY OF + 3/4"	
I	% - 3/4" / DENSITY OF - 3/4"	
J	SUM OF H AND I	
K	ADJUSTED DENSITY gm/cc (100/J)	

RESULTS

MOLD VOLUME: _____
 SIEVE USED: _____
 MAX. DENSITY (LBS./FT.): 109.2
 OPT. MOISTURE (% DRY WT.): 13.5

CALCULATIONS

1: _____
 2: _____
 3: _____
 4: _____
 5: _____

MAXIMUM DENSITY CURVE

PER ASTM TEST METHOD 1557-00 AND CTM 231-01

JOB NUMBER: 3.00554.2

DATE: 11/28/06

PROJECT: MOUNTAIN VIEW

SAMPLED BY: PS

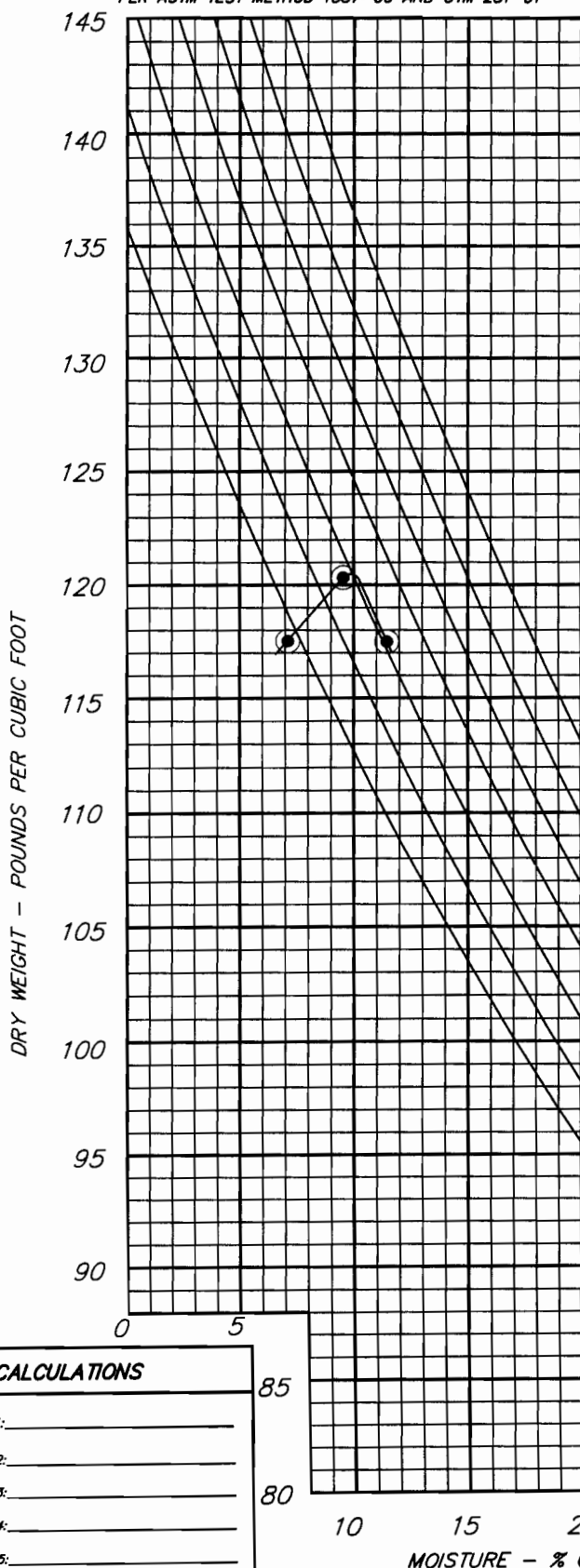
TESTED BY: PS

EXCAVATION: TP-3B

DEPTH (FT.): 15'

SOIL CLASSIFICATION: SP-SM

DESIGNATION: PLEISTOCENE AVALANCHE DEPOSITS



TEST #	1	2	3	4	5
WEIGHT OF SOIL AND MOLD	6283	6374	6361		
WEIGHT OF MOLD	4381	4381	4381		
NET WET WEIGHT OF SOIL	1902	1993	1980		
WET DENSITY LBS./CU.FT.	125.8	131.8	130.9		
DRY DENSITY LBS./CU.FT.	117.5	120.3	117.5		

MOISTURE DETERMINATION

WET WEIGHT SOIL	485	465	490		
TARE (WT. OF PAN)					
DRY WEIGHT SOIL	455	426	440		
WEIGHT OF MOISTURE	32	41	50		
PERCENT MOISTURE	7.1	9.6	11.4		

ROCK CORRECTION

A	TOTAL SAMPLE WEIGHT	
B	+ 3/4" WT. IN AIR (gm)	
C	+ 3/4" WT. IN WATER (gm)	
D	+ 3/4" VOLUME (cc) (B-C)	
E	% + 3/4" 100(B/A)	
F	% - 3/4" (100-E)	
G	DENSITY OF + 3/4" (B/D)	
H	% + 3/4" / DENSITY OF + 3/4"	
I	% - 3/4" / DENSITY OF - 3/4"	
J	SUM OF H AND I	
K	ADJUSTED DENSITY gm/cc (100/J)	

RESULTS

MOLD VOLUME: _____

SIEVE USED: _____

MAX. DENSITY (LBS./FT³): 120.5

OPT. MOISTURE (% DRY WT.): 10.0

CALCULATIONS

1: _____

2: _____

3: _____

4: _____

5: _____

MAXIMUM DENSITY CURVE

PER ASTM TEST METHOD 1557-00 AND CTM 231-01

JOB NUMBER: 3.00554

DATE: 3/18/03

PROJECT: SWISS CHALET

SAMPLED BY: PS

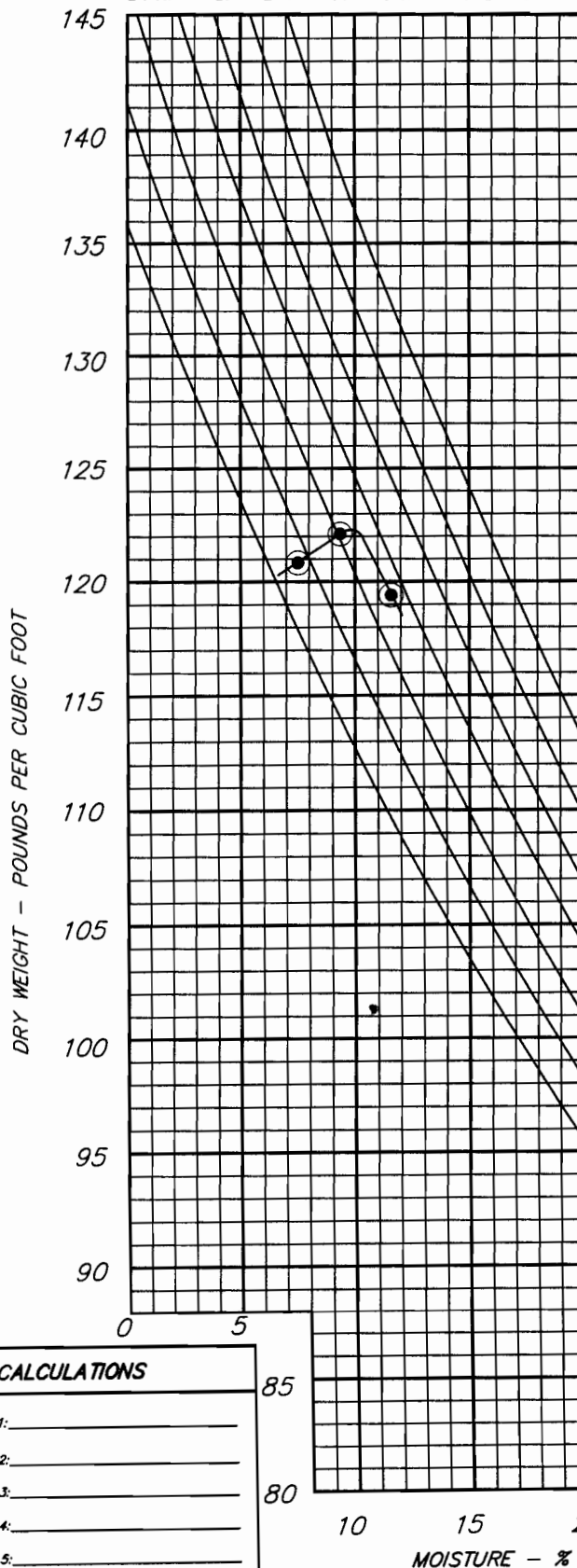
TESTED BY: PS

EXCAVATION: B-2

DEPTH (FT.): 23'-24'

SOIL CLASSIFICATION: SP-SM

DESIGNATION: PLEISTOCENE AVALANCHE DEPOSITS



TEST #	1	2	3	4	5
WEIGHT OF SOIL AND MOLD	6161	6215	6215		
WEIGHT OF MOLD	4199	4199	4199		
NET WET WEIGHT OF SOIL	1962	2016	2016		
WET DENSITY LBS./CU.FT.	129.8	133.3	133.3		
DRY DENSITY LBS./CU.FT.	120.9	122.1	119.4		

MOISTURE DETERMINATION

WET WEIGHT SOIL	437	474	489		
TARE (WT. OF PAN)					
DRY WEIGHT SOIL	407	434	438		
WEIGHT OF MOISTURE	30	40	51		
PERCENT MOISTURE	7.4	9.2	11.6		

ROCK CORRECTION

A	TOTAL SAMPLE WEIGHT	
B	+ 3/4" WT. IN AIR (gm)	
C	+ 3/4" WT. IN WATER (gm)	
D	+ 3/4" VOLUME (cc) (B-C)	
E	% + 3/4" 100(B/A)	
F	% - 3/4" (100-E)	
G	DENSITY OF + 3/4" (B/D)	
H	% + 3/4" / DENSITY OF + 3/4"	
I	% - 3/4" / DENSITY OF - 3/4"	
J	SUM OF H AND I	
K	ADJUSTED DENSITY gm/cc (100/J)	

RESULTS

MOLD VOLUME: _____

SIEVE USED: _____

MAX. DENSITY (LBS./FT³): 122.5

OPT. MOISTURE (% DRY WT.): 9.5

CALCULATIONS

- 1: _____
- 2: _____
- 3: _____
- 4: _____
- 5: _____

MAXIMUM DENSITY CURVE

PER ASTM TEST METHOD 1557-00 AND CTM 231-01

JOB NUMBER: 3.00554

DATE: 12/19/2000

PROJECT: SWISS CHALET

SAMPLED BY: PS

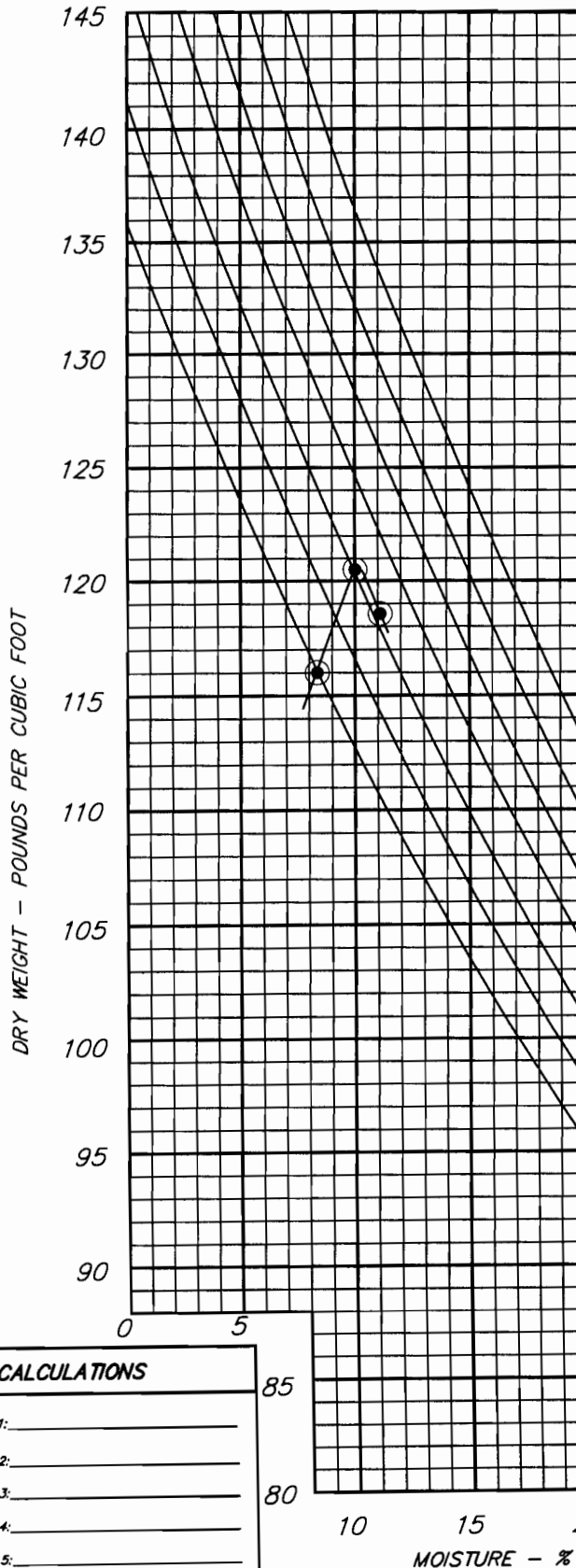
TESTED BY: PS

EXCAVATION: TP-2A

DEPTH (FT.): 6'

SOIL CLASSIFICATION: SP-SW

DESIGNATION: PLEISTOCENE AVALANCHE DEPOSITS



TEST #	1	2	3	4	5
WEIGHT OF SOIL AND MOLD	6052	6160	6147		
WEIGHT OF MOLD	4153	4153	4153		
NET WET WEIGHT OF SOIL	1899	2007	1994		
WET DENSITY LBS./CU.FT.	125.6	132.7	131.8		
DRY DENSITY LBS./CU.FT.	116	120.6	118.6		

MOISTURE DETERMINATION

WET WEIGHT SOIL	450	450	450		
TARE (WT. OF PAN)					
DRY WEIGHT SOIL	416	409	405		
WEIGHT OF MOISTURE	34	41	45		
PERCENT MOISTURE	8.2	10	11.1		

ROCK CORRECTION

A	TOTAL SAMPLE WEIGHT	
B	+ 3/4" WT. IN AIR (gm)	
C	+ 3/4" WT. IN WATER (gm)	
D	+ 3/4" VOLUME (cc) (B-C)	
E	% + 3/4" 100(B/A)	
F	% - 3/4" (100-E)	
G	DENSITY OF + 3/4" (B/D)	
H	% + 3/4" / DENSITY OF + 3/4"	
I	% - 3/4" / DENSITY OF - 3/4"	
J	SUM OF H AND I	
K	ADJUSTED DENSITY gm/cc (100/J)	

RESULTS

MOLD VOLUME: _____
 SIEVE USED: _____
 MAX. DENSITY (LBS./FT³): 120.5
 OPT. MOISTURE (% DRY WT.): 10.0

CALCULATIONS

1: _____
 2: _____
 3: _____
 4: _____
 5: _____

MAXIMUM DENSITY CURVE

PER ASTM TEST METHOD 1557-00 AND CTM 231-01

JOB NUMBER: 3.00554

DATE: 9/19/2000

PROJECT: SWISS CHALET

SAMPLED BY: PS

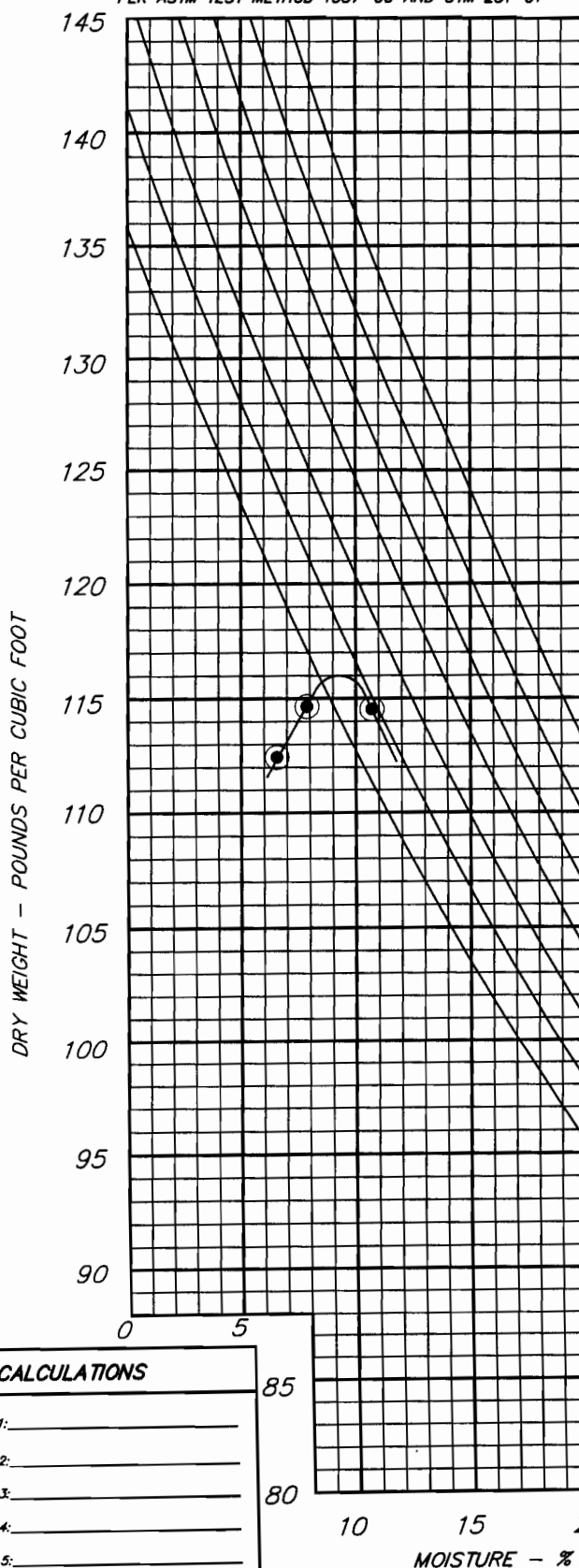
TESTED BY: PS

EXCAVATION: TP-7A

DEPTH (FT.): 2'

SOIL CLASSIFICATION: SP-SM

DESIGNATION: UNDOCUMENTED FILL



TEST #	1	2	3	4	5
WEIGHT OF SOIL AND MOLD	6074	6035	5974		
WEIGHT OF MOLD	4163	4163	4163		
NET WET WEIGHT OF SOIL	1911	1872	1811		
WET DENSITY LBS./CU.FT.	126.4	123.8	119.8		
DRY DENSITY LBS./CU.FT.	114.5	114.7	112.4		

MOISTURE DETERMINATION

WET WEIGHT SOIL	277.2	224.5	235.2		
TARE (WT. OF PAN)					
DRY WEIGHT SOIL	377	382	380		
WEIGHT OF MOISTURE	26.7	16.1	14.4		
PERCENT MOISTURE	10.8	7.9	6.6		

ROCK CORRECTION

A	TOTAL SAMPLE WEIGHT	
B	+ 3/4" WT. IN AIR (gm)	
C	+ 3/4" WT. IN WATER (gm)	
D	+ 3/4" VOLUME (cc) (B-C)	
E	% + 3/4" 100(B/A)	
F	% - 3/4" (100-E)	
G	DENSITY OF + 3/4" (B/D)	
H	% + 3/4" / DENSITY OF + 3/4"	
I	% - 3/4" / DENSITY OF - 3/4"	
J	SUM OF H AND I	
K	ADJUSTED DENSITY gm/cc (100/J)	

RESULTS

MOLD VOLUME: _____
 SIEVE USED: _____
 MAX. DENSITY (LBS./FT³): 116
 OPT. MOISTURE (% DRY WT.): 9.0

CALCULATIONS

1: _____
 2: _____
 3: _____
 4: _____
 5: _____

APPENDIX C

SEISMIC ANALYSIS

Seismic analysis was conducted for the subject site in order to develop parameters for structural design. This appendix presents the raw data from our analysis from three commercially available computer programs, **EQFAULT**, **EQSEARCH**, and **FRISKSP** (Blake, 2000). All three analyses used the same published attenuation relationship for “Very Dense Soil and Soft Rock” sites (Boore et. al., 1997).

EQFAULT: The program **EQFAULT** was used to develop the deterministic peak ground acceleration parameters summarized in herein. The Fault Location Map, which depicts active faults within a 62.2 mi (100 km) radius of the site, is also presented herein.

EQSEARCH: The program **EQSEARCH** was used to generate a table of estimated characteristics of nearby seismic events which were recorded between 1800 and 2005. This table is presented herein, and shows the epicenters, magnitudes, and dates of these nearby earthquakes, along with the estimated peak ground acceleration for the site. The Earthquake Epicenter Map, which depicts the epicenters and magnitudes of historical earthquakes that have affected the site, an Earthquake Recurrence Curve, and a plot depicting Earthquake Events versus Magnitude are also presented herein.

FRISKSP: The program **FRISKSP** was used to perform a probabilistic analysis of seismicity at the subject site. The probabilistic analysis was used to define the Upper-Bound and Design Basis Earthquakes at the site for use in structural design. The results of the analysis are presented in herein. Graphs including Non-magnitude Weighting Factors are also included herein.

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*      E Q F A U L T               *
*                                     *
*      Version 3.00                 *
*                                     *
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**DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS**

JOB NUMBER: 3.00554.2

DATE: 10-30-2006

JOB NAME: WEBB SUBDIVISION

CALCULATION NAME: Test Run Analysis

FAULT-DATA-FILE NAME: CDMGFLTE.DAT

SITE COORDINATES:

SITE LATITUDE: 37.6492

SITE LONGITUDE: 118.9794

SEARCH RADIUS: 62 mi (100 km)

ATTENUATION RELATION: 2) Boore et al. (1997) Horiz. - NEHRP C (520)

UNCERTAINTY (M=Median, S=Sigma): M Number of Sigmas: 0.0

DISTANCE MEASURE: cd_2drp

SCOND: 0

Basement Depth: 5.00 km Campbell SSR: Campbell SHR:

COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED: CDMGFLTE.DAT

MINIMUM DEPTH VALUE (km): 0.0

EQFAULT SUMMARY

DETERMINISTIC SITE PARAMETERS

Page 1

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT		
		MAXIMUM EARTHQUAKE	PEAK SITE	EST. SITE INTENSITY
		MAG. (Mw)	ACCEL. g	MOD. MERC.
HARTLEY SPRINGS	1.0 (1.6)	6.6	0.449	X
HILTON CREEK	5.9 (9.5)	6.7	0.287	IX
ROUND VALLEY	14.2 (22.9)	6.8	0.167	VIII
MONO LAKE	20.9 (33.6)	6.6	0.113	VII
MOHWAK - HONEY LAKE ZONE	24.2 (39.0)	7.3	0.120	VII
FISH SLOUGH	26.3 (42.3)	6.6	0.095	VII
WHITE MOUNTAINS	32.4 (52.1)	7.1	0.087	VII
ROBINSON CREEK	39.6 (63.7)	6.4	0.062	VI
DEATH VALLEY (N. of Cucamongo)	44.9 (72.2)	7.0	0.064	VI
OWENS VALLEY	45.6 (73.4)	7.6	0.086	VII
BIRCH CREEK	49.3 (79.4)	6.4	0.053	VI
FOOTHILLS FAULT SYSTEM	51.9 (83.6)	6.5	0.053	VI
DEEP SPRINGS	53.4 (86.0)	6.6	0.055	VI

-END OF SEARCH- 13 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

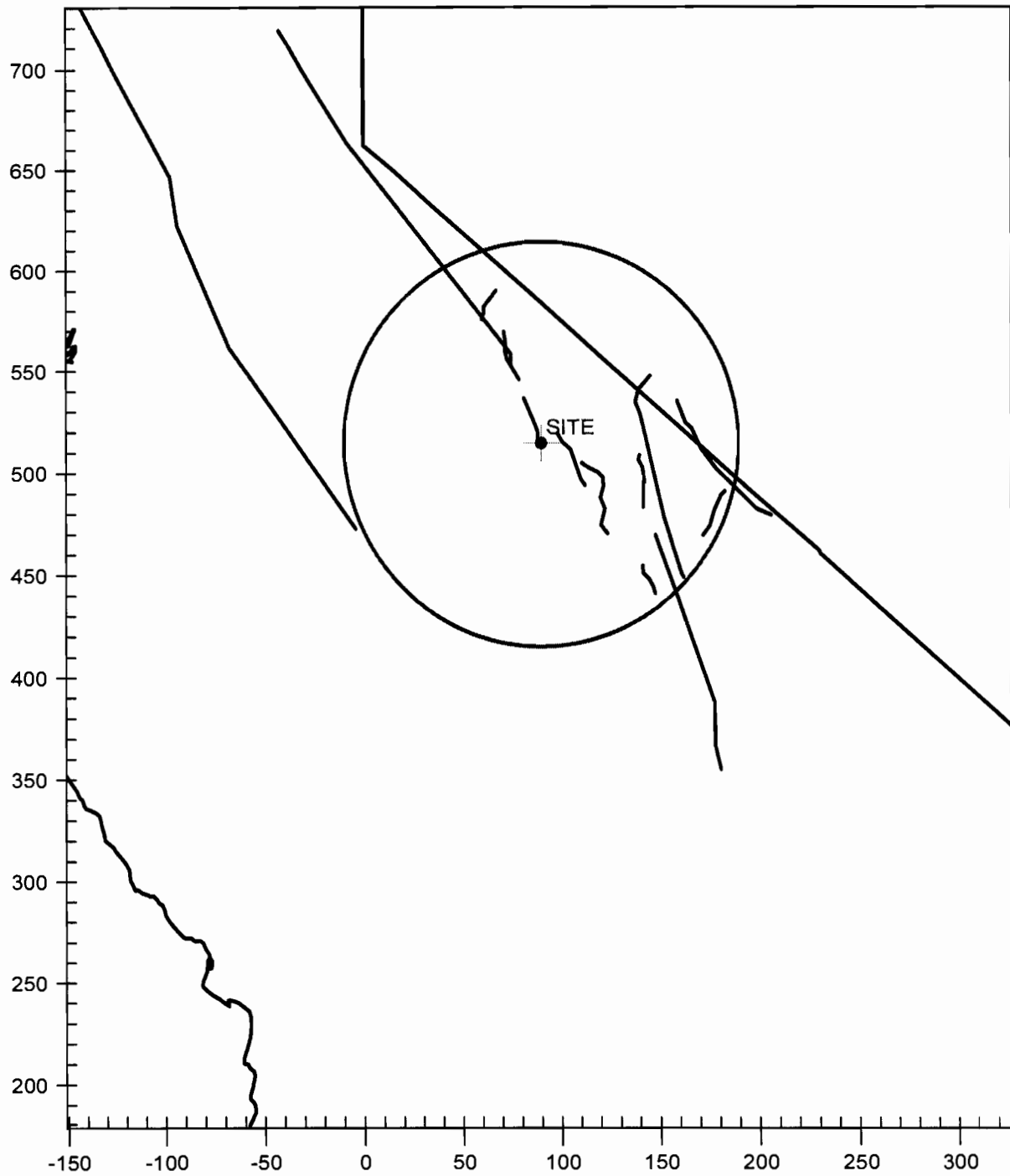
THE HARTLEY SPRINGS FAULT IS CLOSEST TO THE SITE.

IT IS ABOUT 1.0 MILES (1.6 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.4486 g

CALIFORNIA FAULT MAP

WEBB SUBDIVISION




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*                                     *
*      E Q S E A R C H              *
*                                     *
*      Version 3.00                 *
*                                     *
*****

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**ESTIMATION OF
PEAK ACCELERATION FROM
CALIFORNIA EARTHQUAKE CATALOGS**

JOB NUMBER: 3.00554.2

DATE: 10-30-2006

JOB NAME: WEBB SUBDIVISION

EARTHQUAKE-CATALOG-FILE NAME: ALLQUAKE.DAT

MAGNITUDE RANGE:

MINIMUM MAGNITUDE: 4.50

MAXIMUM MAGNITUDE: 9.00

SITE COORDINATES:

SITE LATITUDE: 37.6492

SITE LONGITUDE: 118.9794

SEARCH DATES:

START DATE: 1800

END DATE: 2005

SEARCH RADIUS:

62.0 mi

100 km

ATTENUATION RELATION: 2) Boore et al. (1997) Horiz. - NEHRP C (520)

UNCERTAINTY (M=Median, S=Sigma): M Number of Sigmas: 0.0

ASSUMED SOURCE TYPE: DS [SS=Strike-slip, DS=Reverse-slip, BT=Blind-thrust]

SCOND: 0 Depth Source: A

Basement Depth: 5.00 km Campbell SSR: Campbell SHR:

COMPUTE PEAK HORIZONTAL ACCELERATION

MINIMUM DEPTH VALUE (km): 0.0

EARTHQUAKE SEARCH RESULTS

Page 1

FILE	LAT.	LONG.	DATE	TIME	DEPTH	QUAKE	SITE	SITE	APPROX.
CODE	NORTH	WEST		(UTC)	(km)	MAG.	ACC.	MM	DISTANCE
				H M Sec			g	INT.	mi [km]
GSB	37.6360	118.9490	11/22/1997	181059.4	8.0	4.80	0.162	VIII	1.9 (3.0)
PAS	37.6640	119.0080	01/07/1983	32419.1	5.0	5.60	0.247	IX	1.9 (3.0)
GSB	37.6340	118.9460	11/30/1997	211705.4	7.0	4.90	0.168	VIII	2.1 (3.3)
PAS	37.6250	118.9530	01/07/1983	33023.8	5.0	4.50	0.134	VIII	2.2 (3.5)
GSB	37.6380	118.9340	11/22/1997	172035.2	7.0	4.90	0.159	VIII	2.6 (4.1)
PAS	37.6560	118.9290	01/07/1983	13810.6	5.7	5.70	0.238	IX	2.7 (4.4)
DMG	37.6250	118.9260	10/03/1969	131010.3	-2.0	4.90	0.146	VIII	3.3 (5.4)
GSB	37.6350	118.9170	11/22/1997	120656.0	8.0	4.60	0.123	VII	3.5 (5.6)
PAS	37.6300	118.8920	04/28/1984	224821.3	6.0	4.80	0.117	VII	4.9 (7.9)
PAS	37.6220	118.8810	09/30/1981	115327.0	6.0	5.80	0.183	VIII	5.7 (9.1)
UNR	37.5820	118.9090	05/28/1980	6 743.4	0.2	4.50	0.089	VII	6.0 (9.7)
GSB	37.6310	118.8700	12/31/1997	203647.3	6.0	4.80	0.104	VII	6.1 (9.8)
PAS	37.5940	118.8920	12/24/1980	154833.8	6.0	4.70	0.098	VII	6.1 (9.8)
PAS	37.6720	118.8680	01/07/1983	13126.1	5.0	4.50	0.087	VII	6.2 (10.0)
PAS	37.6620	118.8590	09/30/1981	13 548.2	3.0	4.60	0.089	VII	6.6 (10.6)
PAS	37.5800	118.8860	05/28/1980	51623.4	3.3	4.80	0.095	VII	7.0 (11.2)
UNR	37.6360	118.8470	06/19/1980	14430.2	8.3	5.20	0.115	VII	7.2 (11.7)
UNR	37.5580	118.9110	06/19/1980	71931.5	0.4	5.00	0.103	VII	7.3 (11.8)
UNR	37.5600	118.9060	06/19/1980	72226.1	0.4	4.80	0.092	VII	7.3 (11.8)
UNR	37.5670	118.8930	05/30/1980	154158.1	3.3	4.50	0.079	VII	7.4 (11.8)
PAS	37.5550	118.9090	01/25/1983	101041.5	8.0	4.70	0.086	VII	7.5 (12.1)
PAS	37.5540	118.8970	08/01/1980	163856.3	4.7	5.40	0.120	VII	8.0 (12.8)
UNR	37.5710	118.8630	06/02/1980	203413.8	6.5	4.60	0.077	VII	8.3 (13.4)
USG	37.5560	118.8820	08/01/1980	172821.4	1.2	4.79	0.085	VII	8.3 (13.4)
USG	37.5610	118.8740	08/01/1980	164745.9	1.9	5.15	0.102	VII	8.4 (13.5)
PAS	37.5920	118.8420	07/05/1980	115859.7	4.6	4.50	0.072	VI	8.5 (13.6)
GSB	37.5970	118.8360	03/05/1995	000703.1	11.0	4.50	0.071	VI	8.6 (13.8)
GSB	37.5650	118.8610	02/10/1997	232628.9	9.0	4.60	0.075	VII	8.7 (14.0)
USG	37.5600	118.8660	08/01/1980	173153.5	8.7	4.99	0.091	VII	8.7 (14.0)
USG	37.5420	118.8830	06/05/1980	20 452.3	1.6	5.05	0.092	VII	9.1 (14.6)
PAS	37.6080	118.8210	05/25/1980	163344.8	3.7	6.40	0.187	VIII	9.1 (14.6)
PAS	37.6010	118.8170	05/25/1980	202327.1	2.7	4.70	0.074	VII	9.4 (15.2)
PAS	37.6760	118.8090	05/26/1980	162021.7	10.4	4.50	0.067	VI	9.4 (15.2)
PAS	37.5440	118.8610	05/26/1980	185756.3	2.8	4.90	0.081	VII	9.7 (15.6)
PAS	37.7040	119.1450	05/28/1980	54827.9	7.7	4.80	0.076	VII	9.8 (15.8)
GSB	37.5270	118.8850	08/11/1993	054821.0	5.0	4.70	0.072	VI	9.9 (15.9)
DMG	37.6170	118.8000	07/08/1940	105736.5	0.0	4.80	0.075	VII	10.0 (16.1)
UNR	37.5290	118.8760	06/19/1980	44532.1	2.0	4.90	0.079	VII	10.0 (16.1)
PAS	37.5580	118.8360	09/30/1983	1614 0.9	6.0	4.50	0.064	VI	10.0 (16.1)
PAS	37.6360	118.7950	05/31/1980	151611.7	5.6	4.90	0.079	VII	10.1 (16.2)
UNR	37.5360	118.8610	05/25/1980	183415.0	0.2	4.60	0.067	VI	10.1 (16.3)
PAS	37.5090	119.0430	06/11/1980	441 1.1	14.1	5.00	0.082	VII	10.3 (16.6)
UNR	37.5180	118.8880	06/17/1980	122639.5	1.6	4.60	0.066	VI	10.3 (16.6)
UNR	37.5360	118.8510	06/20/1980	152459.6	8.7	5.30	0.095	VII	10.5 (16.9)
PAS	37.5430	118.8370	05/26/1980	55628.1	11.0	4.60	0.065	VI	10.7 (17.2)
DMG	37.5830	118.8000	06/22/1933	1241 2.0	0.0	4.90	0.075	VII	10.8 (17.4)
DMG	37.5830	118.8000	06/22/1933	123628.0	0.0	4.90	0.075	VII	10.8 (17.4)
GSB	37.5890	118.7950	06/09/1998	052440.2	6.0	5.20	0.088	VII	10.9 (17.5)
GSG	37.5640	118.8050	07/15/1998	045319.2	6.0	5.10	0.081	VII	11.2 (18.0)
DMG	37.6330	118.7670	07/22/1940	23 032.9	0.0	4.60	0.061	VI	11.6 (18.7)
PAS	37.6040	118.7700	05/27/1980	19 1 8.3	3.8	5.00	0.074	VII	11.8 (19.0)
UNR	37.5160	118.8370	06/18/1980	185537.7	6.3	5.30	0.086	VII	12.0 (19.4)
PAS	37.5560	118.7910	05/25/1980	194452.2	6.4	6.50	0.161	VIII	12.1 (19.5)

EARTHQUAKE SEARCH RESULTS

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FILE	LAT.	LONG.	DATE	TIME	DEPTH	QUAKE	SITE	SITE	APPROX.
CODE	NORTH	WEST		(UTC)	(km)	MAG.	ACC.	MM	DISTANCE
				H M Sec			g	INT.	mi [km]
GSG	37.5290	118.8170	05/15/1999	132210.7	5.0	5.60	0.100	VII	12.1 (19.5)
PAS	37.8090	118.8830	07/03/1980	23956.2	3.9	4.50	0.056	VI	12.2 (19.6)
PAS	37.5220	118.8230	05/25/1980	194125.1	4.2	4.50	0.056	VI	12.2 (19.7)
USG	37.5180	118.8260	07/10/1980	143053.9	4.2	4.93	0.069	VI	12.3 (19.8)
GSB	37.5070	118.8330	05/15/1999	175408.8	8.0	4.60	0.057	VI	12.6 (20.4)
USG	37.4980	118.8380	06/06/1980	141817.2	2.0	5.27	0.080	VII	13.0 (20.9)
PAS	37.4960	118.8200	05/27/1980	213454.3	4.7	4.50	0.051	VI	13.7 (22.0)
UNR	37.4730	118.8600	06/18/1980	115820.8	0.9	4.90	0.063	VI	13.8 (22.2)
PAS	37.6210	118.7260	05/25/1980	165229.2	4.3	4.60	0.053	VI	13.9 (22.4)
PAS	37.4740	118.8490	05/25/1980	17 627.2	5.0	4.90	0.062	VI	14.0 (22.6)
PAS	37.6340	118.7210	05/31/1980	05817.4	12.6	4.60	0.053	VI	14.1 (22.7)
DMG	37.5670	118.7330	09/14/1941	165458.0	0.0	4.50	0.049	VI	14.6 (23.5)
DMG	37.5670	118.7330	01/01/1942	341 1.0	0.0	4.50	0.049	VI	14.6 (23.5)
DMG	37.5670	118.7330	09/14/1941	183911.9	0.0	6.00	0.108	VII	14.6 (23.5)
DMG	37.5670	118.7330	09/14/1941	164331.8	0.0	5.80	0.097	VII	14.6 (23.5)
DMG	37.5670	118.7330	07/06/1942	211140.0	0.0	4.50	0.049	VI	14.6 (23.5)
DMG	37.5670	118.7330	09/14/1941	2116 1.0	0.0	5.00	0.064	VI	14.6 (23.5)
DMG	37.5670	118.7330	12/31/1941	18 544.0	0.0	4.50	0.049	VI	14.6 (23.5)
DMG	37.5670	118.7330	12/05/1942	1852 7.0	0.0	4.50	0.049	VI	14.6 (23.5)
DMG	37.5670	118.7330	09/14/1941	182118.7	0.0	5.50	0.083	VII	14.6 (23.5)
DMG	37.5670	118.7330	02/04/1942	332 3.0	0.0	4.50	0.049	VI	14.6 (23.5)
DMG	37.5670	118.7330	12/31/1941	64844.0	0.0	5.40	0.079	VII	14.6 (23.5)
DMG	37.5670	118.7330	10/23/1941	204431.0	0.0	4.50	0.049	VI	14.6 (23.5)
USG	37.5270	118.7590	06/08/1980	61139.6	1.3	5.12	0.067	VI	14.7 (23.6)
PAS	37.4960	118.7920	05/25/1980	174833.8	4.5	4.60	0.051	VI	14.7 (23.7)
PAS	37.5530	118.7330	05/26/1980	119 4.8	4.5	4.70	0.053	VI	15.0 (24.1)
PAS	37.4640	118.8230	05/27/1980	145057.1	2.4	6.30	0.122	VII	15.4 (24.7)
PAS	37.4810	118.7940	05/25/1980	205924.9	4.7	4.90	0.058	VI	15.4 (24.8)
PAS	37.4860	118.7830	05/25/1980	164930.3	4.7	5.80	0.093	VII	15.5 (25.0)
PAS	37.5170	118.7430	05/26/1980	122427.3	2.0	5.20	0.067	VI	15.8 (25.4)
DMG	37.5000	118.7500	09/18/1927	2 7 7.0	0.0	6.00	0.100	VII	16.2 (26.1)
DMG	37.5170	118.7330	06/05/1960	747 7.0	0.0	5.20	0.065	VI	16.2 (26.1)
PAS	37.5130	118.7320	05/25/1980	17 830.6	5.0	4.60	0.047	VI	16.5 (26.5)
PAS	37.5370	118.7130	05/25/1980	203551.0	5.0	5.50	0.076	VII	16.5 (26.5)
DMG	37.7000	119.2800	06/21/1957	04125.0	0.0	4.60	0.046	VI	16.8 (27.1)
PAS	37.6070	118.6660	07/21/1986	145750.2	6.0	4.70	0.048	VI	17.3 (27.9)
PAS	37.5380	118.6750	10/04/1978	1739 3.3	6.3	5.30	0.063	VI	18.3 (29.4)
PAS	37.5140	118.6830	10/04/1978	164248.7	5.6	5.80	0.081	VII	18.7 (30.1)
DMG	37.3830	118.9170	05/16/1935	325 0.0	0.0	4.50	0.041	V	18.7 (30.1)
GSB	37.4870	118.6350	11/28/1984	165738.1	18.0	4.60	0.038	V	21.9 (35.2)
PAS	37.5830	118.5830	07/21/1986	145358.1	6.0	4.90	0.044	VI	22.1 (35.6)
DMG	37.5670	118.5830	12/28/1951	24927.0	0.0	5.20	0.051	VI	22.4 (36.0)
PAS	37.6130	118.5690	07/21/1986	22 922.1	6.0	4.70	0.039	V	22.5 (36.3)
PAS	37.4490	118.6530	11/26/1984	162141.4	6.0	5.50	0.060	VI	22.6 (36.3)
PAS	37.5930	118.5670	10/25/1980	52646.4	5.0	4.50	0.035	V	22.8 (36.8)
DMG	37.4500	118.6330	02/02/1961	0 416.0	0.0	5.30	0.052	VI	23.4 (37.6)
DMG	37.4170	118.6670	02/02/1961	0 742.0	0.0	5.10	0.047	VI	23.4 (37.7)
DMG	37.5500	118.5670	06/18/1959	02940.0	0.0	4.70	0.038	V	23.5 (37.9)
PAS	37.4510	118.6200	11/25/1984	2310 9.6	6.0	4.70	0.037	V	23.9 (38.5)
PAS	37.4690	118.5980	05/04/1985	32246.2	6.0	4.70	0.037	V	24.3 (39.1)
PAS	37.4700	118.5970	11/23/1984	18 825.6	6.0	6.20	0.082	VII	24.3 (39.1)
DMG	37.4530	118.6040	12/03/1938	174252.6	10.0	5.70	0.062	VI	24.6 (39.6)
PAS	37.4230	118.6150	08/27/1985	3 4 6.8	6.0	4.50	0.032	V	25.3 (40.7)

EARTHQUAKE SEARCH RESULTS

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FILE CODE	LAT. NORTH	LONG. WEST	DATE	TIME (UTC) H M Sec	DEPTH (km)	QUAKE MAG.	SITE ACC. g	SITE MM INT.	APPROX. DISTANCE mi [km]
PAS	37.4230	118.6080	11/23/1984	191235.3	6.0	5.40	0.051	VI	25.6(41.2)
PAS	37.6470	118.5020	07/21/1986	22 718.7	6.0	5.40	0.051	VI	26.1(41.9)
DMG	37.5000	118.5330	02/24/1940	938 0.0	0.0	4.50	0.031	V	26.5(42.6)
GSB	37.6650	118.4870	07/21/1986	154624.8	10.0	4.50	0.031	V	26.9(43.3)
GSB	37.5470	118.5030	07/21/1986	152649.3	10.0	4.60	0.032	V	27.0(43.4)
PAS	37.5970	118.4860	07/21/1986	151130.8	6.0	4.70	0.034	V	27.2(43.7)
PAS	37.4480	118.5450	03/25/1985	16 513.6	6.0	5.00	0.039	V	27.5(44.3)
PAS	37.6120	118.4740	07/29/1986	95757.4	6.0	4.60	0.032	V	27.7(44.6)
DMG	37.3830	118.6000	05/31/1943	201653.0	0.0	4.50	0.030	V	27.7(44.6)
DMG	37.3330	118.6670	10/25/1932	328 0.0	0.0	4.50	0.030	V	27.7(44.6)
UNR	37.4330	118.5500	07/07/1976	182738.0	8.1	4.60	0.032	V	27.8(44.8)
DMG	37.5000	118.5000	04/11/1872	19 0 0.0	0.0	6.60	0.090	VII	28.1(45.3)
PAS	37.5800	118.4680	07/21/1986	111522.0	6.0	4.60	0.031	V	28.3(45.6)
PAS	37.5340	118.4810	07/22/1986	122450.3	6.0	4.60	0.031	V	28.4(45.6)
PAS	37.5890	118.4620	07/30/1986	64153.0	6.0	4.80	0.035	V	28.6(46.0)
PAS	37.5860	118.4570	07/21/1986	151935.7	6.0	4.50	0.029	V	28.9(46.4)
USG	38.0680	119.0020	07/05/1983	142725.9	19.3	4.60	0.031	V	28.9(46.5)
USG	38.0020	118.6900	06/30/1980	172917.6	8.2	5.29	0.044	VI	29.0(46.6)
GSB	38.0470	119.1570	10/24/1990	061520.7	12.0	5.70	0.055	VI	29.1(46.9)
PAS	37.3500	118.6030	11/28/1984	162326.7	6.0	4.70	0.032	V	29.2(46.9)
DMG	37.3170	118.6500	01/13/1946	163115.0	0.0	4.70	0.032	V	29.2(46.9)
PAS	37.5830	118.4500	07/20/1986	142946.3	6.0	5.90	0.060	VI	29.3(47.1)
PAS	37.5420	118.4440	07/21/1986	144226.7	6.0	5.90	0.059	VI	30.2(48.5)
PAS	37.5830	118.4170	07/21/1986	144521.0	6.0	4.60	0.029	V	31.1(50.0)
PAS	37.5830	118.4170	07/21/1986	145439.2	6.0	4.50	0.028	V	31.1(50.0)
PAS	37.5280	118.4300	05/17/1980	0 117.0	4.9	4.50	0.028	V	31.2(50.1)
DMG	37.3500	118.5500	08/04/1959	73659.0	0.0	5.20	0.040	V	31.3(50.3)
GSP	37.6060	118.4090	07/22/1986	000953.6	5.0	4.60	0.029	V	31.3(50.3)
PAS	37.6550	118.3980	07/21/1986	17 532.3	6.0	4.60	0.029	V	31.7(51.1)
DMG	37.4160	118.4790	09/22/1965	214925.9	7.7	4.50	0.027	V	31.7(51.1)
PAS	37.6200	118.3980	07/22/1986	134859.0	6.0	5.20	0.039	V	31.8(51.2)
DMG	37.6480	118.3960	12/06/1963	83421.5	1.7	4.70	0.030	V	31.8(51.2)
PAS	37.9500	118.5280	05/07/1981	1 238.0	4.0	4.60	0.028	V	32.2(51.8)
PAS	38.0440	118.6600	06/29/1980	74613.8	7.6	4.70	0.030	V	32.3(52.0)
UNR	37.4990	118.4180	12/10/1975	191924.4	0.9	4.50	0.027	V	32.4(52.1)
PAS	37.6270	118.3860	07/22/1986	133358.9	6.0	5.00	0.035	V	32.4(52.2)
DMG	37.6670	118.3830	04/13/1949	75826.0	0.0	4.50	0.027	V	32.6(52.4)
PAS	37.6420	118.3730	07/20/1986	183851.9	6.0	4.80	0.031	V	33.1(53.3)
DMG	37.6100	118.3680	05/10/1936	174013.2	10.0	5.00	0.034	V	33.5(53.9)
DMG	37.2000	118.7000	09/30/1889	520 0.0	0.0	5.60	0.045	VI	34.6(55.7)
GSB	38.1400	118.8380	01/24/1985	112721.7	7.0	5.30	0.039	V	34.7(55.9)
GSB	37.3750	118.4420	08/01/1986	142818.0	5.0	4.70	0.028	V	35.0(56.3)
USG	38.0450	118.5730	04/15/1982	2152 8.6	18.7	5.10	0.034	V	35.1(56.5)
PAS	37.4730	118.3720	07/31/1986	72240.5	6.0	5.90	0.052	VI	35.4(56.9)
DMG	37.4670	118.3670	12/09/1949	1239 2.0	0.0	4.60	0.026	V	35.8(57.6)
PAS	37.5990	118.3200	07/21/1986	1451 8.8	6.0	5.40	0.039	V	36.2(58.2)
PAS	38.0690	118.5760	11/11/1980	1019 2.7	5.0	4.60	0.026	V	36.3(58.5)
DMG	37.8090	118.3230	12/03/1938	184116.4	10.0	4.50	0.024	V	37.5(60.3)
DMG	37.3300	118.4200	05/06/1910	1640 0.0	0.0	5.50	0.040	V	37.7(60.7)
DMG	37.3300	118.4200	01/05/1912	354 0.0	0.0	5.50	0.040	V	37.7(60.7)
DMG	37.2500	118.5000	06/19/1935	955 0.0	0.0	4.50	0.024	IV	38.1(61.2)
DMG	37.6840	118.2630	01/22/1972	25718.5	8.0	4.60	0.024	V	39.2(63.0)
PAS	37.9940	118.4020	09/07/1980	43741.1	5.2	5.70	0.043	VI	39.4(63.5)

EARTHQUAKE SEARCH RESULTS

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FILE	LAT.	LONG.	DATE	TIME	DEPTH	QUAKE	SITE	SITE	APPROX.
CODE	NORTH	WEST		(UTC)	(km)	MAG.	ACC.	MM	DISTANCE
				H M Sec			g	INT.	mi [km]
PAS	38.0030	118.4010	09/07/1980	64313.4	4.9	4.50	0.023	IV	39.8(64.1)
PAS	38.0050	118.3930	09/04/1980	21 336.7	4.5	4.60	0.024	IV	40.3(64.8)
PAS	38.1430	118.5740	04/28/1981	225449.0	5.0	4.80	0.026	V	40.6(65.3)
DMG	38.0000	118.3700	02/06/1968	34810.8	0.0	4.50	0.022	IV	41.1(66.1)
DMG	38.2500	118.9300	12/31/1956	173745.0	0.0	5.00	0.029	V	41.5(66.9)
GSB	38.2270	118.7580	08/12/1991	211150.8	8.0	4.80	0.026	V	41.6(67.0)
PAS	38.2250	118.6910	09/04/1980	1339 6.7	4.9	4.50	0.022	IV	42.7(68.7)
DMG	38.0200	118.3500	02/06/1968	04138.0	0.0	4.90	0.027	V	42.8(68.8)
DMG	38.2800	118.9700	12/31/1956	173924.0	0.0	5.10	0.029	V	43.5(70.1)
DMG	38.2500	119.2500	01/05/1933	743 0.0	0.0	4.50	0.021	IV	44.0(70.8)
DMG	38.2500	119.2500	01/05/1933	912 0.0	0.0	4.50	0.021	IV	44.0(70.8)
DMG	38.0000	118.3000	08/21/1925	1114 0.0	12.0	4.80	0.025	V	44.2(71.2)
PAS	38.0500	118.3330	09/07/1980	64833.9	5.0	5.40	0.033	V	44.8(72.0)
UNR	38.2330	119.3520	10/07/1979	205441.2	8.4	4.90	0.026	V	45.1(72.6)
DMG	38.3000	119.2000	06/03/1965	162627.4	15.0	4.80	0.024	IV	46.5(74.8)
GSB	37.8540	118.1610	11/02/1997	150304.3	5.0	4.60	0.021	IV	46.8(75.3)
GSB	37.8010	118.1430	11/02/1997	085154.2	5.0	5.50	0.034	V	46.8(75.3)
DMG	38.2200	119.4500	04/13/1962	153851.9	6.0	5.10	0.028	V	47.0(75.7)
PAS	38.0390	118.2670	09/07/1980	13045.8	4.8	5.00	0.026	V	47.2(76.0)
PAS	38.2350	118.5200	12/28/1980	2258 7.2	6.0	4.70	0.022	IV	47.5(76.5)
PAS	38.1210	118.3390	01/28/1981	20 851.9	5.0	4.60	0.021	IV	47.7(76.8)
GSB	37.9880	118.2100	01/15/1990	052903.5	5.0	5.00	0.026	V	48.0(77.2)
DMG	38.3000	119.3000	06/03/1965	1631 2.2	15.0	4.90	0.024	V	48.2(77.6)
PAS	37.8810	118.1350	09/24/1982	74024.6	11.6	5.20	0.028	V	48.7(78.4)
DMG	38.3300	118.6700	08/08/1955	103535.0	0.0	5.20	0.028	V	49.9(80.3)
PAS	38.1460	118.2590	12/28/1982	19 622.9	6.0	5.20	0.027	V	52.1(83.8)
DMG	38.3000	119.5000	12/19/1919	1359 0.0	0.0	5.20	0.026	V	53.1(85.5)
MGI	38.3000	118.4000	01/30/1934	1924 0.0	0.0	5.70	0.034	V	54.9(88.3)
DMG	38.2800	118.3600	01/30/1934	201631.0	0.0	6.30	0.046	VI	55.0(88.6)
GSB	38.4170	119.3200	10/31/1986	035729.0	3.0	4.60	0.018	IV	56.2(90.4)
DMG	38.2000	118.2000	08/09/1943	530 4.0	0.0	5.50	0.029	V	56.9(91.6)
DMG	38.3000	118.3000	02/19/1937	9 9 0.0	0.0	5.00	0.022	IV	58.2(93.6)
MGI	38.0000	118.0000	11/22/1910	6 5 0.0	0.0	5.70	0.032	V	58.6(94.3)
MGI	38.0000	118.0000	11/22/1910	030 0.0	0.0	5.00	0.022	IV	58.6(94.3)
DMG	38.0000	118.0000	01/02/1933	134 0.0	0.0	4.50	0.017	IV	58.6(94.3)
MGI	38.0000	118.0000	11/21/1910	2323 0.0	0.0	6.30	0.044	VI	58.6(94.3)
DMG	38.0000	118.0000	04/02/1934	8 5 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	09/23/1938	820 0.0	0.0	4.50	0.017	IV	58.6(94.3)
MGI	38.0000	118.0000	11/19/1910	225 0.0	0.0	5.70	0.032	V	58.6(94.3)
DMG	38.0000	118.0000	01/30/1936	1832 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	05/11/1939	242 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	03/19/1934	1041 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	02/19/1937	23 6 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	08/19/1937	7 3 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	03/13/1934	1611 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.0000	118.0000	03/13/1934	1620 0.0	0.0	5.00	0.022	IV	58.6(94.3)
DMG	38.0000	118.0000	03/23/1934	2249 0.0	0.0	4.50	0.017	IV	58.6(94.3)
DMG	38.4500	118.6200	07/06/1956	33135.0	0.0	4.90	0.021	IV	58.6(94.3)
DMG	37.0800	118.1700	09/23/1931	825 0.0	0.0	4.50	0.017	IV	59.3(95.4)
UNR	38.4880	119.2850	02/22/1977	624 6.4	6.7	4.90	0.020	IV	60.2(97.0)
DMG	37.0000	118.2000	04/03/1872	1215 0.0	0.0	6.10	0.038	V	61.9(99.7)

-END OF SEARCH- 210 EARTHQUAKES FOUND WITHIN THE SPECIFIED SEARCH AREA.

TIME PERIOD OF SEARCH: 1800 TO 2005

LENGTH OF SEARCH TIME: 206 years

THE EARTHQUAKE CLOSEST TO THE SITE IS ABOUT 1.9 MILES (3.0 km) AWAY.

LARGEST EARTHQUAKE MAGNITUDE FOUND IN THE SEARCH RADIUS: 6.6

LARGEST EARTHQUAKE SITE ACCELERATION FROM THIS SEARCH: 0.247 g

COEFFICIENTS FOR GUTENBERG & RICHTER RECURRENCE RELATION:

a-value= 2.936

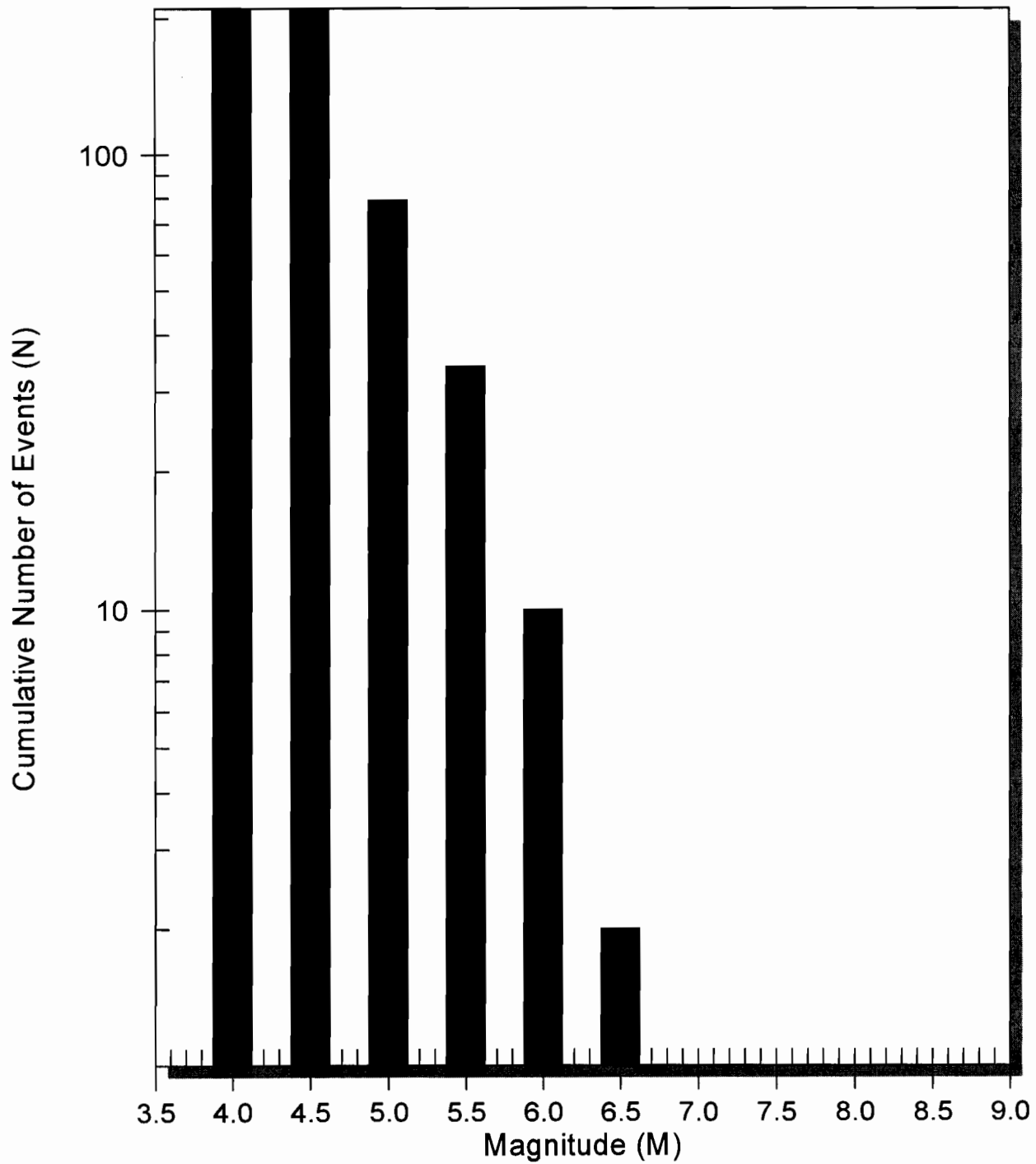
b-value= 0.687

beta-value= 1.582

TABLE OF MAGNITUDES AND EXCEEDANCES:

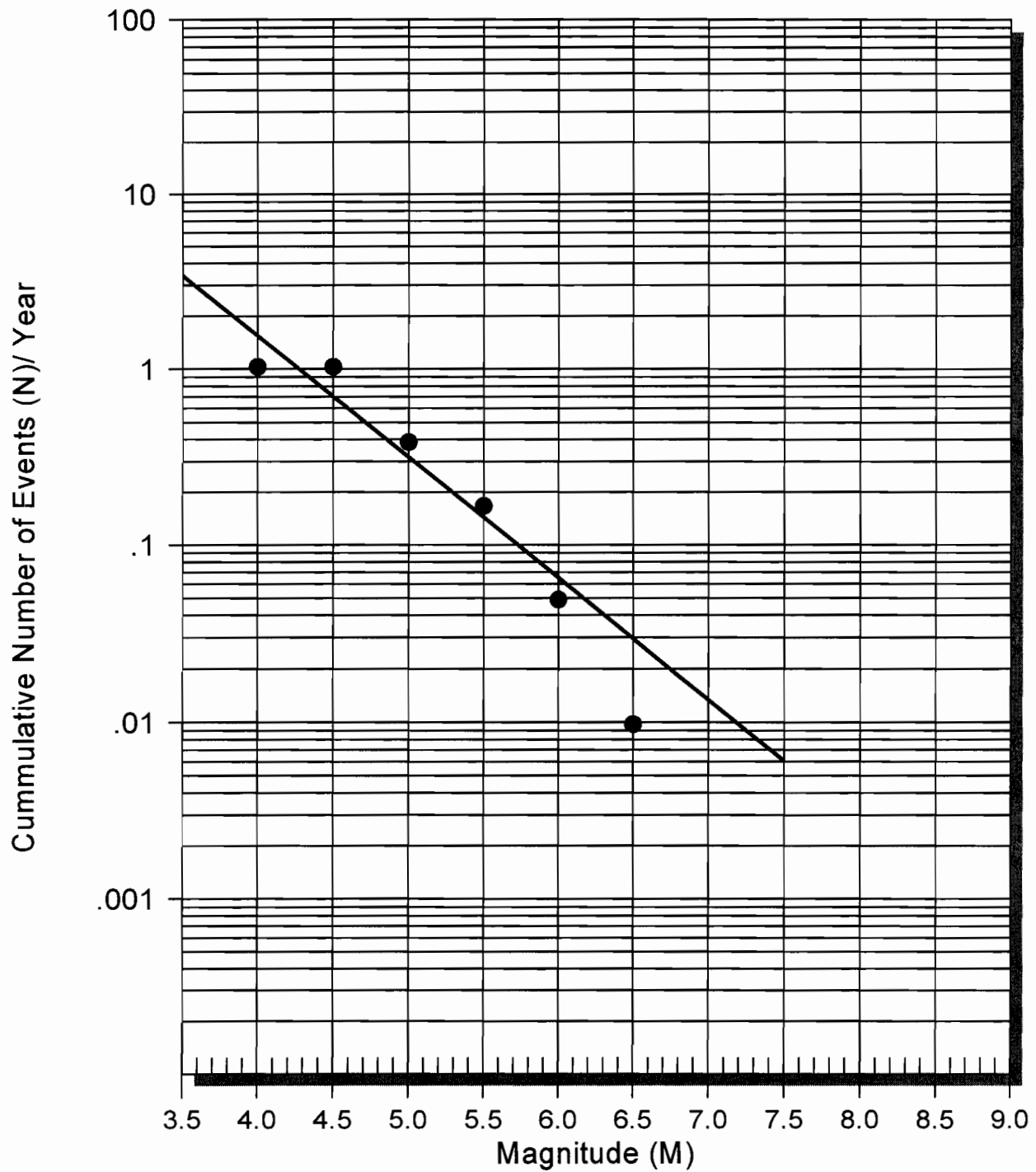
Earthquake Magnitude	Number of Times Exceeded	Cumulative No. / Year
4.0	210	1.01942
4.5	210	1.01942
5.0	79	0.38350
5.5	34	0.16505
6.0	10	0.04854
6.5	2	0.00971

Number of Earthquakes (N) Above Magnitude (M)
WEBB SUBDIVISION



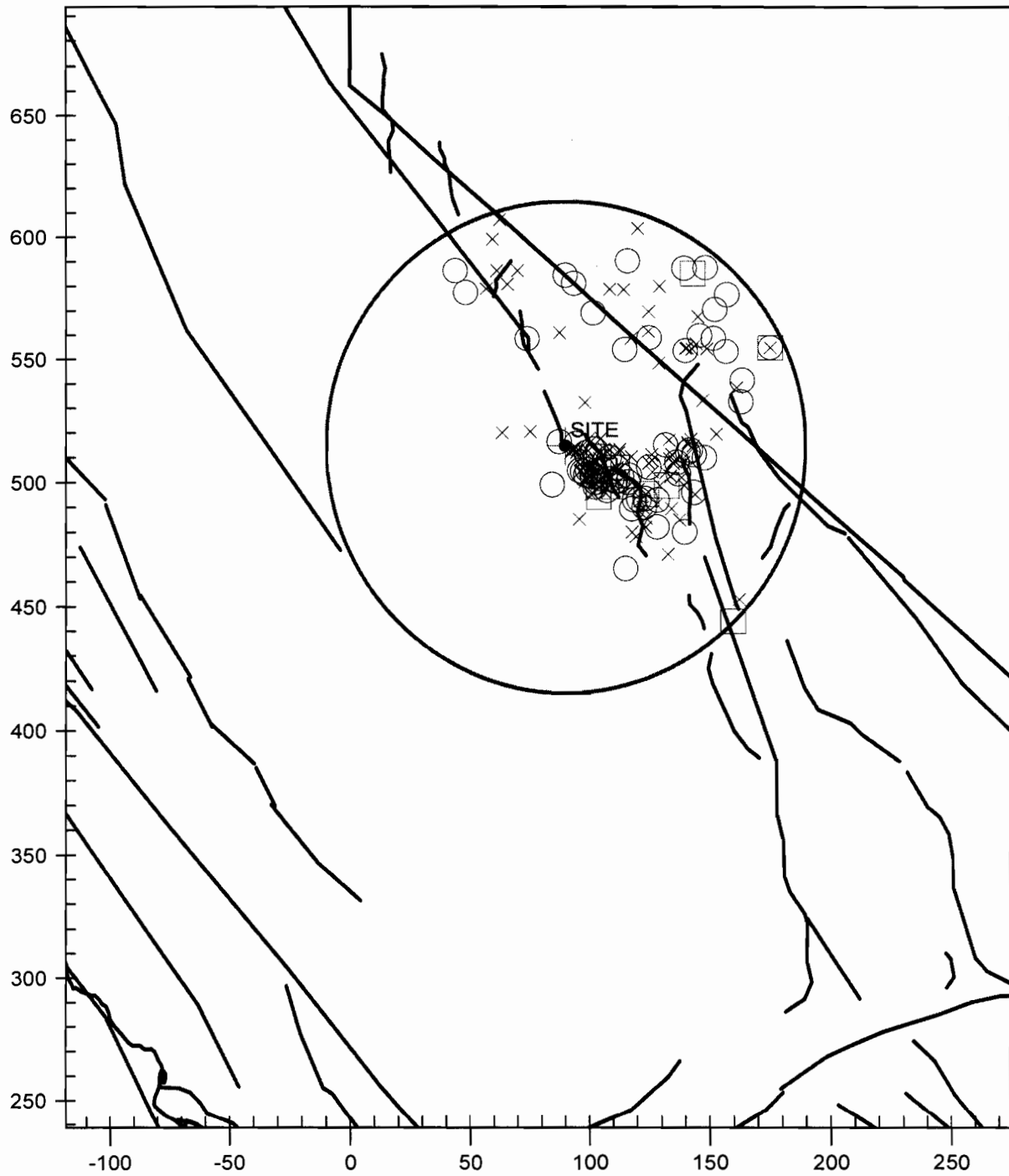
EARTHQUAKE RECURRENCE CURVE

WEBB SUBDIVISION



EARTHQUAKE EPICENTER MAP

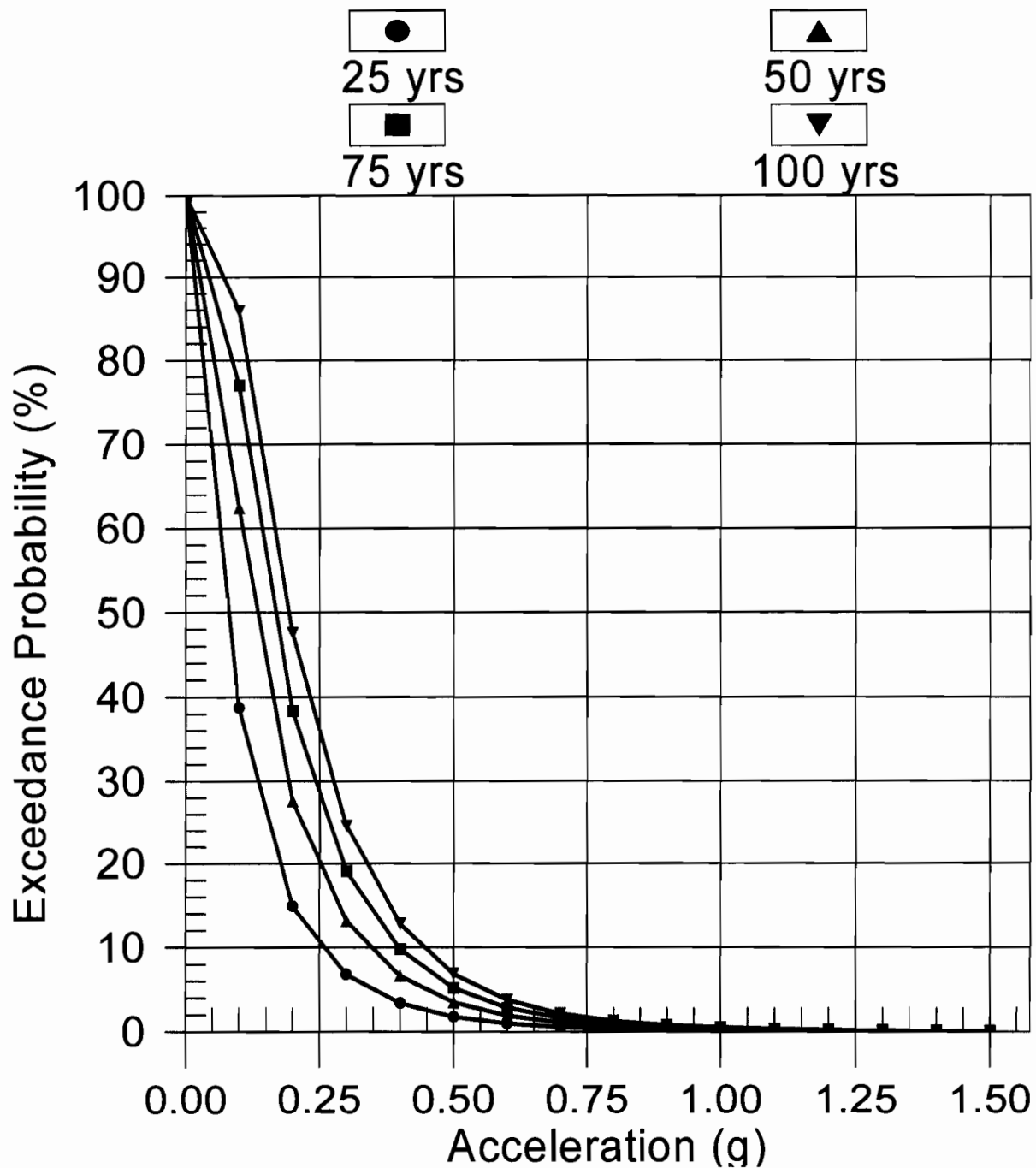
WEBB SUBDIVISION



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*****
*
*      FRISKSP - IBM-PC VERSION      *
*
*   Modified from *FRISK* (McGuire 1978) *
*   To Perform Probabilistic Earthquake *
*   Hazard Analyses Using Multiple Forms *
* of Ground-Motion-Attenuation Relations *
*
*   Modifications by:  Thomas F. Blake *
*         - 1988-2000 - *
*
*           VERSION 4.00 *
*         (Visual Fortran) *
*****
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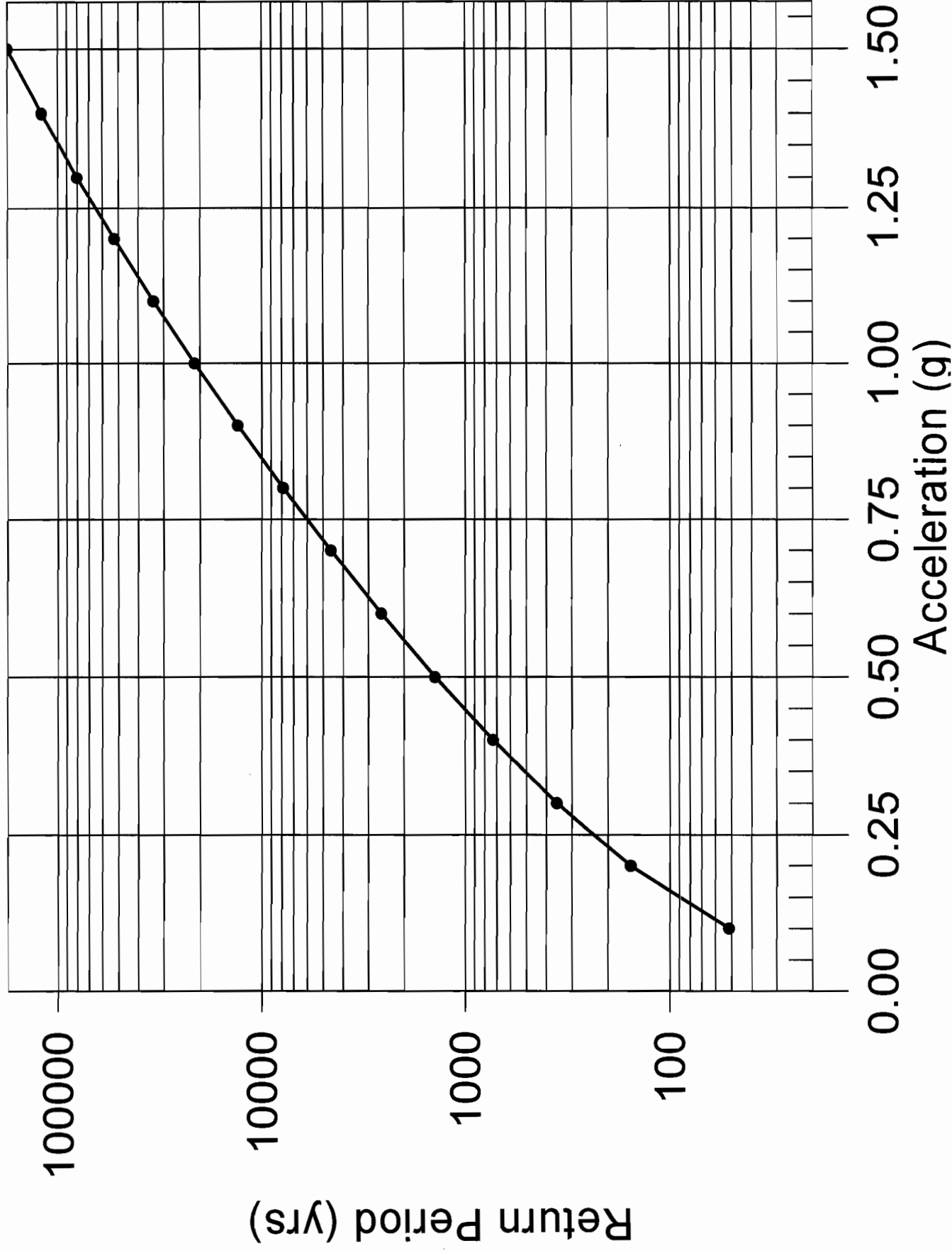
PROBABILITY OF EXCEEDANCE

BOORE ET AL(1997) NEHRP C (520)1



RETURN PERIOD vs. ACCELERATION

BOORE ET AL(1997) NEHRP C (520)1



APPENDIX C

UNIFORM BUILDING CODE DESIGN PARAMETERS

UBCSEIS: The program **UBCSEIS** was used to compute the distances between the site and faults in a data file to select corresponding Uniform Building Code seismic coefficients, and aid in the construction of a site specific design response spectrum. The results of the analysis are presented herein. A graph including the design response spectrum is also included in herein.

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*****
*                                     *
*      U B C S E I S               *
*                                     *
*      Version  1.03               *
*                                     *
*****

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COMPUTATION OF 1997
 UNIFORM BUILDING CODE
 SEISMIC DESIGN PARAMETERS

JOB NUMBER: 3.00554.2

DATE: 10-30-2006

JOB NAME: MOUNTAIN VIEW

FAULT-DATA-FILE NAME: CDMGUBCR.DAT

SITE COORDINATES:

SITE LATITUDE: 37.6492

SITE LONGITUDE: 118.9794

UBC SEISMIC ZONE: 0.4

UBC SOIL PROFILE TYPE: SC

NEAREST TYPE A FAULT:

NAME: DEATH VALLEY (N. of Cucamongo)

DISTANCE: 72.3 km

NEAREST TYPE B FAULT:

NAME: HARTLEY SPRINGS

DISTANCE: 1.6 km

NEAREST TYPE C FAULT:

NAME:

DISTANCE: 99999.0 km

SELECTED UBC SEISMIC COEFFICIENTS:

Na: 1.3

Nv: 1.6

Ca: 0.52

Cv: 0.90

Ts: 0.689

To: 0.138

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*****
* CAUTION: The digitized data points used to model faults are *
*          limited in number and have been digitized from small- *
*          scale maps (e.g., 1:750,000 scale). Consequently, *
*          the estimated fault-site-distances may be in error by *
*          several kilometers. Therefore, it is important that *
*          the distances be carefully checked for accuracy and *
*          adjusted as needed, before they are used in design. *
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SUMMARY OF FAULT PARAMETERS

Page 1

ABBREVIATED FAULT NAME	APPROX. DISTANCE (km)	SOURCE TYPE (A, B, C)	MAX. MAG. (Mw)	SLIP RATE (mm/yr)	FAULT TYPE (SS, DS, BT)
HARTLEY SPRINGS	0.0	B	6.6	0.50	DS
HILTON CREEK	9.6	B	6.7	2.50	DS
ROUND VALLEY (E. of S.N.Mtns.)	23.0	B	6.8	1.00	DS
MONO LAKE	33.6	B	6.6	2.50	DS
FISH SLOUGH	44.2	B	6.6	0.20	DS
WHITE MOUNTAINS	52.2	B	7.1	1.00	SS
ROBINSON CREEK	64.8	B	6.5	0.50	DS
DEATH VALLEY (N. of Cucamongo)	72.3	A	7.0	5.00	SS
OWENS VALLEY	73.5	B	7.6	1.50	SS
BIRCH CREEK	79.4	B	6.5	0.70	DS
DEEP SPRINGS	87.8	B	6.6	0.80	DS
INDEPENDENCE	104.0	B	6.9	0.20	DS
ANTELOPE VALLEY	105.1	B	6.7	0.80	DS
HUNTER MTN. - SALINE VALLEY	121.1	B	7.0	2.50	SS
DEATH VALLEY (Northern)	123.2	A	7.2	5.00	SS
GENOA	132.2	B	6.9	1.00	DS
So. SIERRA NEVADA	184.4	B	7.1	0.10	DS
PANAMINT VALLEY	193.3	B	7.2	2.50	SS
ORTIGALITA	196.6	B	6.9	1.00	SS
LITTLE LAKE	216.2	B	6.7	0.70	SS
DEATH VALLEY (Graben)	219.5	B	6.9	4.00	DS
QUIEN SABE	220.2	B	6.5	1.00	SS
GREENVILLE	223.7	B	6.9	2.00	SS
SAN ANDREAS (Creeping)	224.6	B	5.0	34.00	SS
CALAVERAS (So.of Calaveras Res)	224.8	B	6.2	15.00	SS
SAN ANDREAS - 1857 Rupture	230.1	A	7.8	34.00	SS
SARGENT	234.0	B	6.8	3.00	SS
ZAYANTE-VERGELES	238.6	B	6.8	0.10	SS
SAN ANDREAS (1906)	240.7	A	7.9	24.00	SS
HAYWARD (SE Extension)	244.6	B	6.5	3.00	SS
SAN JUAN	247.8	B	7.0	1.00	SS
CALAVERAS (No.of Calaveras Res)	250.0	B	6.8	6.00	SS
HAYWARD (Total Length)	250.0	A	7.1	9.00	SS
WHITE WOLF	254.8	B	7.2	2.00	DS
RINCONADA	255.3	B	7.3	1.00	SS
MONTE VISTA - SHANNON	256.3	B	6.5	0.40	DS
TANK CANYON	258.6	B	6.5	1.00	DS
CONCORD - GREEN VALLEY	265.1	B	6.9	6.00	SS
DEATH VALLEY (South)	265.1	B	6.9	4.00	SS
MONTEREY BAY - TULARCITOS	265.6	B	7.1	0.50	DS
GARLOCK (East)	270.5	A	7.3	7.00	SS
GARLOCK (West)	277.8	A	7.1	6.00	SS
BLACKWATER	280.8	B	6.9	0.60	SS
LENWOOD-LOCKHART-OLD WOMAN SPRGS	290.6	B	7.3	0.60	SS
SAN GREGORIO	292.9	A	7.3	5.00	SS
OWL LAKE	293.0	B	6.5	2.00	SS

SUMMARY OF FAULT PARAMETERS

Page 2

ABBREVIATED FAULT NAME	APPROX. DISTANCE (km)	SOURCE TYPE (A, B, C)	MAX. MAG. (Mw)	SLIP RATE (mm/yr)	FAULT TYPE (SS, DS, BT)
=====	=====	=====	=====	=====	=====
PALO COLORADO - SUR	293.0	B	7.0	3.00	SS
WEST NAPA	293.1	B	6.5	1.00	SS
HOSGRI	293.1	B	7.3	2.50	SS
PLEITO THRUST	293.6	B	6.8	2.00	DS
HUNTING CREEK - BERRYESSA	297.1	B	6.9	6.00	SS
GRAVEL HILLS - HARPER LAKE	298.0	B	6.9	0.60	SS
RODGERS CREEK	299.8	A	7.0	9.00	SS
LOS OSOS	305.0	B	6.8	0.50	DS
SAN LUIS RANGE (S. Margin)	305.1	B	7.0	0.20	DS
BIG PINE	314.4	B	6.7	0.80	SS
HELENDALE - S. LOCKHARDT	315.8	B	7.1	0.60	SS
SAN GABRIEL	326.5	B	7.0	1.00	SS
CASMALIA (Orcutt Frontal Fault)	334.9	B	6.5	0.25	DS
LIONS HEAD	338.4	B	6.6	0.02	DS
POINT REYES	339.8	B	6.8	0.30	DS
SANTA YNEZ (East)	340.6	B	7.0	2.00	SS
BARTLETT SPRINGS	341.6	A	7.1	6.00	SS
LOS ALAMOS-W. BASELINE	342.2	B	6.8	0.70	DS
MAACAMA (South)	342.8	B	6.9	9.00	SS
CALICO - HIDALGO	346.4	B	7.1	0.60	SS
SAN CAYETANO	348.1	B	6.8	6.00	DS
M.RIDGE-ARROYO PARIDA-SANTA ANA	348.7	B	6.7	0.40	DS
COLLAYOMI	349.3	B	6.5	0.60	SS
SANTA YNEZ (West)	351.9	B	6.9	2.00	SS
HOLSER	356.8	B	6.5	0.40	DS
RED MOUNTAIN	359.1	B	6.8	2.00	DS
SANTA SUSANA	359.5	B	6.6	5.00	DS
OAK RIDGE (Onshore)	361.6	B	6.9	4.00	DS
SIERRA MADRE (San Fernando)	364.3	B	6.7	2.00	DS
VENTURA - PITAS POINT	365.9	B	6.8	1.00	DS
SIMI-SANTA ROSA	368.9	B	6.7	1.00	DS
LANDERS	369.8	B	7.3	0.60	SS
SIERRA MADRE (Central)	370.1	B	7.0	3.00	DS
VERDUGO	372.7	B	6.7	0.50	DS
MAACAMA (Central)	378.2	A	7.1	9.00	SS
CLAMSHELL-SAWPIT	382.3	B	6.5	0.50	DS
PISGAH-BULLION MTN.-MESQUITE LK	383.8	B	7.1	0.60	SS
NORTH FRONTAL FAULT ZONE (West)	391.7	B	7.0	1.00	DS
SAN ANDREAS - Southern	393.2	A	7.4	24.00	SS
RAYMOND	394.0	B	6.5	0.50	DS
HOLLYWOOD	394.2	B	6.5	1.00	DS
CLEGHORN	394.4	B	6.5	3.00	SS
CUCAMONGA	395.2	A	7.0	5.00	DS

MALIBU COAST	397.4	B	6.7	0.30	DS
SANTA MONICA	397.4	B	6.6	1.00	DS
JOHNSON VALLEY (Northern)	397.6	B	6.7	0.60	SS

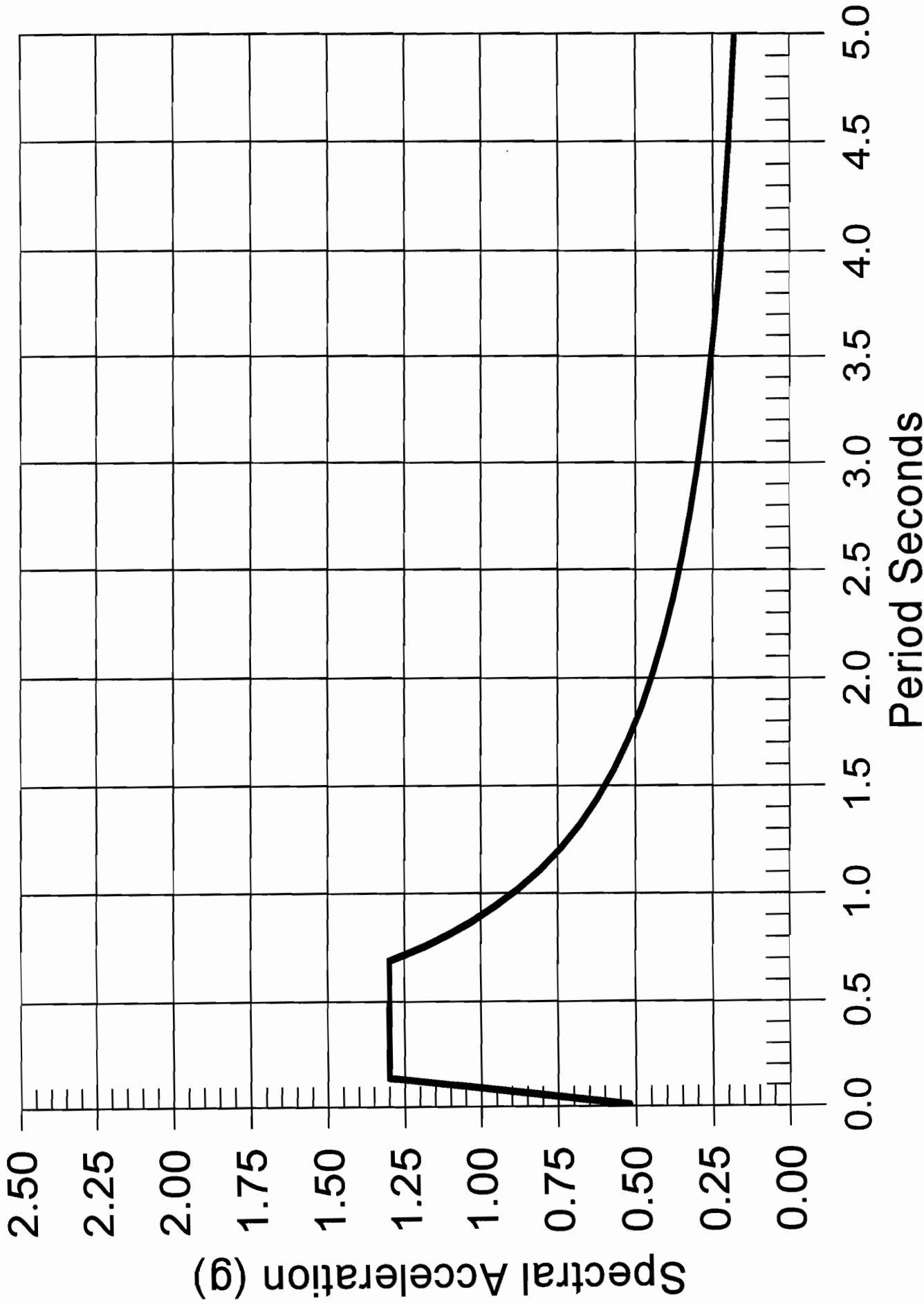
SUMMARY OF FAULT PARAMETERS

Page 3

ABBREVIATED FAULT NAME	APPROX. DISTANCE (km)	SOURCE TYPE (A, B, C)	MAX. MAG. (Mw)	SLIP RATE (mm/yr)	FAULT TYPE (SS, DS, BT)
=====	=====	=====	=====	=====	=====
ANACAPA-DUME	397.8	B	7.3	3.00	DS
SAN JACINTO-SAN BERNARDINO	400.1	B	6.7	12.00	SS
BATTLE CREEK	400.5	B	6.5	0.50	DS
SANTA CRUZ ISLAND	405.9	B	6.8	1.00	DS
NEWPORT-INGLEWOOD (L.A.Basin)	406.2	B	6.9	1.00	SS
SAN JOSE	406.7	B	6.5	0.50	DS
EMERSON So. - COPPER MTN.	407.8	B	6.9	0.60	SS
PALOS VERDES	410.6	B	7.1	3.00	SS
SANTA ROSA ISLAND	411.3	B	6.9	1.00	DS
NORTH FRONTAL FAULT ZONE (East)	415.3	B	6.7	0.50	DS
ELSinore-WHITTIER	416.0	B	6.8	2.50	SS
CHINO-CENTRAL AVE. (Elsinore)	416.5	B	6.7	1.00	DS
ROUND VALLEY (N. S.F.Bay)	417.1	B	6.8	6.00	SS
MAACAMA (North)	423.8	A	7.1	9.00	SS
SAN JACINTO-SAN JACINTO VALLEY	432.0	B	6.9	12.00	SS
ELSinore-GLEN IVY	438.2	B	6.8	5.00	SS
PINTO MOUNTAIN	446.0	B	7.0	2.50	SS
BURNT MTN.	453.0	B	6.5	0.60	SS
EUREKA PEAK	453.2	B	6.5	0.60	SS
NEWPORT-INGLEWOOD (Offshore)	460.9	B	6.9	1.50	SS
ELSinore-TEMECULA	468.1	B	6.8	5.00	SS
LAKE MOUNTAIN	470.5	B	6.7	6.00	SS
SAN JACINTO-ANZA	471.1	A	7.2	12.00	SS
GARBERVILLE-BRICELAND	492.1	B	6.9	9.00	SS
CORONADO BANK	495.8	B	7.4	3.00	SS
ELSinore-JULIAN	505.6	A	7.1	5.00	SS
SAN JACINTO-COYOTE CREEK	514.4	B	6.8	4.00	SS
ROSE CANYON	520.8	B	6.9	1.50	SS
EARTHQUAKE VALLEY	539.8	B	6.5	2.00	SS
MAD RIVER	540.5	B	7.1	0.70	DS
LITTLE SALMON (Onshore)	545.4	A	7.0	5.00	DS
McKINLEYVILLE	550.1	B	7.0	0.60	DS
TRINIDAD	550.2	B	7.3	2.50	DS
MENDOCINO FAULT ZONE	551.9	A	7.4	35.00	DS
SAN JACINTO - BORREGO	552.2	B	6.6	4.00	SS
FICKLE HILL	552.2	B	6.9	0.60	DS
BRAWLEY SEISMIC ZONE	558.5	B	6.5	25.00	SS
TABLE BLUFF	566.2	B	7.0	0.60	DS
ELSinore-COYOTE MOUNTAIN	569.6	B	6.8	4.00	SS
CASCADIA SUBDUCTION ZONE	569.9	A	8.3	35.00	DS

DESIGN RESPONSE SPECTRUM

Seismic Zone: 0.4 Soil Profile: SC



APPENDIX D
EARTHWORK
AND
GRADING RECOMMENDATIONS

EARTHWORK AND GRADING

These earthwork and grading specifications are for the grading and earthwork shown on the approved grading or construction plan(s) and/or indicated in the geotechnical report(s). Earthwork and grading should be conducted in accordance with applicable grading ordinances, the current California Building Code, and the recommendations of this report. The following recommendations are provided regarding specific aspects of the proposed earthwork construction. These recommendations should be considered subject to revision based on field conditions observed by the geotechnical consultant during grading.

Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ the Geotechnical Consultant of Record. The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of grading or construction.

During grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required. Subsurface areas to be geotechnically observed, mapped, elevations recorded, and/or tested include natural ground, after it has been cleared for receiving fill but before it has been placed, bottoms of all "remedial removal areas, all key bottoms, and benches made on sloping ground to receive fill.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to determine the attained level of compaction. The Geotechnical Consultant shall provide the test results to the owner and the contractor on a routine and frequent basis.

The Earthwork Contractor

The Earthwork Contractor shall be solely responsible for performing the grading in accordance with the plans and specifications. The Earthwork Contractor shall review and accept the plans, geotechnical report(s) and these Specifications prior to the commencement of grading. The Earthwork Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant unsatisfactory conditions, such as unstable soil, improper moisture condition, inadequate compaction, adverse weather, etc... are resulting in a quality of work less than required in these Specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified.

Site Preparation

General: Site preparation includes removal of deleterious materials, unsuitable materials, and existing improvements from areas where new improvements or new fills are planned. Deleterious materials, which include vegetation, trash, and debris, should be removed from the site and legally disposed of off-site. Unsuitable materials include loose or disturbed soils, undocumented fills, contaminated soils, or other unsuitable materials. The Geotechnical

Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1-percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant etc...) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fine and/or imprisonment and shall not be allowed.

Any existing subsurface utilities that are to be abandoned should be removed and the trenches backfilled and compacted. If necessary, abandoned pipelines may be filled with grout or slurry cement as recommended by, and under the observation of, the Geotechnical Consultant.

Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

Backcut excavations in areas where restrained retaining/basement walls are to be constructed may be excavated at distances of less than 5-feet from the back of the wall to the face of the backcut, at the discretion of the grading contractor. All excavations however should maintain at least a 5-foot minimum setback from the outside footing face (bearing elevation) to any finished grade slope face. All excavations should comply with the requirements of the California Construction and General Industry Safety Orders and the Occupational Safety and Health Act and other public agencies having jurisdiction.

In addition to removals and overexcavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured, or otherwise unsuitable ground shall be overexcavated to competent ground as evaluated by the Geotechnical Consultant during grading.

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

Fill Compaction

The onsite soils are suitable for placement as compacted fill provided the organics, oversized rock (greater than 6-inches in diameter) and deleterious materials are removed. Rocks greater than 6-inches and less than 2-feet in diameter can be placed in the bottom of deeper fills or approved areas provided they are selectively placed in such a manner that no large voids are

created. All rocks shall be placed a minimum of 4-feet below finish grade elevation unless used for landscaping purposes. Any import soils shall be tested for suitability in advance by the project Geotechnical Engineer.

The onsite soils are suitable for placement as compacted retaining wall backfill provided the organics, oversized rock (greater than 3-inches in diameter) and deleterious materials are removed. If import soils are to be used the backfill should have an expansion index (EI) of no greater than 50 and a sand equivalent (SE) greater than 15. Any import soils shall be tested for suitability in advance by the project Geotechnical Engineer.

After making the recommended removals prior to fill placement, the exposed ground surface should be scarified to a depth of approximately 12-inches, moisture conditioned as necessary, and compacted to at least 90-percent of the maximum dry density obtained using ASTM D1557-2000 as a guideline. Surfaces on which fill is to be placed which are steeper than 5:1 (Horizontal to vertical) should be benched so that the fill placement occurs on relatively level ground.

For the parking areas and other improvements a one-foot removal is recommended depending on site conditions (i.e. depth of root zone, and depth of disturbance which may have locally deeper removal depths). The removal bottom should be observed (tested as needed) by the geotechnical consultant prior to placing fill soils. The upper 12-inches of subgrade material along with the Class II Aggregate Base and the Asphaltic concrete shall be compacted to a minimum of 95-percent of the materials maximum dry density as determined by ASTM D1557-2000. The subgrade and aggregate base shall be moisture-conditioned and compacted to 95-percent of the material's maximum dry density as determined by ASTM D-1557-2000 to a depth of 12-inches.

All fill and backfill to be placed in association with the proposed construction should be accomplished slightly over optimum moisture content using equipment that is capable of producing a uniformly compacted product throughout the entire fill lift. Fill materials at less than optimum moisture should have water added and the fill mixed to result in material that is uniformly above optimum moisture content. Fill materials that are too wet can be aerated by blading or other satisfactory methods until the moisture content is as required. The wet soils may be mixed with drier materials in order to achieve acceptable moisture content.

The fill and backfill should be placed in horizontal lifts at a thickness appropriate for equipment spreading, mixing, and compacting the material, but generally should not exceed eight inches in thickness. Retaining wall backfill shall be composed of a granular material (maximum $\leq$ 3-inch rock) with an expansion index (EI) of no greater than 50 and a sand equivalent (SE) greater than 30.

No fill soils shall be placed during unfavorable weather conditions. When work is interrupted by rains or snow, fill operations shall not be resumed until the field tests by the geotechnical engineer indicate that the moisture content and density of the fill are as previously specified.

Slopes

All slopes shall be compacted in a single continuous operation upon completion of grading by means of sheepfoot or other suitable equipment, or all loose soils remaining on the slopes shall be trimmed back until a firm compacted surface is exposed. Slope compaction tests shall be made within one foot of slope surface.

Cut and fill slopes shall be a maximum of 2:1 (horizontal to vertical) unless approved by the Geotechnical Consultant.

Planting and irrigation of cut and fill slopes and/or installation of erosion control and drainage devices should be completed due to the erosion potential of the soil.

Temporary Excavations

Temporary excavation shall be made no steeper than 1:1 (horizontal to vertical). The recommended slope for temporary excavations does not preclude local raveling and sloughing. Where wet soils are exposed, flatter excavation of slopes and dewatering may be necessary. In areas of insufficient space for slope cuts, or where soils with little or no binder are encountered, shoring shall be used.

All large rocks exposed above temporary cuts shall be removed prior to foundation excavation. In addition any rocks exposed during development from raveling and sloughing should be removed immediately.

All excavations should comply with the requirements of the California Construction and General Industry Safety Orders and the Occupational Safety and Health Act and other public agencies having jurisdiction.

Trench Backfill

Exterior trenches, paralleling a footing and extending below a 1:1 plane projected from the outside bottom edge of the footing, shall be compacted to a minimum of 95-percent per ASTM D1557-2000. All trenches in structural areas and under concrete flatwork shall be compacted to a minimum of 95-percent per ASTM D1557. All trenches in non-structural areas shall be compacted to a minimum of 85-percent per ASTM D1557-2000.

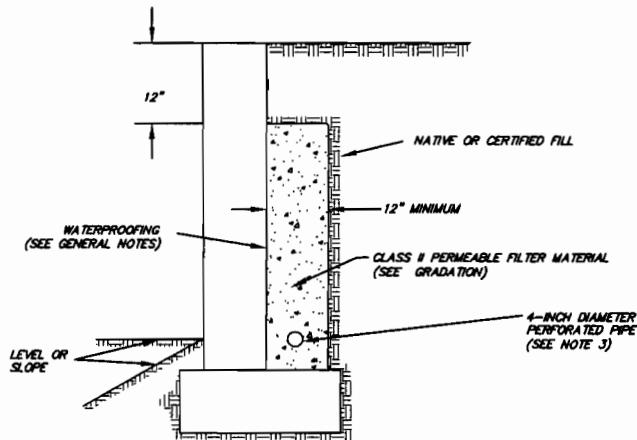
All material used for trench backfill shall be approved by the Geotechnical Engineer prior to placement. All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 ($SE > 30$). The bedding shall be placed to 1-foot over the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 95-percent of maximum from 1-foot above the top of the conduit to the surface.

Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

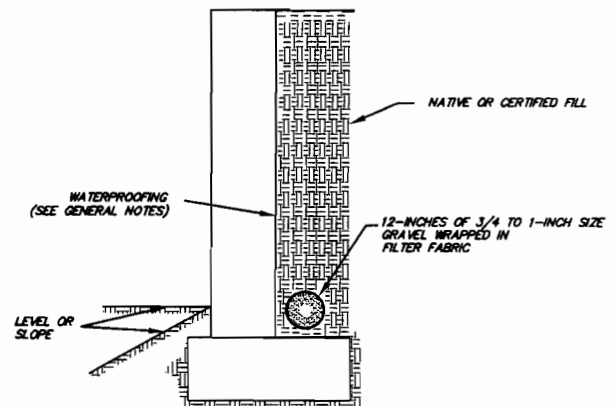
Regulations of the governing agency may supersede the above, and all trench excavations should conform to all applicable safety codes. The Contractor shall follow all OSHA and Cal/OSHA requirements for safety of trench excavations.

SUBDRAIN OPTIONS AND BACKFILL WHEN NATIVE MATERIAL HAS EXPANSION INDEX OF <50

**OPTION 1: PIPE SURROUNDED WITH
CLASS II PERMEABLE MATERIAL**



**OPTION 2: GRAVEL WRAPPED
IN FILTER FABRIC**



*Class II Filter Permeable Material Gradation
Per Caltrans Specifications*

<u>Sieve Size</u>	<u>Percent Passing</u>
1"	100
3/4"	90-100
3/8"	40-100
No. 4	25-40
No. 8	18-33
No. 30	5-15
No. 50	0-7
No. 200	0-3

GENERAL NOTES:

- *Waterproofing should be provided on the interior of all walls
- *Waterproofing of the walls is not under purview of the geotechnical engineer.
- *All drains should have a gradient of 1 percent minimum.
- *Outlet portion of the subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project engineer. The subdrain pipe should be accessible for maintenance.
- *Other subdrain backfill options are subject to the review by the geotechnical engineer and modification of the design parameters.

Notes:

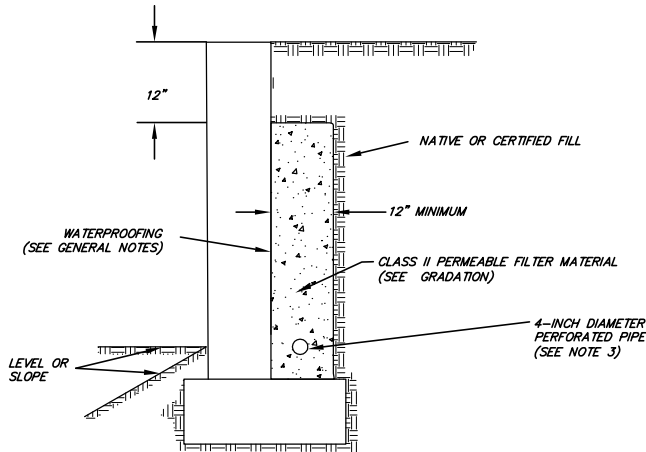
- 1) 1 Cu. ft. per ft. of 3/4 to 1-inch size gravel wrapped in filter fabric.
- 2) Pipe type should be ASTM D1527 Acrylonitrile Butadiene Styrene (ABS) SDR35 or ASTM D1785 Polyvinyl Chloride plastic (PVC), Schedule 40, Amco A2000 PVC, or approved equivalent. Pipe should be installed with perforations down. Perforations should be 3/8-inch in diameter placed at the ends of a 120-degree arc in two rows at 3-inch on center (staggered).
- 3) Filter fabric should be Mirafi 140NC or approved equivalent.
- 4) Walls over six feet in height are subject to a special review by the geotechnical engineer and modifications to the above requirements.

Sierra
Geotechnical
Services

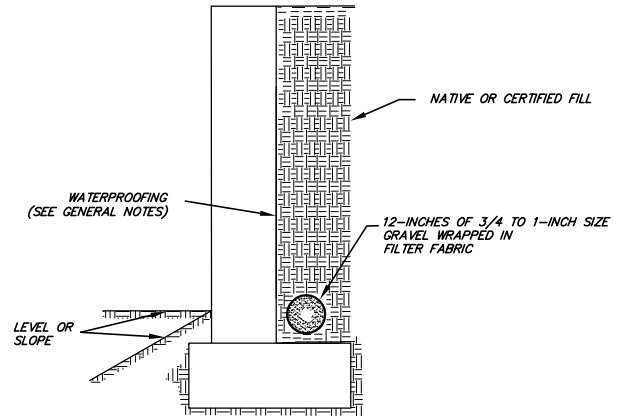
PROJECT: WALL SUBDRAIN DETAIL	
MOUNTAIN VIEW	
SCALE: N.T.S	DATE: 12/2006
DRAWING: RETWALL.DWG	DRAWN BY: JAA
JOB NO.: 3.00554.2	FIGURE: APPENDIX D

SUBDRAIN OPTIONS AND BACKFILL WHEN NATIVE MATERIAL HAS EXPANSION INDEX OF <50

**OPTION 1: PIPE SURROUNDED WITH
CLASS II PERMEABLE MATERIAL**



**OPTION 2: GRAVEL WRAPPED
IN FILTER FABRIC**



**Class II Filter Permeable Material Gradation
Per Caltrans Specifications**

<u>Sieve Size</u>	<u>Percent Passing</u>
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3/4"	90-100
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- *Outlet portion of the subdrain should have a 4-inch diameter solid pipe discharged into a suitable disposal area designed by the project engineer. The subdrain pipe should be accessible for maintenance.
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Notes:

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- Pipe type should be ASTM D1527 Acrylonitrile Butadiene Styrene (ABS) SDR35 or ASTM D1785 Polyvinyl Chloride plastic (PVC), Schedule 40, Amco A2000 PVC, or approved equivalent. Pipe should be installed with perforations down. Perforations should be 3/8-inch in diameter placed at the ends of a 120-degree arc in two rows at 3-inch on center (staggered).
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- Walls over six feet in height are subject to a special review by the geotechnical engineer and modifications to the above requirements.

Sierra
Geotechnical
Services

PROJECT:	WALL SUBDRAIN DETAIL	
	MOUNTAIN VIEW	
SCALE:	N.T.S.	DATE: 12/2006
DRAWING:	RETWALL.DWG	DRAWN BY: JAA
JOB NO.:	3.00554.2	FIGURE: APPENDIX D

APPENDIX E

GHG Consistency Tables

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
California Air Resources Board	
<u>Vehicle Climate Change Standards</u> AB 1493 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB I September 2004.	Consistent. The vehicles that travel to and from the Project site on public roadways would be in compliance with CARB vehicle standards that are in effect at the time of vehicle purchase.
<u>Diesel Anti-Idling</u> In July 2004, the ARB adopted a measure to limit diesel-fueled commercial motor vehicle idling.	Not applicable. The Project, which involves the redevelopment of hotel and residential uses, would not involve any diesel truck idling operations.
<u>Hydrofluorocarbon Reduction</u> 1) Ban retail sale of HFC in small cans. 2) Require that only low GWP refrigerants be used in new vehicular systems. 3) Adopt specifications for new commercial refrigeration. 4) Add refrigerant leak-tightness to the pass criteria for vehicular inspection and maintenance programs. 5) Enforce federal ban on releasing HFCs.	Consistent. This strategy applies to consumer products that may be used during construction and operation of the Project. All applicable products used as part of the Project would be required to comply with the regulations that are in effect at the time of manufacture.
<u>Transportation Refrigeration Units, Off-Road Electrification, Port Electrification (ship to shore)</u> Require all new transportation refrigeration units (TRU) to be equipped with electric standby. Require cold storage facilities to install electric infrastructure to support electric standby TRUs.	Not applicable. The Project would not involve the use of transportation refrigeration units.
<u>Manure Management</u> Improved management practices, manure handling practices, and lagoon/liquid waste control options.	Not applicable. The Project would not involve any manure handling.
<u>Semi Conductor Industry Targets</u> Emission reduction rules for semiconductor operations.	Not applicable. The Project would not involve any semiconductor operations.
<u>Alternative Fuels: Biodiesel Blends</u> ARB would develop regulations to require the use of 1 to 4 percent biodiesel displacement of California diesel fuel.	Not applicable. The Project has no influence or impact on CARB decision-making regarding fuel blend regulations.
<u>Alternative Fuels: Ethanol</u> Increased use of E-85 fuel.	Not applicable. The Project does not impact the availability of fuel

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
	blends.
<u>Heavy-Duty Vehicle Emission Reduction Measures</u> Increased efficiency in the design of heavy duty vehicles and an education program for the heavy duty vehicle sector.	Consistent. The heavy-duty vehicles (e.g., refuse and delivery trucks) that travel to and from the Project site on public roadways would be subject to all applicable CARB efficiency standards that are in effect at the time of vehicle manufacture.
<u>Reduced Venting and Leaks on Oil and Gas Systems</u> Improved management practices in the production, processing, transport, and distribution of oil and natural gas.	Not applicable. The Project does not involve any production, processing, transport, or distribution of oil and natural gas.
<u>Hydrogen Highway</u> The California Hydrogen Highway Network (CA H2 Net) is a State initiative to promote the use of hydrogen as a means of diversifying the sources of transportation energy.	Not applicable. The Project would not be responsible for promoting the use of hydrogen for transportation energy. However, residents of the Project could use this fuel once it becomes commercially available.
<u>Achieve 50% Statewide Recycling Goal</u> Achieving the State's 50 percent waste diversion mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989), will reduce climate change emissions associated with energy intensive material extraction and production as well as methane emission from landfills. A diversion rate of 48% has been achieved on a statewide basis. Therefore, a 2% additional reduction is needed.	Consistent. The Project would be subject to the requirements set forth in AB 939, which requires each city or county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting.
<u>Landfill Methane Capture</u> Install direct gas use or electricity projects at landfills to capture and use emitted methane.	Not applicable. The Project does not involve landfill operations.
<u>Zero Waste – High Recycling</u> Efforts to exceed the 50 percent goal would allow for additional reductions in climate change emissions.	Consistent. The Project would be subject to the requirements of AB 939.
Department of Forestry	
<u>Forest Management</u> Increasing the growth of individual forest trees, the overall age of trees prior to harvest, or dedicating land to older aged trees.	Not applicable. The Project is not located within or near a forest.
<u>Forest Conservation</u> Provide incentives to maintain an undeveloped forest landscape.	Not applicable. Although the Project site contains several pines trees, the site is located within a developed part of town and is currently developed with motel

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
	buildings. The Project would not develop undeveloped forest areas.
<u>Fuels Management/Biomass</u> Reduce the risk of wildland fire through fuel reduction and biomass development.	Not applicable. The Project site is not subject to wildland fires. Also, as discussed in response to Checklist Question 14(a)(i), the Project would incorporate a number of fire safety features in accordance with applicable MLFPD fire-safety code and Town regulations for construction, access, fire flows, and fire hydrants. These fire safety features include, but are not limited to, ample roads, adequate building spacing, use of fire resistive building materials, and adequate vegetative clearance around structures. Given the fact that the existing motels on the site do not possess most of these fire safety measures and are not in compliance with current fire safety codes, development of the Project would represent an improvement in terms of fire safety over existing conditions at the site.
<u>Urban Forestry</u> A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.	Not applicable. The Project has no influence or impact on state decision-making regarding urban forestry programs.
<u>Afforestation/Reforestation</u> Reforestation projects focus on restoring native tree cover on lands that were previously forested and are now covered with other vegetative types.	Not applicable. Although the Project site contains several pines trees, the site is located within a developed part of town and is currently developed with motel buildings. The Project would not develop undeveloped forest areas.
Department of Water Resources	
<u>Water Use Efficiency</u> Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.	Consistent. The Project would be designed with water-saving and energy efficient features.

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
Energy Commission (CEC)	
<u>Building Energy Efficiency Standards in Place and in Progress</u> Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).	Consistent. The Project would be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development.
<u>Appliance Energy Efficiency Standards in Place and in Progress</u> Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California).	Not applicable. The Project does not influence or impact regulatory decision-making on energy efficiency standards.
<u>Fuel-Efficient Replacement Tires & Inflation Programs</u> State legislation established a statewide program to encourage the production and use of more efficient tires.	Not applicable. The Project has no influence or impact on regulatory decision-making on tire production or efficiency standards.
<u>Cement Manufacturing</u> Cost-effective reductions to reduce energy consumption and to lower carbon dioxide emissions in the cement industry.	Not applicable. The Project does not involve cement manufacturing.
<u>Municipal Utility Energy Efficiency Programs/Demand Response</u> Includes energy efficiency programs, renewable portfolio standard, combined heat and power, and transitioning away from carbon-intensive generation.	Not applicable. Although this strategy is not applicable, the Project would not preclude the implementation of this strategy by municipal utility providers.
<u>Municipal Utility Renewable Portfolio Standard</u> California's Renewable Portfolio Standard (RPS), established in 2002, requires that all load serving entities achieve a goal of 20 percent of retail electricity sales from renewable energy sources by 2017, within certain cost constraints.	Not applicable. Although this strategy is not applicable, the Project would not preclude the implementation of this strategy by municipal utility providers.
<u>Municipal Utility Combined Heat and Power</u> Cost effective reduction from fossil fuel consumption in the commercial and industrial sector through the application of on-site power production to meet both heat and electricity loads.	Not applicable. Although this strategy is not applicable, the Project would not preclude the implementation of this strategy by municipal utility providers.
<u>Municipal Utility Electricity Sector Carbon Policy</u>	Not applicable.

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
State agencies to address ways to transition investor-owned utilities away from carbon-intensive electricity sources.	Although this strategy is not applicable, the Project would not preclude the implementation of this strategy by municipal utility providers.
<u>Alternative Fuels: Non-Petroleum Fuels</u> Increasing the use of non-petroleum fuels in California's transportation sector, as recommended as recommended in the CEC's 2003 and 2005 Integrated Energy Policy Reports.	Not applicable. The Project does not influence or affect regulatory decision-making regarding the composition or availability of non-petroleum fuels, nor consumer choice regarding use of non-petroleum fuels in the transportation sector.
Business, Transportation and Housing	
<u>Measures to Improve Transportation Energy Efficiency</u> Builds on current efforts to provide a framework for expanded and new initiatives including incentives, tools and information that advance cleaner transportation and reduce climate change emissions.	Not applicable. Although this strategy is not applicable, the Project would not preclude the implementation of this strategy by state or local agencies.
<u>Smart Land Use and Intelligent Transportation Systems (ITS)</u> Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services. Governor Schwarzenegger is finalizing a comprehensive 10-year strategic growth plan with the intent of developing ways to promote, through state investments, incentives and technical assistance, land use, and technology strategies that provide for a prosperous economy, social equity and a quality environment. Smart land use, demand management, ITS, and value pricing are critical elements in this plan for improving mobility and transportation efficiency. Specific strategies include: promoting jobs/housing proximity and transit-oriented development; encouraging high density residential/commercial development along transit/rail corridor; valuing and congestion pricing; implementing intelligent transportation systems, traveler information/traffic control, incident management; accelerating the development of broadband infrastructure; and	Consistent. The Project includes development of parcels that have already been developed and are served by existing roadway infrastructure and transit. The Project would provide long-term and seasonal employment, as well as transient housing for visitors to the area.

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
comprehensive, integrated, multimodal/intermodal transportation planning.	
Department of Food and Agriculture	
<u>Conservation Tillage/Cover Crops</u> Conservation tillage and cover crops practices are used to improve soil tilt and water use efficiency, and to reduce tillage requirements, labor, fuel, and fertilizer requirements.	Not applicable. The Project would not include any elements of agriculture.
<u>Enteric Fermentation</u> Cattle emit methane from digestion processes. Changes in diet could result in a reduction in emissions.	Not applicable. The Project would not include any elements of agriculture.
State and Consumer Services Agency	
<u>Green Buildings Initiative</u> Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels. The Executive Order and related action plan spell out specific actions state agencies are to take with state-owned and –leased buildings. The order and plan also discuss various strategies and incentives to encourage private building owners and operators to achieve the 20 percent target.	Consistent. As discussed previously, the Project would be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development.
Public Utilities Commission (PUC)	
<u>Accelerated Renewable Portfolio Standard</u> The Governor has set a goal of achieving 33 percent renewable in the State’s resource mix by 2020. The joint PUC/Energy Commission September 2005 Energy Action Plan II (EAP II) adopts the 33 percent goal.	Not applicable. Although this strategy is not applicable, the Project would not preclude the implementation of this strategy by municipal utility providers.
<u>California Solar Initiative</u> The solar initiative includes installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	Consistent Although solar roofs are not proposed as part of the Project, the design of the proposed structures would not preclude the installation and use of solar equipment in the future if they become cost effective from a purchase and maintenance standpoint of the property owners.
<u>Investor-Owned Utility Programs</u> These strategies include energy efficiency programs, combined heat and power initiative, and electricity	Not applicable. Although this strategy is not applicable, the Project would not preclude the implementation of this

Table 1
Project Consistency with 2006 CAT Report Greenhouse Gas Emission Reduction Strategies

Strategy	Project Consistency
sector carbon policy for investor owned utilities.	strategy by investor owned utility providers.
Sources: Climate Action Team, Climate Action Team Report to Governor Schwarzenegger and the Legislature, 2006 and CAJA Environmental Services, 2011.	

Table 2
Project Consistency with CARB Scoping Plan
Recommended Greenhouse Gas Emission Reduction Measures

Measure	Project Consistency
California Air Resources Board	
<u>California Cap-and-Trade Program Linked to Western Climate Initiative Partner Jurisdictions</u> Implement a broad-based California cap-and-trade program to provide a firm limit on emissions. Link the California cap-and-trade program with other Western Climate Initiative Partner programs to create a regional market system to achieve greater environmental and economic benefits for California. Ensure California's program meets all applicable AB 32 requirements for market-based mechanisms.	Not applicable. Although this measure is not specifically applicable to the Project, the Project would not preclude the implementation of this measure by CARB.
<u>California Light-Duty Vehicle Greenhouse Gas Standards</u> Implement adopted Pavley standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Not applicable. The Project would not influence or impact regulatory decision-making on light-duty vehicle standards.
<u>Energy Efficiency</u> Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities).	Consistent. The Project would be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development.
<u>Renewables Portfolio Standard</u> Achieve 33 percent renewable energy mix statewide.	Not applicable. Although this measure is not applicable, the Project would not preclude the implementation of this measure by municipal utility providers.
<u>Low Carbon Fuel Standard</u> Develop and adopt the Low Carbon Fuel Standard.	Not applicable. The Project would have no influence or impact on regulatory decision-making regarding low carbon fuel standards.
<u>Regional Transportation-Related Greenhouse Gas Targets</u> Develop regional greenhouse gas emissions reduction targets for passenger vehicles.	Not applicable. The Project would have no influence or impact on regulatory decision-making regarding GHG emissions targets.
<u>Vehicle Efficiency Measures</u> Implement light-duty vehicle efficiency measures.	Not applicable. The Project would have no influence or impact on

Table 2
Project Consistency with *CARB Scoping Plan*
Recommended Greenhouse Gas Emission Reduction Measures

Measure	Project Consistency
	regulatory decision-making regarding vehicle efficiency standards.
<u>Goods Movement</u> Implement adopted regulations for the use of shore power for ships at berth. Improve efficiency in goods movement activities.	Not applicable. The Project would have no influence or impact on regulatory decision-making regarding the improvement in goods movement activities.
<u>Million Solar Roofs Program</u> Install 3,000 MW of solar-electric capacity under California's existing solar programs.	Consistent Although solar roofs are not proposed as part of the Project, the design of the proposed structures would not preclude the installation and use of solar equipment in the future if they become cost effective from a purchase and maintenance standpoint of the property owners.
<u>Medium/Heavy-Duty Vehicles</u> Adopt medium and heavy-duty vehicle efficiency measures.	Not applicable. The Project would have no influence or impact on regulatory decision-making regarding medium/heavy duty vehicle efficiency standards.
<u>Industrial Emissions</u> Require assessment of large industrial sources to determine whether individual sources within a facility can cost-effectively reduce greenhouse gas emissions and provide other pollution reduction co-benefits. Reduce greenhouse gas emissions from fugitive emissions from oil and gas extraction and gas transmission. Adopt and implement regulations to control fugitive methane emissions and reduce flaring at refineries.	Not applicable. The Project is not an industrial facility and would not involve the operation of industrial processes.
<u>High Speed Rail</u> Support implementation of a high speed rail system.	Not applicable. Although this measure is not applicable, the Project would not preclude the implementation of this measure by the state.
<u>Green Building Strategy</u> Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. As discussed previously, the Project would meet Title 24 requirements that are in affect at the time of Project construction. The Project Applicant is exploring registering the Project with the Leadership in Energy and Environmental Design (LEED) sustainability rating system in either the LEED for Homes, LEED for New Construction, or LEED for Neighborhood Development categories. Even if the Project Applicant elects not to proceed with the certification itself, the Project Applicant is committed to implementing some of the

Table 2
Project Consistency with CARB Scoping Plan
Recommended Greenhouse Gas Emission Reduction Measures

Measure	Project Consistency
	sustainability industry's best practices promoted by the U.S. Green Building Council (USGBC). New landscaping would be designed to incorporate low-water native plants, with a water-saving irrigation system.
<u>High Global Warming Potential Gases</u> Adopt measures to reduce high global warming potential gases.	Consistent. As discussed previously, the Project would meet Title 24 requirements that are in affect at the time of Project construction. The Project Applicant is exploring registering the Project with LEED sustainability rating system in either the LEED for Homes, LEED for New Construction, or LEED for Neighborhood Development categories. Even if the Project Applicant elects not to proceed with the certification itself, the Project Applicant is committed to implementing some of the sustainability industry's best practices promoted by the USGBC. New landscaping would be designed to incorporate low-water native plants, with a water-saving irrigation system. The Project would also not preclude the implementation of this measure by CARB.
<u>Recycling and Waste</u> Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The Project would be subject to the requirements of AB 939.
<u>Sustainable Forests</u> Preserve forest sequestration and encourage the use of forest biomass for sustainable energy generation.	Not applicable. Although the Project site contains several pines trees, the site is located within a developed part of town and is currently developed with motel buildings. The Project would not develop undeveloped forest areas.
<u>Water</u> Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. As discussed previously, the Project would incorporate water-saving features and energy efficient features into its design.
<u>Agriculture</u> In the near-term, encourage investment in manure digesters and at the five-year Scoping Plan update determine if the program should be made mandatory by 2020.	Not applicable. The Project would not include any elements of agriculture.
<i>Sources: Air Resources Board, Climate Change Proposed Scoping Plan, October 2008, and CAJA Environmental Services, 2011.</i>	

APPENDIX F

Phase I ESA



PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

Per ASTM International Practice E 1527-05

MAMMOTH VIEW PARCELS 1, 2, 3, 4, 5, 6 & 7

MAMMOTH VIEW TWO LOT 1 and PARCEL 7

ALPINE CIRCLE LOT 5

**Assessor Parcel Nos. 033-082-06, -07, -08, -09, -10, -11 & 12, and
Assessor Parcel Nos. 033-082-13 & -14 (former Caltrans Right-of-Way)
3704, 3730, 3752, 3776 & 3814 Main Street, and 11 & 41 Alpine Circle**

**MAMMOTH LAKES
MONO COUNTY, CALIFORNIA**

November 12, 2010
Work Order No. 3.00554.4

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FIGURES

(Appendix B)

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APPENDICES

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APPENDIX B	Figures 1, 2, 3 & 4
APPENDIX C	Title Records
APPENDIX D	EDR Database Report
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APPENDIX F	Site Reconnaissance Photos
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1.0. INTRODUCTION

This report presents Sierra Geotechnical Services, Inc. (SGSI) Phase 1 Environmental Site Assessment (ESA) of the Mammoth View Parcels (Site), located in Mammoth Lakes, Mono County, California. This ESA was requested and contracted by the owner, Ms. Eva H. Hill (User), President of Mammoth View, LLC, Mammoth View Two LLC, and Alpine Circle LLC. A copy of the Agreement and Work Order is provided in Appendix A.

1.1. Purpose

The purpose of this ESA is to:

- 1.1.1. Identify, to the extent feasible pursuant to the processes prescribed in ASTM Practice E 1527-05, any recognized environmental conditions (REC), historical recognized environmental conditions (HREC), and/or *de minimus* environmental conditions (DMEC) in connection with the Site and the surrounding areas;
- 1.1.2. Evaluate the Site and surrounding areas with respect to the range of hazardous materials found within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, including amendment by the Superfund Amendments and Reauthorization Act (SARA);
- 1.1.3. Provide the minimum level of All Appropriate Inquiry into the previous ownership and uses of the Site consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(3509)(B), that will qualify the User for one of threshold criteria for satisfying the Landowner Liability Protections (LLPs) to CERCLA required to qualify the User for the “innocent landowner defense”.
- 1.1.4. Summarize any environmental conditions that could materially or otherwise adversely impact the User’s operation of the business proposed for the Site;
- 1.1.5. Present SGSI’s professional conclusions and opinions regarding the impact of known or suspect environmental conditions on the Site and surrounding areas based on the documented findings; and
- 1.1.6. Present SGSI’s professional recommendations to assist the User as to how the commercial real estate transaction should proceed, particularly through additional services for a broader scope of assessment, including more detailed conclusions, additional research, liability/risk evaluation, Phase 2 ESA testing, and remediation techniques, if requested.

1.2. Detailed Scope of Services

This ESA was performed to evaluate areas of potential environmental concern,

including those that may have arisen as a result of past hazardous or other materials use, handling or storage on or near the Site that have occurred in the past. The scope of work was performed in accordance with our Proposal and Cost Estimate and our Agreement and Work Order requested by the User (Appendix A), and it consisted of the following:

- 1.2.1. review of a database search of reported environmental conditions and hazardous materials operating permit holders within an approximate minimum search distance of one mile from the Site's boundaries,
- 1.2.2. review of all previous ESA work for the Site and for adjacent properties in the immediate vicinity,
- 1.2.3. interviews with regulatory entities:
- 1.2.4. stereo analysis of aerial photographs of the Site and surrounding vicinity,
- 1.2.5. an interview with the current Key Site Manager,
- 1.2.6. a reconnaissance of the Site, and
- 1.2.7. preparation of this ESA report.

1.3. Significant Assumptions

The User should assume that SGSI performed this ESA to the specifications of ASTM International Test Designation E 1527-05: Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process for the Site. The User should also assume that SGSI used a level of diligent environmental inquiry into the previous ownership and uses of the Site considered appropriate for this commercial real estate transaction as prescribed by CERCLA.

1.4. Limitations and Exceptions

The material evidence gathered from the sources used in this ESA is only as complete as the sources themselves. Some events resulting in potential environmental contamination are not reported to the federal, state, county, and local agencies, and therefore are not available for review in the public records. SGSI cannot warrant the accuracy, validity, or completeness of the information maintained in the records investigated. Because this ESA is based on readily available information, some of

SGSI's conclusions could be considered irrelevant if the information upon which they are based is determined to be false, inaccurate, misleading or contradicted by additional information. Specifically not included in this ESA are issues outside the scope and requirements of ASTM E 1527-05. Typical non-scope issues include the following:

- | | |
|---------------------------------------|-------------------------------------|
| 1. Asbestos-Containing Materials | 10. Ecological Resources |
| 2. Radon or Carbon Dioxide | 11. Endangered Species |
| 3. Lead-Based Paint or drinking water | 12. High voltage power lines |
| 4. Lead or Arsenic in Drinking Water | 13. Indoor Air Quality |
| 5. Wetlands or Riparian Areas | 14. Mold, Fungi or Microbial Growth |
| 6. Regulatory Compliance | 15. Flood Plains |
| 7. Archaeological Preserves | 16. Fire Hazard Potential |
| 8. Industrial Hygiene | 17. Light Ballasts |
| 9. Health and Safety | 18. Infectious Diseases |

SGSI performed this ESA in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by environmental consultants. Nonetheless, there are several major qualifications that are inherent in the conduct of this or any other environmental due diligence examination:

- 1.4.1. It is difficult to predict which, if any, identified potential problems will become actual problems in the future. Governmental agencies and their regulations continually change over time as do the enforcement priorities of the applicable agencies involved;
- 1.4.2. There is always the distinct possibility that major sources of future environmental liability have yet to manifest themselves to the point where they are reasonably identifiable through an external investigation such as the one conducted for this ESA;
- 1.4.3. The results of SGSI's investigation represent the applications of a variety of technical disciplines to materials, facts, and conditions associated with the Site. Many of these are subject to change over time; accordingly, the summary, conclusions, opinions, and recommendations must be viewed within this context;
- 1.4.4. SGSI shall not be held responsible for limiting conditions (i.e. snow coverage, gated access, blocked entry, etc.) or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time this ESA was performed;
- 1.4.5. Properties adjoining the Site were only unobtrusively and visually inspected; therefore, SGSI does not warranty the integrity of adjoining properties in this ESA; however, SGSI made every effort to view as much of these properties as

possible;

1.4.6. SGSI makes no representation concerning the legal significance of its findings or of the value of the Site investigated; and

1.4.7. This ESA is not intended to satisfy the requirements of the National Contingency Plan.

1.5. Special Terms and Conditions

Special terms and conditions were not agreed upon between the User and SGSI for this ESA.

1.6. User Reliance

This ESA was prepared solely for the benefit and reliance of the User and may be delivered or otherwise shown to and relied on by any of the User's "Designated Parties and Recipients", hereby described as respective affiliates, subsidiaries, participants, lenders, successors and assigns, vested partnerships, any rating agency rating securities issued in connection with the securitization of any loan or loans pertaining to the property that is the subject of this report and any underwriters, placement agents or similar parties in connection with the issuance of securities in connection with the securitization of any loan or loans pertaining to the Site, and any holder of securities backed by any loan or loans pertaining to the Site. SGSI acknowledges that this report may be included in or referred to in an offering memorandum, prospectus or any other disclosure document or otherwise made available in the form of photocopies or reproducible digitized media in connection with a securitization of a pool of mortgage loans. Reliance is contingent upon acceptance of the terms and conditions, which are an integral part of the contract between SGSI and the User for this assessment. This report may be delivered or shown to parties other than the "Designated Parties and Recipients"; however, reliance on this document by any party is forbidden without the express written consent of SGSI. Use of this report for purposes beyond those reasonably intended by the "Designated Parties and Recipients" will be at the sole risk of the user. Any use of, or reliance upon, this information by a party other than the User and its "Designated Parties and Recipients" shall be solely at their own risk and without

legal recourse against SGSI or their respective employees, officers, or owners, regardless of whether the action in which recovery of damages is sought based on contract, tort (including the sole, concurrent, or other negligence and strict liability of SGSI), statute, or otherwise. Use of, or reliance upon, the information in this ESA shall be limited to a time period of **180 days** extending from the date of this ESA, at which time said ESA will expire, and after which time said ESA will require updating.

2.0. SITE DESCRIPTION

2.1. Locations, Addresses and Legal Descriptions

The Site is regionally located in east-central California, in the southwest portion of Mono County, south of Mono Lake and west of Crowley Lake (Figure 1), and it is centered on the approximate map coordinates of latitude 37.6494°N and longitude 118.9791°W on the US Geologic Survey 7.5-minute Old Mammoth quadrangle map. More specifically, the Site is located on the near the northern edge of the Town of Mammoth Lakes, approximately 4.8 miles west of the intersection of U.S. Highway 395 and State Route 203 (Figure 2). The Site encompasses a total of approximately 5.51 acres comprising nine parcels along the north edge of State Highway 203 (Main Street), approximately 780 feet east of the intersection with Minaret Road (Figure 3). Vehicular access to the Site is from Main Street to View Point Road at the southwest corner of the Site. Vehicular access to the Site is also from Alpine Circle and Mountain Boulevard. Figures 1, 2 and 3 are provided in Appendix B.

The legal addresses for the Site are 3704, 3730, 3752, 3776 & 3814 Main Street, and 11 & 41 Alpine Circle.

The Mono County Assessor Parcel Numbers are 33-082-06, 33-082-07, 33-082-08, 33-082-09, 33-082-10, 33-082-11, 33-082-12, 33-082-13, and 33-082-14 (the last two are the former State Highway 203 right-of-way).

Legal descriptions for all parcels and lots on the Site are given in an American Land Title Association/American Congress on Surveying and Mapping (ALTA/ACSM) land

title surveys prepared by Triad/Holmes Associates in 2005 and 2006. Copies of these surveys are provided in Appendix C.

2.2. Site and Vicinity General Characteristics

Topography on the Site slopes is characterized by an east-west-trending ridge that plunges to the east. Drainage is controlled by the topography such that the Site slopes from the northwest corner to the south at 8-10 percent and to the east at 5 percent. Near the middle of the Site, north of the Swiss Chalet building in the rear parking lot, the topography slopes towards the east, northeast and north at an approximate gradient of 15-19 percent. Storm runoff and drainage flows are collected and controlled by the existing improvements, including paved street, gutters and stormdrain facilities, which all ultimately outlet into the storm drainage systems beneath Alpine Circle to the north, Mountain Boulevard to the east, or Main Street to the south. Details of the topography are provided in Figure 4 (Appendix B).

2.3. Current Use of Site

The Site is currently used for commercial lodging.

2.4. Historic Use of Site

The Site was subdivided by Arthur M. Webb and Madelyn M. Webb for commercial purposes on August 26, 1957. Shortly thereafter the Site was graded on Parcels 1 & 2, but Parcel 1 was never built upon. Parcel 2 was developed for restaurant purposes in 1963, having been Moostachio Pete's Restaurant in 1976, Petrello's Restaurant in 1989, and Cervino's Restaurant in 1995, and currently no building is on this parcel. Residential development on Parcel 3 began in 1959, and on Lot 5 in 1971; currently no buildings are found on these parcels. Commercial lodging and hotel development began on Parcel 4 in 1965, on Parcel 5 in 1965, and on Parcel 6 in 1961; currently three buildings exist on these parcels. Commercial construction on Lot 1 began in 1973 with a building divided into three rentals:

Rental 1: Shakee's Restaurant from 1973 to 1993 (disenfranchised in 1986);
Bon-Ton's Pizza from 1993 to 2003; Tommy Ho's Pizza from 2003

to 2006.

Rental 2: Baskin-Robbins 31 Flavors from 1975 to 2000; Mammoth Lakes Ice Creamery from 2000 to 2006.

Rental 3: Cornice Ski & Sports from 1973 to 1994; Kittredge Ski Rental from 1994 to 1996; Sierra Ski & Sports from 1996 to 1998; Lighthouse Ministries from 1998 to present.

The rental building has since been removed from this parcel. Parcel 7 was originally part of a Caltrans right-of-way for State Highway 203, which was originally constructed in 1938, and then graded and widened to include a wooden retaining wall in the early 1980s. A vacation of part of this right-of-way was granted in 2005 to Kern River Development, LLC, who in turn granted the same to Mammoth View, LLC in 2006. Caltrans granted the remaining portion of the right-of-way to Mammoth View Two, LLC, in October 2007.

2.5. Historic and Current Uses of Adjoining Properties

Historically and currently, the Site is bound on the north and northwest by residential property, on the east by commercial property, on the south by commercial and residential property, and on the west by a residential-condominium development.

3.0. USER PROVIDED INFORMATION

3.1. Title Records

The following Site specific title records were provided by User and reviewed by SGSI for the Site:

- Record 1. A Title Insurance Policy dated 3/2/2006 for Parcels 1, 2, 3, 4, 5, 6 & 7 of the Site with title given to Mammoth View, LLC.
- Record 2. A Title Insurance Policy dated 3/27/2006 for Lot 1 of the Site with title given to Mammoth View Two, LLC.
- Record 3. A Title Insurance Policy dated 3/27/2006 for Lot 5 of the Site with title given to Alpine Circle, LLC.

Copies of these policies are provided in Appendix C.

3.2. Environmental Liens or Activity and Use Limitations

The User did not provide any information to suggest that environmental liens or activity use limitations impact the Site.

3.3. Specialized Knowledge

The User did not provide any information to suggest that environmental liens or activity use limitations impact the Site.

3.4. Commonly Known or Reasonably Ascertainable Information

The User did not provide any other commonly known or reasonably ascertainable information regarding the Site.

3.5. Valuation Reduction for Environmental Issues

The User is unaware of any valuation reduction regarding the Site.

3.6. Owner, Property Manager and Occupant Information

The User did not provide any additional owner, property manager, or occupant information regarding the Site.

3.7. Reason for Performing Phase 1 ESA

The User has indicated that this Phase 1 ESA will be used for the Site CEQA MND analysis per section on Hazard / Hazardous Materials.

4.0. RECORDS REVIEW

4.1. Standard Environmental Record Sources

SGSI contracted Environmental Data Resources, Inc. (EDR), of Milford, Connecticut, a private database vender, to perform an environmental database record search. The database search was performed for reported current and historical environmental conditions (RECs, HRECs, and DMECs) and operating permits involving hazardous materials within an approximate minimum search distance of one mile of the Site. EDR provided a Radius Map report that meets the ASTM International Standard Practice for Environmental Site Assessments, E 1527-05, including but not limited to searches on CERCLIS and EPA lists. The EDR report presents the Site with respect to mappable

and unmappable facilities, and mappable facilities are those that can be reasonably to accurately located on the EDR Site Maps. A copy of the EDR report dated October 20, 2010 is provided in Appendix D.

4.1.1. Mappable Facilities

According to the EDR report, one facility with known environmental conditions was reported to be within one-half mile of the Site. This facility is described as follows:

Facility 1. Map ID 1 – The Norco Service Station facility is listed on the HIST CORTESE, LUST, and HAZNET databases. The service center is located at 3670 Main Street, approximately 59 feet east of and down slope from the Site. This facility is currently permitted to handle waste and mixed oils. A gasoline leak into soils was discovered on May 1, 1996 and reported on June 14, 1996, and the contaminated material was excavated and disposed of under purview of MCHD, who closed the case on October 8, 1996.

Facility 2. Map ID 3 – The former Exxon Mini-Mart, which was formerly an ARCO AM/PM Mini-Mart, and prior to that a Texaco service station, and is now the existing Napa Auto Parts facility, is located at 3280 Main Street, approximately 2,040 feet east of and down slope from the Site. This facility is listed on the HIST Cortese, LUST and SWEEPS UST databases. A diesel fuel leak into soil occurred at the former Exxon facility on January 13, 1992, and the MCHD closed the case after treatment on December 22, 1998. The Napa facility discovered a gasoline leak into soil on May 15, 1992, and the MCHD closed the case on December 23, 1993 after treatment.

4.1.2. Unmappable (orphan) Facilities

Thirty-four orphan facilities are listed in the EDR report, twelve of which were determined to be within one-half mile of the Site. In order of proximity, these facilities are described as follows:

Facility 3. The former Mammoth Lakes Old Town Yard facility, previously known as Mono County's Mammoth Road Department Maintenance facility, is listed on the HIST UST, SWEEPS UST, LUST and HIST Cortese databases, and were at one time was located at 23 and 140 Berner Street, approximately 1,060 feet northwest of and up slope from the Site. This facility was utilized as a maintenance yard for the TOML between 1986 and 1990, and it was used by Mono County for full maintenance of their highway equipment prior to that. A leak of fuel into soils was confirmed on October 28, 1993. The contaminated soils were excavated and disposed of under the purview of the MCHD, who subsequently issued a closure letter dated January 11, 2001 following

remediation.

Facility 4. The former Mammoth Mobil Mo-Mart facility is listed on the LUST, HIST Cortese, SWEEPS UST, and HIST UST databases. The facility is located at 3275 Main Street, approximately 2,130 feet southeast of and down slope from the Site. This facility was formerly known as a BP station, and it is currently known as Center Street Shell. A diesel fuel leak into soils was discovered on September 2, 1987 and reported on May 24, 1994, and on April 24, 1997 a diesel fuel leak into the aquifer was discovered and subsequently reported on May 5, 1997. The contamination is currently being monitored under purview of Lahontan, MCHD, and TOML.

Facility 5. The existing Village at Mammoth facility is listed on the LUST database. In 2001 construction operations for a gondola lift station exposed two underground fuel storage tanks and one sump that previously served a Union 76 service station, then a Texaco service station, and then Caesar's Garage service facility, all formerly at 6155 Minaret Road, approximately 1,275 feet west of and up slope from the Site. All apparently used the same building over time, which was demolished sometime between 1972 and 1988. Petroleum contaminated soils were discovered during removal of tanks between November 2001 and January 2002 during construction of The Village at Mammoth. The contaminated soils were excavated and disposed of in compliance with MCHD, as described in their closure letter dated October 29, 2002.

Facility 6. The existing Mammoth Lakes Fire Department facility located at 3150 Main Street is listed on the SWEEPS UST database. The fire station facility is located approximately 2,670 feet east of and down slope from the Site, and it at one time had two USTs each containing diesel and gasoline fuels. Both tanks were removed by the fire department on July 23, 1993 under the purview of the MCHD and their closure letter dated October 13, 1993.

Facility 7. The former Minaret Liquor and Gas facility (formerly Frank's Liquor Store), which became Angell's Exxon Gas, and lastly became Storm Riders retail shop, is listed on the HIST UST database. It was located at 6220 Minaret Road, approximately 1,265 feet northwest of and up slope from the Site. A leak into soils was reported December 7, 1993. It is our understanding that the underground fuel storage tanks were pulled and all contaminated soil was removed under the purview and satisfaction of MCHD, who issued a letter of closure dated December 7, 1993. Test results on additional soil sampling underneath vent piping following the demolition of Storm Riders in 2004 yielded test results free of hydrocarbons.

Facility 8. The existing Royal Pines Resort facility is located at 3814 View Point Road on the Site. It is listed on the SWEEPS UST and HIST UST databases. According to an MCHD closure letter dated December 22, 1994, a 500-gallon gasoline tank was removed from this facility sometime in 1986. No unauthorized

release of product was detected by MCHD staff at the time of the UST removal.

Facility 9. The former Union Oil Station (UNOCAL) #5749 facility was located at 3242 Laurel Mountain Road, and it is listed on the SWEEPS UST and RCRA-LGQ databases. The service station facility was located approximately 2,815 feet east of and down slope from the Site. This facility is reported to have had four USTs containing gasoline and waste oil. A gasoline leak into the aquifer was reported on June 5, 1992. The contamination was subsequently mitigated, and the case was officially closed by Lahontan on April 19, 2002.

Facility 10. The former Mammoth Lakes Central Office facility is listed on the HIST UST database, and is located at 39 Pinecrest Avenue, approximately 2,050 east of and down slope from the Site. This facility was formerly owned by Contel, and later became owned by GTE CA Inc., and it is currently operated by Verizon. Diesel fuel was discovered in soil on February 2, 1992. During tank removals, contaminated soils were excavated and removed, and MCHD closed the case per closure letter dated October 16, 1996.

Facility 11. The former Ted Berner facility located at 62, 94 and 128 Berner Street and 955 Forest Trail is located approximately 700 feet northwest of and up slope from the Site. This facility is listed on the HIST UST database. Diesel fuel was stored underground at three separate locations on the facility between approximately 1974 and 1994. MCHD issued a closure letter dated June 23, 1994 for the UST east of the welding shop. MCHD also provided an "Application for Permit to Abandon Underground Hazardous Material Storage Tank" submitted by Mr. Berner, dated May 3, 1991, and signed May 28, 1991 for the UST northeast of the private garage; no closure record could be produced by MCHD for this UST; nor could any records be found for a small diesel tank with a hand pump that was at one time located adjacent to the driveway entrance up to the Berner residence sometime between approximately 1974 and 1988. Subsequent soil sampling and testing performed on October 8, 2004 at this location indicated that hydrocarbons were not present.

4.1.3. Unreported Facilities

Twenty-six facilities with known environmental conditions not reported by EDR® are found to be within three-quarter mile of the Site. Their locations are also plotted on Figure 3. In order of proximity to the Site, these facilities are described as follows:

Facility 12. The former Mammoth Lumber Yard was located at 3721 Main Street, approximately 135 feet south of and down slope from the Site. This facility was at one time in operation between approximately 1951 and 1973, and was subsequently demolished in 1980. A 700 gallon gasoline UST is reported by a former owner (Russ Howell) to still be buried at the northeast corner of the

facility, and reports by others (George Herbst) indicate that a 350-gallon waste oil UST and a 500-gallon heating oil UST were pulled from the south side of the facility during the mid-1970s. The MCHD is unaware of any UST installation or abandonment for this facility, and no unauthorized releases of hazardous materials or reports of testing and analyses are known.

Facility 13. The former Mammoth View Lodge was located at 3771 Main Street, approximately 135 feet due south of and down slope from the Site. This facility was at one time in operation as Mammoth View Laundry and Linen, or the old "Chinese Laundry" between the years 1975 and 1977. The property is currently occupied by the Gateway Village condominiums. No reports of any dry cleaning or contamination are known for this facility.

Facility 14. The existing La Sierra's Restaurant facility is located at 3789 Main Street, approximately 135 feet due south of and down slope from the Site. A UST was at one time located near the northeast property corner, and a mobile above-ground diesel tank was used on the facility. The UST was removed sometime between 1976 and 1978 without MCHD purview. A recent analysis performed March 11, 2004 indicated that native soil was not contaminated beneath the old UST backfill material.

Facility 15. The existing Holiday Haus Motel located at 3863 Main Street is located approximately 275 feet southwest of and down slope from the Site. Fifty-four pounds of a pesticide in the form of calcium hypochlorate was released as a gas into the air on March 7, 1989. No remedial action was undertaken by any agency since the release, and no documentation for this facility was provided by the MCHD. With respect to prevailing wind, the motel is down gradient.

Facility 16. The existing Mammoth Lakes Waste Water Reuse Sites facility is located within the existing Sierra Star Golf Course, approximately 575 feet south and down slope from the Site. The MCWD recycles waste water effluent and pumps it to this facility for use in irrigation and for contained pond and stream water.

Facility 17. The existing Lodestar Golf Course facility (MCDA Site I.D. #26-03-2600175) is located approximately 575 feet south and down slope from the Site. This facility currently employs MCAC-qualified personnel for the application of fertilizers, herbicides, and pesticides in compliance with application rates specified by the Mono County Agricultural Commissioner's Office.

Facility 18. The Sierra Lodge Motel facility located at 3540 Main Street, approximately 745 feet east of and down gradient from the Site. This facility has been listed on the Lahontan database, but the MCHD and Lahontan are unaware of any UST installation or abandonment for this facility, and no unauthorized releases of hazardous materials or reports of testing and analyses are known.

Facility 19. The former Absentee Homeowner's Service incident is reported to have been located at 27 Lake Mary Road, approximately 835 feet southwest of and down slope from the Site. According to an MCHD letter dated August 27, 1992,

three to four cubic yards of diesel/oil saturated dirt was removed from the premises and hauled off site to a permitted facility according to their specifications.

Facility 20. The former Minaret Lodge facility was located at 6156 Minaret Road, approximately 1,005 feet northwest of and up slope from the Site. An application for permit to abandon a 500-gallon underground hazardous materials storage tank was filed with the MCHD on May 23, 1988. No unauthorized releases of hazardous materials are known.

Facility 21. The former Ledcor Industries USA, Inc. facility has been listed on the HAZNET database, and it is located at 126 Berner Street, approximately 1,065 feet northwest of and up slope from the Site. It is essentially the same location as the former Old Town/County Yard. Manifest records from Ledcor's recycling program for handling petroleum product deliveries and disposals have exceeded a minimum of 350,000 shipments. Mr. Mike Barrett of Ledcor, provided a copy of their Hazardous Materials Transportation License issued by the California Highway Patrol dated September 25, 2003 and expiring November 30, 2004, and a copy of their company "Health, Safety, and Environmental Policy" dated January 2003.

Facility 22. The former Alpine Medical Clinic facility was located at 6175 Minaret Road, approximately 1,310 feet west of and up slope from the Site. The clinic has been listed on the HAZNET database indicating that it at one time handled photochemicals and photo processing waste. No unauthorized releases are known, and no County documentation for this facility was provided; furthermore, the facility was over-excavated in its entirety to provide underground parking for The Village at Mammoth project that was recently developed.

Facility 23. The former Ronning Loader Service facility was once located at 239 Joaquin Road, approximately 1,350 feet south of and down slope from the Site. According to MCHD records, a 1000-gallon UST was removed from this facility on July 29, 1993, and no contamination of the underlying soils was discovered after sampling and analysis.

Facility 24. The former Ponderosa Lodge facility was located at 15 Canyon Boulevard, approximately 1,415 feet west of and up slope from the Site. A 500-gallon UST containing motor vehicle fuel was removed from the lodge premises according to an application for permit to abandon a 500-gallon underground hazardous materials storage tank dated November 23, 1988 on file at the MCHD. No unauthorized releases were noted; furthermore, the former site was over-excavated in its entirety to provide underground parking for The Village at Mammoth project.

Facility 25. The existing Mullins Laundry & Cleaners facility is located at 145 Center Street, approximately 1,570 southeast of and down slope from the Site. No known records of any contamination or mishandling of dry cleaning chemicals

have been reported for this facility.

Facility 26. The former Alpine Lodge facility was located at 6209 Minaret Road, approximately 1,675 feet northwest of and up slope from the Site. A 500-gallon leaded gasoline tank was pulled from the premises according to an MCHD application for permit to abandon an underground hazardous materials storage tank dated December 9, 1991. No unauthorized releases of hazardous materials are known, and no closure letter was produced.

Facility 27. The existing Terrapin/Magnolia Lodge facility is located at 1197 Forest Trail, approximately 1,900 feet northwest of and up slope from the Site. Hydraulic fluid was released into soil as a result of a severed hydraulic line from a refuse truck accident in April 7, 2005. Concentrations ranging from 400, 500 and 1160 ppm were detected in initial samples. Sufficient and appropriate action was made on the subject site to reduce the contaminant levels in the release-affected area to levels below the current guideline of 200 ppm, which for soils is currently considered safe for commercial, industrial and unrestricted land use.

Facility 28. The existing Lodestar Golf Course Maintenance facility is located at 5500 Meridian Boulevard, approximately 1,960 feet southwest of and down slope from the Site. The maintenance facility is still in operation for the Lodestar Golf Course. Diesel fuel was reported having leaked into soils on June 30, 1988, and again on May 22, 1997. No closure letter has yet been written, and the site is currently permitted for fuel storage by the MCHD.

Facility 29. The existing Mammoth Lakes Chevron #9-1861 facility located at 3236 Main Street, approximately 2,040 feet east of and down slope from the Site, is currently permitted to handle solid industrial and municipal wastes, and hazardous materials through the Certified Unified Program Agency (CUPA) under the purview of the MCHD. Gasoline leaks were discovered and reported on two separate occasions, on March 28, 1994 and on August 11, 1995. The extents of groundwater contamination are currently being investigated, monitored, and mitigated under the purview of Lahontan (Case Site #6B2600628T).

Facility 30. The San Sierra Homeowner's Association facility located at 161 Horseshoe Drive, approximately 2,095 feet west of and up slope from the Site. Asbestos contamination was reported at one time, but no other information is currently available at this time.

Facility 31. The former Sierra Concrete Pumping facility located at 176 Lakeview Boulevard, approximately 2,120 feet west of and up gradient from the Site. According to an MCHD closure letter dated November 15, 1992, a 550-gallon diesel fuel tank was removed from this facility in 1989 with the MLFPD as witness. No unauthorized release of product was reported by MLFPD staff at the time of the UST removal.

Facility 32. The Bigwood Condominiums facility located at 1629 Majestic Pines

Road, approximately 2,200 feet southwest of and up gradient from the Site. No known unauthorized releases are noted for this facility.

Facility 33. The existing Alpine Garage car repair facility is located at 25 Center Street, approximately 2,230 feet southeast of and down slope from the Site. No known records of any contamination or mishandling of petroleum hydrocarbons or chemicals have been reported for this facility.

Facility 34. The Chaparral Apartments facility, located at 380 Chaparral Road, is approximately 2,595 feet southeast of and down slope from the Site. A 550-gallon UST was removed from the facility under the inspection and testing of the MCHD, and no contamination was noted in their closure letter dated June 4, 1993.

Facility 35. The former Frank's Plumbing facility located at 38 Laurel Mountain Road, approximately 2,820 feet southeast of and down slope from the Site. In 1969, Mr. Frank Axeford installed three 550-gallon USTs, two of which contained regular gasoline and one containing diesel fuel. The MCHD has provided copies of applications for permits to install the USTs; however, no official records regarding tank removal or closure are in their files for this facility.

Facility 36. The existing Mammoth Lakes Laundromat facility is located at 24 Laurel Mountain Road, approximately 2,820 feet northwest of and up slope from the Site. No known records of any contamination or mishandling of dry cleaning chemicals have been reported for this facility.

Facility 37. The former Thrifty Payless #6737 facility located at 26 Old Mammoth Road, approximately 3,005 feet east of and down slope from the Site, is reported to have PCBs being detected on the facility. No record of this incident is on file with the MCHD.

Facility 38. Unit 214 of the Mammoth Mall facility is located at 126 Old Mammoth Road, approximately 3,290 feet east of and down slope from the Site. In 1993 approximately one cup of ammonium hydroxide leaked onto a carpet inside the unit. Three people were injured and treated. No further incidents were reported.

4.2. Additional Environmental Record Sources

SGSI sought for but did not find any other environmental record sources.

4.3. Physical Setting Sources

4.3.1. Mandatory Standard Physical Setting Sources

The following mandatory standard physical setting sources were reviewed and summarized as follows:

4.3.1.1. The 1914 USGS Topographic Map for the Mt. Morrison Quadrangle;

according to this map, no infrastructure or development was observed on or near the Site; however, the old Deadman and Sawmill Trails are shown near the Site; nothing else of significant environmental concern noted.

- 4.3.1.2. The 1915 USFS Folios Map of Inyo County (now Mono County); according to this map, the eastern portion of the Site is located within a brown-shaded area indicating "Private Land"; no infrastructure or development is shown on or near the Site; nothing else of significant environmental concern noted.
- 4.3.1.3. The 1928 reprint of the 1914 USGS Topographic Map for the Mt. Morrison Quadrangle; no noted changes.
- 4.3.1.4. The 1934 USDA reprint of the 1914 USGS Topographic Map for the Mt. Morrison Quadrangle; according to this map, green lines representing new roads were added; a green road traverses just south of the Site, which coincides with State Route 203 (Main Street); no other noted changes.
- 4.3.1.5. The 1936 Topographic Map of the Mammoth Embayment, Mono County, California (Kesseli, 1941); according to this map, Alpine Circle is shown to bound the northeastern perimeter of the Site; State Route 203 (Main Street) was planned just south of and down slope from the Site; nothing else of significant environmental concern noted.
- 4.3.1.6. The 1939 USGS Topographic Map of the Mono Basin and Vicinity; no infrastructure or development is shown on or near the Site; however, it is known that construction of Main Street was completed by 1938; nothing else of significant environmental concern noted.
- 4.3.1.7. The 1953 USGS 15-Minute Topographic Map for the Mt. Morrison Quadrangle; according to this map, the Site is located in an area color-coded green, which indicates forested cover; nothing else of significant environmental concern noted.
- 4.3.1.8. A 1965 topographic map of the Town of Mammoth Lakes created by Miller Engineering Company for East Sierra Development Associates; according to this map, no infrastructure is shown on the Site; however, a graded pad is shown immediately to the west, View Point Road is shown to the south, structures are shown to the north, and an enclosed depression in the topography is shown to the east in the area of the future Norco Service Station facility; nothing else of significant environmental concern noted.
- 4.3.1.9. A 1974 topographic map of the State Highway Route 203 alignment created by Caltrans; according to this map, a building is shown on the Site; the Norco Service Station facility is developed across Mountain Boulevard to the east; nothing else of significant environmental concern noted.
- 4.3.1.10. The 1978 USGS/USFS 7.5-Minute Topographic Map for the Mount Morrison NW Quadrangle; according to this map, the Site is plotted inside the shaded area denoted as "Alienated lands within the National Forest boundary";

nothing else of significant environmental concern noted.

- 4.3.1.11. The 1983 USGS 7.5-Minute Series Topographic Map of the Old Mammoth Quadrangle; according to this map, the Site is plotted within a shaded area denoted as "Alienated lands within the National Forest boundary"; nothing else of significant environmental concern noted.
- 4.3.1.12. The 1984 USGS 7.5-Minute Series Topographic Map of the Old Mammoth Quadrangle; according to this map, the Site is plotted within a shaded area denoted as "Alienated lands within the National Forest boundary"; nothing else of significant environmental concern noted.
- 4.3.1.13. A 1986 topographic map containing the Site created by Triad Engineering for the adjacent Norco Service Station facility; according to this map, the Site is immediately adjacent and up gradient from a gasoline station and automobile repair facility; nothing else of significant environmental concern noted.
- 4.3.1.14. A 1987 topographic map of Parcel 4 created by Triad/Holmes Associates; according to this map, a second hotel building and drywell were proposed for the central portion of this parcel; nothing else of significant environmental concern noted.
- 4.3.1.15. The current 1994 USGS 7.5-Minute Topographic Maps of the Old Mammoth, and Bloody Mountain Quadrangles; according to this map, the Site is plotted within a shaded area indicating "Non-National Forest System lands within the National Forest"; nothing else of significant environmental concern noted.
- 4.3.1.16. A 2000 topographic map of the Town of Mammoth Lakes created by North American Mapping for the MCWD and the TOML; according to this map, buildings are present on all lots except Parcel 1; a yurt is located on Parcel 3; nothing else of significant environmental concern noted.
- 4.3.1.17. A 2003 topographic map of the Site created by Triad/Holmes Associates for the client; according to this map, the locations of stormdrain structures are identified; nothing else of significant environmental concern noted.
- 4.3.1.18. A 2006 topographic map of the Site created by Triad/Holmes Associates for the entire Site (Figure 4); nothing of significant environmental concern noted.

4.3.2. Discretionary and Non-Standard Physical Setting Sources

Discretionary and non-standard physical setting sources include any known pertinent published public reports that address potential natural environmental hazards that are regional to the Site. Each source has been reviewed and summarized as follows:

4.3.2.1. Geologic Setting

According to *USGS Miscellaneous Investigation Series Map I-1933* (Bailey, 1989), the Site is located in an area that is regionally dominated by faulting, volcanism, and glaciation. More specifically, it is located in the western portion of the Long Valley caldera between the western margin of the caldera's resurgent dome and the eastern flank of the Sierra Nevada fault escarpment. The Site is located entirely on a debris-avalanche deposit formed by a rock avalanche off the northeast face of Lincoln Peak that dates approximately 50,000 years B.P. (Bailey, 1989).

A review of *USGS Open-File Report 90-460* (Diment and Urban, 1990) indicates that nearest exploratory geothermal well MLGRAP Well #1 drilled through a layer of unconsolidated glacial till and colluvium that overlies basalt bedrock with a contact measured at about 232 feet below the ground surface.

4.3.2.2. Volcanic Setting

A review of *USGS Bulletin 1847* (Miller, 1989) indicates that the Site is located in a volcanic-vent area potentially subject to volcanic hazards associated with explosion, flowage, pyroclastic fall, debris flow, and base surge events. A review of *USGS Bulletin 2185* (Hill et al., 2002) describes a comprehensive four-level community response plan for these hazards and for future episodes of volcanic unrest within the area. A review of *USGS Miscellaneous Investigation Series Map I-1933* (Bailey, 1989) further indicates that the Site is located inside the Long Valley caldera (collapsed volcano), an elongate crater-like feature that formed from a cataclysmic volcanic eruption sequence between approximately 760,000 through 730,000 years ago. Subsequent volcanic eruptions between 215,000 and 52,000 years ago occurred on nearby Mammoth Mountain and Lincoln Peak. Phreatic explosions as recent as 500 years ago (plus or minus 200 years) occurred along the Mono-Inyo volcanic chain with the nearest phreatic cone.

4.3.2.3. Tectonic Setting Sources

A review of the *CGS Alquist-Priolo Earthquake Fault Zone Map* for the NE $\frac{1}{4}$ Devils Postpile Quadrangle (Davis, 1985) and the NW $\frac{1}{4}$ of the Mount Morrison Quadrangle

(Davis, 1982) indicates that several recent faults (surface rupture less than 11,000 years ago) and historic faults (less than 200 years ago) are located nearby the Site. No known active faults are mapped across the Site. According to the *1997 Uniform Building Code*, page L-18 *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*, the Site is located within 2 kilometers of the Hartley Springs fault. The Hartley Springs fault is classified as a Type 'B' causative fault with an estimated maximum magnitude earthquake $M_{MAX}=6.6$. Ground deformation and surface rupture was detected along this fault zone as a result of the 1980 Long Valley caldera earthquake swarm (Clark et al., 1982; Sherburne, 1980; Davis, 1982).

4.3.2.4. Hydrologic Setting Sources

A review of *MCWD Urban Water Management Plan* (MCWD, 2005a) and *CDWR Mammoth Basin Water Resources Environmental Study* (CDWR, 1973) indicates that Site surface waters are located in the Mammoth Basin. This basin is composed of six smaller drainage basins, or watersheds, that are ultimately tributary to the Owens River and Crowley Lake. Two of these comprise the community of Mammoth Lakes, the Upper Mammoth Creek and Mammoth Lakes watersheds. The Site is confined to the east-draining Mammoth Lakes watershed, which contains the Murphy Gulch drainage. A topographical east-west trending ridge separates the Murphy Gulch drainage from the Upper Mammoth Creek watershed to the south. Figure 2 delineates these boundaries. Murphy Gulch is tributary to Mammoth Creek. The nearest natural springs are Canyon Spring to the west and Juniper Springs to the southwest.

A review of the *Water Quality Control Plan* for the Lahontan Region (Lahontan, 1994) indicates that the Site is regionally confined to the northern groundwater basin of Lahontan Region No. 6, Owens Hydrologic Unit No. 3, within Long Subunit No. 10, which corresponds to the numeric designation of "603.10," as denoted in the report. According to the Lahontan report, the Site is located upstream of Crowley Lake, which is listed as a water body having impaired water quality according to the List of Water Quality Limited Segments, as outlined in Section 303(d) of the federal Clean Water Act

(P.L. 92-500, as amended).

4.3.2.5. Groundwater Setting Sources

A review of the *Groundwater Management Plan for the Mammoth Basin Watershed* (MCWD, 2005b) indicates that groundwater gradient generally trends in the direction of the topographic gradient, which in this case is southeasterly. Both permanent and perched groundwater levels in the Mammoth Lakes area fluctuate through time due primarily to seasonal precipitation and secondarily to groundwater pumping. The MCWD plan indicates that the nearest municipal production well to the Site is Well No. 17, which is located to the southwest with an average depth to static groundwater of 375 feet bgs. The MCWD plan also identifies Mammoth Mountain Ski Area (MMSA) as an up-gradient facility that has the potential to contaminate the municipal groundwater from three different sources: 1) percolation of wastewater from holding ponds, percolation of chemicals used for snowpack stabilization, and percolation from a 7,000-gallon gasoline spill that occurred on January 12, 1999. Although the ski area is over one mile from the Site, the MCWD plan reports that continued monitoring has shown no indication of contamination of the groundwater reservoir.

A review of *USGS Open-File Report 90-460* (Diment and Urban, 1990) indicates that depth to groundwater in geothermal test well MLGRAP #1 was at 459 feet below the ground surface (bgs). According to *USGS Water Resources Investigations Report 85-4183* (Farrar et al., 1985), depth to groundwater beneath the Site is approximately 250 feet bgs. According to the *Mammoth Basin Water Resources Environmental Study* (CDWR, 1973), the depth to permanent groundwater beneath the Site was approximated at 100 feet bgs.

4.3.2.6. Stormwater Setting Sources

A review of the *Mammoth Lakes Storm Drainage Master Plan* (Brown and Caldwell Consulting Engineers and Triad Engineering, 1984) illustrates that the Site is located in Tributary Subarea III-5. According to this plan, the Site is located in Area "A1" of Tributary Subarea III-5. Area "A1" drains by surface runoff towards the south into a

natural east-draining gully that is eventually tributary to the natural flow course of Murphy Gulch.

4.3.2.7. Surficial Soils Setting Sources

A review of the *USDA Soil Survey of Benton-Owens Valley Area, California, Parts of Inyo and Mono Counties* (Tallyn, 2002) indicates that soils underlying the Site are classified as Chesaw family at slopes of 5 to 15 percent, which are soils that are generally glacial outwash in origin derived from granitic rock sources containing 15 percent contrasting inclusions, and with properties that include rapid permeability and very low or low water capacity. A typical soil profile contains 0 to 5 inches of grayish brown gravelly loamy sand underlain by grayish brown very gravelly loamy sand and yellowish brown gravelly loamy sand to depths of approximately 60 inches.

A review of the *Mammoth Lakes Storm Drain Master Plan* (Brown and Caldwell and Triad Engineering, 1984) and the *General Plan for the Town of Mammoth Lakes* (TOML, 1987) indicates that the soil underlying the Site is classified as Outwash Till, which is composed of undifferentiated glacial outwash and coarse till in moderate to steep terrain. The soil profile on the Site is mapped as B322, which has low runoff potential, more than 36 inches of soil depth, a moderate hazard of inherent erosion potential, and a medium potential for vegetative productivity.

4.3.2.8. Mining District Setting Sources

A review of *USGS Professional Paper 385* (Rinehart and Ross, 1966) indicates that the historic Lake Mining District of Mammoth Lakes lies several miles southwest of the Site in a different groundwater basin (Figure 2). Gold, silver, copper, and lead-bearing veins were discovered here in 1877-78, primarily in the Old Mammoth Mine (Clark, 1998). Lake Mining district organized in 1887 and included other mines, notably the Monte Cristo and Mammoth Consolidated mines. Mining was performed periodically up through the 1930's and on nearby prospects as late as 1958. Mining developed predominantly on the northwest-trending metavolcanic ridge named "Mineral Hill" or "Gold Mountain" or "Red Mountain", which is located just south and west of Mammoth

Rock. Old Mammoth Mine originally consisted of five claims, but increased to twenty-six by 1940, and it was later abandoned in 1956. Old Mammoth Mine is composed primarily of five adits on the north slope of Mineral Hill. Monte Cristo Mine opened with three patented claims in 1927 with ore being extracted up through 1941. The mine was abandoned shortly thereafter. Mammoth Consolidated Mine originally produced gold in 1918 and included 27 claims by 1955, and it too was abandoned shortly thereafter.

4.3.2.9. Air Quality Setting Sources

A review of the *Air Quality Management Plan for the Town of Mammoth Lakes* and of the latest *Progress Report on the Implementation of the Mammoth Lakes Air Quality Management Plan* (GBUAPCD, 1990; 1995) indicates that there were 26 days with measured values that exceeded both the federal and town air pollution threshold standard ($150 \mu\text{m}/\text{m}^3$ for PM-10) between the time period of 1990 and 1995. This air pollution problem was found to be caused primarily by wood smoke and road cinders used as anti-skid material during snow storms, particularly during the winter months.

A review of *USGS Water-Resources Investigations Report 98-4217* (Farrar et al., 1999) indicates that volcanic gas emissions, particularly carbon dioxide (CO_2), have been responsible for tree-kills on the southern and western flanks of Mammoth Mountain. The nearest known locations of CO_2 emissions are the Shady Rest, Horseshoe Lake, Mammoth Mountain, and Casa Diablo fumaroles. Prevailing wind across the Site is predominantly towards the east.

4.4. Historical Use Information on the Property

4.4.1. Aerial Photographs

Aerial photographs were reviewed from the USFS offices in Bishop, Lee Vining and Mammoth Lakes, the BLM office in Bishop, the Triad/Holmes Associates office in Mammoth Lakes, the USGS-EROS data center, the MCDPW in Bridgeport, the LADWP office in Bishop, the Mono Lake Committee in Lee Vining, the Fairchild Aerial Photograph Collection at Whittier College, National Aerial Resources (NAR) in New York, and from the Caltrans District 9 office in Bishop, California. The information

below is a summary review of single photos and a stereo review of photographic pairs of the Site and surrounding area taken between 1942 and 2008. The original scales of the photographs are indicated. The following summaries are interpretive and are valid only for the dates indicated:

- Photo 1. 5/27/1942, NAR, USGS, Frames IV-24 & 25, 1:20,000 scale, stereo pair, black & white, poor resolution:
The Site is predominantly in a natural state with a road cut for State Highway 203; Alpine Circle is discernible offsite to the northeast; patches of snow apparent on the north-facing slope on the northern parcels of the Site; no potential adverse environmental concern noted.
- Photo 2. 9/22/1944, USFS, DDE Series, Flight Line 58, Frames 12-111 & 112, 1:20,000 scale, stereo pair, black & white, fair resolution:
No changes noted to the Site.
- Photo 3. 8/10/1951, USFS, GS-QN Series, Flight Line 3, Frames 1-65 & 66, 1:47,200 scale, stereo pair, black & white, poor resolution:
No changes noted to the Site; development is discernible offsite on the south side of State Highway 203.
- Photo 4. 7/21/1954, USFS, GS-VDL Series, Flight Line 1, Frames 1-1, 1:37,400 scale, single photo, black & white, poor resolution:
No changes noted to the Site.
- Photo 5. 8/26/1955, NAR, USGS, Frames 93-7036 & 7037, 1:48,000 scale, stereo pair, black & white, poor resolution:
No changes noted to the Site.
- Photo 6. 8/23/1956, USFS, EMG Series, Flight Line 108, Frames 20-15 & 16, 1:15,000 scale, stereo pair, black & white, good resolution:
A north-south trending road is discernible along the eastern property line of the Site; otherwise, nothing of environmental concern noted.
- Photo 7. 9/5/1958, USFS, IN Series, Flight Line 6, Frames 2-125 & 126, 1:10,000 scale, stereo pair, black & white, excellent resolution:
View Point Road and graded pads are discernible; power poles are visible along Main Street; construction of Alpine Circle is apparent to the north.
- Photo 8. 9/10/1963, USFS, EMG Series, Flight Line 27, Frames 7-146 & 147, 1:15,840 scale, stereo pair, black & white, fair resolution:
View Point Road is constructed through Parcel 7 of the Site; a graded

pad is discernible for the west building of Royal Pines Resort on Parcels 5 & 6; the Cervino's Restaurant building is discernible on Parcel 2; a graded pad with buildings are discernible on Parcel 3; four residential houses are shown on adjacent property offsite to the north of Parcels 4, 5 & 6; some tree clearing is apparent on the north side of Parcel 4.

- Photo 9. 10/4/1965, MCWD, TOML, Frames 32 & 33, 1:18,000, stereo pair, black & white, very good resolution:
East wing of Royal Pines Resort is constructed; a propane tank farm is shown straddling the northern property line of Parcels 5 & 6; the Swiss Chalet facility is constructed on a large graded pad that covers the southern half of Parcel 4; possible construction of a retaining wall is discernible on Parcel 4; numerous piles of unknown materials are discernible.
- Photo 10. 7/10/1967, THA, Orthophoto, 2099-19, 1:4,800 scale, single orthophoto, black & white, good resolution:
No changes noted to the Site.
- Photo 11. 7/10/1968, Caltrans, 09-Mno-203, 1-13 & 14, 1:7,200 scale, stereo pair, black & white, good resolution:
No changes noted to the Site.
- Photo 12. 7/25/1970, Caltrans, 09-Mno-203, Frame 28-16, 1:2,400 scale, single photo, black & white, excellent resolution:
Construction of a building is discernible on Lot 5; the numerous piles of unknown materials have apparently been removed from adjacent property west of Parcel 5; lumber (?) is discernible near the northern property line of Lot 1; no more significant changes noted.
- Photo 13. 4/27/1972, Caltrans, 09-Mno-203, Frames 1-15 & 16, 1:12,000 scale, stereo pair, black & white, good resolution:
Snow is apparent on the north-facing slope on Parcel 3; grading and initial construction of the Norco Service Station facility is discernible.
- Photo 14. 8/16/1972, MCBF, Monoplan-Mammoth, 9-4 & 5, 1:18,000 scale, stereo pair, black & white, good resolution:
The Norco Service Station facility appears to be in operation.
- Photo 15. 8/17/1972, USFS, INO4 Series, Flight Line 14, Frames 372-153 & 154, 1:15,840 scale, stereo pair, color, fair resolution:
No significant changes noted to the Site.
- Photo 16. 8/11/1973, USFS, HAP2 Series, Frames 973-52 & 53, 1:64,000 scale, stereo pair, black & white, very poor resolution:

No significant changes noted to the Site.

- Photo 17. 8/9/1974, Caltrans, 09-Mno-203, Frames 1-11 & 12, 1:3,000 scale, stereo pair, black & white, excellent resolution:
Grading and building are discernible on Viewpoint Condominium property offsite to the west of Parcel 5; grading and building are discernible on Lot 1; soil stains are apparent on the Norco Service Station facility.
- Photo 18. 9/5/1974, Caltrans, 09-Mno-203, Frames 1-101 & 102, 1:6,000 scale, stereo pair, black & white, excellent resolution:
No significant changes noted to the Site.
- Photo 19. 8/29/1975, USGS, GS-VDYM Series, Frames 1-203 & 204, 1:80,000 scale, stereo pair, black & white, very poor resolution:
No significant changes noted to the Site.
- Photo 20. 6/30/1976, USGS, GS-VDYM Series, Frames 5-58 & 59, 1:80,000 scale, stereo pair, black & white, very poor resolution:
No significant changes noted to the Site.
- Photo 21. 7/6/1977, Caltrans, 09-Mno-203, Frame 54, 1:3,600 scale, single photo, black & white, excellent resolution:
No significant changes noted to the Site.
- Photo 22. 8/22/1977, EROS, NASA, Ames Research Center, Frames 02573-220 & 221, 1:29,000 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 23. 8/30/1977, EROS, NASA, Ames Research Center, Frames 02543-162 & 163, 1:29,200 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 24. 9/11/1979, EROS, NASA, Ames Research Center, Frames 02822-144 & 145, 1:29,600 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 25. 8/29/1983, USFS, USDA, Flight Line 6, Frames 183-102 & 103, 1:12,000 scale, stereo pair, black & white, fair resolution:
Main Street and Parcel 7 have been improved to accommodate four lanes.
- Photo 26. 10/12/1983, Caltrans, 09-Mno-203, Frame 6-38, 1:2,400 scale, single photo, black & white, excellent resolution:
No significant changes noted to the Site.

- Photo 27. 6/29/1984, USFS, INF-MRD, Flight Line 7, Frames 384-3763 & 3764, 1:8,000 scale, stereo pair, black & white, fair resolution:
No significant changes noted to the Site.
- Photo 28. 1985, EROS, NASA, Ames Research Center, Frames 3517-37 & 38, 1:41,500 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 29. 7/6/1987, EROS, USGS-NAPP, 8720 Series, Flight Line 1191E, Frames 483-22 & 23, 1:40,000 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 30. 7/18/1988, EROS, USGS-NAPP, 8720 Series, Flight Line 1188W, Frames 493-70 & 71, 1:40,000 scale, stereo pair, black & white, poor resolution:
A new garage is discernible on the Norco Service Station facility.
- Photo 31. 7/21/1988, North Village (Intrawest), Frames 10 & 11, 1:2,400 scale, stereo pair, black & white, excellent resolution:
No significant changes noted to the Site.
- Photo 32. 8/9/1988, EROS, USGS-NAPP, 8720 Series, Flight Line 1188W, Frames 496-77 & 78, 1:40,000 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 33. 9/7/1988, Caltrans, 09-Mno-203, Frame 1-46, 1:2,400 scale, single photos, black & white, excellent resolution:
No significant changes noted to the Site.
- Photo 34. 6/23/1989, MCWD, Mammoth Lakes, Frames 1-47 & 48, 1:2,400 scale, stereo pair, black and white, excellent resolution:
No significant changes noted to the Site.
- Photo 35. 10/12/1992, Caltrans, 09-Mno-203, Frames 14-89 & 90, 1:2,400 scale, black & white, excellent resolution:
A vertical cylindrical structure, or yurt, is discernible on Lot 4.
- Photo 36. 6/30/1993, USFS, USDA, Flight Line 13S, Frames 593-161 & 162, 1:15,840 scale, stereo pair, color, fair resolution:
No significant changes noted to the Site.
- Photo 37. 9/25/1993, EROS, USGS-NAPP, 9316 Series, Frames 6310-148 & 149, 1:40,000 scale, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.

- Photo 38. 7/15/1995, EROS, USGS, Frames 4984-284 & 285, 1:11,000 scale, stereo pair, black & white, fair resolution:
No significant changes noted to the Site.
- Photo 39. 9/20/1996, THA, MMSA, Frames 2 & 3, 1:24,000 scale, stereo pair, black & white, poor resolution:
A new canopy structure is discernible on the Norco Service Station facility.
- Photo 40. 9/24/1997, Caltrans, 09-Mno-203, Frame 12-17, 1:2,400 scale, single photo, black & white, excellent resolution:
No discernible changes noted.
- Photo 41. 8/26/1998, EROS, USGS-NAPP, 9812 Series, Flight Line 1188W, Frames 10556-198 & 199, 1:40,000, stereo pair, black & white, poor resolution:
No significant changes noted to the Site.
- Photo 42. 7/25/2000, THA, MCWD, Mammoth Lakes, Digital Orthophoto, 1:1,200 scale, color, excellent resolution:
No significant changes noted to the Site.
- Photo 43. 7/14/2001, USFS, USDA, Flight Line 15, Frames 501-87 & 88, 1:15,840 scale, stereo pair, color, fair resolution:
No significant changes noted to the Site.
- Photo 44. 8/13/2001, MCWD, Mammoth Town, Frames 4-11 & 12, 1:24,000 scale, stereo pair, color, poor resolution:
No significant changes noted to the Site.
- Photo 45. 11/3/2001, Caltrans, 09-Mno-203, Orthophoto, 1"=3 meters scale, single photo, color, excellent resolution:
No significant changes noted to the Site.
- Photo 46. 7/16/2003, MCWD, Flight Line 4, Frames A007 & A008, 1:7,200 scale, stereo pair, color, excellent resolution:
No significant changes noted to the Site.
- Photo 47. 2005, LADWP, ICONOS Satellite Image, Frame 00001, single photo, color, fair resolution:
No significant changes noted to the Site.
- Photo 48. 7/22/2008, USFS, USDA-FS, Flight Line 17, Frames 308-144 & 145, 1:15,840 scale, stereo pair, color, fair resolution:
The building on Lot 5 has been demolished and removed.

4.4.2. Fire Insurance Maps

According to EDR, Sanborn fire insurance maps are not known to exist for the Site or the surrounding areas (Appendix E).

4.4.3. Local Street Directories

SGSI sought for local street directories, but none were made readily available for the Site and surrounding area.

4.4.4. Zoning and Land Use Records

According to a review of the *Mammoth Lakes Zoning* map in the Town of Mammoth Lakes General Plan on the TOML website at <http://www.ci.mammoth-lakes.ca.us/comdev>, the Site is shown to be located in an area denoted as "CL" for Commercial (Lodging). According to a review of the Land Use Element map, the Site is located in an area denoted "C" for Commercial use. Likewise, the *Mammoth Lakes Urban Planning District Boundary Map* shows the Site to be located within Urban Planning District 4 "Main Street," which is also zoned "C" for Commercial use.

5.0. **SITE RECONNAISSANCE**

5.1. **Methodology and Limiting Conditions**

A reconnaissance of the Site was performed by Mr. Dean Dougherty of SGSI on October 22, 2010 accompanied by Ms. Sharon Harvey, the key Site Manager. A total of sixty-seven six digital photographs were taken during a traverse by foot back and forth across, around the perimeter, and inside the some rooms of all buildings on the Site. Copies of these photographs are provided in Appendix F. The general weather conditions were partly cloudy and breezy with an approximate temperature of 60 degrees Fahrenheit. Other than Asphaltic pavement covering the parking areas and access roads for the Site, limiting conditions were not apparent.

5.2. **General Site Setting**

The general setting of the Site is characterized by three buildings founded within the west-central portion of the Site, with a wooden retaining wall constructed along the

south side of Parcel 7 (north side of Main Street). Asphalt paving covers portions of the Site adjacent to the Royal Pines Resort (Parcels 5 & 6), Swiss Chalet (Parcel 4), the former commercial building on Lot 1, and View Point Road. The remainder of the Site exposes several level-graded dirt pads with scattered pines throughout.

5.3. Exterior Observations

5.3.1. Pits, Ponds, Lagoons

SGSI sought for but did not observe evidence of any long-term standing water, pits, pools of liquid, or lagoons on the Site.

5.3.2. Stained Soils or Asphaltic Pavement

SGSI sought for but did not observe evidence of any stained soils. Asphaltic pavement is found on the Site in the areas as shown by Figure 4; the total area of coverage is approximately 1.45 acres (63,239 ft²).

5.3.3. Stressed Vegetation

SGSI sought for but did not observe evidence of any areas of stressed vegetation on the Site.

5.3.4. Solid Waste

SGSI sought for but did not observe evidence of any solid waste on the Site.

5.3.5. Waste Water

SGSI sought for but did not observe evidence of any waste water or other liquids (including storm water) or any flowing discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Site.

5.3.6. Wells

SGSI sought for but did not observe evidence of any wells on the Site.

5.3.7. Tires

SGSI sought for and observed three tractor tires on Parcel 3 and Lot 5 (Photos 60 thru 62).

5.3.8. Septic Systems

SGSI sought for but did not observe evidence of any septic systems on the Site; the Site is serviced by public sanitary sewer.

5.3.9. Heating Fuel

SGSI sought for and found four propane tanks located in the northwest property corner (Photo 63), which contain the primary source of fuel for the heating systems on the Site.

5.3.10. Electrical Transformers and Capacitors

SGSI sought for and found five electrical transformers on the Site. Two pole-mounted transformers are located on the Caltrans retaining wall on the southern boundary of Parcel 7 (Photos 52 – 53), and three electrical transformers are located one power pole behind the Swiss Chalet hotel on Parcel 4 (Photo 51). No stains or signs of leaking were apparent on any of these transformers.

5.3.11. Heavy Equipment and Machinery

SGSI sought but did not find any heavy equipment or machinery on the Site.

5.3.12. Miscellaneous Scrap Metal

SGSI sought for but did not observe evidence of any miscellaneous scrap metal on the Site.

5.3.13. Storage Drums

SGSI sought for but did not observe evidence of any 55-gallons storage drums on the Site.

5.3.14. Storage Tanks

SGSI sought for but did not observe evidence of any storage tanks (other than propane tanks) on the Site.

5.3.15. Storage, Handling and Disposal

SGSI sought for but did not observe evidence large containers (greater than 55 gallons) of any hazardous materials storage, handling and disposal facilities on the Site.

5.3.16. Hydraulic Fluid Reservoir and Lift Hoists

SGSI sought for but did not observe evidence of any hydraulic fluid reservoir or lift hoists on the Site.

5.3.17. Imported Fill Materials

SGSI sought for but did not observe evidence of any imported fill materials on the Site.

5.3.18. Odors

SGSI did not detect any unusual odors during the Site reconnaissance.

5.3.19. Storm Drain Inlets, Drains and Sumps

SGSI sought for and found three storm drain inlets along the southern edge of View Point Road on Parcel 7 (Photos 54, 55 & 56), which outlet onto Main Street (Photos 58 & 59) and drain offsite to the east. Another stormdrain inlet was observed on the north side of Main Street just west of Mountain Boulevard (Photo 57) and drains offsite to the east (Figure 4).

5.3.20. Stains or Corrosion

SGSI sought for but did not observe evidence of any stains or corrosion on the Site.

5.4. Interior Observations

5.4.1. Heating/Cooling

SGSI sought for and found five water heaters in the Royal Pines Resort (Photos 7 & 19); and one water heater in the Swiss Chalet (Photos 39).

5.4.2. Stains or Corrosion

SGSI did not observe stains or corrosion within the buildings on the Site.

5.4.3. Drains and Sumps

SGSI sought for but did not find and drains or sumps on the Site.

5.4.4. Potential Asbestos-Containing Material

SGSI was given entry to the maintenance/storage rooms and select rental rooms of all buildings on the Site, including Units 11 & 18 of the Royal Pines Resort, and Units 6 & 22 of Swiss Chalet (Photos 5 thru 12, 15 thru 23, and 30 thru 50). SGSI observed the presence of potential asbestos-containing materials (PACM), which may include wall board joint compound, door and window caulking, ceiling panels, synthetic floor tiling (linoleum), and mastic.

6.0. INTERVIEWS

6.1. Interview with Site Manager/Owner

SGSI interviewed Mr. and Mrs. Dave and Sharon Harvey, the current key site managers for the Site. When asked if they knew anything specific about the former UST that at one time was located on the Royal Pines Resort parcel, Mr. Harvey vaguely recalls that the UST was at the north end of the building on Parcel 6, but he was not aware of any past or present adverse environmental conditions specific to the Site.

Ms. Eva H. Hill, President and current Site Owner completed the User Questionnaire that is embodied with ASTM Practice E 1527-05, and all responses indicate that Ms. Hill has no knowledge of any contamination on or immediately adjacent to the Site. A copy of the completed, signed, and dated questionnaire is provided in Appendix G.

6.2. Interviews with Regulatory Officials

6.2.1. Mono County Assessor (MCA)

SGSI requested records from Ms. Aimee Brewster with the MCA regarding any assessments, recordations, patents, appraisals, photos or sketches of the Site. Copies of the request, records, and her email response are provided in Appendix H.

6.2.2. Mono County Health Department (MCHD)

SGSI requested records from Ms. Diana Shinn with the MCHD regarding any AST, UST or CUPA permits, citations, violations, mitigation, monitoring or closure records on or within one-half mile of the Site. According to Ms. Shinn, one Site-specific record was found in their files regarding the Royal Pines Resort tank closure. Ms. Shinn also provided records for some the facilities listed in Sections 4.1.1, 4.4.2, and 4.1.3 of this ESA. Copies of the request, records and her email response are provided in Appendix I.

6.2.3. Town of Mammoth Lakes (TOML)

Ms. Kristina McDaniel with the TOML was contacted regarding her knowledge of any past environmental violations on or near the Site. According to Ms. McDaniel, no records of environmental violations for the Site were found in their files; however, Ms. Boyer did provide a "Parcel History Details" document that lists the various TOML-permitted improvements and uses for all the parcels on the Site. Copies of the request, records and her email response are provided in Appendix J.

6.2.4. Mono County Building Department (MCBD)

SGSI contacted Ms. Kelly Garcia with the MCBD regarding her knowledge of any past environmental violations on or near the Site. According to Ms. Garcia, no such records were found in their files; additionally, Ms. Garcia indicated that all MCBD documents were transferred to the TOML when the Town of Mammoth Lakes incorporated in 1984.

6.2.5. Mammoth Community Water District (MCWD)

SGSI contacted Ms. Gail Smith of the MCWD regarding her knowledge of

environmental concerns or violations on the Site. Ms. Smith provided documentation indicating water and sewer service for the Site in 1970, 1972, 1975, 1976, 1979, 1981, and 1985, and she provided maps showing as-built water and sewer lateral mains for the Site. SGSI noted nothing of any potential significant environmental concern. Ms. Smith also provided copies of their Annual Drinking Water Quality Reports, which indicates that raw municipal well water is treated for excess fluoride, arsenic, manganese and iron prior to public distribution, and that the water supply is regularly tested for gross alpha radioactivity, uranium and combined radium. Copies of these records are provided in Appendix K.

6.2.6. State Water Resources Control Board – Lahontan Region (Lahontan)

SGSI requested records from Ms. Robin Coale with Lahontan regarding any Site-specific permits, violations, mitigation, or closure records on the Site. Ms. Coale indicated that nothing was found in their files regarding the Site.

6.2.7. California Department of Transportation (Caltrans)

SGSI contacted Mr. Jeff Thompson with Caltrans District 9 regarding his knowledge of any environmental issues with respect to the State Highway 203 Right-of-Way that coincides with the southern property line of the Site. Mr. Thompson was not aware of any environmental issues, but he did provide Caltrans maps that show their rendering of the right-of-way immediately adjacent to the Site's southern property line. Copies of these maps are provided in Appendix L.

6.2.8. California Geological Survey (CGS)

SGSI contacted Mr. Robert Sydnor of the CGS regarding any knowledge of new or recent carbon dioxide detections on or near the Site. Mr. Sydnor produced a document dated September 29, 1999, addressed to the TOML specifying that volcanic gases primarily in the form of carbon dioxide are both an 'air quality' issue and a 'geologic hazard' with respect to health-and-safety for the Mammoth Mountain area. A copy of the CGS document is provided in Appendix M.

6.2.9. Edison International – Southern California Edison (SCE)

SGSI requested records from Mr. Timothy Rafferty with SCE regarding his knowledge of the possible presence of polychlorinated biphenyls (PCBs) found in five electrical transformers mounted on three power poles located on the Site. According to Mr. Rafferty, all transformers made in 1980 and before are considered possible PCB units. The three power poles contain transformers with the following records:

Power Pole No.	Location	Year Installed	PCB Potential
2179738E	Parcel 7	9/18/1981	None
2179741E	Parcel 7	6/1/1981	None
1592948E	Parcel 4	11/24/1964	High
		11/17/1965	High
		8/4/1980	Likely

6.2.10. Great Basin Unified Air Pollution Control District (GBUAPCD)

SGSI requested records from Mr. Jon Becknell with the GBUAPCD regarding any Site-specific violations to the Federal Clean Air Act's National Ambient Air Quality Standard of PM-10 (particulate matter size less than 10 microns). Mr. Becknell indicated that they have never issued a permit or a notice of violation to the property, nor have they ever received any public complaints. Mr. Becknell also indicated that there are no records of violations for neighboring construction projects, specifically for the San Joaquin Villas to the south.

6.2.11. United States Geological Survey (USGS)

SGSI reviewed reports published by the USGS regarding any anticipated volcanic related hazards that might adversely affect the Site due to the proximity of the Mono-Inyo volcanic chain and the Long Valley caldera. The USGS published the following six pertinent fact sheets, which can be accessed at <http://volcanoes.usgs.gov>:

1. "Invisible CO₂ Gas Killing Trees at Mammoth Mountain, California," USGS Fact Sheet 172-96;
2. "Future Eruptions in California's Long Valley Area – What's Likely?" USGS

Fact Sheet 73-97;

3. "Scientific Drilling in Long Valley, California – What Will We Learn?" USGS Fact Sheet 77-98;
4. "Living With a Restless Caldera – Long Valley, California," USGS Fact Sheet 108-96, version 2.1, revised May 2000;
5. "Volcanic Ash Fall – A "Hard Rain" of Abrasive Particles," USGS Fact Sheet 27-05;
6. "Boiling Water at Hot Creek – The Dangerous and Dynamic Thermal Springs in California's Long Valley Caldera," USGS Fact Sheet 2007-3045.
7. "Volcano Hazards – A National Threat", USGS Fact Sheet 2006-3014; and
8. "What are Volcano Hazards", USGS Fact Sheet 2-97.

6.2.12. Mammoth Lakes Fire Protection District (MLFPD)

SGSI contacted Fire Marshall Thom Heller with the MLFPD regarding his knowledge of any new fires, fire regulation violations, or Hazmat responses on or near the Site, Mr. Heller reported that aside from routine types of incidents, such as medical calls, smoke and carbon dioxide alarms, the department had nothing in their files regarding the Site. A copy of Mr. Heller's reply is provided in Appendix N.

7.0. FINDINGS

SGSI presents the following findings for the Site:

7.1. Recognized Environmental Conditions

SGSI did not observe any RECs on or adjacent to the Site.

7.2. Historical Recognized Environmental Conditions

SGSI found the following HRECs adjacent to the Site:

- 7.2.1. The former LUST, HIST CORTESE, and HAZNET facility located at the existing Norco Service Station.

7.3. De Minimus Environmental Conditions

SGSI found the following DMECs on and adjacent to the Site:

- 7.3.1. The former UST that at one time was located on Royal Pines Resort (Parcels 5 & 6).
- 7.3.2. The potential for PCBs found in the three electrical transformers mounted on the power pole located in the northwest corner of Swiss Chalet Parcel 4.
- 7.3.3. The three tractor tires located on Parcel 3 and Lot 5.
- 7.3.4. The possible presence of potential asbestos-containing materials (PACM) throughout all three buildings on the Site.
- 7.3.5. The data gap represented by the missing Mono County Building Department records that were to have been given to the Town of Mammoth Lakes when they incorporated in 1984.
- 7.3.6. The remaining facilities located within ½-mile as identified in the EDR Radius Report and from other sources.
- 7.3.7. The potential volcanic, seismic and gas emission hazards to the Site per published literature as described in Sections 4.3.2.9 and 6.2.11.

8.0. OPINIONS

Based on the findings listed above, SGSI provides the following professional opinions:

- 8.1. Because of MCHD removal purview and closure documentation was provided for the former UST on Parcels 5 & 6, it is our professional opinion that it is not an environmental hazard to the Site.
- 8.2. Because there was no evidence of staining due to past leakage or any stained soils directly below the pole-mounted transformers identified on Parcel 4, it is our professional opinion they are not environmental hazards to the Site.
- 8.3. Although the three tractor tires observed on Parcel 3 and Lot 5 contained long-standing water, mosquito larvae and evidence of breeding were not observed within them; therefore, it is our professional opinion that they are not immediate environmental hazards to the Site.
- 8.4. Although there is the possible presence of PACM throughout all buildings on the Site, PACM are not hazardous materials as defined in ASTM Method E 1527-05 because they are in currently stable forms that do not pose as immediate health threats to humans; therefore, it is our professional opinion that the PACM observed on the Site in their present forms are not environmental hazards to the Site.
- 8.5. Because MCEHD removal purview and closure documentation was provided for the former LUST facility located at the Norco Service Station, and because it is down gradient from the Site, it is our professional opinion that it is not an environmental hazard to the Site.

- 8.6. Because other sources were found to provide corroborative historical information on the Site prior to 1984, it is our professional opinion that the MCBBD data gap is not to be inferred as an environmental hazard to the Site.
- 8.7. Because the potential volcanic, seismic and gas emission hazards are broad and regional, any attempt to project these hazards specifically to the Site cannot be accurately predicted at this time; therefore, it is our professional opinion that they are not environmental hazards to the Site.

9.0. CONCLUSIONS

SGSI has performed this ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Mammoth View Parcels, Mammoth Lakes, Mono County, California. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 11.0 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Site.

10.0. DEVIATIONS

SGSI, to the best of our knowledge, did not deviate (or intentionally deviate) from the standard of practice as presented in ASTM E1527-05.

11.0. ADDITIONAL SERVICES

Additional services beyond the defined scope of ASTM E 1527-05 were not agreed upon as a term of engagement between SGSI and the User for this ESA.

12.0. REFERENCES

The following references were reviewed and cited for purposes of completing this ESA:

- Bailey, R.A., 1989, Geologic map of the Long Valley caldera, Mono-Inyo craters volcanic chain, and vicinity, eastern California, U.S. Geological Survey Miscellaneous Investigation Series Map I-1933.
- Brown and Caldwell, and Triad Engineering, 1984, Mammoth Lakes storm drainage master plan: Prepared for Mono County Public Works Department, July.
- Bryant, W.A., and E.W. Hart, 2007, Fault-rupture hazard zones in California; Alquist-Priolo Earthquake Fault Zoning Act with index to Earthquake Fault Zones Maps:

- California Geological Survey, 42 p.
- CDMG, 1998, Maps of known active fault near-source zones in California and adjacent portions of Nevada, to be used with the 1997 Uniform Building Code™ (UBC): International Conference of Building Officials (ICBO), p. K-17.
- CDWR, 1973, Mammoth Basin water resources environmental study: California Department of Water Resources and Mammoth County Water District, p. 41, 44, 69, 70.
- Clark, W.B., 1998, Gold districts of California: Sesquicentennial edition: California Division of Mines and Geology Bulletin 193, p. 89.
- Davis, J.F., 1982, State of California special studies zones official map, NW ¼ Mt. Morrison quadrangle: California Geological Survey, 1:24,000 scale.
- Davis, J.F., 1985, State of California earthquake fault zones official map, NE ¼ Devils Postpile quadrangle: California Geological Survey, 1:24,000 scale.
- Diment, W.H., and T.C. Urban, 1990, Temperatures and natural gamma-ray logs obtained in boreholes MLGRAP #1 and #2, Mammoth Lakes, California: data and preliminary interpretations: U.S. Geological Survey Open-File Report 90-460, 132 p.
- Farrar, C.D., J.M. Neil, and J.F. Howle, 1999, Magmatic carbon dioxide emissions at Mammoth Mountain, California: U.S. Geological Survey Water-Resources Investigations Report 98-4217, 17 p.
- Farrar, C.D., M.L. Sorey, S.A. Rojstaczer, C.J. Janik, R.H. Mariner, T.L. Winnett, and M.D. Clark, 1985, Hydrologic and geochemical monitoring in Long Valley caldera, Mono County, California, 1982-1984: U.S. Geological Survey Water Resources Investigations Report 85-4183, 137 p.
- GBUAPCD, 1990, Air quality management plan for the Town of Mammoth Lakes: Prepared for the PM-10 State Implementation Plan, November 30, 60 p.
- GBUAPCD, 1995, Progress report on the implementation of the Mammoth Lakes air quality management plan: April, 10 p.
- Hill, D.P., D. Dzurisin, W.L. Ellsworth, E.T. Endo, D.L. Galloway, T.M. Gerlach, M.J.S. Johnston, J. Langbein, K.A. McGee, C.D. Miller, D. Oppenheimer, and M.L. Sorey, 2002, Response plan for volcano hazards in the Long Valley caldera and Mono Craters region, California: U.S. Geological Survey Bulletin 2185, 58 p.
- Kesseli, J.E., 1941, Topographic map of the Mammoth Embayment, Mono county, California, *in* Studies in the Pleistocene glaciation of the Sierra Nevada, California: University of California Publications in Geography, v. 6, n. 8, p. 315-362.
- Lahontan, 1994, Water quality control plan fro the Lahontan Region, north and south basins: California Regional Water Quality Control Board, Lahontan Region, Plate

1, 1:500,000 scale.

MCWD, 2005, Groundwater management plan for the Mammoth Basin watershed: Mammoth Community Water District, July, 45 p.

MCWD, 2005, Urban water management plan, final draft: Mammoth Community Water District, December 22, 43 p.

Miller, C.D., 1985, Holocene eruptions at the Inyo volcanic chain, California: Implications for possible eruptions in Long Valley caldera: *Geology*, v. 13, January, p. 14-17.

Miller, C.D., 1989, Potential hazards from future volcanic eruptions in California: U.S. Geological Survey Bulletin 1847, 17 p.

Rinehart, C.D., D.C. Ross, and L.C. Pakiser, 1964, Geology and mineral deposits of the Mount Morrison quadrangle, Sierra Nevada, California: U.S. Geological Survey Professional Paper 385, 106 p.

Sorey, M.L., B. Evans, M. Kennedy, C.D. Farrar, L.J. Hainsworth, and B. Hausback, 1998, Carbon dioxide and helium emissions from a reservoir of magmatic gas beneath Mammoth Mountain, California: *Journal of Geophysical Research*, v. 103, n. B7, p. 15303-15323.

Sorey, M.L., B. Evans, M. Kennedy, J. Rogie, and A. Cook, 1999, Magmatic gas emissions from Mammoth Mountain, Mono County, California: *California Geology*, v. 52, n. 5, p. 4-16.

Tallyn, E.F., Jr., 2002, Soil Survey of Benton-Owens Valley area, California, parts of Inyo and Mono Counties [for survey completed in 1996]: US Department of Agriculture, Natural Resources Conservation Service in cooperation with the Regents of the University of California (Agricultural Experiment Station); the US Department of the Interior, Bureau of Land Management; and City of Los Angeles, Department of Water and Power, v. I, p. 1-654, and v. II, p. 655-960.

TOML, 1987, The Town of Mammoth Lakes General Plan with Ordinances and Amendments, October 14, 262 p.

TOML, 2002, Mammoth Lakes Municipal (Zoning) Code with Ordinances and Amendments to Title 17, Chapter 17.16, p. 14-24.

13.0. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



H. Dean Dougherty, III, Principal
Environmental Professional PG 6497

14.0. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The following brief resumé summarizes the qualifications of the environmental professional who is responsible for this ESA:

H. Dean Dougherty, III

Mr. Dougherty has over 24 years of professional experience as an environmental professional, a consulting geologist, and an engineering geologist:

Education

B.S., Geology, University of Southern California, Los Angeles, 1987
A.A., Science, Cuesta College, San Luis Obispo, 1984

Continuing Education

Field Geology, Indiana University, Bloomington 1987
Hydrogeology, California State University, Los Angeles 1994
Seismic Hazard Analysis, AEG Short Course 1994
Excavation Safety, OSHA 10-Hour Course 1999
Environmental Site Assessments: Phase 1 and Phase 2, ASTM International 2003
Environmental Site Assessments for Commercial Real Estate, ASTM International 2007
Assessment of Vapor Intrusion for Real Estate Transactions, ASTM International 2008

Registration

California Professional Geologist No. 6497, 1995

Certifications

Nuclear Gauge Operation, 1997
Radiation Safety Officer, 2002

Affiliations

American Association for the Advancement of Science
Geological Society of America
American Geophysical Union
ASTM International
American Concrete Institute

Experience

Environmental Sites Assessments
Environmental monitoring
Groundwater investigations
Water well design and construction
Seismic hazards evaluations

APPENDIX A
Proposal and Cost Estimate
Agreement and Work Order

SERVICE ORDER – CONSULTANT

("Service Order")

MAMMOTH VIEW, LLC, MAMMOTH VIEW TWO LLC, AND ALPINE CIRCLE LLC ("Owner")

621 Capitol Mall, Suite 1900
Sacramento, California 95814

Project Name: MAMMOTH VIEW ("Project")

Consultant Name: Sierra Geotechnical Services Inc. ("Consultant")

EFFECTIVE DATE	OWNER CONTACT	CONSULTANT CONTACT	"CONTRACT TIME"		"SITE"
			START DATE	FINISH DATE	
10-20-2010	Anyeley Hallova, Project^	Dave Dougherty, Sierra Geotechnical Services Inc.	10-20-2010	11-12-2010	Mammoth View Upper Parcels: 33-082-009, 33-082-010, 33-082-011, 33-082-012, and 33-082-013 Lower Parcels: 33-082-006, 33-082-007, 33-082-008, and 33-082-014
PAYMENT TERMS: The Consultant shall be paid on the following terms:					
The Total Contract Price shall be due and payable within thirty (30) calendar days after Owner's acceptance of Consultant's request for payment following completion of the Services.					
SCOPE OF SERVICES: The "Services" to be performed by Consultant are as follows:					PRICE
Phase 1 Environment Site Assessment Update (per ASTM E1527-05) New standalone report (1) that updates the following Phase 1 reports and includes the Caltran's parcels (APN: 33-082-014 and 33-082-013) The Chalet at Mammoth (September 2005) [Work Order No. 3.00554.1-2] Renner Family Trust Parcel (August 2006) [Work Order No. 3.00554.3] 41 and 424 Alpine Circle (March 2006) [Work Order No. 3.30679] (only update for 41 Alpine) Note: The Phase 1 report will be used for the CEQA MND analysis section Hazard / Hazardous Materials and should address the needed topics accordingly.					\$3,000*
TOTAL "CONTRACT PRICE" *see attached proposal for detailed scope of services					\$3,000

1. Send all correspondence to:

Owner's representative for the Project is:

Name: Hector Caldera
Phone No.: (916) 263-0222

Consultant's representative for the Project is:

Name: DEAN DOUGHERTY
Phone No.: 760-937-4787

2. This Service Order is subject to the Terms and Conditions on the following one (1) page.

Agreed and Accepted by:

MAMMOTH VIEW, LLC, MAMMOTH VIEW TWO LLC, AND ALPINE CIRCLE LLC

By: _____
Name: _____
Title: _____

Agreed and Accepted by:

By: SIERRA GEOTECHNICAL SERVICES, INC.
Name: DEAN DOUGHERTY
Title: PRINCIPAL GEOLOGIST

TERMS AND CONDITIONS

1. SCOPE OF SERVICES: The Services shall consist of all or a part of the Project as set forth and more particularly described in the Service Order, including tasks that are reasonably necessary or required to complete the Services. Consultant shall prepare any and all deliverables as described in, required by or reasonably inferable from this Service Order ("**Deliverables**").

2. CHANGE ORDERS: In order to be effective, all change orders must be signed by both parties prior to the commencement of any Services beyond that set forth in the Service Order.

3. CONSULTANT'S REPRESENTATIONS: Consultant is being engaged by Owner in reliance upon Consultant's possession of all licenses and/or certifications as required in the jurisdiction. Consultant shall comply with all applicable laws, codes, regulations, ordinances and rules with respect to the Services. Consultant represents that the Services shall be carried out by personnel who are experienced, skilled and competent in their respective professions and shall be performed in full compliance with all applicable laws, regulations and ordinances. All Deliverables shall be prepared in accordance with the standards of care applicable to consulting companies who are regularly engaged in providing the same or similar services on similar projects in the State of California. Consultant shall be responsible for all costs of correcting errors and omissions in its Services that violate this representation.

4. EQUIPMENT AND MATERIALS: Consultant shall provide at its expense, without remuneration or reimbursement of any kind, all equipment, materials and supplies required in performing the Services.

5. INDEPENDENT CONTRACTOR: Consultant shall act as an independent contractor in providing the Services to be provided hereunder. Consultant has no authority to act as an agent of Owner.

6. SUBCONSULTANTS: Consultant shall be responsible for the payment and performance of its subconsultants of every tier to the same extent as if such subcontracted Services were performed by Consultant directly. Consultant acknowledges that all duties and responsibilities set forth in this Service Order flow-down and shall be included in each subcontract entered into by Consultant.

7. OWNERSHIP OF DOCUMENTS: Consultant agrees that its Services are personal to Owner and considered work for hire and as such Consultant agrees that the title to all original reports, drawings, renderings, specifications, estimates, field notes and other documents prepared by Consultant and any subconsultants pursuant to this Service Order shall be the property of Owner.

8. TIME OF THE ESSENCE: Consultant acknowledges that **TIME IS OF THE ESSENCE** of this Service Order. In this regard, Consultant hereby accepts and confirms that the Contract Time is reasonable for completing the Services and hereby agrees to dedicate such personnel and other resources as may be necessary to assure that the Services are continuously managed and performed in a diligent, skilled and workmanlike manner.

9. INDEMNIFICATION:

.1 Consultant's Indemnification Obligation. Consultant shall defend, indemnify and hold harmless Mammoth View, LLC, Mammoth View Two LLC, Alpine Circle LLC, Project^ and Britannia Pacific Properties, Inc. and their respective subsidiary, affiliated and parent companies, their respective successors and assigns and their respective officers, employees and agents (collectively referred to as the "**Indemnitees**") from and against any and all claims, liabilities, loss, damages, fines, penalties or costs ("**Claims**") of any nature, including reasonable attorneys' fees, whether by reason of death of or injury to any person or loss of or damage to any property or otherwise, to the extent arising out of (i) the negligent acts or omissions or (ii) breach of contract of Consultant, all Consultants or Consultant's employees and agents.

.2 Procedures. In the event that any claim is made or an action or proceeding is brought against Indemnitees, arising out of the Services, any such Indemnitee may, by notice to Consultant, require Consultant, at Consultant's expense, to resist such claim or take over the defense of any such action or proceeding and employ counsel for such purpose. Owner acknowledges that it will not be named as an additional insured on Consultant's professional liability insurance policy. Accordingly, in the event of a Claim alleging professional negligence and arising out of Consultant's Services or failure to perform such Services, any and all named Indemnitees will provide and pay for their own defenses. However, if Consultant is

found liable for such Claim, then Consultant shall reimburse any and all named Indemnitees for their defense costs.

.3 Survival. Consultant's obligations under this Paragraph 9 shall survive termination of this Agreement.

10. INSURANCE: Consultant shall procure and maintain at its expense policies of insurance of the types and in amounts no less than the minimum coverages specified below. Consultant shall maintain such policies of insurance for the duration of the Services and for a period of at least two (2) years thereafter if no other time period is specified herein.

CGL and Auto Liability	\$1,000,000 per occurrence
Worker's Compensation	Per applicable state laws
Employers Liability	\$500,000 each employee
Professional Liability	\$1,000,000 per claim

11. TERMINATION: Owner may terminate this Service Order in whole or in part solely for Owner's convenience upon written notice, without regard to any fault or failure to perform by Consultant or any other party. Owner shall have no liability to Consultant for compensation, expenses, additional fees or anticipated profits for unperformed Services, lost business opportunities, impaired bonding capacity, or any overhead or general conditions costs attributable to a termination by Owner. All amounts payable by Owner shall be subject to Owner's right of audit and offset.

12. ASSIGNMENT: The Services to be provided by Consultant hereunder are personal in nature and, accordingly, Consultant may not assign or encumber this Service Order or any rights or obligations of Consultant hereunder.

13. ADVERTISING AND USE OF NAME: Consultant hereby covenants and agrees not to use the name of the Site or the Owner in any manner without the prior written approval of Owner.

14. OWNER'S AUDIT RIGHTS: Consultant shall maintain all Project-related records for a period of two (2) years after completion of the Services ("**Retention Period**"). Owner shall have the right to audit, copy and inspect all such project records, including all electronic records, files and renderings which are retained in computers or on diskettes, at all reasonable times during the course of the Services and during the Retention Period.

15. CLAIMS AND DISPUTES:

.1 The validity, interpretation and effect of this Agreement shall be governed by laws of the State of California. In the event of any claim, dispute or other matter arising out of or relating to this Agreement, the parties shall attempt to resolve any dispute amicably at a meeting to be attended by persons with decision-making authority. If, within thirty (30) days after such meeting, the parties have not resolved the dispute, they shall submit the dispute to mediation by written demand in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association ("**AAA**") and bear equally the costs of the mediation.

.2 THE PARTIES HERETO, AFTER CONSULTING WITH COUNSEL, HEREBY KNOWINGLY AND VOLUNTARILY WAIVE THEIR RIGHTS TO TRIAL BY JURY, AND ACKNOWLEDGE THAT THEY UNDERSTAND AND ACCEPT THE DISPUTE RESOLUTION PROCEDURE SET FORTH IN THIS AGREEMENT.

16. NOTICES: All notices to be given hereunder shall be in writing and shall be sent by overnight courier, to the addresses of Owner and Consultant specified in this Service Order, unless either party hereto shall specify to the other party in writing a different party or address for the giving of such notice.

17. SEVERABILITY: The invalidity of any one of the terms, conditions or provisions of this Service Order, or any portion thereof, shall not affect the remaining portions thereof, and the Service Order shall be construed and enforced as if such invalid term, condition or provision had not been included herein.

18. ENTIRETY OF SERVICE ORDER: This Service Order contains the full and complete understanding of the parties hereto as to the subjects contained herein and supersedes any and all prior written or oral agreements or understandings between the parties hereto. This Service Order may not be modified except by a subsequent writing executed by both parties hereto.



ENVIRONMENTAL • GEOTECHNICAL • GEOLOGY • HYDROGEOLOGY • MATERIALS

PROPRIETARY AND CONFIDENTIAL

October 20, 2010

Eva H. Hill, President
MAMMOTH VIEW, LLC, MAMMOTH VIEW TWO LLC, AND ALPINE CIRCLE LLC ("Owner")
621 Capitol Mall, Suite 1900
Sacramento, California 95814

Subject: **PROPOSAL AND COST ESTIMATE**
Phase 1 Environmental Site Assessment Update
Mammoth View Parcels, Alpine Circle Parcels, and adjacent Caltrans Easements
Mammoth Lakes, Mono County, California

Ms. Hill:

Pursuant to your request, Sierra Geotechnical Services, Inc. (SGSI) is pleased to present this proposed scope of work and cost estimate for the preparation of a Phase 1 Environmental Site Assessment Update (ESA) for the subject site (Site), which includes Assessor Parcel Numbers 33-082-06, 33-082-07, 33-082-08, 33-082-09, 33-082-10, 33-082-11, 33-082-12, 33-082-13, 33-082-14, and Caltrans Easement Numbers DD-00576-01-01 and DD-00576-01-02. Previous ESA work on these parcels and easements was performed on three separate occasions in September 2005, March 2006, and August 2006. This ESA will update each of these assessments and combine them into one inclusive report, which will be conducted in accordance with ASTM Practice E1527-05, "*Standard Practice for Environmental Site Assessment: Phase 1 Environmental Site Assessment Process*," which defines a good commercial and customary practice for conducting an environmental site assessment for a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products. This practice satisfies the Environmental Protection Agency's final "All Appropriate Inquiries" rule (40 CFR Part 312) regarding the previous ownership and uses of the Site in order to qualify the User as an innocent landowner, contiguous property owner, or bona fide prospective purchaser under CERCLA.

Proposed Scope of Work

The intent of the ESA will be to evaluate areas of potential environmental concern including those that may have arisen as a result of past hazardous or other materials use, and/or handling or storage on/or near the site. The scope of work to be performed will consist of a environmental-record database search of: reported environmental concerns and hazardous material operating permit holders within a 1-mile minimum distance of the Site, review of aerial photographs of the Site and surrounding vicinity, completion of a questionnaire with responses given by either you or another designated party familiar with the Site, a site reconnaissance, and preparation of a report presenting our findings and conclusions.

BISHOP OFFICE: 873 NORTH MAIN STREET, SUITE 150, BISHOP, CA 93514 • Phn: (760) 873-6800 Fax: (760) 873-6888
MAMMOTH OFFICE: 549 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546 • Phn: (760) 934-3992 Fax: (760) 934-8832

www.sgsi.us

Questionnaire/Interviews

As a supplement to the ESA, a questionnaire that is embodied in ASTM Practice E-1527 will be completed during an interview with the appropriate parties identified by you. Results of the completed questionnaire will be reviewed and discussed in the report. The interview may be conducted by phone if feasible. In addition, local government agencies will be contacted regarding their knowledge and or records pertaining to the Site.

Environmental Records

A search of federal, state, and county environmental databases will be subcontracted. The record search will include the lists outlined in ASTM E-1527 and will become an appendix to the report. Hydrogeologic links to the Site will be reported based on available information. The approximate minimum search distance will meet or exceed the ASTM standard.

Title Documents and Permits

Copies of title reports and environmental permits (expired, active and pending) relating the operation of the site (*e.g.*, NPDES permits, UST permits, *etc.*) will be included in the report and discussed if available or applicable. A request for information in the form of a check-off list will be provided to you to assist in the collection of documents necessary for the preparation of the ESA.

Storage Tanks

State and local governmental records and information regarding the site will be reviewed to determine the size, usage, condition, and location of underground or above ground storage tanks. The locations of the identified tanks, whether existing, former or suspected, will be clearly described in the text and shown on a site plan. Known off-site tanks that have leaked and any nearby uses that have involved the storage of petroleum that may adversely affect the site will be identified.

Previous Environmental Work

Prior to the site reconnaissance, SGSI will research existing documents that address environmental issues pertaining to the Site. Any previous ESA reports that are reviewed will be identified and discussed.

Existing Physical Conditions

SGSI will identify existing physical conditions, such as geology, groundwater, and surface water resources associated with the site. Known regional hazards related to earthquakes, volcanoes, air quality, and flooding will be addressed with respect to their potential impact. Adjacent properties suspected of being hydrologically linked to the Site will be described. If contamination has been documented at an adjacent site, the likelihood of the contaminant migrating onto the Site will be discussed.

Historical Site Use

SGSI will investigate historical use of the Site by reviewing aerial photographs, topographic maps, and various local, state and federal records. The sources of the above information will be identified in the final report. Sources which have been contacted but from which no information was obtained will also be identified. Data gaps will be discussed for all record gaps that exceed 5 years.

Site Reconnaissance

SGSI will conduct a reconnaissance of the property and surrounding area. The reconnaissance is intended to identify the current use and condition of the property, buildings and other improvements, and observe general topography and geology. Specific items selected on the basis of the questionnaire responses and information obtained during the database record search will receive special attention during the field investigation. The reconnaissance will be scheduled in advance so that appropriate access to the Site can be arranged.

The reconnaissance may also identify other potential environmental concerns by virtue of direct field observation. Site characteristics such as stained or discolored ground, dead or absent vegetation, borrow pits, standing liquids, odors, containers, paths, ditches, sewers, waste ponds, and abandoned building sites will be noted. Other features to be described, if present, include stormwater and wastewater discharge systems, storm drains and floor drains, fill or drainage access ports, apparent drainage problems, and sources of potential contamination adjacent to the property. Activity Use Limitations (AULS), including any institutional, engineering, and land use controls such as monitoring wells, barricades, fences and caution signs will be noted. The interior of any structures on the site will also be inspected if access is provided. If this is not desired, the site visit will be limited to exterior features. Photographs documenting the site and surrounding properties will be included as an appendix.

Limited Soils Sampling and Testing

Areas on the Site that are suspected to have been locations of past contamination may be sampled and tested for hazardous substances, including petroleum hydrocarbons. Sampling and testing would be conducted in accordance with methods of analyses that have been developed by the Environmental Protection Agency and by ASTM International. Please note that that any testing and sampling would be above and beyond the specifications of ASTM Practice E-1527 and that all costs would be charged on a "Time and Expenses" basis.

Reporting

An ESA report containing a description of observations made during the site reconnaissance, a discussion of the aerial photograph review, and all pertinent documents describing the environmental concerns encountered during the investigation will be compiled. The report will include appropriate maps to describe the Site. The Site plan will clearly show any site structures, land improvements, *etc.*, and their relationship to property boundaries and current adjacent uses. If

SGSI recommends further investigation or remediation, these recommendations will be submitted to you in a letter separate from the report.

Limitations of the ESA

Specifically not included in the ESA as defined by ASTM E-1527 are evaluations and/or explorations for the existence of the following: asbestos-containing materials, radon levels, lead-based paint, lead in drinking water, wetlands, regulatory compliance, archaeological preserves, carbon dioxide, flood plains, fire, fluorescent light ballasts or infectious diseases. Services for assessing these potential hazards are likewise out of our proposed scope of work; however, if you desire assessments for any of these items, SGSI can assist with sub-contracting arrangements. Otherwise, any suspicion of their presence on the Site will be presented as a general statement of observation in our ESA report.

Limitations encountered during the reconnaissance of the Site will be identified, including those imposed by physical obstructions due to buildings, bodies of water, paving, and temporary limiting conditions such as snow and ice.

Cost Estimate

The estimate for the ESA is provided on a not-to-exceed basis and is based on our present scope. Changes in the scope may necessitate changes in the cost estimate. SGSI will not be held responsible for delays due to site access problems, inclement weather or other circumstances beyond our control.

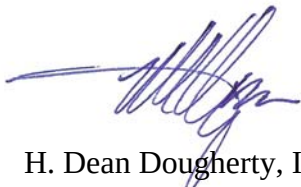
If conditions arise which necessitate work beyond the original scope and estimated cost, you will be notified prior to proceeding with the additional work.

We estimate that the ESA for both parcels can be completed for a fee of **\$3,000.00**. Three signed/stamped/bound originals and one cd-rom copy of the final ESA will be provided to you upon completion.

Thank you for this opportunity to provide this service.

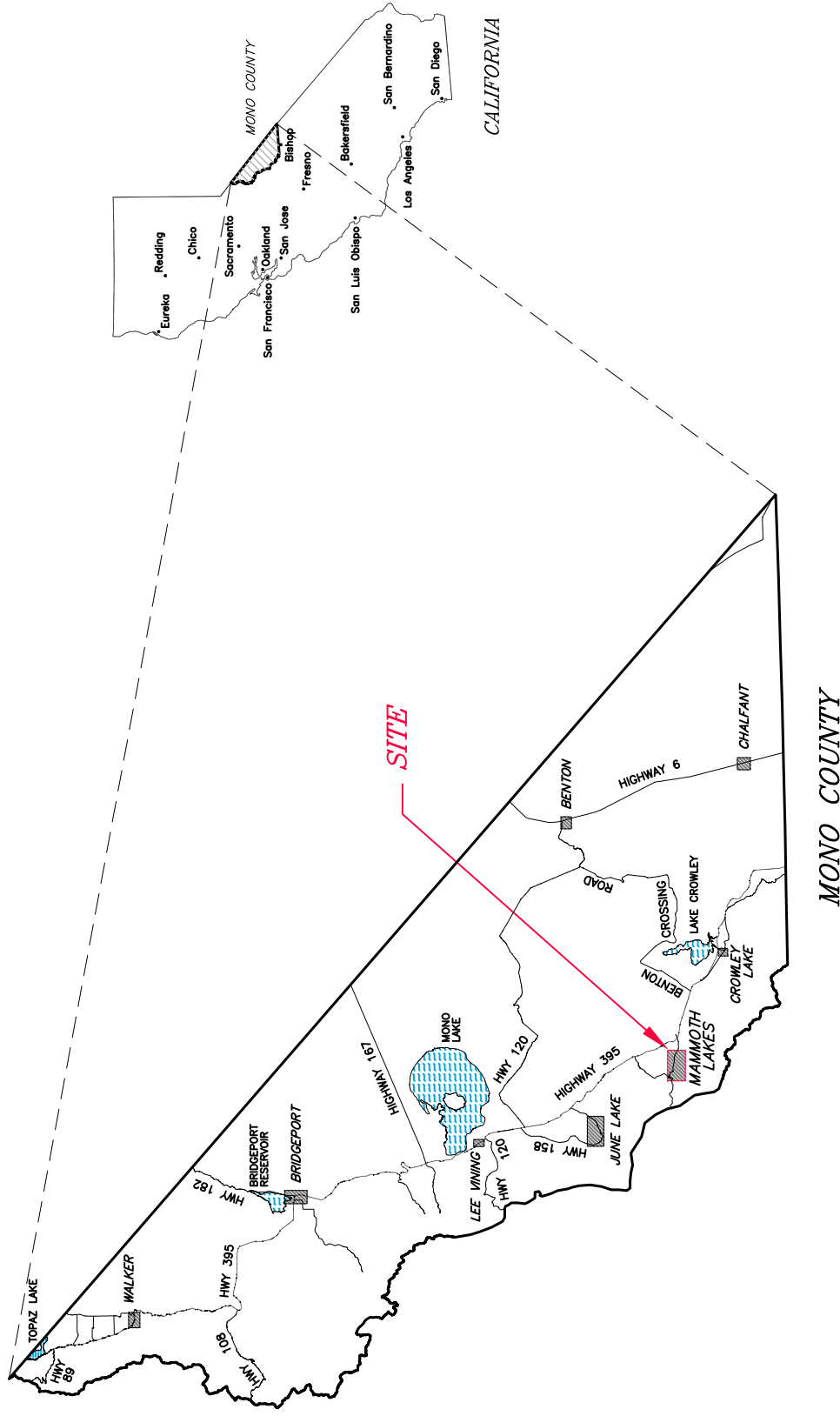
Respectfully,

SIERRA GEOTECHNICAL SERVICES, INC.

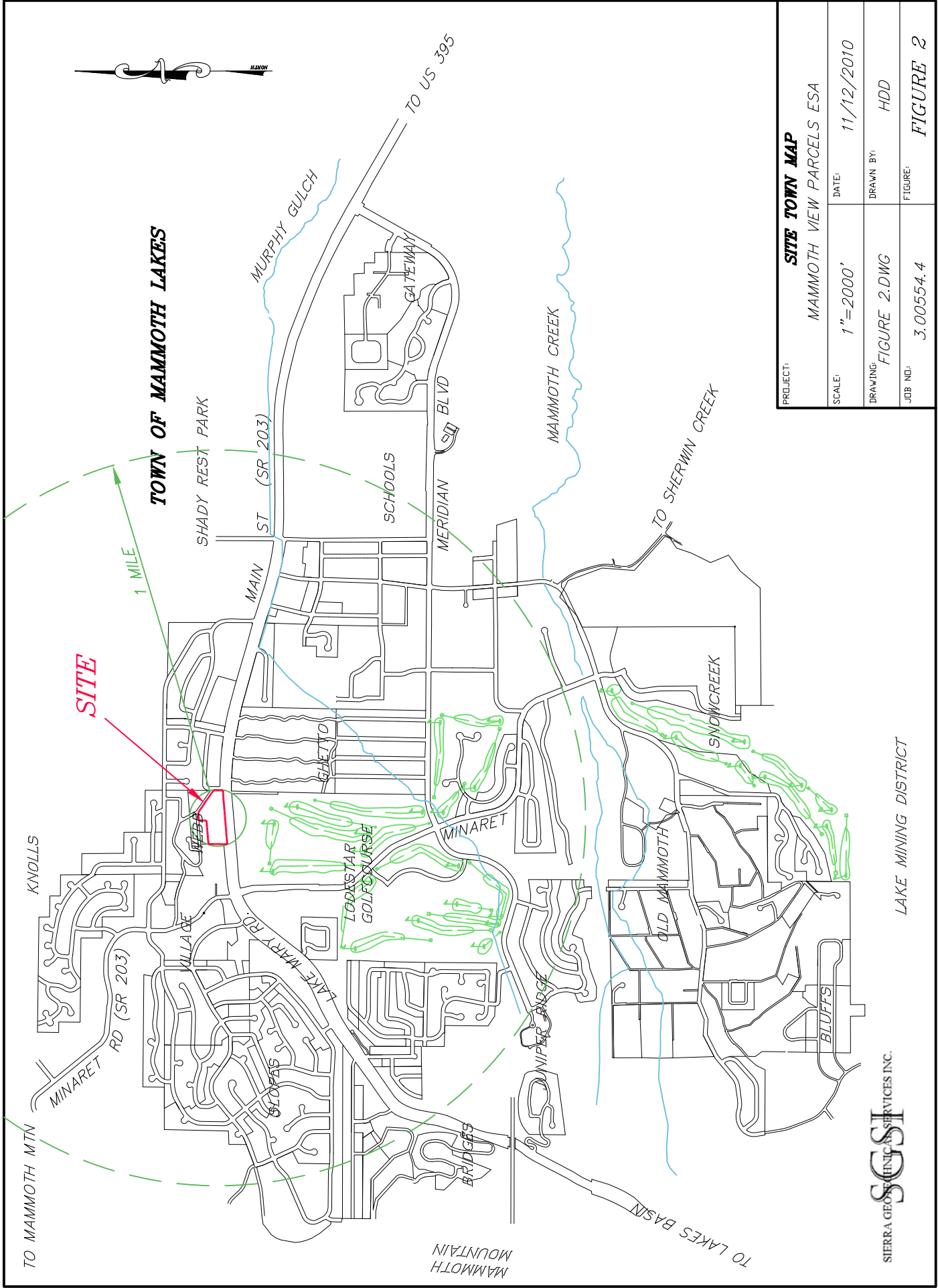


H. Dean Dougherty, III, Principal
Environmental Professional, PG 6497

APPENDIX B
Figures 1 , 2, 3 & 4



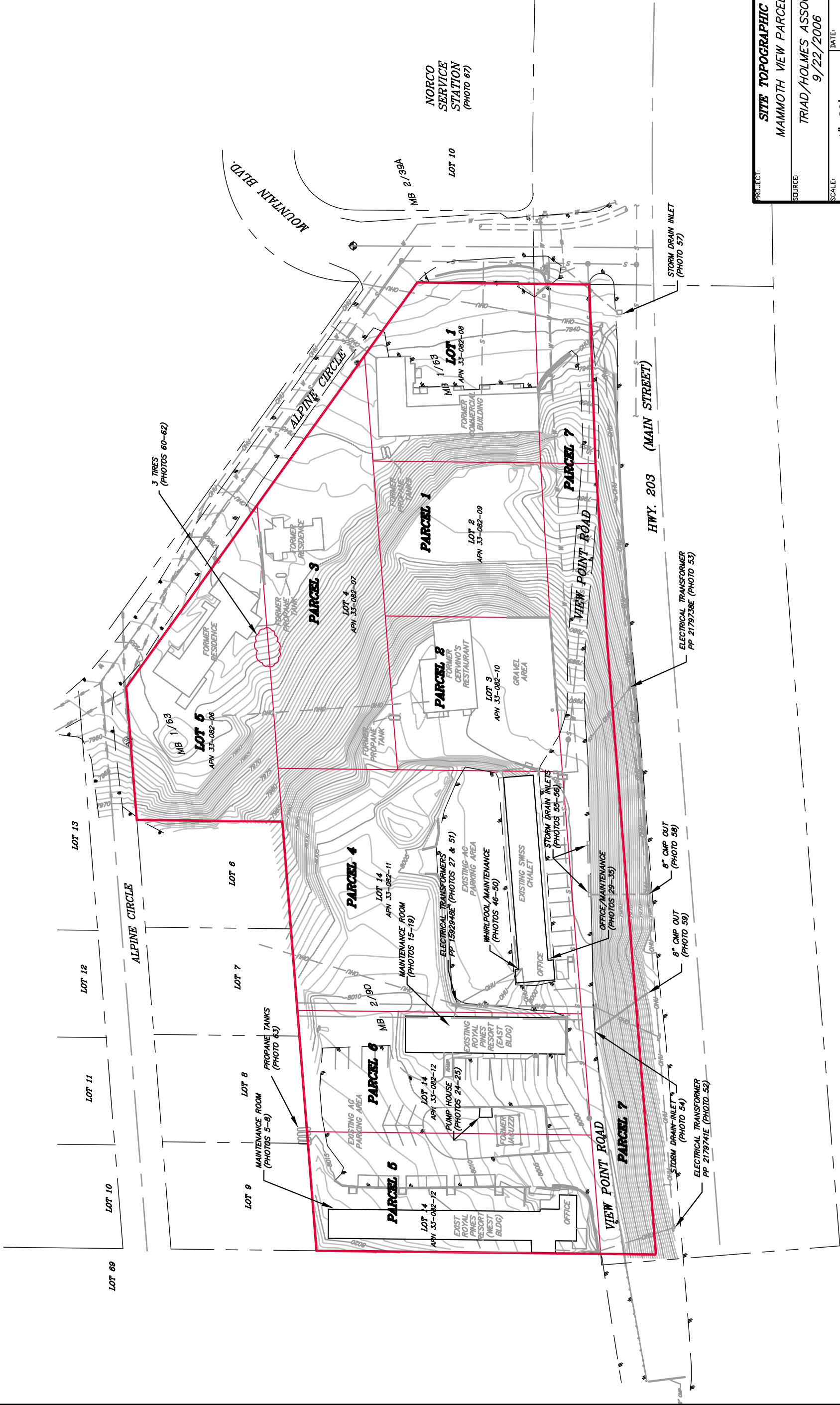
PROJECT: SITE REGIONAL MAP MAMMOTH VIEW PARCELS ESA	
SCALE: NTS	DATE: 11/12/2010
DRAWING: FIGURE 1.DWG	DRAWN BY: HDD
JOB NO: 3.00554.4	FIGURE: FIGURE 1



SIERRA GEOGRAPHIC SERVICES INC.

LAKE MINING DISTRICT

PROJECT: SITE TOWN MAP	
MAMMOTH VIEW PARCELS ESA	
SCALE: 1"=2000'	DATE: 11/12/2010
DRAWING: FIGURE 2.DWG	DRAWN BY: HDD
JOB NO: 3.00554.4	FIGURE: FIGURE 2



PROJECT:	SITE TOPOGRAPHIC MAP		
SOURCE:	MAMMOTH VIEW PARCELS ESA		
SCALE:	1"=80'	DATE:	11/12/2010
DRAWING:	FIGURE 4.DWG	DRAWN BY:	DD
JOB NO.:	3.00554.4	TITLE:	FIGURE 4

APPENDIX C

Title Records



**SERVING INYO AND MONO COUNTIES
SINCE 1913**

INYO-MONO TITLE COMPANY

873 NORTH MAIN STREET

BISHOP, CA 93514

PHONE: (760) 872-4741

FAX: (760) 873-8938

MAMMOTH VIEW, LLC
C/O ACORN ASSET MANAGEMENT INC.
2500 VENTURA OAKS WAY, SUITE 175
SACRAMENTO, CA 95833

MARCH 15, 2006

OUR NO.: 127667

IN CONNECTION WITH THE ABOVE TRANSACTION, WE ENCLOSE THE FOLLOWING:

- TITLE INSURANCE POLICY *(Signed ENDORSEMENTS)*

THANK YOU FOR GIVING US THE OPPORTUNITY OF SERVING YOU.

INYO-MONO TITLE COMPANY

BY: _____

[Signature]
RICHARD HARRIES, CHIEF TITLE OFFICER
RHARRIES@INYOMONOTITLE.COM



SERVING INYO AND MONO COUNTIES
SINCE 1913

INYO-MONO TITLE COMPANY

873 NORTH MAIN STREET

BISHOP, CA 93514

PHONE: (760) 872-4741

FAX: (760) 873-8938

MAMMOTH VIEW, LLC
C/O ACORN ASSET MANAGEMENT INC.
2500 VENTURA OAKS WAY, SUITE 175
SACRAMENTO, CA 95833

*Manel Richard re-issuing
w/ signature on
the endorsement
pm
3-15-06*

MARCH 9, 2006

OUR NO.: 127667

IN CONNECTION WITH THE ABOVE TRANSACTION, WE ENCLOSE THE FOLLOWING:

- TITLE INSURANCE POLICY

THANK YOU FOR GIVING US THE OPPORTUNITY OF SERVING YOU.

INYO-MONO TITLE COMPANY

BY: _____

Richard Harries
RICHARD HARRIES, CHIEF TITLE OFFICER
RHARRIES@INYOMONOTITLE.COM

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(10-17-92)

Policy No. 72106- 1319355

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

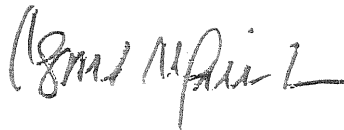
1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST:



Secretary



Inyo-Mono Title Company
873 N. Main Street
Bishop, CA 93514
(760) 872-4741

CHICAGO TITLE INSURANCE COMPANY

ALTA OWNERS POLICY

SCHEDULE A

ORDER NUMBER: 127667

POLICY NUMBER: 72106-1319355

POLICY DATE: 3/2/2006 @ 03:15 PM

POLICY AMOUNT: \$17,000,000.00

PREMIUM: \$14,948.00

1. NAME OF INSURED:

MAMMOTH VIEW, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

A FEE

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

MAMMOTH VIEW, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ALTA OWNERS POLICY
SCHEDULE A (CONTINUED)

FILE NO.: 127667

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 2 IN WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 3 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1 PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 4 IN THE WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

THE EASTERLY 202.34 FEET OF LOT 14 IN THE WEBB SUBDIVISION, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOT 14 OF WEBB SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

EXCEPT THE EAST 303.52 FEET OF SAID LAND.

PARCEL 6:

THE EASTERLY 101.17 FEET OF THE LAND DESCRIBED AS A WHOLE AS FOLLOWS:

LOT 14 OF WEBB SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

EXCEPT THE EAST 202.35 FEET.

PARCEL 7:

ALL THAT REAL PROPERTY IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.M. ACCORDING TO THE OFFICIAL PLAT THEREOF DATED MAY 15, 1882, FURTHER DESCRIBED AS:

ALTA OWNERS POLICY
SCHEDULE A (CONTINUED)

FILE NO.: 127667

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, MARKED BY A C.D.H. BRASS CAP ON A 2 INCH DIAMETER IRON PIPE; THENCE SOUTH 28°59'37" EAST, 1029.32 FEET TO THE SOUTHWEST CORNER OF THE WEST ½ OF LOT 14 OF THE WEBB SUBDIVISION AS SHOWN ON THE RECORD OF SURVEY RECORDED IN MAP BOOK 2, AT PAGE 90 ON SEPTEMBER 18, 1961 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, SAID SOUTHWEST CORNER ALSO BEING ON THE NORTHERLY LINE OF THAT 200 FEET WIDE STATE HIGHWAY RIGHT OF WAY AS DESCRIBED IN PARCEL 2 OF THE FINAL ORDER OF CONDEMNATION NO. 2566 RECORDED NOVEMBER 16, 1935 IN BOOK 10, AT PAGE 405 OF THE OFFICIAL RECORDS OF SAID COUNTY, AND FINALLY SAID SOUTHWEST CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE (1), ALONG SAID NORTHERLY LINE, NORTH 84°31'34" EAST, 510.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE (2), FROM A TANGENT THAT BEARS NORTH 84°31'01" EAST, ALONG SAID NORTHERLY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5100.00 FEET, A CENTRAL ANGLE OF 01°43'03", AND AN ARC LENGTH OF 152.88 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF WEBB SUBDIVISION AS SHOWN ON THE MAP THEREOF RECORDED IN MAP BOOK 1, AT PAGE 63 ON AUGUST 21, 1957 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY; THENCE (3), ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, SOUTH 00°16'06" EAST, 46.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE (4), FROM A TANGENT THAT BEARS SOUTH 86°12'10" WEST, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5054.00 FEET, A CENTRAL ANGLE OF 01°41'09", AND AN ARC LENGTH OF 148.69 FEET; THENCE (5), SOUTH 84°31'34" WEST, 515.02 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID WEST ½ OF LOT 14; THENCE (6), ALONG LAST SAID SOUTHERLY PROLONGATION, NORTH 00°16'06" WEST, 46.19 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT THE EASTERLY TERMINUS OF COURSE 2 ABOVE; THENCE (1), FROM A TANGENT THAT BEARS NORTH 86°14'04" EAST, CONTINUING ALONG SAID NORTHERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5100.00 FEET, A CENTRAL ANGLE OF 01°41'07", AND AN ARC LENGTH OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID WEBB SUBDIVISION; THENCE (2), ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1, SOUTH 00°16'06" EAST, 46.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE (3), FROM A TANGENT THAT BEARS SOUTH 87°54'12" WEST, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5054.00 FEET, A CENTRAL ANGLE OF 01°42'02", AND AN ARC LENGTH OF 150.01 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1; THENCE (4), ALONG LAST SOUTHERLY PROLONGATION, NORTH 00°16'06" WEST, 46.09 FEET TO THE BEGINNING.

ALTA OWNERS POLICY

SCHEDULE B

FILE NO.: 127667

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY FOR COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 2006-2007, A LIEN NOT YET PAYABLE.
- A. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA. **APN: 33-082-07; 33-082-09; 33-082-10; 33-082-11; 33-082-12**
2. THE HEREIN DESCRIBED LAND LIES WITHIN THE MAMMOTH COMMUNITY WATER DISTRICT AND IS SUBJECT TO ANY LIENS OR ASSESSMENTS THEREOF.
3. THE HEREIN DESCRIBED LAND LIES WITHIN THE MAMMOTH SCHOOL BOND DISTRICT AND IS SUBJECT TO ANY LIENS OR ASSESSMENTS THEREOF.
4. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS, BUT "OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS."
EXECUTED BY : ARTHUR M. WEBB AND MADELYN M. WEBB, HUSBAND AND WIFE
RECORDED : AUGUST 26, 1957, IN BOOK 38, PAGE 54, OF OFFICIAL RECORDS

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SAID DECLARATION RECITES THAT ALL RIGHTS OF WAY OR EASEMENTS ON PROPERTY LINES ONLY SHALL BE GRANTED UPON REQUEST BY SUBDIVIDERS OR OWNERS, OR ANY UTILITY COMPANY OR UTILITY, WATER, SERVICES OR FIRE DISTRICT.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN PURPORTEDLY MODIFIED BY AN INSTRUMENT

EXECUTED BY : ARTHUR M. WEBB
RECORDED : OCTOBER 15, 1965, IN BOOK 77, PAGE 233, OF OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

SAID MATTER AFFECTS: PARCELS 1, 2, 3, 4, 5 AND 6

ALTA OWNERS POLICY
SCHEDULE B (CONTINUED)

FILE NO.: 127667

5. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY
FOR : POLE LINES AND CONDUITS
RECORDED : FEBRUARY 24, 1965, IN BOOK 73, PAGE 380, OF OFFICIAL RECORDS
AFFECTS : THE WEST 6 FEET OF PARCEL 4

6. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : THE STATE OF CALIFORNIA
FOR : SNOW STORAGE
RECORDED : JANUARY 18, 2006 AS INSTRUMENT NO. 2006000504
OF OFFICIAL RECORDS
AFFECTS : THE SOUTHERLY 20 FEET OF PARCEL 7

7. ANY RIGHTS, CLAIMS OR INTERESTS WHICH MAY EXISTS OR ARISE BY REASON OF THE FOLLOWING MATTERS AS SHOWN UPON THAT CERTAIN ALTA /ACSM LAND TITLE SURVEY DATED 11-1-05 PREPARED BY TRIAD/HOLMES ASSOCIATES, DAVID A. LAVERTY LS 4587, JOB NO. 554.1
 1. THE FACT THAT PROPANE TANKS SIT ON THE NORTH PROPERTY LINE OF PARCELS 5 AND 6
 2. THE FACT THAT A CONCRETE RETAINING WALL IS ON THE NORTH PROPERTY LINE OF PARCEL 3
 3. THE FACT THAT THERE EXISTS ON SAID LAND, OVERHEAD UTILITIES, ON PARCELS 2, 3, 4 AND 7
 4. STORM DRAINS AND DRAIN PIPES ON PARCEL 7
 5. SEWER LINES AND MANHOLES ON PARCELS 4, 6 AND 7
 6. THE FACT THAT A UTILITY VAULT SITS ON PARCELS 2 AND 4

(END OF POLICY)

ENDORSEMENT

**ISSUED BY
CHICAGO TITLE INSURANCE COMPANY**

ATTACHED TO POLICY NO. 72106-1319355

THE COMPANY INSURES THE INSURED AGAINST LOSS OR DAMAGE SUSTAINED BY REASON OF:

1. THE EXISTENCE, AT DATE OF POLICY, OF ANY OF THE FOLLOWING UNLESS EXPRESSLY EXCEPTED IN SCHEDULE B:

(A) PRESENT VIOLATIONS ON THE LAND OF ANY ENFORCEABLE COVENANTS, CONDITIONS OR RESTRICTIONS, OR ANY EXISTING IMPROVEMENTS ON THE LAND WHICH VIOLATE ANY BUILDING SETBACK LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORDS.

(B) ANY INSTRUMENT REFERRED TO IN SCHEDULE B AS CONTAINING COVENANTS, CONDITIONS OR RESTRICTIONS ON THE LAND WHICH, IN ADDITION, (I) ESTABLISHES AN EASEMENT ON THE LAND; (II) PROVIDES FOR AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT; OR (III) PROVIDES A RIGHT OF REENTRY, POSSIBILITY OF REVERTER OR RIGHT OF FORFEITURE BECAUSE OF VIOLATIONS ON THE LAND OF ANY ENFORCEABLE COVENANTS, CONDITIONS OR RESTRICTIONS.

(C) ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, OR ANY ENCROACHMENT ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.

(D) ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO THAT PORTION OF THE LAND SUBJECT TO ANY EASEMENT EXCEPTED IN SCHEDULE B.

(E) ANY NOTICES OF VIOLATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO ENVIRONMENTAL PROTECTION RECORDED OR FILED IN THE PUBLIC RECORDS.

2. DAMAGE TO EXISTING BUILDINGS:

(A) WHICH ARE LOCATED ON OR ENCROACH UPON THAT PORTION OF THE LAND SUBJECT TO ANY EASEMENT EXCEPTED IN SCHEDULE B, WHICH DAMAGE RESULTS FROM THE EXERCISE OF THE RIGHT TO MAINTAIN THE EASEMENT FOR THE PURPOSE FOR WHICH IT WAS GRANTED OR RESERVED;

(B) RESULTING FROM THE FUTURE EXERCISE OF ANY RIGHT EXISTING AT DATE OF POLICY TO USE THE SURFACE OF THE LAND FOR THE EXTRACTION OR DEVELOPMENT OF MINERALS EXCEPTED FROM THE DESCRIPTION OF THE LAND OR EXCEPTED IN SCHEDULE B.

3. ANY FINAL COURT ORDER OR JUDGMENT REQUIRING THE REMOVAL FROM ANY LAND ADJOINING THE LAND OF ANY ENCROACHMENT, OTHER THAN FENCES, LANDSCAPING OR DRIVEWAY, EXCEPTED IN SCHEDULE B.

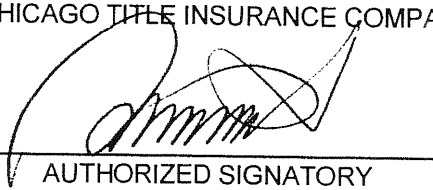
4. ANY FINAL COURT ORDER OR JUDGMENT DENYING THE RIGHT TO MAINTAIN ANY EXISTING IMPROVEMENTS ON THE LAND BECAUSE OF ANY VIOLATION OF COVENANTS, CONDITIONS OR RESTRICTIONS OR BUILDING SETBACK LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORDS.

WHEREVER IN THIS ENDORSEMENT THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" APPEAR, THEY SHALL NOT BE DEEMED TO REFER TO OR INCLUDE THE TERMS, COVENANTS, CONDITIONS OR LIMITATIONS CONTAINED IN AN INSTRUMENT CREATING A LEASE.

AS USED IN PARAGRAPHS 1(A) AND 4, THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" SHALL NOT BE DEEMED TO REFER TO OR INCLUDE ANY COVENANTS, CONDITIONS OR RESTRICTIONS RELATING TO ENVIRONMENTAL PROTECTION.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

CHICAGO TITLE INSURANCE COMPANY

BY: 

AUTHORIZED SIGNATORY

DATED: MARCH 2, 2006 @ 3:15 PM

CLTA FORM 100.10 (01-17-04) - RESTRICTIONS, ENCROACHMENTS, MINERALS - IMPROVED LAND
ALTA ENDORSEMENT FORM 9.2
ALTA OR CLTA - OWNER

ENDORSEMENT

ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

ATTACHED TO POLICY NO. 72106-1319355

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF THE FAILURE OF THE LAND TO BE THE SAME AS THAT DELINEATED ON THE PLAT OF A SURVEY MADE BY TRIAD/HOLMES ASSOCIATES ON JANUARY 1, 2005, DESIGNATED JOB NO. 554.1, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

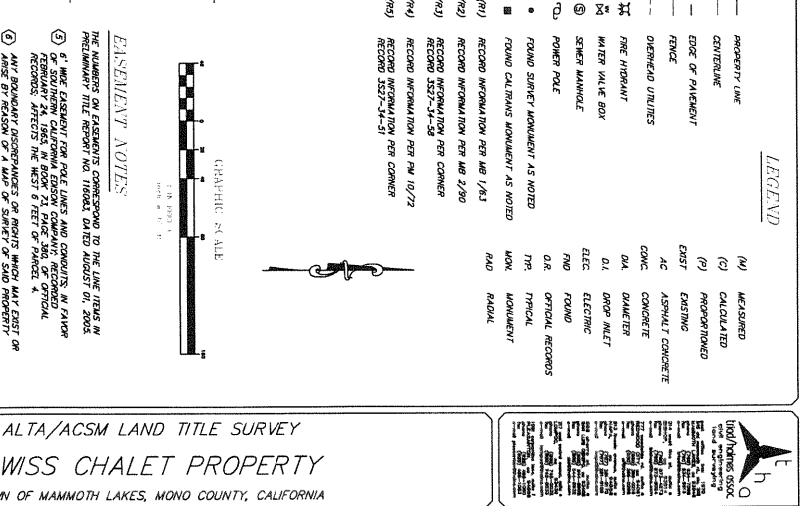
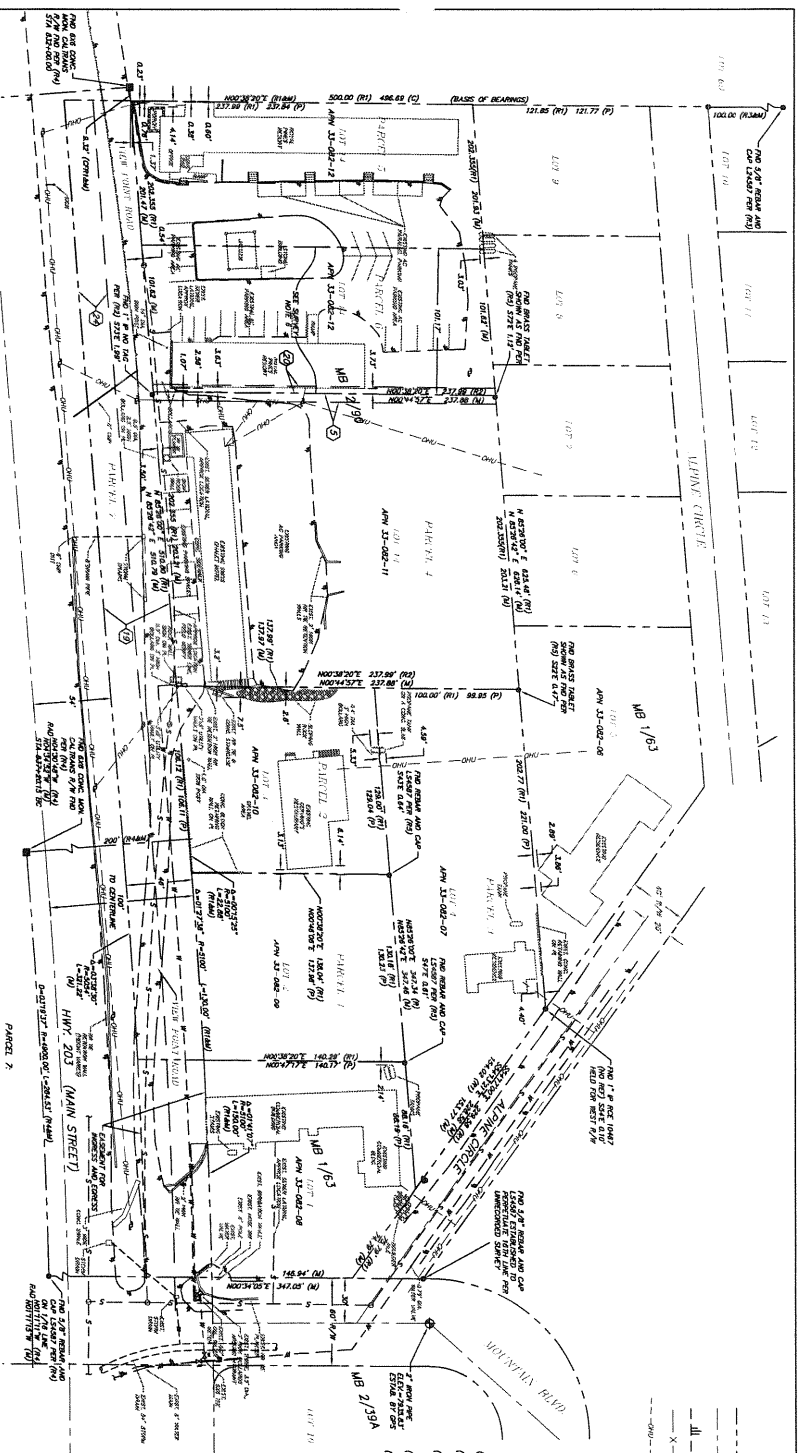
THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

CHICAGO TITLE INSURANCE COMPANY

BY: 

AUTHORIZED SIGNATORY

DATED: MARCH 2, 2006 @ 3:15 PM
CLTA FORM 116.1 (REV. 6-14-96) - SURVEY
ALTA OR CLTA - OWNER



SCRIBER'S NOTES

1. THIS MAP WAS PREPARED BASED ON INFORMATION OBTAINED IN A FIELD SURVEY UNDERTAKEN IN OCTOBER, 2005 AT THE REQUEST OF LAHD HAN/1.
2. THIS MAP WAS PREPARED IN CONSULTATION WITH A PRELIMINARY TITLE REPORT ISSUED BY THE LAND OFFICE ON 11/10/2005.
3. THIS MAP WAS PREPARED TO BE COMPLETE AND ACCURATE. PHOTOGRAPHS CANNOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.
4. THE BASIS OF REASONING FOR THIS SURVEY WAS BASED UPON THE EAST LINE OF LOT 14.

LEGAL DESCRIPTION

PER PRELIMINARY TITLE REPORT ISSUED BY INYO-MONO TITLE COMPANY ALBANY, CALIFORNIA, FILE NO. 116083, DATED OCTOBER 03, 2005:

- LOT 2 OF THE NE/4 SECTION 9 IN THE TOWN OF HAMMOND LAKES, COUNTY OF
 WASHINGTON, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830,

LEGEND

- | PROPERTY LINE | (N) MEASURED |
|-----------------------------------|---------------------|
| CENTLINE | (C) CALCULATED |
| EDGE OF PAVEMENT | (P) PROPORTIONED |
| FEDE | EAST EXISTING |
| | AC ASPHALT CONCRETE |
| DITCHED UTILITIES | CONC. CONCRETE |
| FREE MURKANT | DA. DRAINAGE |
| WATER VALVE BOX | DA. DRAINAGE |
| SEWER MANHOLE | ELEC. ELECTRIC |
| POWER POLE | IND. INDUSTRIAL |
| | DA. DRAINAGE |
| FOUND SURVEY MONUMENT AS NOTED | IND. INDUSTRIAL |
| FOUND CALIBRANT MONUMENT AS NOTED | IND. INDUSTRIAL |
| RECORD INFORMATION PER MAP 1/AS | IND. INDUSTRIAL |
| | IND. INDUSTRIAL |



EASSEMENT NOTES

THE NUMBERS ON EASEMENTS CORRESPOND TO THE LINE ITEMS IN PRELIMINARY TITLE REPORT NO. 116003, DATED AUGUST 01, 2005.

5. (S) OF SOUTHERN CALIFORNIA, BEING COASTAL, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, BEING THE WEST 8 FEET OF PAGES 4.
6. AN ABANDONED DISCLOSURE OR RIGHTS WHICH END OF THE FIRST SECTION OF A MAP OR SURVEY OF SAID PROPERTY, BEING THE FIRST SECTION OF A MAP OR SURVEY, DATED 1981 IN RECORD OF SAID COUNTY, PAGE 60 OF LOTS IN THE OFFICE OF THE COUNTY RECORDS OF SAID COUNTY. SAID MAP BEING AFFECTED BY PAGES 5, 6 AND 7.
7. THE FIRST SECTION OF THE FIRST STREET STREET MAP OF SAID LAND, THE LOTS WITHIN THAT STREET STREET MAP AS NEW POINT RECORD FOR INTERESTS AND EGRESS PURPOSES.
8. ANY EASEMENT OR LESSER RIGHT, AFFECTING THE EAST 5 FEET OF PAGES 4 FOR RAIL LINE PURPOSES.
9. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR PAVEMENT OF THE STATE OF CALIFORNIA, FOR ROAD STORIES, TO BE RECORDED, AFFECTS THE SOUTHWEST 10 FEET OF PAGES 7.

SURVEYOR'S CERTIFICATION

TO: DAVID HARVEY, AND INYO MONO TITLE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD ESTATE REQUIREMENTS FOR ALTA SURVEY AND TITLE SURVEYS, ADONTS ESTABLISHED AND ADOPTED BY ALTA, INC. AND NSPS IN 1989 AND INCLUDES NO ITEM OF FACT THEREOF. PURSUANT TO THE ADOPTED STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THE SURVEY, UNDERSIGNED PARTNER CERTIFIES THAT THE POSITIONAL UNCERTAINTY RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THIS SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



DAND A. LAVERY LS 458
LIC EXP 9/30/06

NO. OF SHEETS					
SHEET	1				
DATE	11-01-05				
SCALE	1"=40'				
OWNER	SCR				
JOB NO.	554.1				
CONTRACT	554.1-ALTA				
SHEET	1				
BY	1				
CHECKED					

ENDORSEMENT

ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

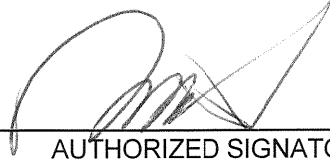
ATTACHED TO POLICY NO. 72106-1319355

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF THE FAILURE OF THE LAND DESCRIBED IN SCHEDULE A TO BE CONTIGUOUS.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

CHICAGO TITLE INSURANCE COMPANY

BY


A horizontal line is drawn across the page, and a handwritten signature is written over it.

AUTHORIZED SIGNATORY

DATED: MARCH 2, 2006 @ 3:15 PM
CLTA FORM 116.4 (REV. 6-14-96)
ALTA OR CLTA – OWNER OR LENDER

FEE:\$ 1,000.00

ENDORSEMENT

ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

ATTACHED TO POLICY NO.72106-1319355

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF THE FAILURE OF THE LAND DESCRIBED AS PARCELS 1 THROUGH 7 IN SCHEDULE A TO CONSTITUTE A LAWFULLY CREATED PARCEL ACCORDING TO THE SUBDIVISION MAP ACT (SECTION 66410, ET SEQ., OF THE CALIFORNIA GOVERNMENT CODE) AND LOCAL ORDINANCES ADOPTED PURSUANT THERETO.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

CHICAGO TITLE INSURANCE COMPANY

BY: 

AUTHORIZED SIGNATORY

DATED: MARCH 2, 2006 @ 3:15 PM

CLTA FORM 116.7 (REV. 6-14-96) - SUBDIVISION MAP ACT COMPLIANCE

ALTA OR CLTA - OWNER OR LENDER

FEE:\$75.00

ENDORSEMENT

ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

ATTACHED TO POLICY NO. 72106-1319355

THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED IF, AT DATE OF POLICY: (I) THE LAND DOES NOT ABUT AND HAVE BOTH ACTUAL VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM STATE HIGHWAY 203 AND/OR ALPINE CIRCLE (THE "STREET"), (II) THE STREET IS NOT PHYSICALLY OPEN AND PUBLICLY MAINTAINED, OR (III) THE INSURED HAS NO RIGHT TO USE EXISTING CURB CUTS OR ENTRIES ALONG THAT PORTION OF THE STREET ABUTTING THE LAND.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

CHICAGO TITLE INSURANCE COMPANY

BY: 
AUTHORIZED SIGNATORY

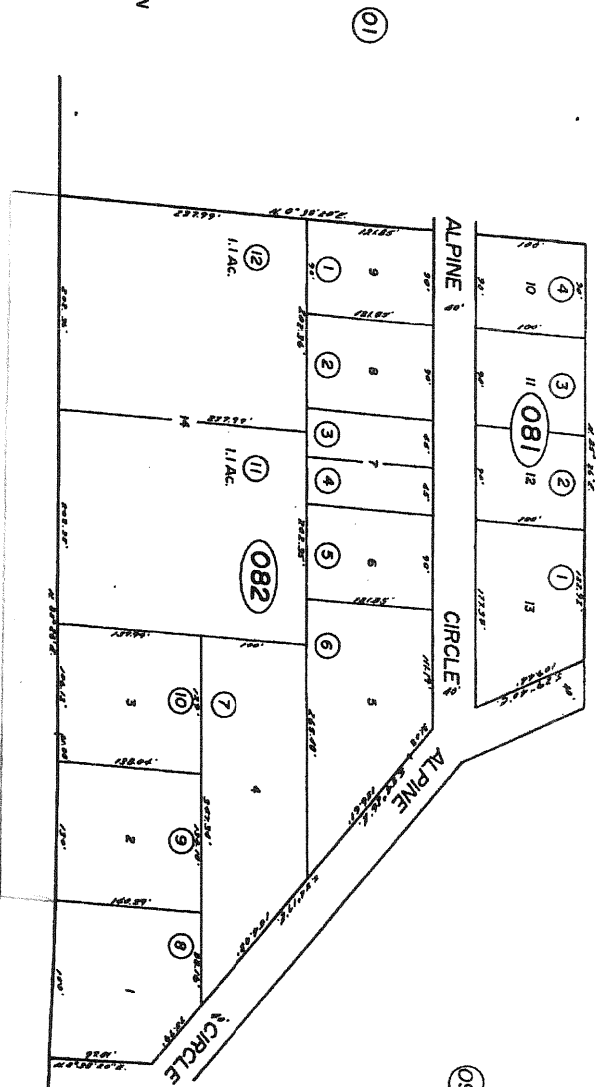
DATED: MARCH 2, 2006 @ 3:15 PM
CLTA FORM 103.11 (10-22-03) - ACCESS AND ENTRY
ALTA ENDORSEMENT FORM 17
ALTA OR CLTA - OWNER OR LENDER

POR. N1/4 NE1/4 SEC.34, T.3S, R.27E., M.D.B.8 M.

Tax Area Code
10-16
10-06
10-17

33-08

05



01

09

STATE

HWY.

203

10

11

Assessor's Map Bk. 33 - Pg. 08
County of Mono, Calif.
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

2-7-4

INTO-MONO TITLE COMPANY

This is not a survey of the land, but a
tax information only, nor is it a part of
the report or policy to which it may be
attached.

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(10-17-92)

Policy No. 72106- 1319397

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

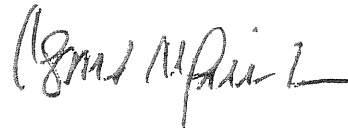
1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST:



Secretary



Inyo-Mono Title Company
873 N. Main Street
Bishop, CA 93514
(760) 872-4741

CHICAGO TITLE INSURANCE COMPANY

ALTA OWNERS POLICY

SCHEDULE A

ORDER NUMBER: 128616

POLICY NUMBER: 72106-1319397

POLICY DATE: 8/31/2006 @ 01:28 PM

POLICY AMOUNT: \$2,500,000.00

PREMIUM: \$6,075.00

1. NAME OF INSURED:

MAMMOTH VIEW TWO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

A FEE

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

MAMMOTH VIEW TWO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ALTA OWNERS POLICY
SCHEDULE A (CONTINUED)

FILE NO.: 128616

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 1 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALTA OWNERS POLICY

SCHEDULE B

FILE NO.: 128616

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY FOR COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 2006-2007, A LIEN NOT YET PAYABLE.
- A. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA. **APN: 33-082-08**
2. THE HEREIN DESCRIBED LAND LIES WITHIN THE MAMMOTH COMMUNITY WATER DISTRICT AND IS SUBJECT TO ANY LIENS OR ASSESSMENTS THEREOF.
3. THE HEREIN DESCRIBED LAND LIES WITHIN THE MAMMOTH SCHOOL BOND DISTRICT AND IS SUBJECT TO ANY LIENS OR ASSESSMENTS THEREOF.
4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : CALIFORNIA ELECTRIC POWER COMPANY
FOR : POLE LINES
RECORDED : NOVEMBER 7, 1956, IN BOOK 36, PAGE 130, OF OFFICIAL RECORDS
AFFECTS : THE CENTER LINE OF SAID RIGHT OF WAY WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID STATE HIGHWAY AT A POINT 29 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, AND RUNNING THENCE NORTH 9° 01' 20" EAST, A DISTANCE OF 126 FEET, MORE OR LESS, TO A POINT.
5. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS, BUT "OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS."
EXECUTED BY : ARTHUR M. WEBB AND MADELYN M. WEBB, HUSBAND AND WIFE
RECORDED : AUGUST 26, 1957, IN BOOK 38, PAGE 54, OF OFFICIAL RECORDS

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

ALTA OWNERS POLICY
SCHEDULE B (CONTINUED)

FILE NO.: 128616

6. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
IN FAVOR OF : CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION
FOR : UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS
RECORDED : OCTOBER 11, 1972, IN BOOK 144, PAGE 379, OF OFFICIAL RECORDS
AFFECTS : ALL OF SAID LOT 1 EXCEPTING ANY PORTION WHERE A BUILDING IS PLACED BEFORE JANUARY 1, 1973
7. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A SURVEY PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY APN 33-082-08," DATED 7-17-06, PREPARED BY TRIAD/HOLMES ASSOC:
1. THE FACT THAT OVERHEAD UTILITIES ARE LOCATED ON SAID LAND
 2. THE FACT THAT THERE IS A BOULDER PILE LOCATED ON THE NORTHEAST BOUNDARY LINE
 3. THE FACT THAT PROPANE TANKS SIT ON SAID LAND
 4. EXIST. 8" POLE (2)
 5. EXIST IRRIGATION VAL.
8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE ORIGINAL AMOUNT SHOWN BELOW
DATED : AUGUST 24, 2006
AMOUNT : \$1,500,000.00
TRUSTOR : MAMMOTH VIEW TWO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE : INYO-MONO TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY : LARRY E. RENNER AND CAROL T. RENNER, AS TRUSTEES OF THE RENNER FAMILY TRUST UNDER DECLARATION OF TRUST DATED MAY 30, 1996
RECORDED : AUGUST 31, 2006, AS INSTRUMENT NO. 2006006469, OF OFFICIAL RECORDS

(END OF POLICY)

**ENDORSEMENT
ATTACHED TO POLICY NO. 72106-1319397
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY**

THE COMPANY INSURES THE INSURED AGAINST LOSS OR DAMAGE SUSTAINED BY REASON OF:

1. THE EXISTENCE, AT DATE OF POLICY, OF ANY OF THE FOLLOWING UNLESS EXPRESSLY EXCEPTED IN SCHEDULE B:

- (A) PRESENT VIOLATIONS ON THE LAND OF ANY ENFORCEABLE COVENANTS, CONDITIONS OR RESTRICTIONS, OR ANY EXISTING IMPROVEMENTS ON THE LAND WHICH VIOLATE ANY BUILDING SETBACK LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORDS.
- (B) ANY INSTRUMENT REFERRED TO IN SCHEDULE B AS CONTAINING COVENANTS, CONDITIONS OR RESTRICTIONS ON THE LAND WHICH, IN ADDITION, (I) ESTABLISHES AN EASEMENT ON THE LAND; (II) PROVIDES FOR AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT; OR (III) PROVIDES A RIGHT OF REENTRY, POSSIBILITY OF REVERTER OR RIGHT OF FORFEITURE BECAUSE OF VIOLATIONS ON THE LAND OF ANY ENFORCEABLE COVENANTS, CONDITIONS OR RESTRICTIONS.
- (C) ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, OR ANY ENCROACHMENT ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
- (D) ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO THAT PORTION OF THE LAND SUBJECT TO ANY EASEMENT EXCEPTED IN SCHEDULE B.
- (E) ANY NOTICES OF VIOLATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO ENVIRONMENTAL PROTECTION RECORDED OR FILED IN THE PUBLIC RECORDS.

2. DAMAGE TO EXISTING BUILDINGS:

- (A) WHICH ARE LOCATED ON OR ENCROACH UPON THAT PORTION OF THE LAND SUBJECT TO ANY EASEMENT EXCEPTED IN SCHEDULE B, WHICH DAMAGE RESULTS FROM THE EXERCISE OF THE RIGHT TO MAINTAIN THE EASEMENT FOR THE PURPOSE FOR WHICH IT WAS GRANTED OR RESERVED;
 - (B) RESULTING FROM THE FUTURE EXERCISE OF ANY RIGHT EXISTING AT DATE OF POLICY TO USE THE SURFACE OF THE LAND FOR THE EXTRACTION OR DEVELOPMENT OF MINERALS EXCEPTED FROM THE DESCRIPTION OF THE LAND OR EXCEPTED IN SCHEDULE B.
3. ANY FINAL COURT ORDER OR JUDGMENT REQUIRING THE REMOVAL FROM ANY LAND ADJOINING THE LAND OF ANY ENCROACHMENT, OTHER THAN FENCES, LANDSCAPING OR DRIVEWAY, EXCEPTED IN SCHEDULE B.
4. ANY FINAL COURT ORDER OR JUDGMENT DENYING THE RIGHT TO MAINTAIN ANY EXISTING IMPROVEMENTS ON THE LAND BECAUSE OF ANY VIOLATION OF COVENANTS, CONDITIONS OR RESTRICTIONS OR BUILDING SETBACK LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORDS.

WHEREVER IN THIS ENDORSEMENT THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" APPEAR, THEY SHALL NOT BE DEEMED TO REFER TO OR INCLUDE THE TERMS, COVENANTS, CONDITIONS OR LIMITATIONS CONTAINED IN AN INSTRUMENT CREATING A LEASE.

AS USED IN PARAGRAPHS 1(A) AND 4, THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" SHALL NOT BE DEEMED TO REFER TO OR INCLUDE ANY COVENANTS, CONDITIONS OR RESTRICTIONS RELATING TO ENVIRONMENTAL PROTECTION.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

CHICAGO TITLE INSURANCE COMPANY

DATED:AUGUST 31, 2006 @ 1:28 PM

BY:



AUTHORIZED SIGNATORY

CLTA FORM 100.10 (01-17-04) - RESTRICTIONS, ENCROACHMENTS, MINERALS - IMPROVED LAND
ALTA ENDORSEMENT FORM 9.2
ALTA OR CLTA - OWNER

**ENDORSEMENT
ATTACHED TO POLICY NO. 72106-1319397
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY**

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE THAT THE INSURED SHALL SUSTAIN BY REASON OF THE FAILURE OF THE LAND TO BE THE SAME AS THAT DELINEATED ON THE SURVEY MADE BY TRIAD/HOLMES ASSOCIATES, INC., ON JULY 17, 2006 DESIGNATED/JOB NO. 554.3, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

CHICAGO TITLE INSURANCE COMPANY

DATED:AUGUST 31, 2006 @ 1:28 PM

BY: _____

AUTHORIZED SIGNATORY

CLTA FORM 116.1 (09-08-05) - SURVEY
ALTA OR CLTA - OWNER

FEE: \$485.00

**ENDORSEMENT
ATTACHED TO POLICY NO. 72106-1319397
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY**

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF THE FAILURE OF THE LAND DESCRIBED IN SCHEDULE **A** TO CONSTITUTE A LAWFULLY CREATED PARCEL ACCORDING TO THE SUBDIVISION MAP ACT (SECTION 66410, ET SEQ., OF THE CALIFORNIA GOVERNMENT CODE) AND LOCAL ORDINANCES ADOPTED PURSUANT THERETO.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY, OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

CHICAGO TITLE INSURANCE COMPANY

DATED:AUGUST 31, 2006 @ 1:28PM

BY: _____


AUTHORIZED SIGNATORY

CLTA FORM 116.7 (06-03-05) - SUBDIVISION MAP ACT COMPLIANCE
ALTA OR CLTA - OWNER OR LENDER

FEE: \$485.00

**ENDORSEMENT
ATTACHED TO POLICY NO. 72106-1319397**

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF:

- (1) THE FAILURE OF THE LAND TO BE CONTIGUOUS ALONG ITS NORTH AND WEST BOUNDARY LINE TO "... THAT CERTAIN PARCEL OF REAL PROPERTY LEGALLY DESCRIBED IN THE DEED RECORDED AS INSTRUMENT NO. 2006001600, RECORDS OF MONO COUNTY, STATE OF CALIFORNIA]; OR
- (2) THE PRESENCE OF ANY GAPS, STRIPS OR GORES SEPARATING THE CONTIGUOUS BOUNDARY LINE DESCRIBED ABOVE.

THIS ENDORSEMENT IS ISSUED AS PART OF THE POLICY. EXCEPT AS IT EXPRESSLY STATES, IT DOES NOT (I) MODIFY ANY OF THE TERMS AND PROVISIONS OF THE POLICY, (II) MODIFY ANY PRIOR ENDORSEMENTS, (III) EXTEND THE DATE OF POLICY OR (IV) INCREASE THE AMOUNT OF INSURANCE. TO THE EXTENT A PROVISION OF THE POLICY OR A PREVIOUS ENDORSEMENT IS INCONSISTENT WITH AN EXPRESS PROVISION OF THIS ENDORSEMENT, THIS ENDORSEMENT CONTROLS. OTHERWISE, THIS ENDORSEMENT IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS OF THE POLICY AND OF ANY PRIOR ENDORSEMENTS.

CHICAGO TITLE INSURANCE COMPANY

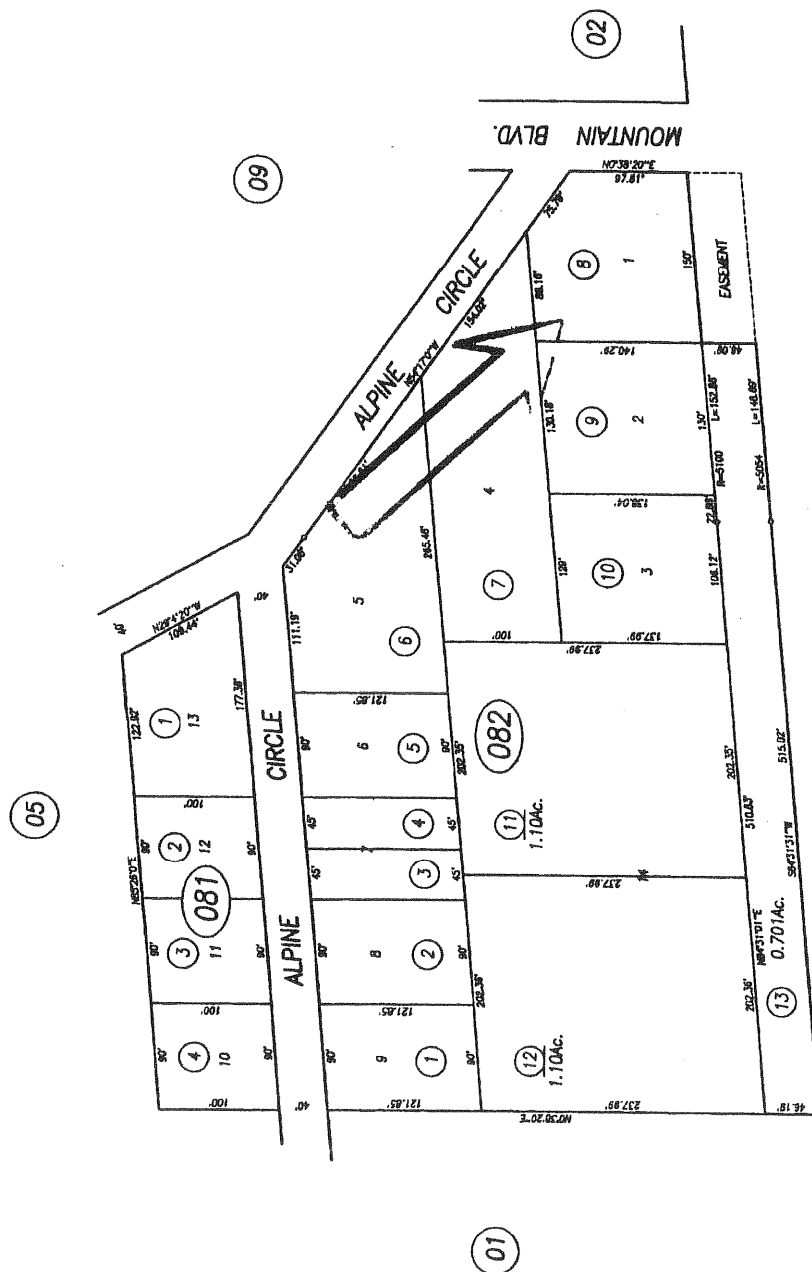
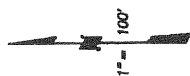
BY: _____

AUTHORIZED SIGNATORY

CLTA FORM 116.4 (10-22-03) - CONTIGUITY, SINGLE PARCEL
ALTA ENDORSEMENT FORM 19.1
ALTA OR CLTA - OWNER OR LENDER

Tax Rate Area
10-06

33-08



This is not a survey of the land, but is for information only, nor is it a part of the report or policy to which it may be attached.

RECEIVED FEB 23 2066

STATE	HWY.	203
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ALABAMA	100	1

②

Book 33, Page 08
Mono County Assessor's Map

WEBB SUBDIVISION

②

Note: this map is prepared for the use of the Alameda County Assessor, for assessment purposes only. It does not necessarily represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data shown hereon.

Created By:	P. Eikertsen	Created On:
File Name:	Blt33Pg08	Revised On:



SERVING INYO AND MONO COUNTIES
SINCE 1913

INYO-MONO TITLE COMPANY

873 NORTH MAIN STREET
BISHOP, CA 93514
PHONE: (760) 872-4741
FAX: (760) 873-8938

ALPINE CIRCLE, LLC, A LIMITED LIABILITY COMPANY
C/O ACORN ASSET MANAGEMENT, INC.
2500 VENTURE OAKS WAY, SUITE 175
SACRAMENTO, CA 95833

MARCH 27, 2006

OUR NO.: 127859

IN CONNECTION WITH THE ABOVE TRANSACTION, WE ENCLOSE THE FOLLOWING:

- TITLE INSURANCE POLICY

THANK YOU FOR GIVING US THE OPPORTUNITY OF SERVING YOU.

INYO-MONO TITLE COMPANY

BY: Richard Harries
RICHARD HARRIES, CHIEF TITLE OFFICER
RHARRIES@INYOMONOTITLE.COM

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY 1990

Policy No. 72067-19642

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;

and in addition, as to an insured lender only:

5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

Robert A. Stone
ATTEST President



Inyo-Mono Title Company
873 N. Main Street
Bishop, CA 93514
(760) 872-4741

Bob Bryant
Secretary

CHICAGO TITLE INSURANCE COMPANY

CLTA STANDARD COVERAGE POLICY

SCHEDULE A

ORDER NUMBER: 127859

POLICY NUMBER: 72067-19642

POLICY DATE: MARCH 23, 2006 @ 03:00 PM

POLICY AMOUNT: \$1,250,000.00

PREMIUM: \$500.00

1. NAME OF INSURED:

ALPINE CIRCLE, LLC, A LIMITED LIABILITY COMPANY

2. THE ESTATE OR INTEREST IN THE LAND WHICH IS COVERED BY THIS POLICY IS:

A FEE

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

ALPINE CIRCLE, LLC, A LIMITED LIABILITY COMPANY

CLTA STANDARD COVERAGE POLICY

SCHEDULE A (CONTINUED)

FILE NO.: 127859

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 5 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 63 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY FOR COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

PART I

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

PART II

1. GENERAL AND SPECIAL COUNTY AND CITY TAXES FOR THE FISCAL YEAR 2006-2007, A LIEN NOT YET PAYABLE.
 - A. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA. **APN: 33-082-06**
2. THE HEREIN DESCRIBED LAND LIES WITHIN THE MAMMOTH SCHOOL BOND DISTRICT AND IS SUBJECT TO ANY LIENS OR ASSESSMENTS THEREOF.
3. THE HEREIN DESCRIBED LAND LIES WITHIN THE MAMMOTH COMMUNITY WATER DISTRICT AND IS SUBJECT TO ANY LIENS OR ASSESSMENTS THEREOF.
4. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS, BUT "OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS."
EXECUTED BY : ARTHUR M. WEBB AND MADELYN M. WEBB, HUSBAND AND WIFE
RECORDED : AUGUST 26, 1957, IN BOOK 38, PAGE 54, OF OFFICIAL RECORDS

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

CLTA STANDARD COVERAGE POLICY

SCHEDULE A (CONTINUED)

FILE NO.: 127859

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN INCORPORATED BY REFERENCE
THERE TO IN A DEED

EXECUTED BY : ROBERT BUMBAUGH, A SINGLE MAN

RECORDED : OCTOBER 31, 1957, IN BOOK 38, PAGE 478, OF OFFICIAL RECORDS

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

(END OF POLICY)

FEE: \$332.00

**ENDORSEMENT
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY**

ATTACHED TO POLICY NO.72067-19642

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF PRESENT VIOLATIONS ON THE LAND OF THE COVENANTS, CONDITIONS AND RESTRICTIONS REFERRED TO IN PARAGRAPH 4 OF SCHEDULE B.

AS USED IN THIS ENDORSEMENT, THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" DO NOT REFER TO OR INCLUDE ANY COVENANT, CONDITION OR RESTRICTION (A) RELATING TO OBLIGATIONS OF ANY TYPE TO PERFORM MAINTENANCE, REPAIR OR REMEDIATION ON THE LAND, OR (B) PERTAINING TO ENVIRONMENTAL PROTECTION OF ANY KIND OR NATURE, INCLUDING HAZARDOUS OR TOXIC MATTERS, CONDITIONS OR SUBSTANCES EXCEPT TO THE EXTENT THAT A NOTICE OF A VIOLATION OR ALLEGED VIOLATION AFFECTING THE LAND HAS BEEN RECORDED IN THE PUBLIC RECORDS AT DATE OF POLICY AND IS NOT EXCEPTED IN SCHEDULE B.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

CHICAGO TITLE INSURANCE COMPANY

DATED: MARCH 23, 2006 @ 3:00PM

BY:

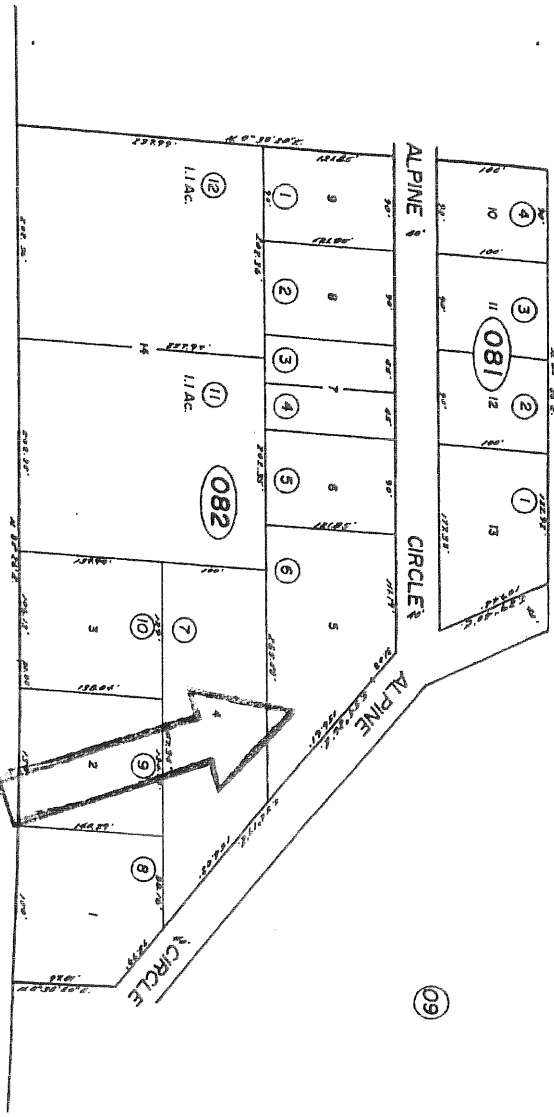
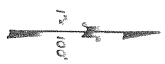

AUTHORIZED SIGNATORY

CLTA FORM 100.19 (06-04-04) - CC&R'S, VIOLATIONS
ALTA OR CLTA - OWNER OR LENDER

FOR N1/4 NE1/4 SEC.34, T.35, R.27E., M.D.B. & M.

Tax Area Code 33-08
10-16
10-06
10-17

(05)



WEBB SUBDIVISION

STATE

HWY.

203

(10)

(11)

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 33 - Pg. 08
County of Mono, Calif.

(2-74)

INYO-MONO TITLE COMPANY

This is not a survey of the land, but is
for information only, nor is it a part of
the report or policy to which it may be
attached.

which shall have the effect of a release of the insured from the terms of this contract, and the insured shall be deemed to have accepted the insured mortgage, is insured, is insured as a mortgage, and no claim shall not be given to the Company, then as to that insured the liability of the Company shall terminate with regard to the matter in which such notice is required; provided, however, that failure of the insured to give notice in no case prejudices the rights of any insured under his policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS: DUTY OF INSURED CLAIMANT TO COOPERATE

(a) Upon written request by an insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of such insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of such insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, an insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for this purpose. Whenever requested by the Company, an insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured. If the Company is prejudiced by the failure of an insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. PROOF OF LOSS OR DAMAGE

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of an insured claimant to provide the required proof of loss or damage, the Company's obligations to such insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, an insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by an insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of an insured claimant to submit for examination under oath produce or reasonably requested information or grant permission to secure reasonably necessary information

shall constitute a breach of the contract and shall be prohibited by law or otherwise render void the contract and the liability of the Company under the policy is hereby terminated.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(i) To Pay or Tender Payment of the amount of insurance or to purchase the indebtedness.

(ii) To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay; or

(iii) In case loss or damage is claimed under this policy by the owner of the indebtedness secured by the insured mortgage, to purchase the indebtedness secured by the insured mortgage for the amount owing thereon together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of purchase and which the Company is obligated to pay.

If the Company offers to purchase the indebtedness as herein provided, the owner of the indebtedness shall transfer, assign, and convey the indebtedness and the insured mortgage, together with any collateral security, to the Company upon payment therefor.

Upon the exercise by the Company of the option provided for in paragraph (i), all liability and obligations to the insured under this policy, other than to make the payment required in that paragraph, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

Upon the exercise by the Company of the option provided for in paragraph (iii) the Company's obligation to an insured lender under this policy for the claimed loss or damage, other than the payment required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other than the insured or With the insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) To pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy to an insured lender shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in Section 2 (c) of these Conditions and Stipulations;

(ii) the amount of the unpaid principal indebtedness secured by the insured mortgage as stated or provided under Section 8 of these Conditions and Stipulations or as insured under Section 9 of these Conditions and Stipulations, at the time the loss or damage insured against by this policy occurs, together with interest thereon; or

(iii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) In the event the insured lender has acquired the estate or interest in the manner described in Section 3(a) of these Conditions and Stipulations or has conveyed the title, then the liability of the Company shall continue as set forth in Section 7(a) of these Conditions and Stipulations.

(c) The liability of the Company under this policy to an insured owner of the estate or interest in the land described in Schedule A shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(d) The Company shall pay any those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

1. LIMITATION OF LIABILITY

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, or otherwise establishes the lien of the insured mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title or, if applicable, to the lien of the insured mortgage, as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company shall not be liable to an insured lender for: (i) any indebtedness created subsequent to Date of Policy except for advances made to protect the lien of the insured mortgage and secured thereby and reasonable amounts expended to prevent deterioration of improvements; or (ii) construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the land which at Date of Policy were secured by the insured mortgage and which the insured was and continued to be obligated to advance at and after Date of Policy.

9. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto. However, as to an insured lender, any payments made prior to the acquisition of title to the estate or interest as provided in Section 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of the insurance afforded under this policy as to any such insured except to the extent that the payments reduce the amount of the indebtedness secured by the insured mortgage.

(b) Payment in part by any person of the principal of the indebtedness, or any other obligation secured by the insured mortgage, or any voluntary partial satisfaction or release of the insured mortgage, to the extent of the payment, satisfaction or release, shall reduce the amount of insurance pro tanto. The amount of insurance may thereafter be increased by accruing interest and advances made to protect the lien of the insured mortgage and secured thereby, with interest thereon, provided in no event shall the amount of insurance be greater than the Amount of Insurance stated in Schedule A.

(c) Payment in full by any person or the voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Company to an insured lender except as provided in Section 2(a) of these Conditions and Stipulations.

10. LIABILITY NONCUMULATIVE

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

The provisions of this Section shall not apply to an insured lender, unless such insured acquires title to said estate or interest in satisfaction of the indebtedness secured by an insured mortgage.

11. PAYMENT OF LOSS

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. SUBROGATION UPON PAYMENT OR SETTLEMENT

(a) The Company's Right of Subrogation.

Whenever the Company shall have settled and paid a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the

insured claimant, the Company shall be subrogated (i) as to an insured owner, to all rights and remedies in the proportion which the Company's payment bears to the whole amount of loss; and (ii) as to an insured lender, to all rights and remedies of the insured claimant after the insured claimant shall have recovered its principal, interest, and costs of collection.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) The Insured's Rights and Limitations.

Notwithstanding the foregoing, the owner of the indebtedness secured by an insured mortgage, provided the priority of the lien of the insured mortgage or its enforceability is not affected, may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness.

When the permitted acts of the insured claimant occur and the insured has knowledge of any claim of title or interest adverse to the title to the estate or interest or the priority or enforceability of the lien of the insured mortgage, as insured, the Company shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(c) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

The Company's right of subrogation shall not be avoided by acquisition of an insured mortgage by an obligor (except an obligor described in Section 1(a)(ii) of these Conditions and Stipulations) who acquires the insured mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond and the obligor will not be an insured under this policy, notwithstanding Section 1(a)(i) of these Conditions and Stipulations.

13. ARBITRATION

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. All arbitrable matters when the Amount of Insurance is \$1,000,000 or less shall be arbitrated at the option of either the Company or the insured. All arbitrable matters when the Amount of Insurance is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the insured. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage, or of the title to the estate or interest covered hereby, or by any action asserting such claim shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

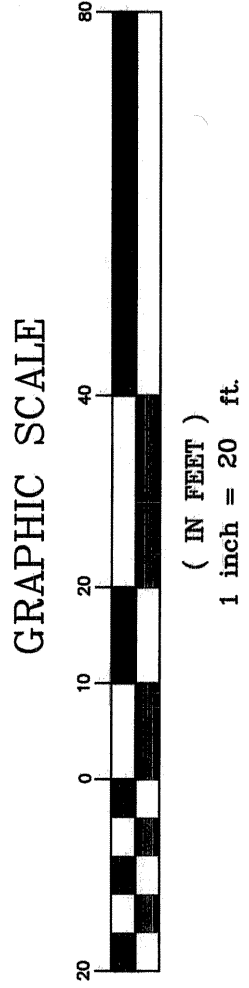
15. SEVERABILITY

In the event any provision of this policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

16. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at the issuing office or to:

CHICAGO TITLE INSURANCE COMPANY
Claims Department
171 North Clark Street



1. THIS MAP WAS PREPARED BASED ON INFORMATION GATHERED IN A FIELD SURVEY UNDERTAKEN IN JULY, 2006 AT THE REQUEST OF ACOORN ASSET MANAGEMENT.

2. THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY TITLE REPORT ISSUED BY BY-IMMO TITLE COMPANY AS FILE NO. 128616, DATED MAY 22, 2006. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. THIRD-PARTIES CANNOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.

3. THE BASIS OF BEARINGS FOR THIS SURVEY WAS BASED UPON THE EAST LINE OF LOT 14, MB 1/63, GIVEN AS N 00°38'20" E PER MB 1/63.

4. CENTERLINE OF EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY PER 36/730 O.R. DATED NOVEMBER 7, 1956. THE WIDTH OF SAID EASEMENT IS NOT DISCLOSED THEREIN.

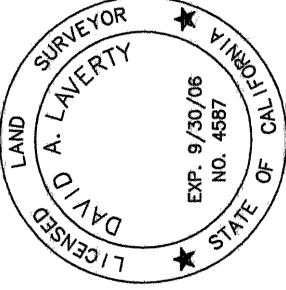
THE NUMBERS ON C,C AND R'S CORRESPOND TO THE LINE ITEMS IN
PRELIMINARY TITLE REPORT NO. 128616, DATED MAY 22, 2006.

PER PRELIMINARY TITLE REPORT ISSUED BY INYO-MONO TITLE COMPANY AS
FILE NO. 128616, DATED MAY 22, 2006:

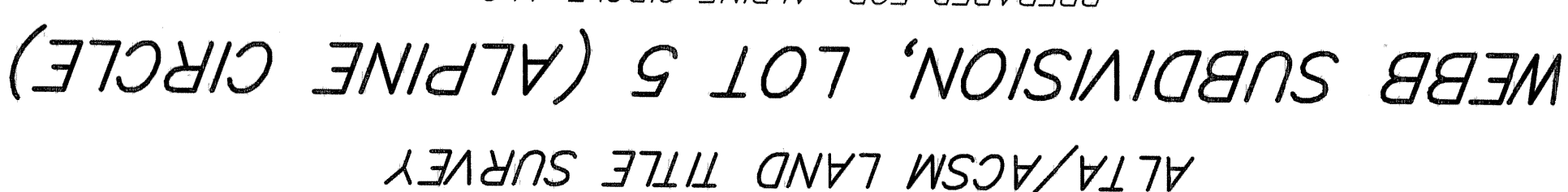
TO: ACORN ASSET MANAGEMENT, AND INYO MONO TITLE COMPANY.

THIS IS TO BE CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE NATIONAL ASSOCIATION OF REALTORS AND ITEMS OF ABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL JUDGMENT, THE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREON.

7/13/06
DATE OF SURVEY



DAVID A. LAVERTY LS 458
LIC. EXP. 9/30/06

[illegible]

PROPERTY LINE	(R)	RECORD INFORMATION PER MB 1/63
CENTERLINE	(M)	MEASURED
EDGE OF PAVEMENT	(CPR)	CALCULATED FROM RECORD
OVERHEAD UTILITIES	CALCD	CALCULATED
BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES	SS	SANITARY SEWER
DIRECTION OF SHEET FLOW DRAINAGE	EXIST	EXISTING
WATER VALVE BOX	AC	ASPHALT CONCRETE
SEWER MANHOLE	CONC.	CONCRETE
POWER POLE	ELEC.	ELECTRIC
FOUND	FND	FOUND
SEARCHED FOR NOT FOUND	SPN	SEARCHED FOR NOT FOUND
PROPERTY LINE	PL	PROPERTY LINE
IRON PIPE	I.P.	IRON PIPE

THE NUMBERS ON C.C AND R'S CORRESPOND TO THE LINE ITEMS IN
PRELIMINARY TITLE REPORT NO. 128616, DATED MAY 22, 2006.

4 A COVENANTS, CONDITIONS AND RESTRICTIONS; EXECUTED BY ARTHUR M. WEBB AND MADELYN M. WEBB, HUSBAND AND WIFE; RECORDED AUGUST 26, 1957, IN BOOK 38, PAGE 54, OF OFFICIAL RECORDS, SAID MATTER AFFECTING THE ENTIRE LOT AS DESCRIBED THEREIN.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN INCORPORATED BY REFERENCE THERETO IN A DEED EXECUTED BY ROBERT BUMBAUGH, A SINGLE MAN; RECORDED OCTOBER 31, 1957, IN BOOK 38, PAGE 478, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

PER TITLE INSURANCE POLICY ISSUED BY INYO-MONO TITLE COMPANY AS
FILE NO. 127859, DATED MARCH 27, 2006:

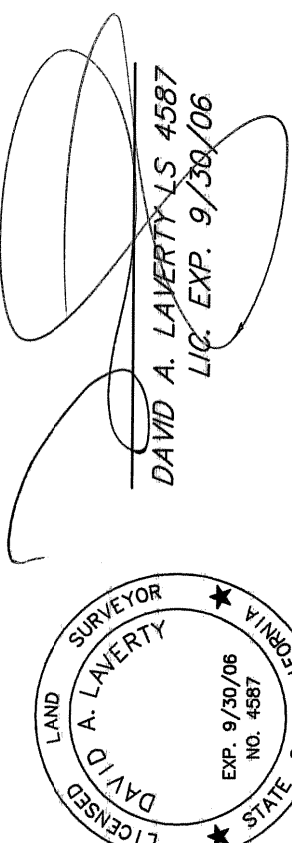
LOT 5 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 63 OF MAPS, RECORDS OF SAID COUNTY.

SURVEYOR'S CERTIFICATION

TO: ACORN ASSET MANAGEMENT INC., AND INYO MONO TITLE COMPANY.

THIS IS TO BE CERTIFIED THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED BY THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS AND THE NATIONAL BOARD OF TITLE AGENCY, THEREOF, PURSUANT TO THE AGENCY'S ADOPTION OF TABLE A OF THE AGENCY'S "STANDARD SPECIFICATIONS FOR ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL CAPACITY, I HAVE REVIEWED THE SURVEY AND THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY, AND CONCLUDED THAT WHICH IS SPECIFIED THEREON.

7/17/06
DATE OF SURVEY

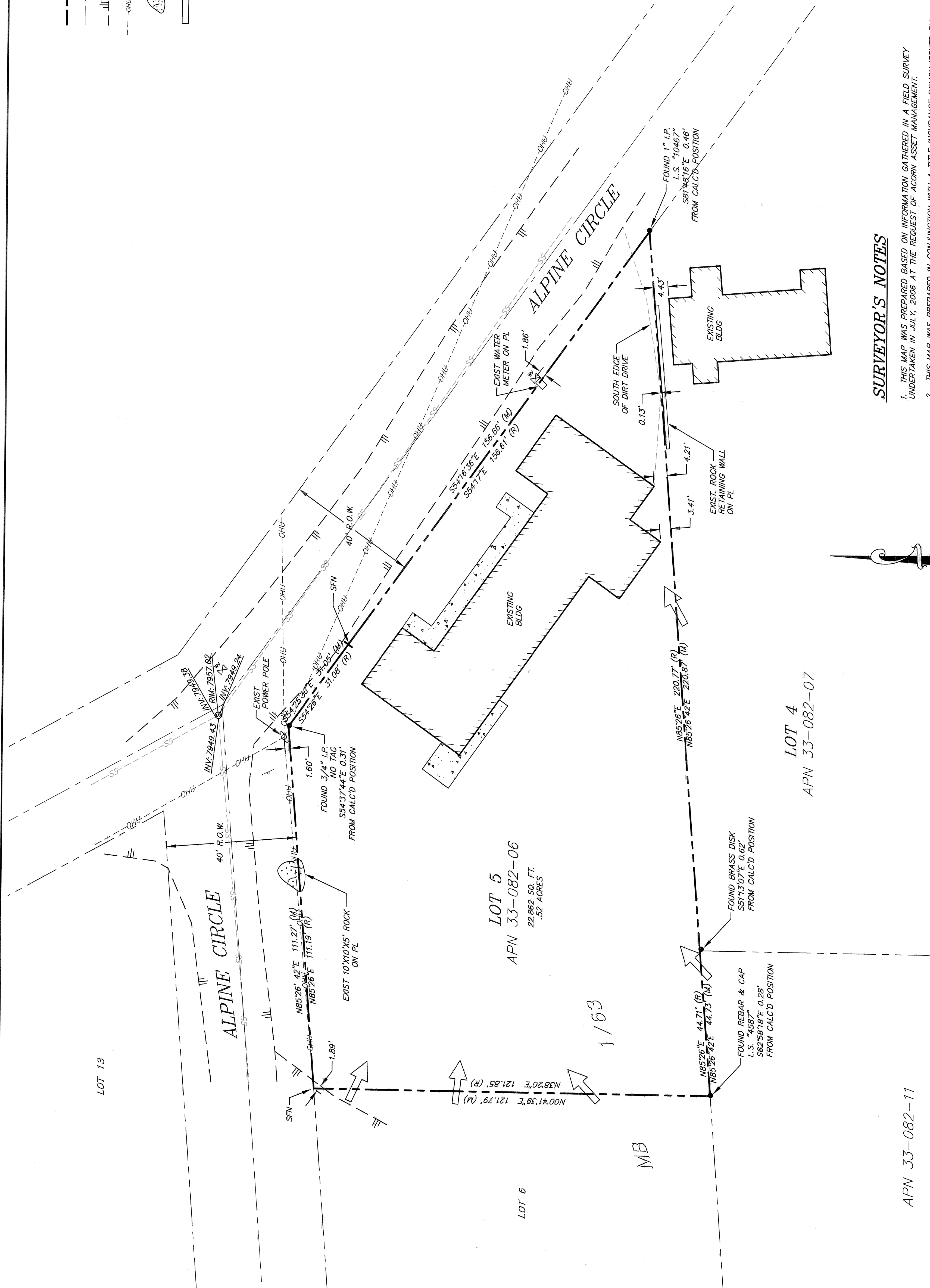
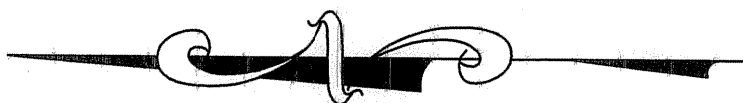
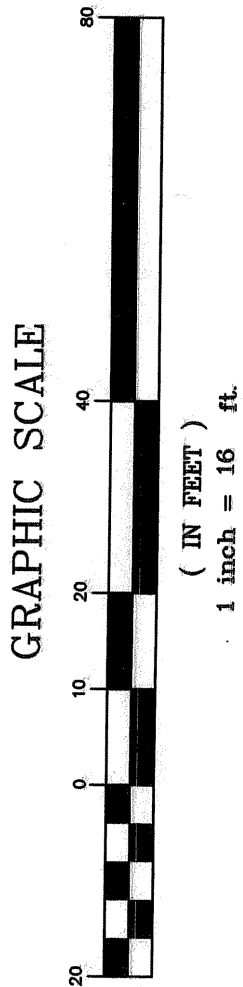


SURVEYOR'S NOTES

1. THIS MAP WAS PREPARED BASED ON INFORMATION GATHERED IN A FIELD SURVEY UNDERTAKEN IN JULY, 2006 AT THE REQUEST OF ACORN ASSET MANAGEMENT.
2. THIS MAP WAS PREPARED IN CONJUNCTION WITH A TITLE INSURANCE POLICY ISSUED BY INVO-MONO TITLE COMPANY AS FILE NO. 122859. SAID TITLE INSURANCE POLICY REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. TRAD/HOUMES CANNOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.
3. THE BASIS OF BEARINGS FOR THIS SURVEY WAS BASED UPON THE WEST LINE OF LOTS 14, 9 AND 10, GIVEN AS N00°36'20" E PER MB 1/63.
4. HAZARDOUS MATERIALS:

THIS SURVEY DID NOT INCLUDE AN ENVIRONMENTAL INVESTIGATION FOR SUBSURFACE CONTAMINATION OF SUCH MATERIALS. UNDERGROUND PRELIMS OR HISTORICAL ZONING DESIGNATIONS ALLOWING RELATED OPERATIONS THAT MAY HAVE UTILIZED OR PRODUCED SUCH MATERIALS. THE UNDERSIGNED SURVEYOR HAS NOT MADE A SURFACE INSPECTION OF THE SUBJECT SITE FOR EVIDENCE OF HAZARDOUS OR TOXIC MATERIALS, UNDERGROUND STORAGE OF SUCH MATERIALS, NOR OTHER INDICATIONS OF RELATED OPERATIONS WHICH MAY UTILIZE OR PRODUCE SUCH MATERIALS.

5. TREES EXIST ON SITE, HOWEVER NONE WERE LOCATED PER THIS SURVEY.
6. THIS SITE IS ACCESSED BY ALPINE CIRCLE.



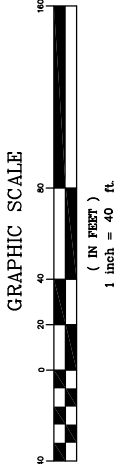


ALTA/ACSM LAND TITLE SURVEY
SWISS CHALET PROPERTY
 TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

DATE	17-01-05
SCALE	1"=40'
DRAWN	SCR
BY NO.	554.1
NO.	554.1-ALTA
SHEET	1
	1 SHEETS

LEGEND

PROPERTY LINE	(M)	MEASURED
CENTERLINE	(C)	CALCULATED
EDGE OF PAVEMENT	(P)	PROPORTIONED
FENCE	EXIST	EXISTING
OVERHEAD UTILITIES	AC	ASPHALT CONCRETE
	CONC.	CONCRETE
FIRE HYDRANT	DIA.	DIAMETER
WATER VALVE BOX	D.I.	DROP INLET
SEWER MANHOLE	ELEC.	ELECTRIC
POWER POLE	FND	FOUND
FOUND SURVEY MONUMENT AS NOTED	O.R.	OFFICIAL RECORDS
FOUND CALTRANS MONUMENT AS NOTED	TYP.	TYPICAL
RECORDED INFORMATION, SEE MAP 1-653	MON.	MONUMENT
	RAD	RADIAL



EASEMENT NOTES

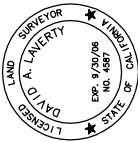
THE NUMBERS ON EASEMENTS CORRESPOND TO THE LINE ITEMS IN PRELIMINARY TITLE REPORT NO. 116083, DATED AUGUST 01, 2005.

- 5 6' WIDE EASEMENT FOR POLE LINES AND CONDUITS, IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY; RECORDED OF FEBRUARY 24, 1965, IN BOOK 73, PAGE 380, OF OFFICIAL RECORDS; AFFECTS THE WEST 6 FEET OF PARCEL 4.
- 6 ANY BOUNDARY DISCREPANCIES OR RIGHTS WHICH MAY EXIST OR ARISE BY REASON OF A MAP OF SURVEY OF SAID PROPERTY AND OTHER PROPERTY, WHICH WAS RECORDED SEPTEMBER 18, 1961 IN RECORD OF SURVEY BOOK 2, PAGE 60 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID MATTER AFFECTS PARCELS 4, 5, AND 6.
- 19 ANY EASEMENT OR LESSER RIGHT, AFFECTING THAT PORTION OF SAID LAND THAT LIES WITHIN THAT PRIVATE STREET KNOWN AS VIEW POINT ROAD FOR INGRESS AND EGRESS PURPOSES.
- 20 ANY EASEMENT OR LESSER RIGHT, AFFECTING THE EAST 5 FEET OF PARCEL 6 FOR POLE LINE PURPOSES.
- 24 ANY EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF THE STATE OF CALIFORNIA, FOR SNOW STORAGE, TO BE RECORDED; AFFECTS THE SOUTHERLY 20 FEET OF PARCEL 7.

SURVEYOR'S CERTIFICATION

TO: DAVID HARVEY, AND INYO MONO TITLE COMPANY.

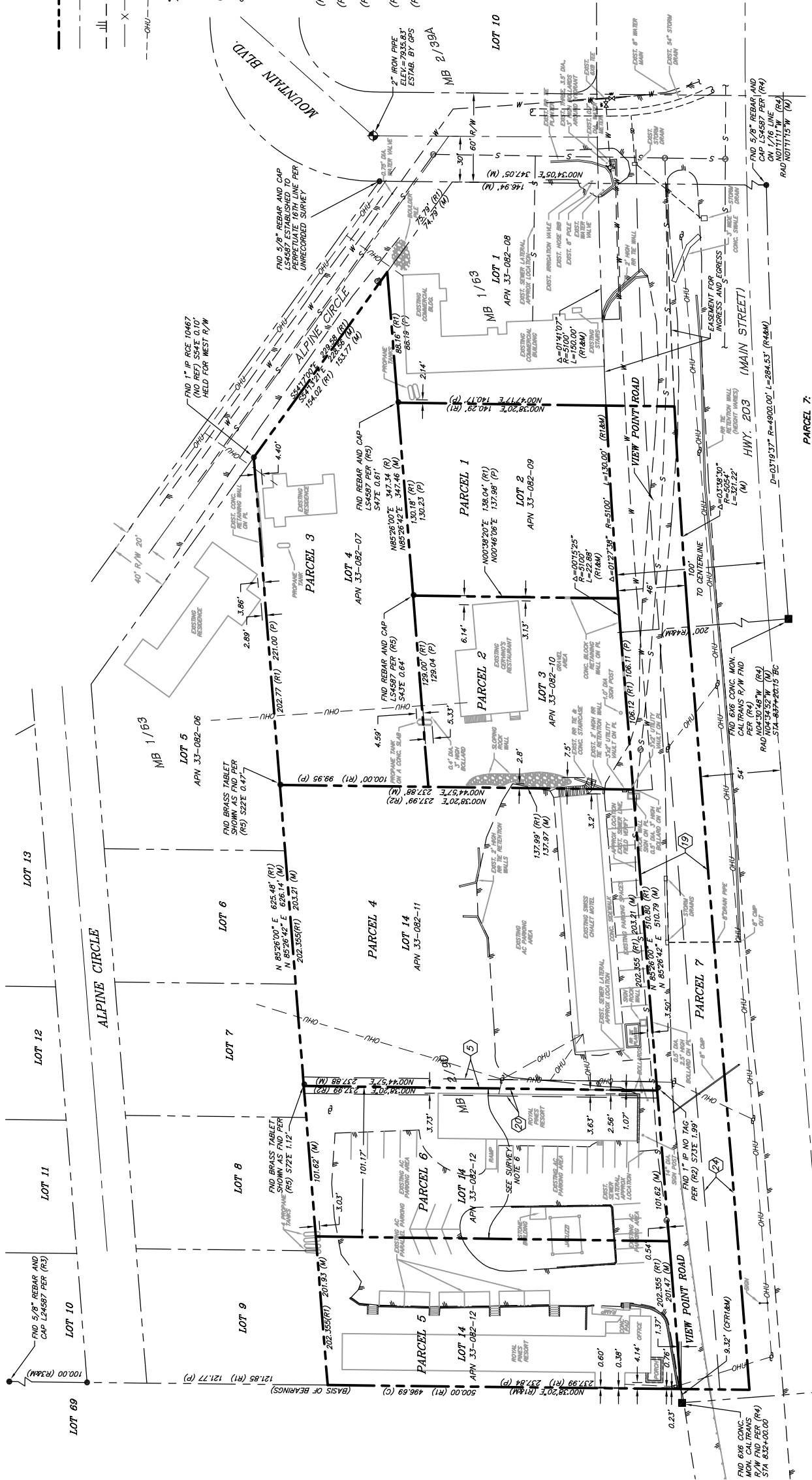
THIS IS TO BE CERTIFY THAT THIS MAP OR PLOT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED BY THE NATIONAL BUREAU OF SURVEYING AND MAPPING, AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999 AND INCLUDES NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS SET FORTH IN THE PREVIOUSLY CITED DECISION, THIS CERTIFICATE IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE POSITIONAL CERTAINTY, BUT UNDESIGNED TO FURTHER CERTIFY THAT THE POSITIONAL CERTAINTY DOES NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



10/05/05
DATE OF SURVEY

DAVID A. LAVERTY LS 4587
LIC. EXP. 9/30/06

1 SHEETS



LEGAL DESCRIPTION

PRELIMINARY TITLE REPORT ISSUED BY INYO-MONO TITLE COMPANY AS
TITLE NO. 116083, DATED OCTOBER 03, 2005:

PARCEL 1:
 LOT 2 IN WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF
 MONTEZUMA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63
 OF THE PLAT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 3 OF WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF
SANTO, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1,
PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
 LOT 4 IN THE WEBB SUBDIVISION IN THE TOWN OF MAMMOTH LAKES, COUNTY OF
 INYO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63
 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: THE EASTERLY 202.34 FEET OF LOT 14 IN THE WEBB SUBDIVISION, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

PARCEL 5:
LOT 14 OF WEBB SUBDIVISION OF A PORTION OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,
RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO,
STATE OF CALIFORNIA.

EXCEPT THE EAST 303.52 FEET OF SAID LAND.

PARCEL 6:
THE EASTERLY 101.17 FEET OF THE LAND DESCRIBED AS A WHOLE AS FOLLOWS:

OUT 14 OF MEBB SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B.&M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

EXCEPT THE EAST 202.35 FEET.

SURVEYOR'S NOTES

1. THIS MAP WAS PREPARED BASED ON INFORMATION GATHERED IN A FIELD SURVEY UNDERTAKEN IN OCTOBER, 2005 AT THE REQUEST OF DAVID HARVEY.
2. THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY TITLE REPORT ISSUED BY IN'YO-MONO TITLE COMPANY AS FILE NO. 126781, DATED OCTOBER 03, 2005. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. TRIAD/HOLMES CANNOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.
3. THE BASIS OF BEARINGS FOR THIS SURVEY WAS BASED UPON THE EAST LINE OF LOT 14, MB 1/63, GIVEN AS N 00°38'20" E PER MB 1/63.
4. HAZARDOUS MATERIALS:

THIS SURVEY DID NOT INCLUDE AN ENVIRONMENTAL INVESTIGATION FOR SUBSURFACE HAZARDOUS MATERIALS, SUCH AS TOXIC WASTE MATERIALS, UNDERGROUND PIPELINES OR VESSELS CONTAINING SUCH MATERIALS. AS-BUILT PLANS INDICATING RELATED FACILITIES, OR HISTORICAL ZONING DESIGNATIONS ALLOWING RELATED OPERATIONS THAT MAY HAVE UTILIZED OR PRODUCED SUCH MATERIALS. THE UNDESIGNED SURVEYOR HAS NOT MADE A SURFACE INSPECTION OF THE SUBJECT SITE FOR EVIDENCE OF HAZARDOUS OR TOXIC MATERIALS, UNDERGROUND STORAGE OF SUCH MATERIALS, NOR OTHER INDICATIONS OF RELATED OPERATIONS WHICH MAY UTILIZE OR PRODUCE SUCH MATERIALS.

5. TREES EXIST ON SITE, HOWEVER NONE WERE LOCATED PER THIS SURVEY.

6. THE LEGAL DESCRIPTIONS FOR LOTS 4, 5, AND 6 OF THE PRELIMINARY TITLE REPORT (PTR) DO NOT MATCH MAPS OF RECORD OR TOWN MONUMENTS. THIS DISCREPANCY AFFECTS THE INTERNAL LINE LOCATIONS BETWEEN PIR PARCELS 4, 5, AND 6, NOT THE EXTERIOR BOUNDARY OF THAT LAND. PARCELS 4, 5, AND 6 SHOW A SUBDIVISION OF LOT 14, BUT SPLITS LOT 14 IN HALF INSTEAD OF CREATING THE EASTERLY 202.34 FEET OF LOT 14 PER THE LEGAL DESCRIPTION. RE-ESTABLISHING THAT LINE PER MB 2,900 WOULD RESULT IN A POSITION 0.64 FEET FURTHER EAST THAN THE EXISTING POSITION. THIS WOULD CREATE A 1.00 FOOT GAP WITH PARCEL 4 (202.35 FEET OF LOT 14), WHICH, IF STRICTLY HELD, WOULD CREATE A 1.00 FOOT GAP WITH PARCEL 5 (202.51 FEET OF LOT 14). IT IS THE SURVEYORS OPINION THAT THE DESCRIPTION FOR PARCEL 6 CAME FROM MB 2,900 AND THE INTENT IS TO COINCIDE WITH PARCEL 4. THEREFORE, NO GAP IS SHOWN.

RECORDING REQUESTED BY
INYO-MONO TITLE COMPANY
WHEN RECORDED MAIL TO:

KERN RIVER DEVELOPMENT
P.O. BOX 16
MAMMOTH LAKES, CA 93546

Doc # 2006000503
Page 1 of 3
Date: 1/18/2006 01:41P
Filed by: INYO-MONO TITLE COMPANY
Filed & Recorded in Official Records
of MONO COUNTY
RENN MOLAN
CLERK-RECORDER
Fee: \$275.00

Space above this line for Recorder's Use

DIRECTOR'S DEED

DEC 17 2005

District	County	Route	Post	Number
09	MNO	203	PM 5.05	DD 005767-01-01

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to

Kern River Development, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

all that real

property in the Town of Mammoth Lakes, County of Mono, State of California, described as:

PARCEL 005767-01-01

Those portions of the northwest quarter of the northeast quarter of Section 34, Township 3 South, Range 27 East, M.D.M. according to the official plat thereof dated May 15, 1882, further described as:

Commencing at the north quarter corner of said Section 34, marked by a C.D.H. brass cap on a 2 inch diameter iron pipe; thence South 28°59'37" East, 1029.32 feet to the southwest corner of the west 1/2 of Lot 14 of the Webb Subdivision as shown on the Record of Survey recorded in Map Book 2, at page 90 on September 18, 1961 in the office of County Recorder of said County, said southwest corner also being on the northerly line of that 200 feet wide State highway right of way as described in Parcel 2 of the Final Order of Condemnation No. 2566 recorded November 16, 1935 in Book 10, at page 405 of the Official Records of said County, and finally said southwest corner also being the TRUE POINT OF BEGINNING; thence (1), along said northerly line, North 84°31'34" East, 510.83 feet to the beginning of a non-tangent curve to the right; thence (2), from a tangent that bears North 84°31'01" East, along said northerly line and said non-tangent curve to the right, having a radius of 5100.00 feet, a central angle of 01°43'03", and an arc length of 152.88 feet to the southeast corner of Lot 2 of Webb Subdivision as shown on the map thereof recorded in Map Book 1, at page 63 on August 21, 1957 in the office of County Recorder of said County; thence (3), along the southerly prolongation of the east line of said Lot 2, South 00°16'06" East, 46.09 feet to the beginning of a non-tangent curve to the left; thence (4), from a tangent that bears South 86°12'10" West,

MAIL TAX
STATEMENTS TO:

P.O. Box 16
3776 Viewpoint Road
Mammoth Lakes, CA 93546

Form RW 6-1(S) (Revised 10/99)



Documentary Transfer Tax \$ 262.90
computed on the full value of
the interest or property conveyed.



Computed on the full value less
the value of liens or encumbrances
remaining thereon at the time of sale.

Number
DD-005767-01-01

along said non-tangent curve to the left, having a radius of 5054.00 feet, a central angle of 01°41'09", and an arc length of 148.69 feet; thence (5), South 84°31'34" West, 515.02 feet to a point on the southerly prolongation of the west line of said west 1/2 of Lot 14; thence (6), along last said southerly prolongation, North 00°16'06" West, 46.19 feet to the TRUE POINT OF BEGINNING.

Containing 0.701 acre, more or less.

PARCEL 005767-01-03

AN EASEMENT for ingress and egress over the following described parcel of land: BEGINNING at the easterly terminus of course 2 above; thence (1), from a tangent that bears North 86°14'04" East, continuing along said northerly line, along the arc of a curve to the right, having a radius of 5100.00 feet, a central angle of 01°41'07", and an arc length of 150.00 feet to the southeast corner of Lot 1 of said Webb Subdivision; thence (2), along the southerly prolongation of the east line of said Lot 1, South 00°16'06" East, 46.02 feet to the beginning of a non-tangent curve to the left; thence (3), from a tangent that bears South 87°54'12" West, along said non-tangent curve to the left, having a radius of 5054.00 feet, a central angle of 01°42'02", and an arc length of 150.01 feet to a point on the southerly prolongation of the west line of said Lot 1; thence (4), along last said southerly prolongation, North 00°16'06" West, 46.09 feet to the BEGINNING.

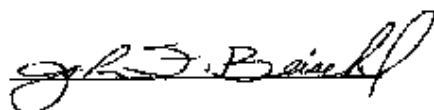
Containing 0.158 acre, more or less.

RESERVING, however, to the grantor, grantor's successors or assigns, an easement along the southerly 20.00 feet of the hereinabove described parcels 005767-01-01 and 005767-01-03 for snow storage.

The basis of all bearings herein is the California Coordinate System 1927 Zone 3 bearing of South 89°08'41" West between said north quarter corner and the west 1/16 corner of said Section 34 marked by a one half inch inside diameter iron pipe in concrete as shown on Record of Survey No. 36-78 recorded in Record of Survey Book 2, at page 100 on February 28, 1991 in the office of County Recorder of said County.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.


10-12-05



Subject to special assessments if any, restrictions, reservations, and easements of record.

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this
11th day of January, 2006.

STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION

APPROVED AS TO FORM AND PROCEDURE

Janne von Baulitz
 ATTORNEY
 DEPARTMENT OF TRANSPORTATION

WILL KEMPTON
 Director of Transportation

By
Nancy Escallier
 Attorney in Fact

STATE OF CALIFORNIA } ss
 County of Sacramento

PERSONAL ACKNOWLEDGMENT

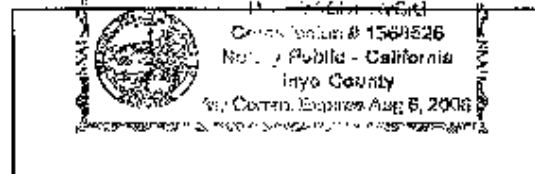
On this the 11 day of January, 2006, before me, Rebecca A. Wisniewski Notary Public,
 Name, Title of Officer-E.G., "Jane Doe, Notary Public"
 personally appeared Nancy Escallier
 Name of Signer

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that _____, he/she executed the same in _____
 his/her authorized capacity, and that by _____, he/her signature on the instrument the person, or the entity upon behalf of which the person
 acted, executed the instrument.

WITNESS my hand and official seal.

Rebecca A. Wisniewski
 (Notary Public's signature in and for said County and State)



(for notary seal or stamp)

THIS IS TO CERTIFY that the California Transportation
 Commission has authorized the Director of Transportation
 to execute the foregoing deed at its meeting regularly called
 and held on the 15th day of December 2005, in the City of
 Sacramento.

Dated this 16th day of December 2005.

Diane C. Eidam
 DIANE C. EIDAM, Executive Director
 CALIFORNIA TRANSPORTATION COMMISSION

RECORDING REQUESTED BY AND WHEN RECORDED
MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:
Acorn Asset Management, Inc.
2500 Venture Oaks Way, Suite 175
Sacramento, CA 95833

Doc # 2006-001601
Page 1 of 3
Date: 3/2/2006 03:15P
Filed by: INVO-MONO TITLE COMPANY
Filed & Recorded in Official Records
of MONO COUNTY
RENN MOLAN
CLERK-RECORDER
Fee: \$23.00

THIS SPACE ABOVE FOR RECORDER'S USE

GRANT DEED

State of California, County of Mono
DTT - Not Part of Public Record
APN - Non assigned yet

THIS GRANT DEED is made this March 1, 2006, by KERN
RIVER DEVELOPMENT, LLC, a California limited liability company ("Grantor"), to
MAMMOTH VIEW, LLC, a California limited liability company ("Grantee").

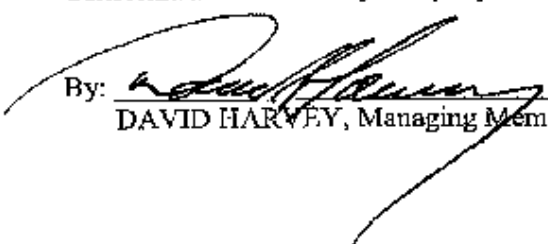
WHEREAS, Grantor desires to convey to Grantee that certain property
more particularly described in **Attachment 1** hereto (the "Property");

NOW, THEREFORE, for good and valuable consideration, the receipt
and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby
grant, bargain, sell and convey the Property to the Grantee.

TOGETHER WITH all and singular the ways, easements, rights,
privileges and appurtenances thereto or in any way appertaining, all improvements
thereon and all the estate, right, title, interest and claim, either at law or in equity, of the
Grantor in the said Property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed
by its representative thereunto duly authorized as of the day and year first above written.

GRANTOR: KERN RIVER DEVELOPMENT, LLC, a
California limited liability company

By: 
DAVID HARVEY, Managing Member

STATE OF CALIFORNIA)
) ss.
COUNTY OF MONO)

On March 1, 2006, before me,
Michelle Forbis, a NOTARY PUBLIC, personal appeared
David Harvey, () personally known to me, or (X) proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

Witness my hand and official seal.

Michelle Forbis

Notary Public

[Notary Seal]



My commission expires: 4-19-07

ATTACHMENT 1

LEGAL DESCRIPTION

PARCEL A:

ALL THAT REAL PROPERTY IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.M. ACCORDING TO THE OFFICIAL PLAT THEREOF DATED MAY 15, 1882, FURTHER DESCRIBED AS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, MARKED BY A C.D.H. BRASS CAP ON A 2 INCH DIAMETER IRON PIPE; THENCE SOUTH 28°59'37" EAST, 1029.32 FEET TO THE SOUTHWEST CORNER OF THE WEST ¼ OF LOT 14 OF THE WEBB SUBDIVISION AS SHOWN ON THE RECORD OF SURVEY RECORDED IN MAP BOOK 2, AT PAGE 90 ON SEPTEMBER 18, 1981 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, SAID

SOUTHWEST CORNER ALSO BEING ON THE NORTHERLY LINE OF THAT 200 FEET WIDE STATE HIGHWAY RIGHT OF WAY AS DESCRIBED IN PARCEL 2 OF THE FINAL ORDER OF CONDEMNATION NO. 2568 RECORDED NOVEMBER 18, 1935 IN BOOK 10, AT PAGE 405 OF THE OFFICIAL RECORDS OF SAID COUNTY, AND FINALLY SAID SOUTHWEST CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE (1), ALONG SAID NORTHERLY LINE, NORTH 84°31'34" EAST, 510.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE (2), FROM A TANGENT THAT BEARS NORTH 84°31'01" EAST, ALONG SAID NORTHERLY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5100.00 FEET, A CENTRAL ANGLE OF 01°43'03", AND AN ARC LENGTH OF 152.88 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF WEBB SUBDIVISION AS SHOWN ON THE MAP THEREOF RECORDED IN MAP BOOK 1, AT PAGE 63 ON AUGUST 21, 1957 IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY; THENCE (3), ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, SOUTH 00°16'08" EAST, 46.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE (4), FROM A TANGENT THAT BEARS SOUTH 88°12'10" WEST, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5054.00 FEET, A CENTRAL ANGLE OF 01°41'09", AND AN ARC LENGTH OF 148.69 FEET; THENCE (5), SOUTH 84°31'34" WEST, 515.02 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID WEST ¼ OF LOT 14; THENCE (6), ALONG LAST SAID SOUTHERLY PROLONGATION, NORTH 00°16'06" WEST, 46.19 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT THE EASTERLY TERMINUS OF COURSE 2 ABOVE; THENCE (1), FROM A TANGENT THAT BEARS NORTH 88°14'04" EAST, CONTINUING ALONG SAID NORTHERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5100.00 FEET, A CENTRAL ANGLE OF 01°41'07", AND AN ARC LENGTH OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID WEBB SUBDIVISION; THENCE (2), ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1, SOUTH 00°16'06" EAST, 46.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE (3), FROM A TANGENT THAT BEARS SOUTH 87°54'12" WEST, ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5054.00 FEET, A CENTRAL ANGLE OF 01°42'02", AND AN ARC LENGTH OF 150.01 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1; THENCE (4), ALONG LAST SOUTHERLY PROLONGATION, NORTH 00°16'08" WEST, 46.09 FEET TO THE BEGINNING.

APPENDIX D

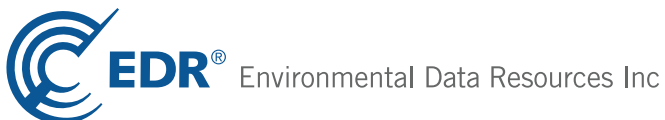
EDR Database Report

Mammoth View Parcels

3776 Viewpoint Road
Mammoth Lakes, CA 93546

Inquiry Number: 2899504.1s
October 20, 2010

The EDR Radius Map™ Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3776 VIEWPOINT ROAD
MAMMOTH LAKES, CA 93546

COORDINATES

Latitude (North):	37.649400 - 37° 38' 57.8"
Longitude (West):	118.979100 - 118° 58' 44.8"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	325403.1
UTM Y (Meters):	4168554.0
Elevation:	8012 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	37118-F8 OLD MAMMOTH, CA
Most Recent Revision:	1983

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
NPL LIENS.....	Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL.....	National Priority List Deletions
-------------------	----------------------------------

EXECUTIVE SUMMARY

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

SLIC..... Statewide SLIC Cases
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST..... Facility Inventory Database
HIST UST..... Hazardous Substance Storage Container Database
SWEEPS UST..... SWEEPS UST Listing

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System
LIENS..... Environmental Liens Listing
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators

EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
WDS.....	Waste Discharge System
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
PROC.....	Certified Processors Database
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Sleam-Electric Plan Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
HWT.....	Registered Hazardous Waste Transporter Database
HWP.....	EnviroStor Permitted Facilities Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 09/20/2010 has revealed that there are 9 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MINARET MAINT FACILITY Status: Completed - Case Closed	HWY 203 MINARET RD	WSW 1/4 - 1/2 (0.261 mi.)	2	9
MAMMOTH MTN SKI AREA Status: Completed - Case Closed	HWY 203 AND MINERAT ROA	NW 1/4 - 1/2 (0.493 mi.)	A4	13
MMSA MAINTENANCE GARAGE Status: Completed - Case Closed	MINARET ROAD	NW 1/4 - 1/2 (0.493 mi.)	A5	18
MAMMOTH MOUNTAIN GARAGE Status: Open - Verification Monitoring	PO BOX 24	NW 1/4 - 1/2 (0.493 mi.)	A6	21
MIDCHALET TANK FARM Status: Completed - Case Closed	1 MINARET RD	NW 1/4 - 1/2 (0.493 mi.)	A9	23
MID CHALET TANK FARM Status: Completed - Case Closed	1 MINARET RD	NW 1/4 - 1/2 (0.493 mi.)	A10	25
MAINTENANCE GARAGE Status: Completed - Case Closed	1 MINARET ROAD	NW 1/4 - 1/2 (0.493 mi.)	A11	27
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORCO SERVICE CENTER Status: Completed - Case Closed	3670 MAIN ST	ESE 1/8 - 1/4 (0.127 mi.)	1	7
EXXON MINI-MART (FORMER) Status: Completed - Case Closed	3280 MAIN ST	E 1/4 - 1/2 (0.490 mi.)	3	10

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 7 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MINARET MAINT FACILITY	HWY 203 MINARET RD	WSW 1/4 - 1/2 (0.261 mi.)	2	9
MAMMOTH MTN SKI AREA	HWY 203 AND MINERAT ROA	NW 1/4 - 1/2 (0.493 mi.)	A4	13
MMSA MAINTENANCE GARAGE	MINARET ROAD	NW 1/4 - 1/2 (0.493 mi.)	A5	18

EXECUTIVE SUMMARY

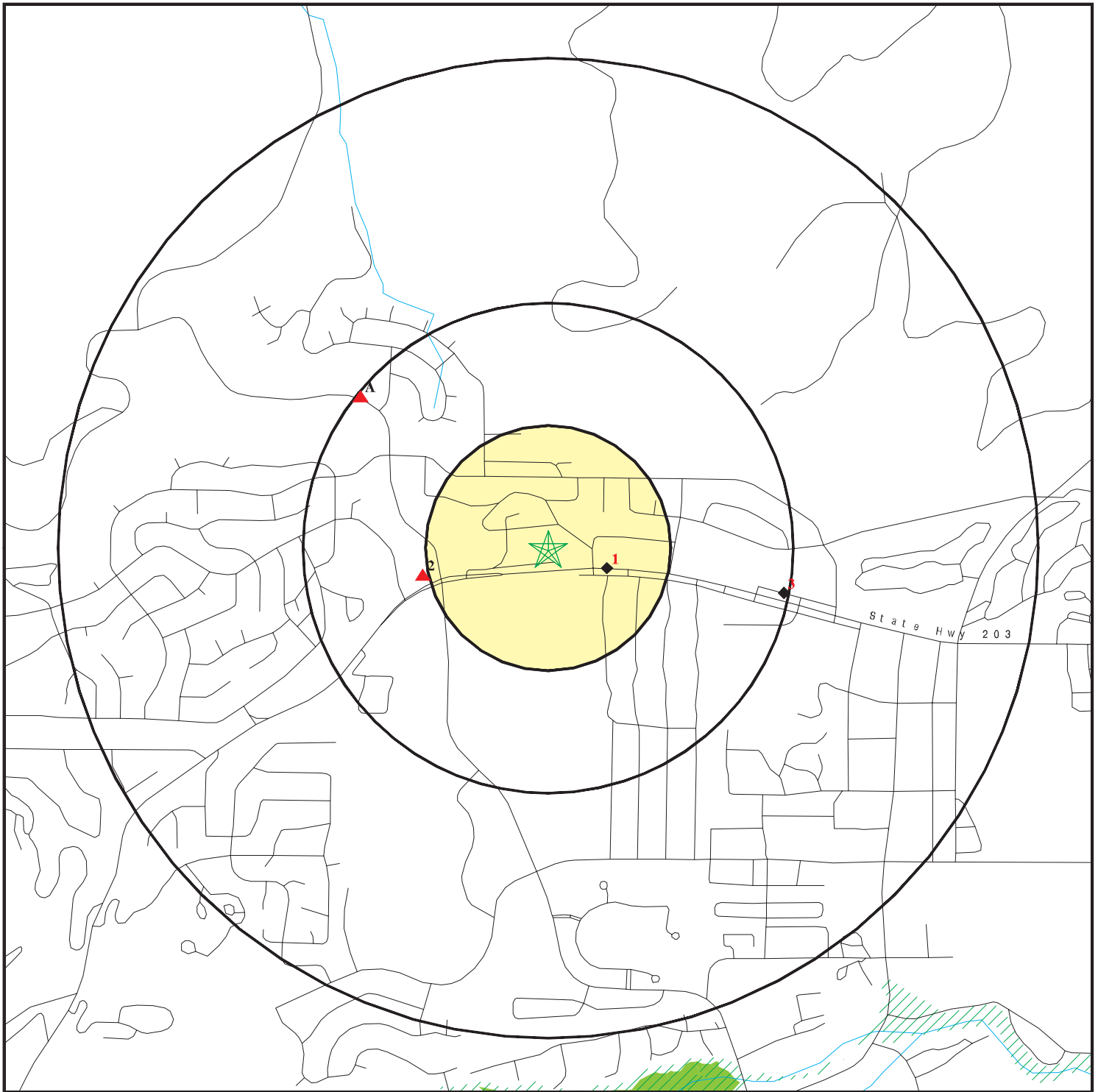
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAMMOTH MOUNTAIN GARAGE	P.O. BOX 24	NW 1/4 - 1/2 (0.493 mi.)	A7	23
MAMMOTH MTN SKI AREA/YODD	P.O. BOX 24	NW 1/4 - 1/2 (0.493 mi.)	A8	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>NORCO SERVICE CENTER</i>	<i>3670 MAIN ST</i>	<i>ESE 1/8 - 1/4 (0.127 mi.)</i>	<i>1</i>	<i>7</i>
<i>EXXON MINI-MART (FORMER)</i>	<i>3280 MAIN ST</i>	<i>E 1/4 - 1/2 (0.490 mi.)</i>	<i>3</i>	<i>10</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
MAMMOTH LAKES OLD TOWN YARD	LUST SAN MATEO,HIST CORTESE
MAMMOTH MOBILE	LUST SAN MATEO,HIST CORTESE
BLUE SKIES TEXACO	SWEEPS UST
MAMMOTH SHELL STATION	SWEEPS UST
MAMMOTH MOMART	SWEEPS UST
MAMMOTH SHELL STATION/C/O KEN SAMP	SWEEPS UST
UNKNOWN	SWEEPS UST
MAMMOTH - JUNE LAKES AIRPORT	SWEEPS UST
MAMMOTH ROAD MAINTENANCE	HIST UST,SWEEPS UST
MAMMOTH LAKES FIRE DEPARTMENT	SWEEPS UST
UNION OIL SS# 5749	SWEEPS UST
CAMP HIGH SIERRA	SWEEPS UST
MAMMOTH MTN SKI AREA	SWEEPS UST
MINARET LIQUOR	SWEEPS UST
ROYAL PINES RESORT	SWEEPS UST
MAMMOTH YOSEMITE AIRPORT	LUST SAN MATEO
THE VILLAGE AT MAMMOTH	LUST SAN MATEO
GTE CA. INC./MTH. LKS. CENTRAL OFF	UST ALAMEDA
MAMMOTH SHELL	HIST UST
UNKNOWN	HIST UST
MAMMOTH-JUNE LAKES AIRPORT	HIST UST
TED BERNER	HIST UST
MAMMOTH MOBIL	HIST UST
FRANK'S LIQUOR	HIST UST
MAMMOTH LAKES CENTRAL OFFICE	HIST UST
ROYAL PINES RESORT	HIST UST
CALTRANS MCGEE CREEK MAINTENANCE	AST
EASTERN SIERRA OIL BULK FACILITY	AST
CALTRANS DISTRICT 09	RCRA-SQG,FINDS
CALTRANS DISTRICT 09	RCRA-SQG,FINDS
UNOCAL SERVICE STATION #5749	RCRA-LQG
MAMMOTH OLYMPIC ACADEMY FOR ACADEM	FINDS
MAMMOTH HIGH	FINDS
MAMMOTH YOSEMITE	FINDS

OVERVIEW MAP - 2899504.1s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

■ Oil & Gas pipelines

■ 100-year flood zone

■ 500-year flood zone

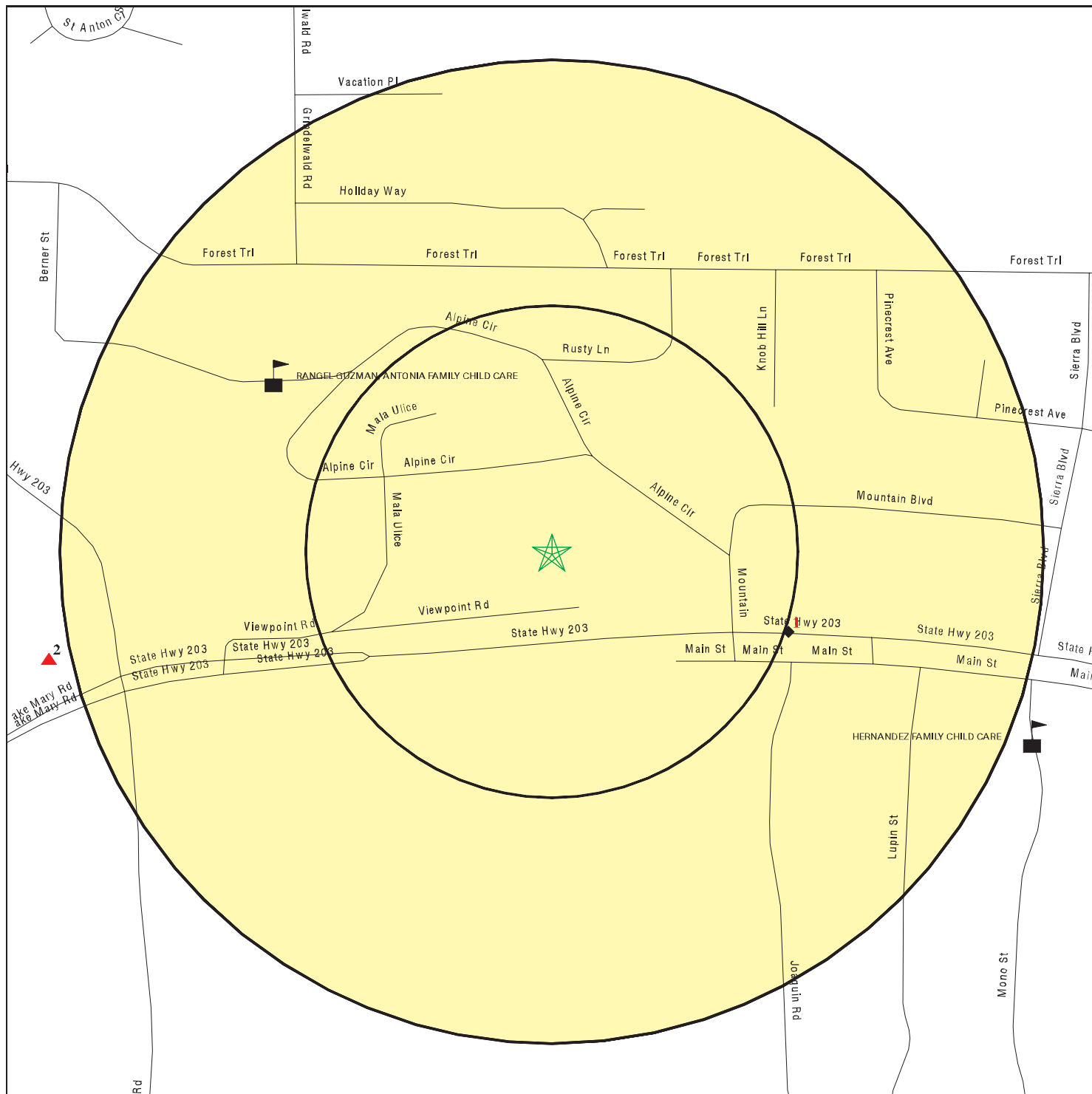
■ National Wetland Inventory

■ Areas of Concern

SITE NAME: Mammoth View Parcels
ADDRESS: 3776 Viewpoint Road
Mammoth Lakes CA 93546
LAT/LONG: 37.6494 / 118.9791

CLIENT: Sierra Geotechnical Svcs. Inc
CONTACT: Dean Dougherty
INQUIRY #: 2899504.1s
DATE: October 20, 2010 2:47 pm

DETAIL MAP - 2899504.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🚒 National Priority List Sites
- 🚒 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 🛢 Oil & Gas pipelines
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🚧 Areas of Concern

SITE NAME: Mammoth View Parcels
 ADDRESS: 3776 Viewpoint Road
 Mammoth Lakes CA 93546
 LAT/LONG: 37.6494 / 118.9791

CLIENT: Sierra Geotechnical Svcs. Inc
 CONTACT: Dean Dougherty
 INQUIRY #: 2899504.1s
 DATE: October 20, 2010 2:48 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS		1.000	0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS		TP	NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE		1.000	0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR		1.000	0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF		0.500	0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST		0.500	0	1	8	NR	NR	9
SLIC		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST		0.250	0	0	NR	NR	NR	0
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	0	0	NR	NR	NR	0
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
LDS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	0	1	6	NR	NR	7
Notify 65		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
HWT		0.250	0	0	NR	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000	0	0	0	0	NR	0
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
ESE
1/8-1/4
0.127 mi.
670 ft.

NORCO SERVICE CENTER
3670 MAIN ST
MAMMOTH LAKES, CA 93546

HIST CORTESE
LUST
HAZNET

S102434423
N/A

Relative:
Lower

CORTESE:
Region: CORTESE
Facility County Code: 26
Reg By: LTNKA
Reg Id: 6B2600743T

Actual:
7945 ft.

LUST:
Region: STATE
Global Id: T0605100027
Latitude: 37.649355
Longitude: -118.977181
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1996-10-08 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600743T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600743T
Leak Record: 8/26/1996
Report Date: 6/14/1996
Reported By Address: Not reported
Responsible Party: NORCO SERVICE CENTER
Operator: RUSS NORTON
Cross Street: MOUNTAIN
Local Agency: 26000
Regional Board: 6V
Chemical: Gasoline
Case Type: Soil only
Funding: R
Enforce Type: Not reported
How Found: Tank Closure
How Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Piping
Global ID: T0605100027
Stop Date: Not reported
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NORCO SERVICE CENTER (Continued)

S102434423

Remed Action: Not reported
Monitoring: Not reported
Close Date: 10/8/1996
Discovered: 5/1/1996
Enforce Date: Not reported
Review Date: 8/26/1996
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 1
MTBE Tested: NT
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: JWC
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: SAMPLES COLLECTED DURING THE TANK REMOVAL PROJECT INDICATED LEVELS OF PETROLEUM HYDROCARBONS
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmt Global ID: W0605110001
Wst Disch Reqrmt Name: 2610001-019

HAZNET:

Gepaid: CAL000077323
Contact: NORTON L V
Telephone: 0000000000
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 558
Mailing City,St,Zip: MAMMOTH LAKES, CA 935460000
Gen County: Mono
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 8.0397
Facility County: Mono

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2
WSW
1/4-1/2
0.261 mi.
1379 ft.

MINARET MAINT FACILITY
HWY 203 MINARET RD
MAMMOTH LAKES, CA 93546

HIST CORTESE
LUST

S102628494
N/A

Relative:
Higher

CORTESE:
Region: CORTESE
Facility County Code: 26
Reg By: LTNKA
Reg Id: 6B2600820T

Actual:
8047 ft.

LUST:
Region: STATE
Global Id: T0605100036
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1997-05-22 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600820T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600820T
Leak Record: 6/5/1997
Report Date: 5/22/1997
Reported By Address: Not reported
Responsible Party: CALTRANS
Operator: CALTRANS
Cross Street: Not reported
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: Not reported
How Found: Tank Closure
How Stopped: Not reported
Cause of Leak: Overfill
Leak Source: Other Source
Global ID: T0605100036
Stop Date: 5/24/1994
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MINARET MAINT FACILITY (Continued)

S102628494

Remed Action: Not reported
Monitoring: Not reported
Close Date: 5/22/1997
Discovered: 5/24/1994
Enforce Date: Not reported
Review Date: 6/5/1997
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0
MTBE Tested: NRQ
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: JWC
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: CASE CLOSED
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Other, No Action Required - incident is minor, requiring no remedial action
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmnt Global ID: W0605110001
Wst Disch Reqrmnt Name: 2610001-019

3
East
1/4-1/2
0.490 mi.
2587 ft.

EXXON MINI-MART (FORMER)
3280 MAIN ST
MAMMOTH LAKES, CA 93546

HIST CORTESE
LUST
SWEEPS UST

S102429506
N/A

Relative:
Lower

CORTESE:
Region: CORTESE
Facility County Code: 26
Reg By: LTNKA
Reg Id: 6B2600377T

Actual:
7861 ft.

LUST:
Region: STATE
Global Id: T0605100011
Latitude: 37.648227
Longitude: -118.970291
Case Type: LUST Cleanup Site

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON MINI-MART (FORMER) (Continued)

S102429506

Status: Completed - Case Closed
Status Date: 1998-12-22 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600377T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600377T
Leak Record: 4/2/1992
Report Date: 1/13/1992
Reported By Address: Not reported
Responsible Party: JOYCE E. FEREBEE
Operator: JOYCE E FEREBEE
Cross Street: CENTRAL
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: N
How Found: OM
How Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Global ID: T0605100011
Stop Date: Not reported
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 12/22/1998
Discovered: 6/16/1989
Enforce Date: 1/1/1965
Review Date: 4/2/1992
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0
MTBE Tested: NRQ
Organization Name: Not reported
Status: Case Closed
Contact: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON MINI-MART (FORMER) (Continued)

S102429506

Interim Action: Yes
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: JWC
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: Not reported
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmnt Global ID: W0605110001
Wst Disch Reqrmnt Name: 2610001-019

SWEEPS UST:

Status: A
Comp Number: 5423
Number: 3
Board Of Equalization: Not reported
Ref Date: 12-13-93
Act Date: 02-23-94
Created Date: 09-24-91
Tank Status: A
Owner Tank Id: 1
Swrcb Tank Id: 26-000-005423-000001
Actv Date: 12-13-93
Capacity: 500
Tank Use: OIL
Stg: W
Content: WASTE OIL
Number Of Tanks: 1

Status: Not reported
Comp Number: 5423
Number: Not reported
Board Of Equalization: Not reported
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-005423-000002
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON MINI-MART (FORMER) (Continued)

S102429506

Status: Not reported
Comp Number: 5423
Number: Not reported
Board Of Equalization: Not reported
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-005423-000003
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 5423
Number: Not reported
Board Of Equalization: Not reported
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-005423-000004
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: LEADED
Number Of Tanks: Not reported

**A4
NW
1/4-1/2
0.493 mi.
2601 ft.**

**MAMMOTH MTN SKI AREA
HWY 203 AND MINERAT ROAD
MAMMOTH LAKES, CA 93546**

Site 1 of 8 in cluster A

**RCRA-SQG 1000302054
FINDS CAD981673924
HIST CORTESE
LUST
HIST UST
HAZNET**

**Relative:
Higher**

RCRA-SQG:

**Actual:
8121 ft.**

Date form received by agency: 09/01/1996
Facility name: MAMMOTH MTN SKI AREA
Facility address: HWY 203 AND MINERAT ROAD
MAMMOTH LAKES, CA 93546
EPA ID: CAD981673924
Mailing address: BOX TWENTY FOURTH HWY 203 MINE
MAMMOTHLAKES, CA 93546
Contact: Not reported
Contact address: Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MTN SKI AREA (Continued)

1000302054

waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: DAVE MCCOY
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

Historical Generators:

Date form received by agency: 09/13/1986
Facility name: MAMMOTH MTN SKI AREA
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110008271743

Environmental Interest/Information System

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MTN SKI AREA (Continued)

1000302054

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CORTESE:

Region:	CORTESE
Facility County Code:	26
Reg By:	LTNKA
Reg Id:	6B2600187T

LUST:

Region:	STATE
Global Id:	T0605100005
Latitude:	37.7122963
Longitude:	-118.8199661
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	2003-11-17 00:00:00
Lead Agency:	MONO COUNTY
Case Worker:	LM
Local Agency:	MONO COUNTY
RB Case Number:	6B2600187T
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region:	6V
Case Number:	6B2600187T
Leak Record:	6/9/1995
Report Date:	3/15/1995
Reported By Address:	Not reported
Responsible Party:	NIKOLAUS TRANSPORTATION
Operator:	Not reported
Cross Street:	Not reported
Local Agency:	26000
Regional Board:	6V
Chemical:	Unleaded Gasoline
Case Type:	Undefined
Funding:	Not reported
Enforce Type:	SEL
How Found:	OM
How Stopped:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MTN SKI AREA (Continued)

1000302054

Cause of Leak: UNK
Leak Source: UNK
Global ID: T0605100005
Stop Date: 3/19/1995
Leak Confirm: 6/9/1995
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 11/17/2003
Discovered: 3/19/1995
Enforce Date: Not reported
Review Date: 6/9/1995
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 1
MTBE Tested: NT
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: KD
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: NO FURTHER ACTION TAKEEN, HOWEVER CONFIRMATION OF A LEAK IF ONE EXISTS
WILL BE ASSESSED SUMMER 1995
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Not reported
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmnt Global ID: W0605110001
Wst Disch Reqrmnt Name: 2610001-019

HIST UST:

Region: STATE
Facility ID: 00000019739
Facility Type: Other
Other Type: SKI RESORT
Total Tanks: 0001
Contact Name: CLIFFORD W BANTA
Telephone: 6198737188
Owner Name: BANTA PETROLEUM INC.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MTN SKI AREA (Continued)

1000302054

Owner Address: 108 DEHY-LAWS
Owner City,St,Zip: BISHOP, CA 93514

Tank Num: 001
Container Num: 1
Year Installed: 1969
Tank Capacity: 00011000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 3/8 inches
Leak Detection: Visual, Stock Inventor, Pressure Test

HAZNET:

Gepaid: CAD981673924
Contact: DAVE MC COY
Telephone: 6199340633
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 24
Mailing City,St,Zip: MAMMOTH LAKES, CA 935460024
Gen County: Mono
TSD EPA ID: CAT080033681
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Recycler
Tons: .2085
Facility County: Mono

Gepaid: CAD981673924
Contact: DAVE MC COY
Telephone: 6199340633
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 24
Mailing City,St,Zip: MAMMOTH LAKES, CA 935460024
Gen County: Mono
TSD EPA ID: CAT080011059
TSD County: Los Angeles
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Recycler
Tons: .6255
Facility County: Mono

Gepaid: CAD981673924
Contact: DAVE MC COY
Telephone: 6199340633
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 24
Mailing City,St,Zip: MAMMOTH LAKES, CA 935460024
Gen County: Mono
TSD EPA ID: CAT080011059
TSD County: Los Angeles
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Tons: .4170
Facility County: Mono

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MTN SKI AREA (Continued)

1000302054

Gepaid: CAD981673924
Contact: DAVE MC COY
Telephone: 6199340633
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 24
Mailing City,St,Zip: MAMMOTH LAKES, CA 935460024
Gen County: Mono
TSD EPA ID: CAT080011059
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: .2085
Facility County: Mono

Gepaid: CAD981673924
Contact: DAVE MC COY
Telephone: 6199340633
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 24
Mailing City,St,Zip: MAMMOTH LAKES, CA 935460024
Gen County: Mono
TSD EPA ID: CAT080022148
TSD County: San Bernardino
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Transfer Station
Tons: .8340
Facility County: Mono

[Click this hyperlink](#) while viewing on your computer to access
Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

**A5
NW
1/4-1/2
0.493 mi.
2601 ft.**

**MMSA MAINTENANCE GARAGE
MINARET ROAD
MAMMOTH LAKES, CA 93546**

**HIST CORTESE
LUST
S104161438
N/A**

Site 2 of 8 in cluster A

**Relative:
Higher**

CORTESE:
Region: CORTESE
Facility County Code: 26
Reg By: LTNKA
Reg Id: 6B2600631T

**Actual:
8121 ft.**

Region: CORTESE
Facility County Code: 26
Reg By: LTNKA
Reg Id: 6B2600794T

Region: CORTESE
Facility County Code: 26
Reg By: LTNKA
Reg Id: 6B2600803T

LUST:
Region: STATE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MMSA MAINTENANCE GARAGE (Continued)

S104161438

Global Id: T0605100032
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2003-11-17 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600803T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600794T
Leak Record: 1/28/1997
Report Date: 1/16/1997
Reported By Address: Not reported
Responsible Party: MAMMOTH MOUNTAIN SKI AREA
Operator: MAMMOTH MOUNTAIN SKI AREA
Cross Street: 2 MI E OF MAIN LODGE
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: SEL
How Found: OM
How Stopped: Not reported
Cause of Leak: Structure Failure
Leak Source: Piping
Global ID: T0605100031
Stop Date: 1/16/1997
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: 1/16/1997
Monitoring: Not reported
Close Date: Not reported
Discovered: 1/16/1997
Enforce Date: Not reported
Review Date: 1/28/1997
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MMSA MAINTENANCE GARAGE (Continued)

S104161438

MTBE Tested: NRQ
Organization Name: Not reported
Status: Remedial action (cleanup) Underway
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: KD
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: SOME FREE PRODUCT (+OR-10 GAL) FLOWED ACROSS PVMNT TO UNLINED PUMP SUMP. FREE PRODUCT PUMPED FROM SUMP TO BARREL W/ EQUIPMENT ON SITE. PRODUCT UNDOUBTFULLY PERCOLATED INTO SOIL. SCHEDULE FOR TANK REMOVAL THIS YEAR WITH REMEDIATION TO FOLLOW. GW IN EXCESS

Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Remove Free Product - remove floating product from water table
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Requirement Global ID: W0605110001
Wst Disch Requirement Name: 2610001-019

Region: 6V
Case Number: 6B2600803T
Leak Record: 3/19/1997
Report Date: 1/16/1997
Reported By Address: Not reported
Responsible Party: MAMMOTH MOUNTAIN SKI AREA
Operator: MAMMOTH MOUNTAIN SKI AREA
Cross Street: 2 M EAST OF MAIN LODGE
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: SEL
How Found: OM
How Stopped: Not reported
Cause of Leak: Structure Failure
Leak Source: Piping
Global ID: T0605100032
Stop Date: 1/16/1997
Leak Confirm: 1/16/1997
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: 1/16/1997
Remed Action: Not reported
Monitoring: Not reported
Close Date: 11/17/2003
Discovered: 1/16/1997

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MMSA MAINTENANCE GARAGE (Continued)

S104161438

Enforce Date: Not reported
Review Date: 3/19/1997
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0
MTBE Tested: NRQ
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: KD
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: +OR- 10 GAL OF FREE PRODUCT FLWD ACROSS PAVMNT TO UNLINED PUMP SUMP.IT WAS IMMDLTY PUMPED FROM SUMP TO BARREL.SOME PRODUCT PERCOLATED INTO THE SOIL.TANKS ARE SCHDLD FOR RMVL THIS YEAR FOLLOWING WITH RESIDUAL CONT REMEDIATION.
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Not reported
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmt Global ID: W0605110001
Wst Disch Reqrmt Name: 2610001-019

A6
NW
1/4-1/2
0.493 mi.
2601 ft.
MAMMOTH MOUNTAIN GARAGE
PO BOX 24
MAMMOTH LAKES, CA 93546
Site 3 of 8 in cluster A

LUST **S103817837**
N/A

Relative:
Higher

LUST:

Actual:
8121 ft.

Region: STATE
Global Id: T0605100047
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Open - Verification Monitoring
Status Date: 2003-10-16 00:00:00
Lead Agency: LAHONTAN RWQCB (REGION 6T)
Case Worker: BDG
Local Agency: MONO COUNTY
RB Case Number: 6B2600930T
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Other Groundwater (uses other than drinking water)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MOUNTAIN GARAGE (Continued)

S103817837

Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600930T
Leak Record: 2/17/1999
Report Date: 1/13/1999
Reported By Address: P.O. BOX 24
Responsible Party: ALEX FABBRO
Operator: MAMMOTH MOUNTAIN SKI AREA
Cross Street: Not reported
Local Agency: 26000
Regional Board: 6V
Chemical: Gasoline
Case Type: Other ground water affected
Funding: Not reported
Enforce Type: SI
How Found: Inventory Control
How Stopped: RPP
Cause of Leak: Spill
Leak Source: Piping
Global ID: T0605100047
Stop Date: 1/12/1999
Leak Confirm: 3/18/1999
Submit Workplan: 3/18/1999
Prelim Assess: 1/13/1999
Pollution Char: Not reported
Remed Plan: 6/8/1999
Remed Action: 7/13/2000
Monitoring: 10/16/2003
Close Date: Not reported
Discovered: 1/13/1999
Enforce Date: Not reported
Review Date: 2/6/2003
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: A
Max MTBE Grnd Wtr: 463000
Max MTBE Soil: Not reported
MTBE Counts: 1
MTBE Fuel: 1
MTBE Tested: YES
Organization Name: Not reported
Status: Post remedial action monitoring
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: DEF
Local Agency Staff: Not reported
Lead Agency: Regional Board
Summary: INSTALLED SVE FOR SOIL REMEDIATION. PLANNING TO CONVERT MONITORING WELL INTO GROUNDWATER TREATMENT WELLS. SVE SYSTEM WAS WORKING WELL TO RECOVERY CONTAMINANTS. TWO STAGE GAC FOR GW TREATMENT SYSTEM STAR

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAMMOTH MOUNTAIN GARAGE (Continued)

S103817837

OPERATION ON 3/2/2000. SVE STOPPED OPERATING SI
Basin Number: LONG VALLEY (6-11)
Beneficial: AGR, FRSH, IND, MUN
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: 7000
Abate Method: Not reported
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmnt Global ID: W0605110001
Wst Disch Reqrmnt Name: 2610001-019

A7
NW
1/4-1/2
0.493 mi.
2601 ft.
MAMMOTH MOUNTAIN GARAGE
P.O. BOX 24
MAMMOTH LAKES, CA 93546
Site 4 of 8 in cluster A

HIST CORTESE **S105024851**
N/A

Relative: CORTESE:
Higher Region: CORTESE
Facility County Code: 26
Actual: Reg By: LTNKA
8121 ft. Reg Id: 6B2600930T

A8
NW
1/4-1/2
0.493 mi.
2601 ft.
MAMMOTH MTN SKI AREA/YODD
P.O. BOX 24
MAMMOTH LAKES, CA 93546
Site 5 of 8 in cluster A

HIST CORTESE **S105024853**
N/A

Relative: CORTESE:
Higher Region: CORTESE
Facility County Code: 26
Actual: Reg By: LTNKA
8121 ft. Reg Id: 6B2600644T

A9
NW
1/4-1/2
0.493 mi.
2603 ft.
MIDCHALET TANK FARM
1 MINARET RD
MAMMOTH LAKES, CA 93546
Site 6 of 8 in cluster A

LUST **S103817844**
N/A

Relative: LUST:
Higher Region: STATE
Global Id: T0605100044
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2003-11-17 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MIDCHALET TANK FARM (Continued)

S103817844

Local Agency: MONO COUNTY
RB Case Number: 6B2600900T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600900T
Leak Record: 3/1/1999
Report Date: 11/17/1998
Reported By Address: Not reported
Responsible Party: MAMMOTH MOUNTAIN SKI AREA
Operator: MMSA
Cross Street: NONE
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: SEL
How Found: OM
How Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Global ID: T0605100044
Stop Date: 7/10/1998
Leak Confirm: 7/13/1998
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 11/17/2003
Discovered: 7/13/1998
Enforce Date: Not reported
Review Date: 3/1/1999
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: Not reported
Max MTBE Grnd Wtr: 0
Max MTBE Soil: Not reported
MTBE Counts: 1
MTBE Fuel: 0
MTBE Tested: YES
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: DF

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MIDCHALET TANK FARM (Continued)

S103817844

Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: Not reported
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Not reported
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmnt Global ID: W0605110001
Wst Disch Reqrmnt Name: 2610001-019

A10
NW
1/4-1/2
0.493 mi.
2603 ft.
MID CHALET TANK FARM
1 MINARET RD
MAMMOTH LAKES, CA 93546
Site 7 of 8 in cluster A

LUST S103587779
N/A

Relative:
Higher

LUST:
Region: STATE
Global Id: T0605100041
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1998-09-15 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600889T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Actual:
8120 ft.

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:
Region: 6V
Case Number: 6B2600889T
Leak Record: 10/5/1998
Report Date: 9/15/1998
Reported By Address: Not reported
Responsible Party: MAMMOTH MOUNTAIN SKI AREA
Operator: MAMMOTH MOUNTAIN LAKES
Cross Street: NONE
Local Agency: 26000
Regional Board: 6V
Chemical: Gasoline
Case Type: Soil only
Funding: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MID CHALET TANK FARM (Continued)

S103587779

Enforce Type: SEL
How Found: OM
How Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Global ID: T0605100041
Stop Date: 7/10/1998
Leak Confirm: 7/13/1998
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Discovered: 7/13/1998
Enforce Date: Not reported
Review Date: 10/5/1998
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 1
MTBE Tested: NT
Organization Name: Not reported
Status: Leak being confirmed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: DF
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: Not reported
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Not reported
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmt Global ID: W0605110001
Wst Disch Reqrmt Name: 2610001-019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A11
NW
1/4-1/2
0.493 mi.
2603 ft.
MAINTENANCE GARAGE
1 MINARET ROAD
MAMMOTH LAKES, CA 93546
Site 8 of 8 in cluster A

LUST **S103587898**
N/A

Relative:
Higher

LUST:

Actual:
8120 ft.

Region: STATE
Global Id: T0605100043
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1998-10-28 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600899T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:

Region: 6V
Case Number: 6B2600899T
Leak Record: 11/18/1998
Report Date: 5/14/1998
Reported By Address: Not reported
Responsible Party: TOM HODGES
Operator: Not reported
Cross Street: MAMMOTH SCENIC LOOP
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: Not reported
How Found: OM
How Stopped: Not reported
Cause of Leak: Other Cause
Leak Source: Not reported
Global ID: T0605100043
Stop Date: 5/13/1998
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 10/28/1998
Discovered: 5/14/1998
Enforce Date: Not reported
Review Date: 11/18/1998
GW Qualifier: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MAINTENANCE GARAGE (Continued)

S103587898

Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0
MTBE Tested: NRQ
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: JWC
Local Agency Staff: Not reported
Lead Agency: Local Agency
Summary: Not reported
Basin Number: LONG VALLEY (6-11)
Beneficial: Not reported
Priority: Not reported
UST Cleanup Fund ID: Not reported
Suspended: Not reported
Local Case Number: Not reported
Amount: Not reported
Abate Method: Not reported
Water System: CITY OF LIVE OAK
Well Name: Not reported
Distance: 0
Wst Disch Reqrmnt Global ID: W0605110001
Wst Disch Reqrmnt Name: 2610001-019

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MAMMOTH LAKES	1000419512	CALTRANS DISTRICT 09	ROUTE 1	93546	RCRA-SQG,FINDS
MAMMOTH LAKES	1000419514	CALTRANS DISTRICT 09	ROUTE 395	93546	RCRA-SQG,FINDS
MAMMOTH LAKES	1007199792	UNOCAL SERVICE STATION #5749	S. W. HWY 203 LAUREL MT. RD.	93546	RCRA-LQG
MAMMOTH LAKES	1008296939	MAMMOTH HIGH	365 SIERRA PARK ROAD	93546	FINDS
MAMMOTH LAKES	1011461498	MAMMOTH OLYMPIC ACADEMY FOR ACADEM	365 SIERRA PARK RD. SIERRA PAR	93546	FINDS
MAMMOTH LAKES	1011977237	MAMMOTH YOSEMITE	UNKNOWN		FINDS
MAMMOTH LAKES	A100323640	EASTERN SIERRA OIL BULK FACILITY	JUNCTION HWY 203 & 395	93546	AST
MAMMOTH LAKES	A100339891	CALTRANS MCGEE CREEK MAINTENANCE	POST MILE 18.5 HWY 395	93546	AST
MAMMOTH LAKES	S101299020	MAMMOTH LAKES OLD TOWN YARD	RTE 1	93546	LUST SAN MATEO,HIST CORTESE
MAMMOTH LAKES	S102432944	MAMMOTH MOBILE	CENTER ST	93546	LUST SAN MATEO,HIST CORTESE
MAMMATH LAKES	S105694713	THE VILLAGE AT MAMMOTH	MINARET RD	93546	LUST SAN MATEO
MAMMOTH LAKES	S106116511	MAMMOTH YOSEMITE AIRPORT	PO BOX 209 ROUTE 1	93546	LUST SAN MATEO
LEE VINING	S106923434	BLUE SKIES TEXACO	HWY 395 / 2ND ST BOX 326	93546	SWEEPS UST
MAMMOTH LAKES	S106923960	CAMP HIGH SIERRA	LAKE MARY RD	93546	SWEEPS UST
MAMMOTH LAKES	S106929020	MAMMOTH - JUNE LAKES AIRPORT	HWY 395 / HOT CRK RD	93546	SWEEPS UST
MAMMOTH LAKES	S106929024	MAMMOTH LAKES FIRE DEPARTMENT	COR OF HWY 203 / FRS	93546	SWEEPS UST
MAMMOTH LAKES	S106929025	MAMMOTH MOMART	HWY 203	93546	SWEEPS UST
MAMMOTH LAKES	S106929027	MAMMOTH MTN SKI AREA	MAMMOTH MOUNTAIN	93546	SWEEPS UST
MAMMOTH LAKES	S106929028	MAMMOTH SHELL STATION	C/O KEN SAMPLE PO BOX 3697 HIG	93546	SWEEPS UST
MAMMOTH LAKES	S106929029	MAMMOTH SHELL STATION/C/O KEN SAMP	HIGHWAY 203	93546	SWEEPS UST
MAMMOTH LAKES	S106929443	MINARET LIQUOR	MINARET RD	93546	SWEEPS UST
MAMMOTH LAKES	S106931638	ROYAL PINES RESORT	VIEWPOINT RD	93546	SWEEPS UST
MAMMOTH LAKES	S106933403	UNION OIL SS# 5749	SW HWY 203 / LAUREL MTN	93546	SWEEPS UST
MAMMOTH LAKES	S106933456	UNKNOWN	HWY 203 / OLD MAMMOT	93546	SWEEPS UST
MAMMOTH LAKES	U001586908	FRANK'S LIQUOR	MINARET RD.	93546	HIST UST
MAMMOTH LAKES	U001586925	MAMMOTH LAKES CENTRAL OFFICE	470039 PINECREST AVENUE	93546	HIST UST
MAMMOTH LAKES	U001586928	MAMMOTH MOBIL	470002 MAIN ST.	93546	HIST UST
MAMMOTH LAKES	U001586929	MAMMOTH ROAD MAINTENANCE	370023 BERNER ST	93546	HIST UST,SWEEPS UST
MAMMOTH LAKES	U001586930	MAMMOTH SHELL	HWY 203	93546	HIST UST
MAMMOTH LAKES	U001586931	MAMMOTH-JUNE LAKES AIRPORT	HWY 395 / HOT CREEK RD.	93546	HIST UST
MAMMOTH LAKES	U001586937	ROYAL PINES RESORT	VIEWPOINT RD.	93546	HIST UST
MAMMOTH LAKES	U001586941	TED BERNER	370067 BERNER ST.	93546	HIST UST
MAMMOTH LAKE	U001586946	UNKNOWN	HIGHWAY 203 / OLD MAMMOTH RO	93546	HIST UST
MAMMOTH LAKES	U003804708	GTE CA. INC./MTH. LKS. CENTRAL OFF	47039 PINECREST AVENUE	93546	UST ALAMEDA

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/02/2010	Source: EPA
Date Data Arrived at EDR: 07/14/2010	Telephone: N/A
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 10/13/2010
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/24/2011
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/02/2010	Source: EPA
Date Data Arrived at EDR: 07/14/2010	Telephone: N/A
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 10/13/2010
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/24/2011
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/16/2010
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/29/2010
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/02/2010	Source: EPA
Date Data Arrived at EDR: 07/14/2010	Telephone: N/A
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 10/13/2010
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/24/2011
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/29/2010	Source: EPA
Date Data Arrived at EDR: 02/09/2010	Telephone: 703-412-9810
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 10/01/2010
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/10/2011
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA's Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 06/23/2009	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/15/2010	Telephone: 703-603-8704
Date Made Active in Reports: 02/10/2010	Last EDR Contact: 10/13/2010
Number of Days to Update: 26	Next Scheduled EDR Contact: 01/24/2011
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 06/23/2009	Source: EPA
Date Data Arrived at EDR: 09/02/2009	Telephone: 703-412-9810
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 10/01/2010
Number of Days to Update: 19	Next Scheduled EDR Contact: 12/13/2010
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/25/2010
Date Data Arrived at EDR: 06/02/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 124

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/07/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/07/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/07/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/07/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/20/2009	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/20/2010	Telephone: 703-603-0695
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 09/13/2010
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/27/2010
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/20/2009	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/20/2010	Telephone: 703-603-0695
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 09/13/2010
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/27/2010
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 07/09/2010	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 07/09/2010	Telephone: 202-267-2180
Date Made Active in Reports: 08/17/2010	Last EDR Contact: 10/06/2010
Number of Days to Update: 39	Next Scheduled EDR Contact: 01/17/2011
	Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 08/18/2010	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/16/2010	Telephone: 916-323-3400
Date Made Active in Reports: 09/29/2010	Last EDR Contact: 09/16/2010
Number of Days to Update: 13	Next Scheduled EDR Contact: 11/22/2010
	Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/18/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/16/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/23/2010
Date Data Arrived at EDR: 08/24/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 36

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/24/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/13/2010
Next Scheduled EDR Contact: 09/27/2010
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/13/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 10/04/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/07/2010
Next Scheduled EDR Contact: 12/20/2010
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/20/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/20/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/20/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/20/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 10/04/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/13/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/13/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/09/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/05/2010
Date Data Arrived at EDR: 08/06/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 59

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/24/2010
Date Data Arrived at EDR: 05/27/2010
Date Made Active in Reports: 08/09/2010
Number of Days to Update: 74

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 08/05/2010
Date Data Arrived at EDR: 08/06/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/27/2010
Date Data Arrived at EDR: 08/30/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 08/30/2010
Date Data Arrived at EDR: 08/30/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Date Data Arrived at EDR: 05/04/2010
Date Made Active in Reports: 07/07/2010
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 08/11/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

State and tribal registered storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/20/2010	Source: SWRCB
Date Data Arrived at EDR: 09/21/2010	Telephone: 916-480-1028
Date Made Active in Reports: 09/30/2010	Last EDR Contact: 09/21/2010
Number of Days to Update: 9	Next Scheduled EDR Contact: 01/03/2011
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-341-5712
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 10/12/2010
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/24/2011
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 08/05/2010	Source: EPA Region 10
Date Data Arrived at EDR: 08/06/2010	Telephone: 206-553-2857
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 08/02/2010
Number of Days to Update: 59	Next Scheduled EDR Contact: 11/15/2010
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 08/30/2010	Source: EPA Region 9
Date Data Arrived at EDR: 08/30/2010	Telephone: 415-972-3368
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 08/02/2010
Number of Days to Update: 35	Next Scheduled EDR Contact: 11/15/2010
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/24/2010	Source: EPA Region 8
Date Data Arrived at EDR: 05/27/2010	Telephone: 303-312-6137
Date Made Active in Reports: 08/09/2010	Last EDR Contact: 08/02/2010
Number of Days to Update: 74	Next Scheduled EDR Contact: 11/15/2010
	Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2008	Source: EPA Region 7
Date Data Arrived at EDR: 12/30/2008	Telephone: 913-551-7003
Date Made Active in Reports: 03/16/2009	Last EDR Contact: 08/11/2010
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/15/2010
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/03/2010
Date Data Arrived at EDR: 08/04/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 61

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 02/11/2010
Date Data Arrived at EDR: 02/11/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 60

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 08/27/2010
Date Data Arrived at EDR: 08/30/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 35

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/19/2010
Next Scheduled EDR Contact: 11/01/2010
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/18/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/16/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 04/02/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 10/04/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 06/24/2010
Date Data Arrived at EDR: 06/25/2010
Date Made Active in Reports: 08/17/2010
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/29/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 07/23/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 8

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/27/2010
Date Data Arrived at EDR: 09/28/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 20

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 09/20/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 09/07/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/07/2010
Date Data Arrived at EDR: 06/18/2010
Date Made Active in Reports: 08/17/2010
Number of Days to Update: 60

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/17/2010
Next Scheduled EDR Contact: 12/20/2010
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/18/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/16/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 08/19/2010
Date Data Arrived at EDR: 08/23/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/04/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 09/07/2010
Number of Days to Update: 8	Next Scheduled EDR Contact: 12/20/2010
	Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/06/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/11/2010	Telephone: 202-564-6023
Date Made Active in Reports: 08/09/2010	Last EDR Contact: 08/02/2010
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/15/2010
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 09/08/2010
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/06/2010
	Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 07/27/2010	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/13/2010	Telephone: 916-323-3400
Date Made Active in Reports: 08/20/2010	Last EDR Contact: 10/18/2010
Number of Days to Update: 7	Next Scheduled EDR Contact: 01/31/2011
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/15/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 04/06/2010
Date Data Arrived at EDR: 04/07/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 50

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/07/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/21/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 30

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 09/20/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 27

Source: State Water Quality Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 09/20/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/19/2010	Telephone: (415) 495-8895
Date Made Active in Reports: 05/17/2010	Last EDR Contact: 10/07/2010
Number of Days to Update: 87	Next Scheduled EDR Contact: 01/17/2011
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2010	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 02/09/2010	Telephone: 202-366-4595
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 08/11/2010
Number of Days to Update: 62	Next Scheduled EDR Contact: 11/22/2010
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 703-692-8801
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/22/2010
Number of Days to Update: 62	Next Scheduled EDR Contact: 11/01/2010
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2008	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 09/30/2009	Telephone: 202-528-4285
Date Made Active in Reports: 12/01/2009	Last EDR Contact: 09/14/2010
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/27/2010
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 04/11/2010	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 04/19/2010	Telephone: Varies
Date Made Active in Reports: 05/17/2010	Last EDR Contact: 10/04/2010
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/17/2011
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/01/2010	Source: EPA
Date Data Arrived at EDR: 06/16/2010	Telephone: 703-416-0223
Date Made Active in Reports: 08/17/2010	Last EDR Contact: 09/15/2010
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/27/2010
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 12/14/2009	Source: Department of Energy
Date Data Arrived at EDR: 09/29/2010	Telephone: 505-845-0011
Date Made Active in Reports: 10/04/2010	Last EDR Contact: 09/01/2010
Number of Days to Update: 5	Next Scheduled EDR Contact: 12/13/2010
	Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/07/2010	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 06/09/2010	Telephone: 303-231-5959
Date Made Active in Reports: 08/30/2010	Last EDR Contact: 09/09/2010
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2010
	Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2008	Source: EPA
Date Data Arrived at EDR: 01/13/2010	Telephone: 202-566-0250
Date Made Active in Reports: 02/18/2010	Last EDR Contact: 09/01/2010
Number of Days to Update: 36	Next Scheduled EDR Contact: 12/13/2010
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 10/01/2010
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/10/2011
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/30/2010
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/13/2010
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/30/2010
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/13/2010
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 01/06/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 04/24/2010
Date Data Arrived at EDR: 04/29/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 18

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 02/01/2010
Date Data Arrived at EDR: 04/22/2010
Date Made Active in Reports: 08/09/2010
Number of Days to Update: 109

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/30/2010
Next Scheduled EDR Contact: 11/01/2010
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/06/2010	Telephone: 301-415-7169
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 09/13/2010
Number of Days to Update: 51	Next Scheduled EDR Contact: 12/27/2010
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/13/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/14/2010	Telephone: 202-343-9775
Date Made Active in Reports: 08/09/2010	Last EDR Contact: 10/14/2010
Number of Days to Update: 26	Next Scheduled EDR Contact: 01/24/2011
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010	Source: EPA
Date Data Arrived at EDR: 04/16/2010	Telephone: (415) 947-8000
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 09/15/2010
Number of Days to Update: 41	Next Scheduled EDR Contact: 12/27/2010
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2007	Source: EPA/NTIS
Date Data Arrived at EDR: 02/25/2010	Telephone: 800-424-9346
Date Made Active in Reports: 05/12/2010	Last EDR Contact: 08/24/2010
Number of Days to Update: 76	Next Scheduled EDR Contact: 12/06/2010
	Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/30/2010
Next Scheduled EDR Contact: 12/13/2010
Data Release Frequency: Quarterly

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/24/2010
Date Data Arrived at EDR: 08/24/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/24/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 07/08/2010
Date Data Arrived at EDR: 07/09/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 34

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 10/06/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/15/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 09/13/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 10/05/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/07/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 36

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/19/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/29/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/22/2010
Next Scheduled EDR Contact: 11/01/2010
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 05/12/2010
Date Data Arrived at EDR: 05/13/2010
Date Made Active in Reports: 08/17/2010
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/23/2010
Next Scheduled EDR Contact: 11/08/2010
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 07/23/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 8

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/03/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 13

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/14/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/21/2010
Next Scheduled EDR Contact: 11/01/2010
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 11/09/2009
Date Data Arrived at EDR: 12/18/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/15/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/21/2010
Date Data Arrived at EDR: 07/21/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 22

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/20/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010
Date Data Arrived at EDR: 08/11/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/11/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Quarterly

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/27/2010
Date Data Arrived at EDR: 09/28/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 20

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 09/20/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Varies

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 08/13/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/22/2010
Next Scheduled EDR Contact: 11/01/2010
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/10/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 07/14/2010
Date Data Arrived at EDR: 07/16/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/04/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/14/2010
Date Data Arrived at EDR: 07/16/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/04/2010
Next Scheduled EDR Contact: 01/17/2011
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/16/2010
Date Data Arrived at EDR: 08/17/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 3

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/09/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/19/2010
Date Data Arrived at EDR: 07/21/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 22

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/30/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 04/13/2010
Date Made Active in Reports: 05/18/2010
Number of Days to Update: 35

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/26/2010
Date Data Arrived at EDR: 08/10/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 10

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/26/2010
Next Scheduled EDR Contact: 11/08/2010
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 08/25/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2010
Date Data Arrived at EDR: 02/12/2010
Date Made Active in Reports: 03/04/2010
Number of Days to Update: 20

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/26/2010
Next Scheduled EDR Contact: 11/08/2010
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/27/2010
Date Data Arrived at EDR: 07/28/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 15

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/26/2010
Next Scheduled EDR Contact: 11/08/2010
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/07/2010
Date Data Arrived at EDR: 07/30/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 13

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/18/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 07/19/2010
Date Data Arrived at EDR: 08/16/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 45

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/12/2010
Next Scheduled EDR Contact: 01/24/2011
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/07/2010
Next Scheduled EDR Contact: 12/20/2010
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/07/2010
Next Scheduled EDR Contact: 12/20/2010
Data Release Frequency: No Update Planned

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 08/05/2010
Date Data Arrived at EDR: 08/23/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 37

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/17/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/05/2010
Date Data Arrived at EDR: 08/23/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 37

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/17/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/05/2010

Date Data Arrived at EDR: 08/23/2010

Date Made Active in Reports: 09/30/2010

Number of Days to Update: 38

Source: Health Care Agency

Telephone: 714-834-3446

Last EDR Contact: 08/17/2010

Next Scheduled EDR Contact: 11/29/2010

Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/13/2010

Date Data Arrived at EDR: 09/14/2010

Date Made Active in Reports: 09/29/2010

Number of Days to Update: 15

Source: Placer County Health and Human Services

Telephone: 530-889-7312

Last EDR Contact: 09/13/2010

Next Scheduled EDR Contact: 12/27/2010

Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/04/2010

Date Data Arrived at EDR: 08/13/2010

Date Made Active in Reports: 08/20/2010

Number of Days to Update: 7

Source: Department of Public Health

Telephone: 951-358-5055

Last EDR Contact: 09/27/2010

Next Scheduled EDR Contact: 01/10/2011

Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 08/04/2010

Date Data Arrived at EDR: 08/13/2010

Date Made Active in Reports: 09/30/2010

Number of Days to Update: 48

Source: Health Services Agency

Telephone: 951-358-5055

Last EDR Contact: 09/27/2010

Next Scheduled EDR Contact: 01/10/2011

Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/30/2010

Date Data Arrived at EDR: 07/21/2010

Date Made Active in Reports: 08/12/2010

Number of Days to Update: 22

Source: Sacramento County Environmental Management

Telephone: 916-875-8406

Last EDR Contact: 10/12/2010

Next Scheduled EDR Contact: 01/24/2011

Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 07/26/2010

Date Data Arrived at EDR: 08/16/2010

Date Made Active in Reports: 08/20/2010

Number of Days to Update: 4

Source: Sacramento County Environmental Management

Telephone: 916-875-8406

Last EDR Contact: 10/12/2010

Next Scheduled EDR Contact: 01/24/2011

Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/07/2010
Date Data Arrived at EDR: 09/08/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 21

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 09/15/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2009
Date Data Arrived at EDR: 12/04/2009
Date Made Active in Reports: 01/18/2010
Number of Days to Update: 45

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 08/02/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 09/23/2010
Next Scheduled EDR Contact: 12/27/2010
Data Release Frequency: Varies

SAN FRANCISCO COUNTY:

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/16/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 09/08/2010
Date Data Arrived at EDR: 09/10/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 20

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/30/2010
Next Scheduled EDR Contact: 11/29/2010
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 05/14/2010
Date Data Arrived at EDR: 06/09/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 30

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 07/15/2010
Date Data Arrived at EDR: 07/16/2010
Date Made Active in Reports: 08/12/2010
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/20/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 8

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/20/2010
Next Scheduled EDR Contact: 10/04/2010
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county.
Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009
Date Data Arrived at EDR: 06/01/2009
Date Made Active in Reports: 06/15/2009
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 09/07/2010
Next Scheduled EDR Contact: 12/20/2010
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/31/2009

Date Data Arrived at EDR: 08/31/2009

Date Made Active in Reports: 09/18/2009

Number of Days to Update: 18

Source: City of San Jose Fire Department

Telephone: 408-535-7694

Last EDR Contact: 09/13/2010

Next Scheduled EDR Contact: 11/29/2010

Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/07/2010

Date Data Arrived at EDR: 09/10/2010

Date Made Active in Reports: 09/29/2010

Number of Days to Update: 19

Source: Solano County Department of Environmental Management

Telephone: 707-784-6770

Last EDR Contact: 09/07/2010

Next Scheduled EDR Contact: 12/20/2010

Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/07/2010

Date Data Arrived at EDR: 09/14/2010

Date Made Active in Reports: 09/30/2010

Number of Days to Update: 16

Source: Solano County Department of Environmental Management

Telephone: 707-784-6770

Last EDR Contact: 09/07/2010

Next Scheduled EDR Contact: 12/20/2010

Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/12/2010

Date Data Arrived at EDR: 07/13/2010

Date Made Active in Reports: 08/12/2010

Number of Days to Update: 30

Source: Department of Health Services

Telephone: 707-565-6565

Last EDR Contact: 10/04/2010

Next Scheduled EDR Contact: 01/17/2011

Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 09/13/2010

Date Data Arrived at EDR: 09/14/2010

Date Made Active in Reports: 09/30/2010

Number of Days to Update: 16

Source: Sutter County Department of Agriculture

Telephone: 530-822-7500

Last EDR Contact: 09/13/2010

Next Scheduled EDR Contact: 12/27/2010

Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/26/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 28

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/24/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 10/05/2009
Date Made Active in Reports: 10/13/2009
Number of Days to Update: 8

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 11/15/2010
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/24/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/21/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 9

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/21/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 07/20/2010
Date Data Arrived at EDR: 09/16/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 14

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/27/2010
Next Scheduled EDR Contact: 01/10/2011
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/25/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/22/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/19/2010
Next Scheduled EDR Contact: 01/31/2011
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 07/28/2010
Date Data Arrived at EDR: 08/11/2010
Date Made Active in Reports: 09/24/2010
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/11/2010
Next Scheduled EDR Contact: 11/22/2010
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 08/23/2010
Next Scheduled EDR Contact: 12/06/2010
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/19/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 38

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/30/2010
Next Scheduled EDR Contact: 12/13/2010
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/20/2010
Next Scheduled EDR Contact: 01/03/2011
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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MAMMOTH LAKES CENTRAL OFFICE

470039 PINECREST AVENUE

MAMMOTH LAKES, CA 93546

Inquiry Number:

November 8, 2010

EDR Site Report™

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All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. Page 5

Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	MAMMOTH LAKES CENTRAL OFFICE 470039 PINECREST AVENUE MAMMOTH LAKES, CA 93546 EDR ID #U001586925
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH LAKES CENTRAL OFFICE
470039 PINECREST AVENUE
MAMMOTH LAKES, CA 93546
EDR ID #U001586925

HIST UST:

Region:	STATE
Facility ID:	00000001459
Facility Type:	Other
Other Type:	STANDBY GENERATOR
Total Tanks:	0001
Contact Name:	JOE SETTLE
Telephone:	6198734221
Owner Name:	CONTINENTAL TELEPHONE COMPANY
Owner Address:	16071 MOJAVE DRIVE
Owner City,St,Zip:	VICTORVILLE, CA 92392

Tank Num:	001
Container Num:	1
Year Installed:	1983
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	None

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites.

Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001

Date of Next Scheduled Update: Not reported

GTE CA. INC./MTH. LKS. CENTRAL O
47039 PINECREST AVENUE
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

EDR Site Report™

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	GTE CA. INC./MTH. LKS. CENTRAL OFF 47039 PINECREST AVENUE MAMMOTH LAKES, CA 93546 EDR ID #U003804708
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	YES - p4
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility manages registered underground storage tanks

DATABASE: Petroleum Storage Tank Database (UST)

GTE CA. INC./MTH. LKS. CENTRAL OFF
47039 PINECREST AVENUE
MAMMOTH LAKES, CA 93546
EDR ID #U003804708

UST:

Global ID:	16204
Latitude:	37.65828
Longitude:	-118.89932

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA UST: Active UST Facilities

Source: SWRCB
Telephone: 866-480-1028
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/20/2010
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/28/2010
Date of Next Scheduled Update: 01/03/2011

CA SOLANO CO. UST: Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Underground storage tank sites located in Solano county.

Date of Government Version: 09/07/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/2010
Date of Next Scheduled Update: 12/20/2010

CA TORRANCE UST: City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/07/2010
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA KERN CO. UST: Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/30/2010
Date of Next Scheduled Update: 11/29/2010

CA MARIN CO. UST: Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 07/19/2010
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/12/2010
Date of Next Scheduled Update: 01/24/2011

CA RIVERSIDE CO. UST: Underground Storage Tank List

Source: Health Services Agency
Telephone: 951-358-5055
Underground storage tank sites located in Riverside county.

Date of Government Version: 08/04/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/27/2010
Date of Next Scheduled Update: 01/10/2011

CA YOLO CO. UST: Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646
Underground storage tank sites located in Yolo county.

Date of Government Version: 07/20/2010
Database Release Frequency: Annually

Date of Last EDR Contact: 09/27/2010
Date of Next Scheduled Update: 01/10/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA ORANGE CO. UST: List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/05/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/17/2010
Date of Next Scheduled Update: 11/29/2010

CA SUTTER CO. UST: Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Underground storage tank sites located in Sutter county.

Date of Government Version: 09/13/2010
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/13/2010
Date of Next Scheduled Update: 12/27/2010

CA NAPA CO. UST: Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010
Date of Next Scheduled Update: 12/20/2010

CA VENTURA CO. UST: Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/31/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/21/2010
Date of Next Scheduled Update: 01/03/2011

CA ALAMEDA CO. UST: Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Underground storage tank sites located in Alameda county.

Date of Government Version: 07/14/2010
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/04/2010
Date of Next Scheduled Update: 01/17/2011

CA EL SEGUNDO UST: City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/27/2010
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/25/2010
Date of Next Scheduled Update: 02/07/2011

CA LONG BEACH UST: City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Database Release Frequency: Annually

Date of Last EDR Contact: 11/01/2010
Date of Next Scheduled Update: 02/14/2011

CA SAN FRANCISCO CO. UST: Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920
Underground storage tank sites located in San Francisco county.

Date of Government Version: 09/08/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/30/2010
Date of Next Scheduled Update: 11/29/2010

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA UST MENDOCINO: Mendocino County UST Database

Source: Department of Public Health

Telephone: 707-463-4466

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009

Database Release Frequency: Annually

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA UST SAN JOAQUIN: San Joaquin Co. UST

Source: Environmental Health Department

Telephone: Not reported

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 05/14/2010

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/27/2010

Date of Next Scheduled Update: 01/10/2011

MAMMOTH LAKES FIRE DEPARTMENT

COR OF HWY 203 / FRS

MAMMOTH LAKES, CA 93546

Inquiry Number:

November 8, 2010

EDR Site Report™

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	MAMMOTH LAKES FIRE DEPARTMENT COR OF HWY 203 / FRS MAMMOTH LAKES, CA 93546 EDR ID #S106929024
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH LAKES FIRE DEPARTMENT
COR OF HWY 203 / FRS
MAMMOTH LAKES, CA 93546
EDR ID #S106929024

SWEEPS UST:

Status:	Not reported
Comp Number:	43551
Number:	Not reported
Board Of Equalization:	44-014647
Ref Date:	Not reported
Act Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	26-000-043551-000001
Actv Date:	Not reported
Capacity:	1
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Not reported
Comp Number:	43551
Number:	Not reported
Board Of Equalization:	44-014647
Ref Date:	Not reported
Act Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	26-000-043551-000002
Actv Date:	Not reported
Capacity:	1
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	DIESEL
Number Of Tanks:	Not reported

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005

Date of Next Scheduled Update: Not reported



MAMMOTH MOBILE
CENTER ST
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

EDR Site Report™

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The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary Page 3

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. Page 7

Name, source, update dates, contact phone number and description of each of the databases for this report.

Thank you for your business.
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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 MAMMOTH MOBILE CENTER ST MAMMOTH LAKES, CA 93546 EDR ID #S102432944
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	YES - p4
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p6
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	2

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility has reported leaking underground storage tank incidents

DATABASE: Leaking Petroleum Storage Tank Database (LUST)

MAMMOTH MOBILE
CENTER ST
MAMMOTH LAKES, CA 93546
EDR ID #S102432944

LUST:
Region: STATE
Global Id: T0605100023
Latitude: 37.647189
Longitude: -118.9716418
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2009-10-01 00:00:00
Lead Agency: LAHONTAN RWQCB (REGION 6T)
Case Worker: BDG
Local Agency: Not reported
RB Case Number: 6B2600643T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:
Region: 6V
Case Number: 6B2600643T
Leak Record: 7/18/1994
Report Date: 5/24/1994
Reported By Address: Not reported
Responsible Party: MAMMOTH MOBILE
Operator: Not reported
Cross Street: HWY 203
Local Agency: 26000
Regional Board: 6V
Chemical: Diesel
Case Type: Soil only
Funding: Not reported
Enforce Type: SEL
How Found: OM
How Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Global ID: T0605100023
Stop Date: Not reported
Leak Confirm: 7/18/1994
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Discovered: 9/2/1987
Enforce Date: Not reported
Review Date: 7/18/1994
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0
MTBE Tested: NRQ
Organization Name: Not reported
Status: Leak being confirmed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.647189 / -118.9716418
Staff Initials: DF
Local Agency Staff: Not reported
Lead Agency: Local Agency

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Summary:	Not reported
Basin Number:	LONG VALLEY (6-11)
Beneficial:	Not reported
Priority:	Not reported
UST Cleanup Fund ID:	Not reported
Suspended:	Not reported
Local Case Number:	Not reported
Amount:	Not reported
Abate Method:	Not reported
Water System:	Not reported
Well Name:	Not reported
Distance:	3378.819536
Wst Disch Reqrmnt Global ID:	Not reported
Wst Disch Reqrmnt Name:	Not reported

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH MOBILE
CENTER ST
MAMMOTH LAKES, CA 93546
EDR ID #S102432944

CORTESE:

Region:	CORTESE
Facility County Code:	26
Reg By:	LTNKA
Reg Id:	6B2600643T

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA LUST: Geotracker's Leaking Underground Fuel Tank Report

Source: State Water Resources Control Board

Telephone: Not reported

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/20/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/2010

Date of Next Scheduled Update: 01/03/2011

CA LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)

Telephone: 530-542-5572

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/2010

Date of Next Scheduled Update: 12/27/2010

CA LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Telephone: 760-241-7365

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/2010

Date of Next Scheduled Update: 09/27/2010

CA NAPA CO. LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA ORANGE CO. LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/05/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/17/2010

Date of Next Scheduled Update: 11/29/2010

CA LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)

Telephone: 707-570-3769

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/01/2010

Date of Next Scheduled Update: 02/14/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/20/2010
Date of Next Scheduled Update: 01/03/2011

CA LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010
Date of Next Scheduled Update: 12/20/2010

CA LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calaveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/2010
Date of Next Scheduled Update: 01/17/2011

CA LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Leaking Underground Storage Tank locations.

Date of Government Version: 02/26/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/01/2011
Date of Next Scheduled Update: 02/14/2011

CA LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/27/2010
Date of Next Scheduled Update: 01/10/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA RIVERSIDE CO. LUST: Listing of Underground Tank Cleanup Sites

Source: Department of Public Health

Telephone: 951-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/04/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/27/2010

Date of Next Scheduled Update: 01/10/2011

CA SAN MATEO CO. LUST: Fuel Leak List

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/20/2010

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/20/2010

Date of Next Scheduled Update: 10/04/2010

CA LUST SANTA CLARA: LOP Listing

Source: Department of Environmental Health

Telephone: 408-918-3417

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009

Database Release Frequency: Annually

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA SAN FRANCISCO CO. LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/16/2010

Date of Next Scheduled Update: 11/29/2010

CA SOLANO CO. LUST: Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management

Telephone: 707-784-6770

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/07/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA SONOMA CO. LUST: Leaking Underground Storage Tank Sites

Source: Department of Health Services

Telephone: 707-565-6565

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/12/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/2010

Date of Next Scheduled Update: 01/17/2011

CA VENTURA CO. LUST: Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/24/2010

Date of Next Scheduled Update: 12/06/2010

CA HIST CORTESE: Hazardous Waste & Substance Site List

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/22/2009

Date of Next Scheduled Update: Not reported

MAMMOTH MOBIL

470002 MAIN ST.

MAMMOTH LAKES, CA 93546

Inquiry Number:

November 8, 2010

EDR Site Report™

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	MAMMOTH MOBIL 470002 MAIN ST. MAMMOTH LAKES, CA 93546 EDR ID #U001586928
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH MOBIL
470002 MAIN ST.
MAMMOTH LAKES, CA 93546
EDR ID #U001586928

HIST UST:

Region: STATE
Facility ID: 00000038955
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0003
Contact Name: Not reported
Telephone: 6199342283
Owner Name: JACK SMITH & DOUGLAS GORDON
Owner Address: 470002 MAIN ST.
Owner City,St,Zip: MAMMOTH LAKES, CA 93546

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites.

Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001

Date of Next Scheduled Update: Not reported

MAMMOTH MOMART

HWY 203

MAMMOTH LAKES, CA 93546

Inquiry Number:

November 8, 2010

EDR Site Report™

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	MAMMOTH MOMART HWY 203 MAMMOTH LAKES, CA 93546 EDR ID #S106929025
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH MOMART
HWY 203
MAMMOTH LAKES, CA 93546
EDR ID #S106929025

SWEEPS UST:

Status: A
Comp Number: 38955
Number: 2
Board Of Equalization: 44-014643
Ref Date: 06-16-93
Act Date: 06-16-93
Created Date: 12-31-88
Tank Status: A
Owner Tank Id: 1
Swrcb Tank Id: 26-000-038955-000001
Actv Date: 07-01-85
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: LEADED
Number Of Tanks: 3

Status: A
Comp Number: 38955
Number: 2
Board Of Equalization: 44-014643
Ref Date: 06-16-93
Act Date: 06-16-93
Created Date: 12-31-88
Tank Status: A
Owner Tank Id: 2
Swrcb Tank Id: 26-000-038955-000002
Actv Date: 07-01-85
Capacity: 8000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: A
Comp Number: 38955
Number: 2
Board Of Equalization: 44-014643
Ref Date: 06-16-93
Act Date: 06-16-93
Created Date: 12-31-88
Tank Status: A
Owner Tank Id: 3
Swrcb Tank Id: 26-000-038955-000003
Actv Date: 07-01-85
Capacity: 2000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005

Date of Next Scheduled Update: Not reported

MAMMOTH ROAD MAINTENANCE

370023 BERNER ST
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

EDR Site Report™

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Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. Page 6

Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	MAMMOTH ROAD MAINTENANCE 370023 BERNER ST MAMMOTH LAKES, CA 93546 EDR ID #U001586929
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH ROAD MAINTENANCE
370023 BERNER ST
MAMMOTH LAKES, CA 93546
EDR ID #U001586929

SWEEPS UST:

Status: Not reported
Comp Number: 46761
Number: Not reported
Board Of Equalization: 44-014655
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-046761-000001
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 46761
Number: Not reported
Board Of Equalization: 44-014655
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-046761-000002
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: LEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 46761
Number: Not reported
Board Of Equalization: 44-014655
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-046761-000003
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

HIST UST:

Region: STATE
Facility ID: 00000046761
Facility Type: Other
Other Type: COUNTY ROAD MAINTENA
Total Tanks: 0003
Contact Name: FLOYD ROBERTS
Telephone: 6199342422
Owner Name: MONO COUNTY DEPARTMENT OF PUBL
Owner Address: P.O. BOX 457
Owner City,St,Zip: BRIDGEPORT, CA 93517

Tank Num: 001
Container Num: 1-M
Year Installed: 1978
Tank Capacity: 00010000
Tank Used for: PRODUCT

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2-M
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3-M
Year Installed: 1972
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005

Date of Next Scheduled Update: Not reported

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001

Date of Next Scheduled Update: Not reported



FRANK'S LIQUOR
MINARET RD.
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	FRANK'S LIQUOR MINARET RD. MAMMOTH LAKES, CA 93546 EDR ID #U001586908
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

FRANK'S LIQUOR
MINARET RD.
MAMMOTH LAKES, CA 93546
EDR ID #U001586908

HIST UST:

Region: STATE
Facility ID: 00000059087
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0003
Contact Name: Not reported
Telephone: 6199342539
Owner Name: FRANK E. AXFORD
Owner Address: P.O. BOX 659 (LAUREL MT. RD.)
Owner City,St,Zip: MAMMOTH LAKES, CA 93546

Tank Num: 001
Container Num: #1
Year Installed: 1980
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: 1/4 inches
Leak Detection: Pressure Test

Tank Num: 002
Container Num: #2
Year Installed: 1980
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: 1/4 inches
Leak Detection: Pressure Test

Tank Num: 003
Container Num: #3
Year Installed: 1980
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: 1/4 inches
Leak Detection: Pressure Test

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites.

Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001

Date of Next Scheduled Update: Not reported

MINARET LIQUOR

MINARET RD

MAMMOTH LAKES, CA 93546

Inquiry Number:

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	MINARET LIQUOR MINARET RD MAMMOTH LAKES, CA 93546 EDR ID #S106929443
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MINARET LIQUOR
MINARET RD
MAMMOTH LAKES, CA 93546
EDR ID #S106929443

SWEEPS UST:

Status: Not reported
Comp Number: 59087
Number: Not reported
Board Of Equalization: 44-014674
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-059087-000001
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 59087
Number: Not reported
Board Of Equalization: 44-014674
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-059087-000002
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 59087
Number: Not reported
Board Of Equalization: 44-014674
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-059087-000003
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: LEADED
Number Of Tanks: Not reported

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005

Date of Next Scheduled Update: Not reported

MAMMOTH LAKES OLD TOWN YARD

RTE 1

MAMMOTH LAKES, CA 93546

Inquiry Number:

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 MAMMOTH LAKES OLD TOWN YARD RTE 1 MAMMOTH LAKES, CA 93546 EDR ID #S101299020
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	YES - p4
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p6
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	2

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility has reported leaking underground storage tank incidents

DATABASE: Leaking Petroleum Storage Tank Database (LUST)

MAMMOTH LAKES OLD TOWN YARD
RTE 1
MAMMOTH LAKES, CA 93546
EDR ID #S101299020

LUST:
Region: STATE
Global Id: T0605100017
Latitude: 37.7122963
Longitude: -118.8199661
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1996-09-18 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2600622T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:
Region: 6V
Case Number: 6B2600622T
Leak Record: 4/20/1994
Report Date: 10/28/1993
Reported By Address: Not reported
Responsible Party: MAMMOTH LAKES PUBLIC WORKS
Operator: MAMMOTH LAKES PUBLIC WORKS
Cross Street: Not reported
Local Agency: 26000
Regional Board: 6V
Chemical: Not reported
Case Type: Soil only
Funding: Not reported
Enforce Type: Not reported
How Found: Not reported
How Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Global ID: T0605100017
Stop Date: Not reported
Leak Confirm: 10/28/1993
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 9/18/1996
Discovered: Not reported
Enforce Date: Not reported
Review Date: 4/20/1994
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 0
MTBE Tested: NRQ
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 37.7122963 / -118.8199661
Staff Initials: JWC
Local Agency Staff: Not reported
Lead Agency: Local Agency

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Summary:	Not reported
Basin Number:	LONG VALLEY (6-11)
Beneficial:	Not reported
Priority:	Not reported
UST Cleanup Fund ID:	Not reported
Suspended:	Not reported
Local Case Number:	Not reported
Amount:	Not reported
Abate Method:	Not reported
Water System:	CITY OF LIVE OAK
Well Name:	Not reported
Distance:	0
Wst Disch Reqrmnt Global ID:	W0605110001
Wst Disch Reqrmnt Name:	2610001-019

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

MAMMOTH LAKES OLD TOWN YARD
RTE 1
MAMMOTH LAKES, CA 93546
EDR ID #S101299020

CORTESE:

Region:	CORTESE
Facility County Code:	26
Reg By:	LTNKA
Reg Id:	6B2600622T

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA LUST: Geotracker's Leaking Underground Fuel Tank Report

Source: State Water Resources Control Board

Telephone: Not reported

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/20/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/2010

Date of Next Scheduled Update: 01/03/2011

CA LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)

Telephone: 530-542-5572

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/2010

Date of Next Scheduled Update: 12/27/2010

CA LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Telephone: 760-241-7365

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/2010

Date of Next Scheduled Update: 09/27/2010

CA NAPA CO. LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA ORANGE CO. LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/05/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/17/2010

Date of Next Scheduled Update: 11/29/2010

CA LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)

Telephone: 707-570-3769

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/01/2010

Date of Next Scheduled Update: 02/14/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/20/2010
Date of Next Scheduled Update: 01/03/2011

CA LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010
Date of Next Scheduled Update: 12/20/2010

CA LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calaveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/2010
Date of Next Scheduled Update: 01/17/2011

CA LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Leaking Underground Storage Tank locations.

Date of Government Version: 02/26/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/01/2011
Date of Next Scheduled Update: 02/14/2011

CA LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/27/2010
Date of Next Scheduled Update: 01/10/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA RIVERSIDE CO. LUST: Listing of Underground Tank Cleanup Sites

Source: Department of Public Health

Telephone: 951-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/04/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/27/2010

Date of Next Scheduled Update: 01/10/2011

CA SAN MATEO CO. LUST: Fuel Leak List

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/20/2010

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/20/2010

Date of Next Scheduled Update: 10/04/2010

CA LUST SANTA CLARA: LOP Listing

Source: Department of Environmental Health

Telephone: 408-918-3417

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009

Database Release Frequency: Annually

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA SAN FRANCISCO CO. LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/16/2010

Date of Next Scheduled Update: 11/29/2010

CA SOLANO CO. LUST: Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management

Telephone: 707-784-6770

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/07/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA SONOMA CO. LUST: Leaking Underground Storage Tank Sites

Source: Department of Health Services

Telephone: 707-565-6565

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/12/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/2010

Date of Next Scheduled Update: 01/17/2011

CA VENTURA CO. LUST: Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/24/2010

Date of Next Scheduled Update: 12/06/2010

CA HIST CORTESE: Hazardous Waste & Substance Site List

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/22/2009

Date of Next Scheduled Update: Not reported



ROYAL PINES RESORT
VIEWPOINT RD.
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

EDR Site Report™

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All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. Page 5

Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 ROYAL PINES RESORT VIEWPOINT RD. MAMMOTH LAKES, CA 93546 EDR ID #U001586937
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

ROYAL PINES RESORT
VIEWPOINT RD.
MAMMOTH LAKES, CA 93546
EDR ID #U001586937

HIST UST:

Region:	STATE
Facility ID:	00000065201
Facility Type:	Other
Other Type:	MOTEL
Total Tanks:	0001
Contact Name:	PAUL F. SCHRINER
Telephone:	6199342306
Owner Name:	PAUL F. SCHRINER
Owner Address:	270207 RIDGECREST
Owner City, St, Zip:	MAMMOTH, CA 93546

Tank Num:	001
Container Num:	1
Year Installed:	1965
Tank Capacity:	00000515
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Tank Construction:	Not reported
Leak Detection:	None

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites.

Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001

Date of Next Scheduled Update: Not reported



ROYAL PINES RESORT
VIEWPOINT RD
MAMMOTH LAKES, CA 93546

Inquiry Number:
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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 ROYAL PINES RESORT VIEWPOINT RD MAMMOTH LAKES, CA 93546 EDR ID #S106931638
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

ROYAL PINES RESORT
VIEWPOINT RD
MAMMOTH LAKES, CA 93546
EDR ID #S106931638

SWEEPS UST:

Status:	Not reported
Comp Number:	65201
Number:	Not reported
Board Of Equalization:	Not reported
Ref Date:	Not reported
Act Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	26-000-065201-000001
Actv Date:	Not reported
Capacity:	515
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	LEADED
Number Of Tanks:	1

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005

Date of Next Scheduled Update: Not reported



TED BERNER

370067 BERNER ST.
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	TED BERNER 370067 BERNER ST. MAMMOTH LAKES, CA 93546 EDR ID #U001586941
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

TED BERNER
370067 BERNER ST.
MAMMOTH LAKES, CA 93546
EDR ID #U001586941

HIST UST:

Region: STATE
Facility ID: 00000041990
Facility Type: Other
Other Type: SNOW REMOVAL
Total Tanks: 0004
Contact Name: Not reported
Telephone: 6199348450
Owner Name: TED BERNER
Owner Address: 370067 BERNER ST.
Owner City,St,Zip: MAMMOTH LAKES, CA 93546

Tank Num: 001
Container Num: 001
Year Installed: 1982
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: 002
Year Installed: 1982
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 003
Container Num: 003
Year Installed: 1982
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 004
Container Num: 004
Year Installed: 1980
Tank Capacity: 00000500
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Visual, Stock Inventor

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites.

Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/26/2001

Date of Next Scheduled Update: Not reported

UNION OIL SS# 5749

SW HWY 203 / LAUREL MTN
MAMMOTH LAKES, CA 93546

Inquiry Number:
November 8, 2010

EDR Site Report™

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Section 2: Facility Detail Reports Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. Page 5

Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	UNION OIL SS# 5749 SW HWY 203 / LAUREL MTN MAMMOTH LAKES, CA 93546 EDR ID #S106933403
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

UNION OIL SS# 5749
SW HWY 203 / LAUREL MTN
MAMMOTH LAKES, CA 93546
EDR ID #S106933403

SWEEPS UST:

Status: Not reported
Comp Number: 1736
Number: Not reported
Board Of Equalization: 44-000051
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-001736-000001
Actv Date: Not reported
Capacity: 12000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 1736
Number: Not reported
Board Of Equalization: 44-000051
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-001736-000002
Actv Date: Not reported
Capacity: 12000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1736
Number: Not reported
Board Of Equalization: 44-000051
Ref Date: Not reported
Act Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 26-000-001736-000003
Actv Date: Not reported
Capacity: 520
Tank Use: OIL
Stg: WASTE
Content: WASTE OIL
Number Of Tanks: Not reported

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

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DATABASES FOUND IN THIS REPORT

CA SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: Not reported

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/03/2005

Date of Next Scheduled Update: Not reported

UNOCAL SERVICE STATION #5749

S. W. HWY 203 LAUREL MT. RD.

MAMMOTH LAKES, CA 93546

Inquiry Number:

November 8, 2010

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
AREA	UNOCAL SERVICE STATION #5749 S. W. HWY 203 LAUREL MT. RD. MAMMOTH LAKES, CA 93546 EDR ID #1007199792 EPA #CAD982057721
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	YES - p4
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility generates hazardous waste

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

UNOCAL SERVICE STATION #5749
S. W. HWY 203 LAUREL MT. RD.
MAMMOTH LAKES, CA 93546
EDR ID #1007199792

RCRA-LQG:

Date form received by agency: 03/29/1994
Facility name: UNOCAL SERVICE STATION #5749
Facility address: S. W. HWY 203 LAUREL MT. RD.
MAMMOTH LAKES, CA 935460000
EPA ID: CAD982057721
Mailing address: P.O. BOX 2390
BREA, CA 926222390
Contact: DAVID P CORDER
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (714) 572-7651
Contact email: Not reported
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: Unknown
Transporter of hazardous waste: Unknown
Treater, storer or disposer of HW: No
Underground injection activity: Unknown
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: Unknown
Used oil processor: Unknown
Used oil refiner: Unknown
Used oil fuel marketer to burner: Unknown
Used oil Specification marketer: Unknown
Used oil transfer facility: Unknown
Used oil transporter: Unknown
Off-site waste receiver: Verified to be non-commercial

Violation Status: No violations found

SECTION 3: DATABASES AND UPDATE DATES

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Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

RCRA-LQG: RCRA - Large Quantity Generators

Source: Environmental Protection Agency

Telephone: 703-308-0035

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/2010
Date of Next Scheduled Update: 01/17/2011



THE VILLAGE AT MAMMOTH
MINARET RD
MAMMATH LAKES, CA 93546

Inquiry Number:
November 8, 2010

EDR Site Report™

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All available detailed information from databases where sites are identified.

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 THE VILLAGE AT MAMMOTH MINARET RD MAMMATH LAKES, CA 93546 EDR ID #S105694713
AREA	
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	YES - p4
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility has reported leaking underground storage tank incidents

DATABASE: Leaking Petroleum Storage Tank Database (LUST)

THE VILLAGE AT MAMMOTH
MINARET RD
MAMMATH LAKES, CA 93546
EDR ID #S105694713

LUST:
Region: STATE
Global Id: T0605130574
Latitude: 37.642158
Longitude: -118.980832
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2002-10-29 00:00:00
Lead Agency: MONO COUNTY
Case Worker: LM
Local Agency: MONO COUNTY
RB Case Number: 6B2601017T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

LUST Region 6V:
Region: 6V
Case Number: 6B2601017T
Leak Record: Not reported
Report Date: 1/14/2002
Reported By Address: Not reported
Responsible Party: UNKNOWN
Operator: Not reported
Cross Street: CANYON RD
Local Agency: 26000
Regional Board: 6V
Chemical: Gasoline
Case Type: Soil only
Funding: Not reported
Enforce Type: Not reported
How Found: OM
How Stopped: Other Means
Cause of Leak: UNK
Leak Source: Tank
Global ID: T0605130574
Stop Date: Not reported
Leak Confirm: Not reported
Submit Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 10/29/2002
Discovered: 1/14/2002
Enforce Date: Not reported
Review Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
MTBE class: *
Max MTBE Grnd Wtr: Not reported
Max MTBE Soil: Not reported
MTBE Counts: 0
MTBE Fuel: 1
MTBE Tested: NT
Organization Name: Not reported
Status: Case Closed
Contact: Not reported
Interim Action: Not reported
Pilot Program: LUST
Lat/Long: 0 / 0
Staff Initials: DF
Local Agency Staff: Not reported
Lead Agency: Local Agency

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Summary:	Not reported
Basin Number:	Not reported
Beneficial:	Not reported
Priority:	Not reported
UST Cleanup Fund ID:	Not reported
Suspended:	Not reported
Local Case Number:	Not reported
Amount:	Not reported
Abate Method:	Not reported
Water System:	Not reported
Well Name:	Not reported
Distance:	Not reported
Wst Disch Reqrmnt Global ID:	Not reported
Wst Disch Reqrmnt Name:	Not reported

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA LUST: Geotracker's Leaking Underground Fuel Tank Report

Source: State Water Resources Control Board

Telephone: Not reported

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/20/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/28/2010

Date of Next Scheduled Update: 01/03/2011

CA LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)

Telephone: 530-542-5572

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/2010

Date of Next Scheduled Update: 12/27/2010

CA LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Telephone: 760-241-7365

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/2010

Date of Next Scheduled Update: 09/27/2010

CA NAPA CO. LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA ORANGE CO. LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/05/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/17/2010

Date of Next Scheduled Update: 11/29/2010

CA LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)

Telephone: 707-570-3769

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/01/2010

Date of Next Scheduled Update: 02/14/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/20/2010
Date of Next Scheduled Update: 01/03/2011

CA LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/07/2010
Date of Next Scheduled Update: 12/20/2010

CA LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calaveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/2010
Date of Next Scheduled Update: 01/17/2011

CA LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Leaking Underground Storage Tank locations.

Date of Government Version: 02/26/2004
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/01/2011
Date of Next Scheduled Update: 02/14/2011

CA LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Database Release Frequency: Varies

Date of Last EDR Contact: 10/18/2010
Date of Next Scheduled Update: 01/31/2011

CA LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/27/2010
Date of Next Scheduled Update: 01/10/2011

SECTION 3: DATABASES AND UPDATE DATES

...Continued...

CA RIVERSIDE CO. LUST: Listing of Underground Tank Cleanup Sites

Source: Department of Public Health

Telephone: 951-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/04/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/27/2010

Date of Next Scheduled Update: 01/10/2011

CA SAN MATEO CO. LUST: Fuel Leak List

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/20/2010

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/20/2010

Date of Next Scheduled Update: 10/04/2010

CA LUST SANTA CLARA: LOP Listing

Source: Department of Environmental Health

Telephone: 408-918-3417

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009

Database Release Frequency: Annually

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA SAN FRANCISCO CO. LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/16/2010

Date of Next Scheduled Update: 11/29/2010

CA SOLANO CO. LUST: Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management

Telephone: 707-784-6770

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/07/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/07/2010

Date of Next Scheduled Update: 12/20/2010

CA SONOMA CO. LUST: Leaking Underground Storage Tank Sites

Source: Department of Health Services

Telephone: 707-565-6565

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/12/2010

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/2010

Date of Next Scheduled Update: 01/17/2011

CA VENTURA CO. LUST: Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/24/2010

Date of Next Scheduled Update: 12/06/2010

APPENDIX E

Sanborn Report

Mammoth View Parcels

3776 Viewpoint Road
Mammoth Lakes, CA 93546

Inquiry Number: 2899504.2
October 20, 2010

Certified Sanborn® Map Report

Certified Sanborn® Map Report

10/20/10

Site Name:

Mammoth View Parcels
3776 Viewpoint Road
Mammoth Lakes, CA 93546

Client Name:

Sierra Geotechnical Svcs. Inc
873 North Main Street
Bishop, CA 93514



Environmental Data Resources Inc

EDR Inquiry # 2899504.2

Contact: Dean Dougherty

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Sierra Geotechnical Svcs. Inc were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Mammoth View Parcels
Address: 3776 Viewpoint Road
City, State, Zip: Mammoth Lakes, CA 93546
Cross Street:
P.O. # 3.00554.4
Project: Mammoth View Parcels ESA
Certification # 7421-402F-9AED



Sanborn® Library search results
Certification # 7421-402F-9AED

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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APPENDIX F

Site Reconnaissance Photos



Photo 1. View of Site looking east at Royal Pines Resort parcel from View Point Road.



Photo 2. View looking east at Royal Pines Resort and Swiss Chalet parcels from View Point Road.



Photo 1. View of Site looking east at Royal Pines Resort parcel from View Point Road.



Photo 2. View looking east at Royal Pines Resort and Swiss Chalet from View parcels from Point Road.



Photo 3. View looking north at Royal Pines Resort from View Point Road.

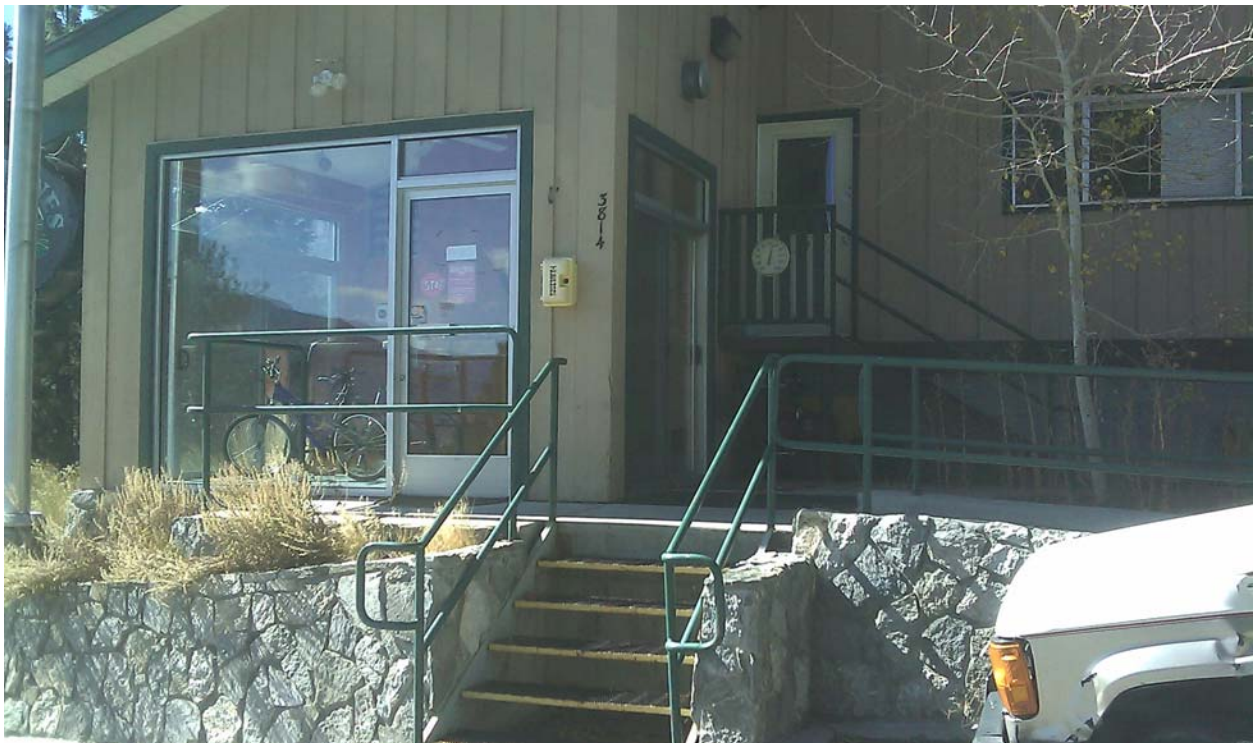


Photo 4. View looking west at Royal Pines Resort office entry from parking lot.



Photo 5. View looking southwest at Royal Pines Resort (west building) maintenance room entry.



Photo 6. View looking west inside maintenance room.



Photo 7. Close-up view looking west at hot water heaters inside maintenance room.



Photo 8. Storage shelves on south wall of maintenance room.



Photo 9. View looking west at entry to Unit 11 of the Royal Pines Resort (west building).



Photo 10. View of ceiling inside Unit 11 composed of potential asbestos-containing material (PACM).



Photo 11. View of kitchen floor inside Unit 11 composed of PACM.



Photo 12. View of bathroom floor inside Unit 11 composed of PACM.



Photo 13. View looking northeast at Royal Pines Resort (east building) from View Point Road.



Photo 14. View looking southeast at Royal Pines Resort (east building) from parking lot.

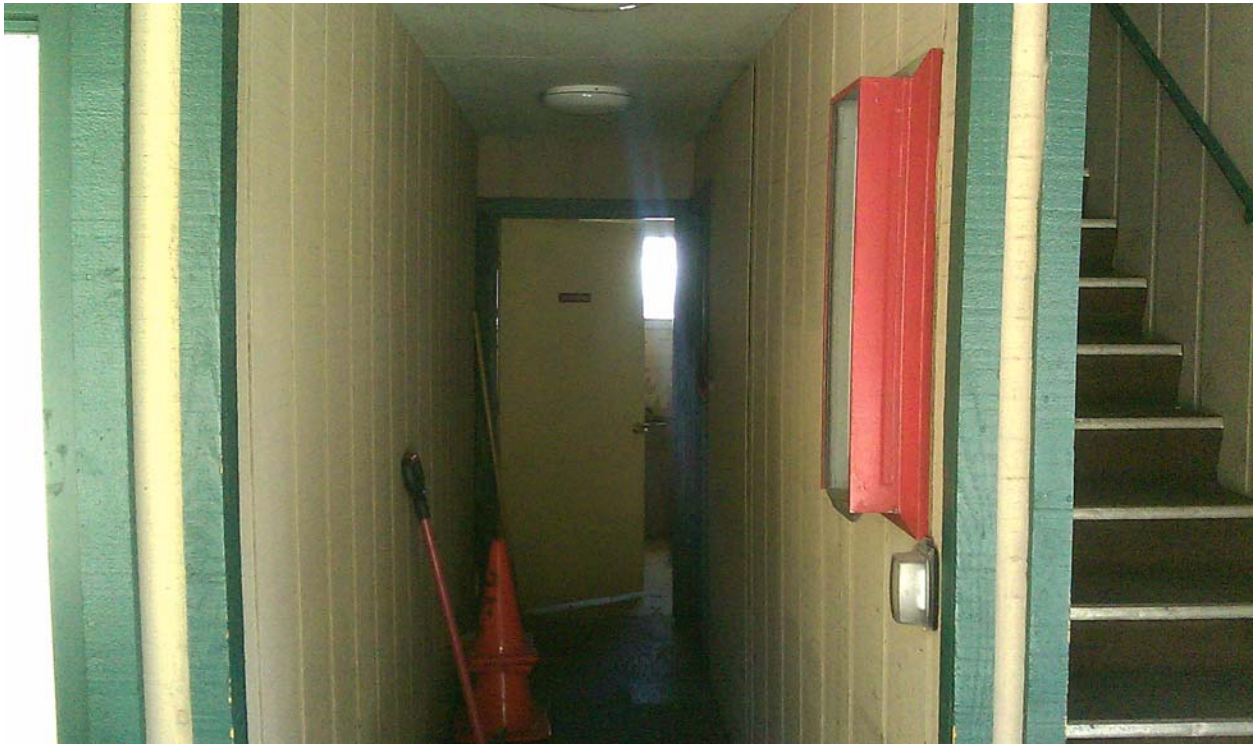


Photo 15. View looking east down hallway at entry to east building maintenance room.



Photo 16. View inside east building maintenance room.



Photo 17. View of "sheet rock" ceiling and walls inside east building maintenance room composed of PACM.



Photo 18. View of floor tiling inside east building maintenance room composed of PACM.



Photo 19. View of hot water heaters inside east building maintenance room.



Photo 20. View of entry to Unit 18 of Royal Pines Resort east building.



Photo 21. View looking east inside Unit 18 with carpeting.



Photo 22. View looking northeast inside Unit 18.



Photo 23. View of bathroom floor tiling inside Unit 18 composed of PACM.



Photo 24. View of entry to abandoned pump house adjacent to former outdoor Jacuzzi located between the east and west buildings of Royal Pines Resort.



Photo 25. View inside Jacuzzi pump house.



Photo 26. View looking west at Swiss Chalet from View Point Road.



Photo 27. View looking southwest at north (back) side of Swiss Chalet; note 3-phase electrical transformers on power pole (far right).



Photo 28. View looking south at east end of back side Swiss Chalet.



Photo 29. View looking north at office entry to Swiss Chalet from View Point Road/parking area.



Photo 30. View inside Swiss Chalet office at entry to maintenance room.



Photo 31. View inside Swiss Chalet maintenance room at Jacuzzi pump system on east wall.



Photo 32. Southeast view inside maintenance room.



Photo 33. Southwest view inside maintenance room.



Photo 34. Northwest view inside maintenance room.



Photo 35. Northeast view inside maintenance room.



Photo 36. View looking northeast at laundry room access to Swiss Chalet from View Point Road/parking area.



Photo 37. View inside laundry room.

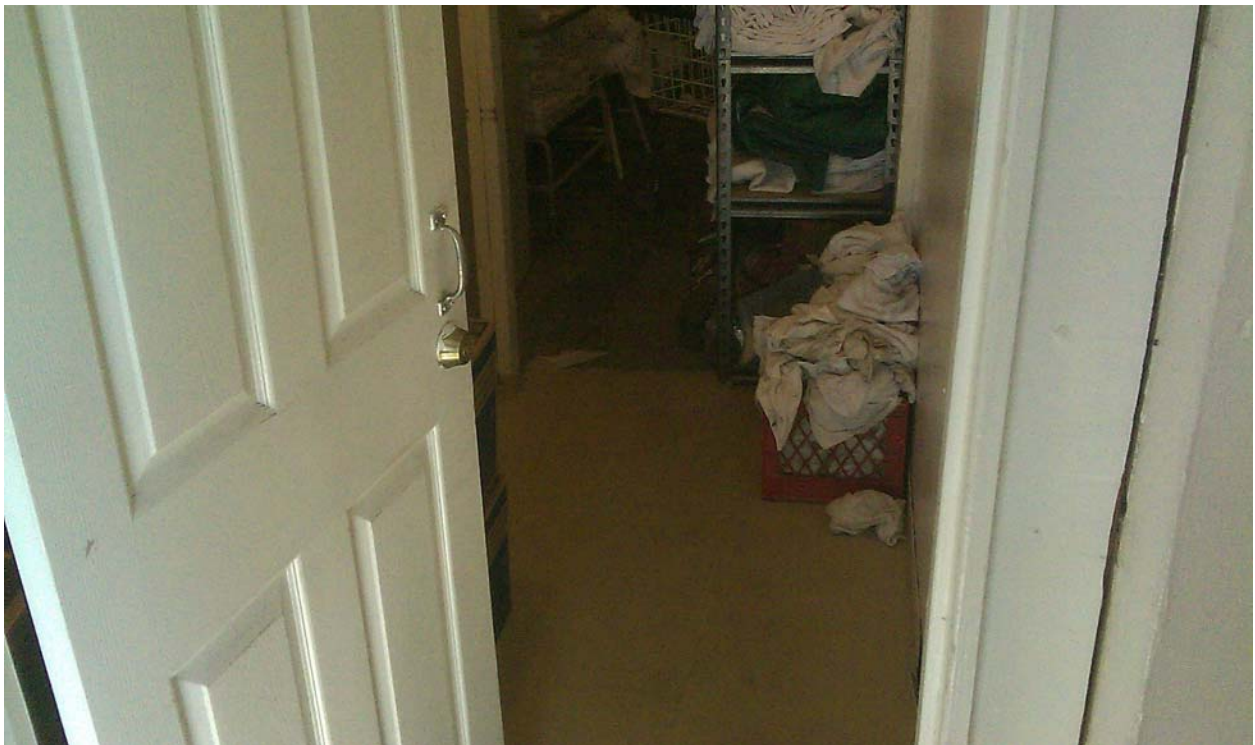


Photo 38. View of floor tiling inside Swiss Chalet laundry room composed of PACM.



Photo 39. View of hot water heater inside laundry room.



Photo 40. View looking north at entry to Unit 6 of Swiss Chalet from View Point Road/parking area.



Photo 41. View of ceiling board inside Unit 6 composed of PACM.

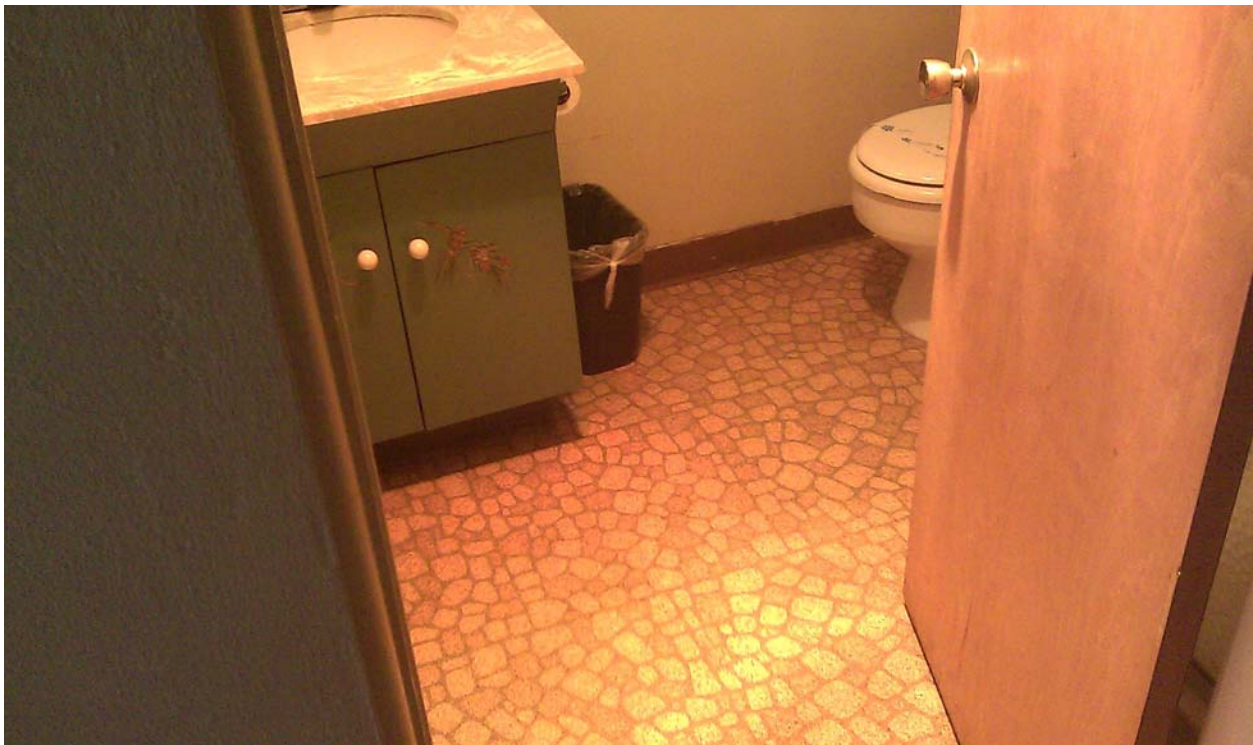


Photo 42. View of floor tiling inside Unit 6 composed of PACM.



Photo 43. View looking north at entry to Unit 22 of Swiss Chalet from parking area.



Photo 44. View of ceiling board inside Unit 22 composed of PACM.



Photo 45. View of floor tiling inside Unit 22 composed of PACM.



Photo 46. View looking west at Swiss Chalet whirlpool entry located at northwest corner of building.



Photo 47. View inside at indoor whirlpool.

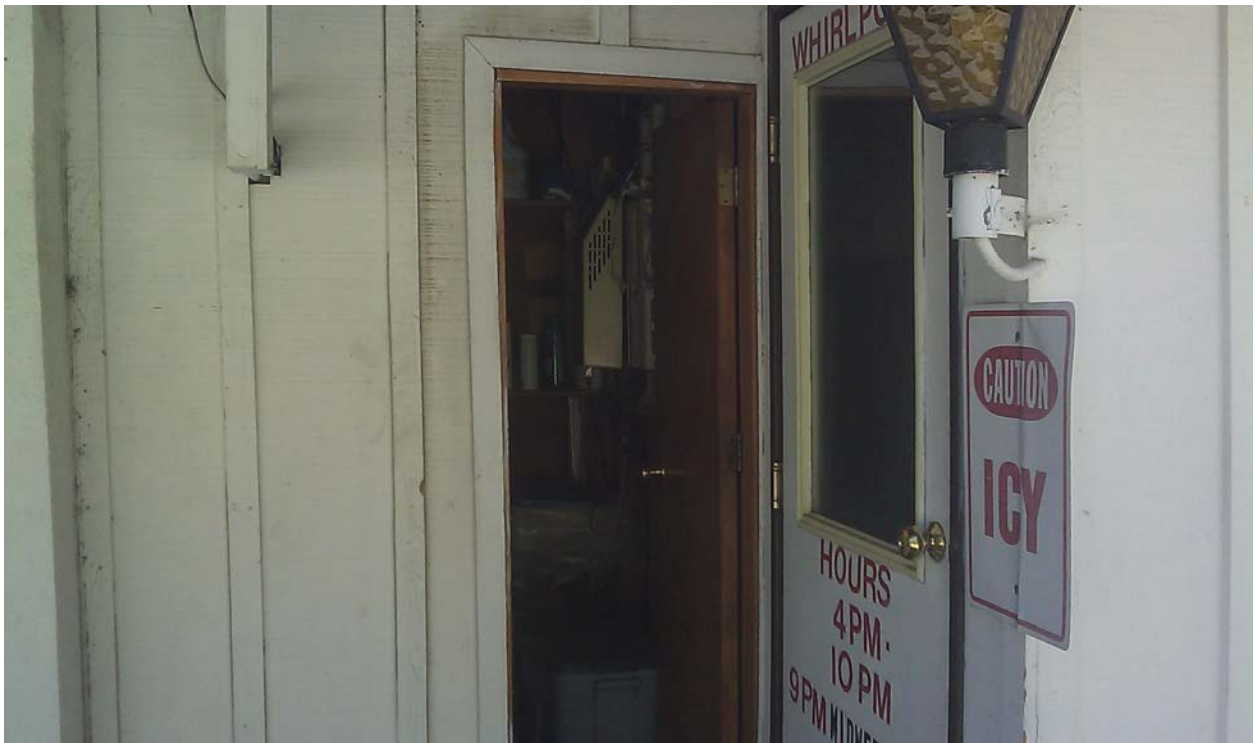


Photo 48. View looking south at entry to maintenance/storage room adjacent to whirlpool entry.



Photo 49. View inside maintenance/storage room.



Photo 50. View inside maintenance/storage room.



Photo 51. View of 3-phase electrical transformers mounted on SCE power pole 1592948E, all of which are likely to contain polychlorinated biphenyls (PCBs).

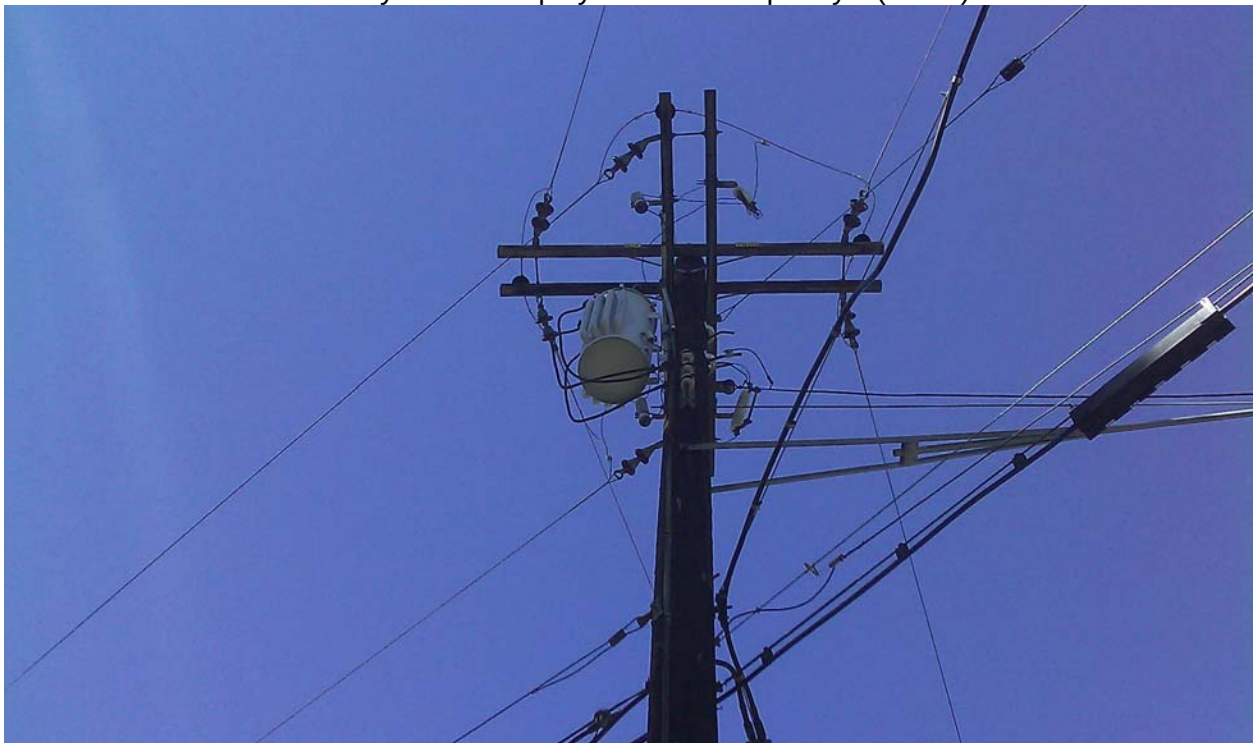


Photo 52. View of single-phase electrical transformer mounted on SCE power pole 2179741E, which is unlikely to contain PCBs.



Photo 53. View of single-phase electrical transformer mounted on SCE power pole 2179738E, which is unlikely to contain PCBs.



Photo 54. View looking close-up at stormdrain inlet located on View Point Road south of Royal Pines Resort.



Photo 55. View looking close-up at western stormdrain inlet located on View Point Road south of Swiss Chalet.



Photo 56. View looking close-up at eastern stormdrain inlet located on View Point Road south of Swiss Chalet.



Photo 57. View looking at stormdrain inlet located on Main Street (State Route 203) at Mountain Boulevard.



Photo 58. Close-up view of corrugated metal pipe (CMP) stormdrain outlet onto Main Street from Swiss Chalet.



Photo 59. Close-up view of CMP stormdrain outlet onto Main Street from Royal Pines Resort.



Photo 60. View looking east at three tires on Alpine Circle parcels.



Photo 61. Close-up view of water inside tire.



Photo 62. Close-up view of water inside tire.



Photo 63. View looking northeast at four "offsite" propane tanks located on northern property line.



Photo 64. View looking northwest at southeastern property corner.



Photo 65. Close-up view of identification tag for transformer shown in Photo 49.



Photo 66. View looking southwest at northeastern property corner.



Photo 67. View looking east from Lot 1 at adjacent Norco Service Station.

APPENDIX G

User (Owner) Questionnaire

SIERRA GEOTECHNICAL SERVICES, INC.

873 NORTH MAIN STREET, SUITE 150, BISHOP, CALIFORNIA 93514

Office: (760) 873-6800; Fax: (760) 873-6888; Email: ddougherty@sgsi.us

USER QUESTIONNAIRE

Per ASTM International Standard E1527-05 for Phase 1 Environmental Site Assessments

Site Name: Mammoth View Parcels
Site Address: 3704, 3730, 3752, 3776 & 3814 Main Street, and 11 & 41 Alpine Circle
Mammoth Lakes, California 93546
Legal Description: APNs 33-082-06, -07, -08, -09, -10, -11, -12, -13 & -14, and
Parcels A & B per Mono County Instrument 2006001601 (former Caltrans easements)

In order to qualify for one of the *Landowner Liability Protections (LLPs)** offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments" **), the Owner (*User*) of the property (*Site*) must provide the following information (if available) to the *Environmental Professional*. Failure to provide this information could result in a determination that "*All Appropriate Inquiry*" is not complete.

1. Environmental cleanup liens that are filed or recorded against the *Site* (40 CFR 312.25)

Are you aware of any environmental cleanup liens against the *Site* that are filed or recorded under federal, tribal, state or local law?

NO If yes, explain _____

2. Activity and Land Use Limitations (AULs) that are in place on the *Site* or that have been filed or recorded in a registry (40 CFR 312.26)

Are you aware of any AULs, such as *engineering controls*, *** land use restrictions or *institutional controls* *** that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

NO If yes, explain _____

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

As the *User* of this *ESA* do you have any specialized knowledge or experience related to the *Site* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

NO If yes, explain _____

4. Relationship of the purchase price to the fair market value of the *Site* if it were not contaminated (40 CFR 312.29) NOT APPLICABLE

a) Does the purchase price being paid for the *Site* reasonably reflect the fair market value of the *Site*?

b) If you conclude that there is difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *Site*?

a _____ b _____ If yes, explain _____

5. Commonly known or reasonably ascertainable information about the Site (40 CFR 312.29)

Are you aware of commonly known or *reasonably ascertainable* information about the *Site* that would help the *Environmental Professional* to identify conditions indicative of releases or threatened releases? For example as *User*,

a. Do you know the past uses of the *Site*?

NO

If yes, explain _____

b. Do you know of specific chemicals that are present or once were present at the *Site*?

NO

If yes, explain _____

c. Do you know of spills or other chemical releases that have taken place at the *Site*?

NO

If yes, explain _____

d. Do you know of any environmental cleanups that have taken place at the *Site*?

NO

If yes, explain _____

6. The degree of obviousness of the presence or likely presence of contamination at the Site and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the *User* of this *ESA*, based on your knowledge and experience related to the *Site*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *Site*?

NO

If yes, explain _____

7. Signature(s) of User (Site Owner)

X	<u>Eva H. Hill</u>	X	<u>11/22/2010</u>
	Name		Date
	Eva H. Hill, President		
	Mammoth View, LLC; Mammoth View Two, LLC; and Alpine Circle, LLC		
X	_____	X	_____
	Name		Date
X	_____	X	_____
	Name		Date

* *Landowner Liability Protections*, or *LLPs* is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide)* issued on March 6, 2003.

** P.L. 107-118

*** *Engineering controls* are remedial actions directed toward containing or controlling the migration of contaminants through the environment. These include, but are not limited to, stormwater conveyance systems, slurry walls, liner systems, caps, leachate collection systems, pump and treat systems, and groundwater recovery systems.

Institutional controls are legal or contractual restrictions on property use that remain effective after remediation is completed and are used to meet remediation levels. The term may include, but is not limited to, deed notations, deed restrictions and/or water use restrictions.

APPENDIX H

MCA Records

RESIDENTIAL PROPERTY APPRAISAL RECORD

NAME OF PROPERTY

ADDRESS

41 Arpine Circle

SUBDIVISION

52 Acres

BLK.

LOT. 5

SHEET

1

OF

3

SHEETS

CHARACTER OF SUBJECT PROPERTY

USE		TOPOGRAPHY		LAND IMPS.		BUILDING	
Single	Motel	☒ Level		Sidewalk		Class: D7H2	
Double		☐ Low		Curb		Built: 1971	
Duplex	☒ Proper	☐ High		Gutter		Stories: 2	
Flat	Marginal	☐ Hill		☒ Pavement		Area: 4939	
☒ Apartment	Sub Marg'l	☐ Bank				☒ Proper	
Zoning:	6 UNIT'S	☐ Slope		Orn. Lights		Typical	
UTILITIES		☐ Fill		Park. Strip		Over Imp.	
☒ All Installed	Underground	Retain. Wall		Parkway		Under Imp.	
	Poles, Rear			Park'g Trees			

CHARACTER OF NEIGHBORHOOD

USE			TOPOGRAPHY			TREND	
Residential	Commercial	Industrial	☒ Level		Slope	Developing	
Single	Retail	Light	☐ Low		Undulating	Stationary	
Income	Wholesale	Heavy	☐ High		Marsh	Declining	
Area	Area	Area	☐ Hilly			Blighted	
Spotted	Spotted	Spotted					
Ribbon	Ribbon	Ribbon					
Zoning: C-1					A View		
GENERAL							
Desirability: A	Planning: A	Utilities: A	Com. Cent'r's: A	Typ. No. Stories: 19	Bldg. Rest: 19		

SUMMARY

Assessment Year	19	19	19	19	19	19	19
Appraiser and Date	AS-2009						
Improvement Replacement Cost	SR 9-10-08						
Improvement R.C.L.N.D.							
Land Value							
Total Property R.C.L.N.D.							
Sales Comparison							
Capitalized Earning Ability							
Indicated Sale Price							
Listed Price							

APPRAISAL

Total Property Value	636,724						
Land Value	636,724						
Improvement Value							

ASSESSED VALUES

Land							
Improvements							
Total Property							
Entered	9-17-08						

REMARKS:

[illegible]

RENTALS

[illegible]

CAPITALIZED EARNING ABILITY

[illegible]

COMPUTATION OF MODIFYING FACTOR

[illegible]

RESIDENTIAL BUILDING RECORD

PARCEL 33-082-06

SHEET 2 OF 3 SHEETS

ADDRESS

Owner LPA

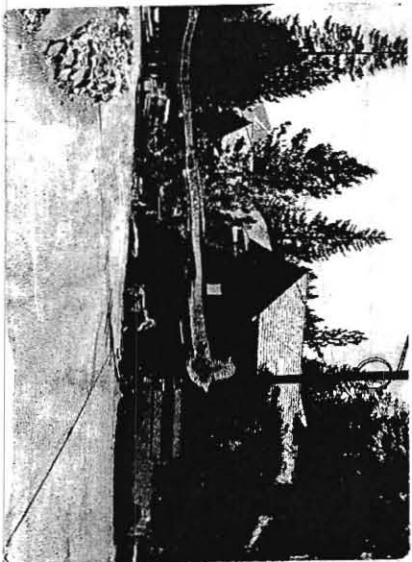
DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND INTERIOR FINISH DETAIL									
Light	Sub-Standard	Light	Sub-Standard	Frame	2" x 4" - 16"	Stucco on	Siding	Shingle	Flat	Pitch	Wiring	Heating	Cooling	Rooms	Floors	Floor Finish	Trim	Walls	Ceiling				
Architecture	Standard	Standard	Standard	Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced	Clean	All	8	1	Grade	Pl	Pl				
2 Stories				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Use	Design	Foundation		Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Single				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Double				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Duplex				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Apartment				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Flat-Court				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
Motel				Concrete Block	Concrete Block	Siding	Vinyl Siding	Shed	Shed	Shed	K.T.	Forced <td>Clean</td> <td>All</td> <td>8</td> <td>1</td> <td>Grade</td> <td>Pl</td> <td>Pl</td>	Clean	All	8	1	Grade	Pl	Pl				
6 Units Drain Board 14 Feet Splash 5 Inches																							

COMPUTATION

Appraiser & Date	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res.	4939	13.40	66180	13.40	66180	13.40	66180	13.40	66180	13.40	66180	13.40	66180
Basement	336	9.50	3190	9.50	3190	9.50	3190	9.50	3190	9.50	3190	9.50	3190
C.V.P.	295	4.80	1420	4.80	1420	4.80	1420	4.80	1420	4.80	1420	4.80	1420
C.P.	443	1.10	487	1.10	487	1.10	487	1.10	487	1.10	487	1.10	487
C.P.	40	1.10	44	1.10	44	1.10	44	1.10	44	1.10	44	1.10	44
A.C.	186	4.80	890	4.80	890	4.80	890	4.80	890	4.80	890	4.80	890
F.P.	1218	260	3170	260	3170	260	3170	260	3170	260	3170	260	3170
Gar.													
F.W.													
P.C.													
TOTAL													
NORMAL % GOOD													
R.C.L.N.D.													

AH530A 3-54 RAY WHITE & SON, SACRAMENTO-24043
 11 11 2000 211 76 850 AV 38290



10-28-03 Inspr for NE. INTERIOR
REPAIRS + NEW WINDOWS Maintenance

COMPUTATIONS

1st Floor

CUP

Bulldozing

Garage

Stair

Laundry & Storage Room

CEP

4x10

4x12

4x14

4x16

4x18

4x20

4x22

4x24

4x26

4x28

4x30

4x32

4x34

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53 080-07
20-315-06
5901.59-01 1006

RESIDENTIAL PROPERTY APPRAISAL RECORD

LOT = 28, 314 ft
AC = 0.65

NAME OF PROPERTY

Alpine C.R.

ADDRESS

11 Alpine C.R.

SUBDIVISION

Wabbe

BLK.

LOT. 4

COMMUNITY

SHEET

1 OF

SHEETS

CHARACTER OF SUBJECT PROPERTY										CHARACTER OF NEIGHBORHOOD														
USE		TOPOGRAPHY		LAND IMPS.		BUILDING		USE				TOPOGRAPHY				TREND								
☒ Single	Motel		Level		Sidewalk		Class: D.U. 5C		Residential		Commercial		Industrial		Level		☒ Slope		☒ Developing					
☐ Double			Low		Curb		Built: 1959		☒ Single				Light		Low		☒ Undulating		Stationary					
☐ Duplex	Proper		High		Gutter		Stories: 1		☒ Income				Heavy		High		Marsh		Declining					
☐ Flat	Marginal		Hill		Pavement		Area: 1172		☒ Area		☒ Area		Area		☒ Hilly				Blighted					
☐ Apartment	Sub-Marginal		Bank				Proper		Spotted		Spotted		Spotted											
☐ Zoning: CL			☒ Slope 5/16		Orn. Lights		Typical		Ribbon		Ribbon		Ribbon											
UTILITIES									Zoning: CL + RESIDENTIAL															
☒ All Installed	Underground		Retain. Wall		Park. Strip		Over Imp.		GENERAL															
	Poles, Rear				Parkway		☒ Under Imp.		Desirability: A	Planning: B	Utilities:	Com. Cent'r's:	Typ. No. Stories:	Bldg. Rest:										

SUMMARY

Assessment Year	2007	2009	2007	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
Appraiser and Date	5-27-08	9-10-08	11-19-09																	
Improvement Replacement Cost																				
Improvement R.C.L.N.D.																				
Land Value																				
Total Property R.C.L.N.D.																				
Sales Comparison																				
Capitalized Earning Ability																				
Indicated Sale Price																				
Listed Price																				

APPRAISAL

Total Property Value	2,485,483	2,580,589	1,387,454																	
Land Value	2,420,383	2,580,589	1,387,454																	
Improvement Value	5,100	0	0																	

ASSESSED VALUES

Land																				
Improvements																				
Total Property																				
Entered	5-29-08	9-17-08	11-25-09																	

REMARKS

[illegible]

RENTALS

[illegible]

CAPITALIZED EARNING ABILITY

	19	19	19	19	19	19	19	19	19	Year	Width Area	Mod. Fact.	Unit Value	Fr.Ft. Value	Value
Fair Rent										1924			23.24		10
Land Value										1972	15,250	(6) 4,100	15,980		
Imp. R.C.N.											12,250	(6) 754		9187	24,720
Formula										25					1,000.00
C.E.A.										78	15,250		1.60	25200	1,000.00

COMPUTATION OF MODIFYING FACTOR

[illegible]

SA. Hy.
SA. Hy.

DESCRIPTION OF BUILDING

CLASS & SHAPE				CONSTRUCTION	STRUCTURAL	EXTERIOR		ROOF		LIGHTING		AIR CONDITION			ROOM AND FINISH DETAIL						
D 5A-K				Light	✓	Frame 2	Stucco on	Flat	1/4	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR	FINISH		
D 4A-M				Sub-Standard	X	1917	1917	Gable	1/4		X	Conduit	X	Forced Gravity	B	1	Material	Grade	Walls	Ceilings	
D 4A-N				Standard	X		Siding	Hip	1/4		X	Cable		Humid	Y						
D 4A-O				Above-Standard			Concrete Block	X	Shed	1/4	1/4	Fixtures	Wall Unit								
D 4A-P				Special			8x8		Cul Up		Few	Cheep		Enl Hall							
D 4A-Q				Foundation			Brick	Shingles	Dormers		1	Avg	Medium	Floor Unit							
D 4A-R				Foundation			Adobe	Shingles	2x4	1/4	Many	Special	Zone Unit	Dining							
D 4A-S				Foundation			Adobe	8x8	7x6				Control								
D 4A-T				Concrete	X		Floor Joist				PLUMBING			Bed							
D 4A-U				Reinforced	X		1st: "X"				Poor	Good	Gas	Bed							
D 4A-V				Brick			2nd: "X"						Gas	Bed							
D 4A-W				Wood			Sub Floor				Fixtures		Water Heater								
D 4A-X				Piers			WINDOWS				X	Automatic	Fireplace								
D 4A-Y				Light			D.H.	X	Casement		X	Water Heater	M-BTU								
D 4A-Z				Heavy			Steel Sash				X	Elect	Fireplace								
D 4A-AA				Units			Insulated Ceilings				X	Gas	Elect								
D 4A-AB				Light			Insulated Walls				X	Compo Shingle									
D 4A-AC				Heavy			Screens				X	Compo Shingle									
D 4A-AD				Light			Insulated Walls				X	Compo Shingle									
D 4A-AE				Heavy			Screens				X	Compo Shingle									
D 4A-AF				Light			Insulated Walls				X	Compo Shingle									
D 4A-AG				Heavy			Screens				X	Compo Shingle									
D 4A-AH				Light			Insulated Walls				X	Compo Shingle									
D 4A-AI				Heavy			Screens				X	Compo Shingle									
D 4A-AJ				Light			Insulated Walls				X	Compo Shingle									
D 4A-AK				Heavy			Screens				X	Compo Shingle									
D 4A-AL				Light			Insulated Walls				X	Compo Shingle									
D 4A-AM				Heavy			Screens				X	Compo Shingle									
D 4A-AN				Light			Insulated Walls				X	Compo Shingle									
D 4A-AO				Heavy			Screens				X	Compo Shingle									
D 4A-AP				Light			Insulated Walls				X	Compo Shingle									
D 4A-AQ				Heavy			Screens				X	Compo Shingle									
D 4A-AR				Light			Insulated Walls				X	Compo Shingle									
D 4A-AS				Heavy			Screens				X	Compo Shingle									
D 4A-AT				Light			Insulated Walls				X	Compo Shingle									
D 4A-AU				Heavy			Screens				X	Compo Shingle									
D 4A-AV				Light			Insulated Walls				X	Compo Shingle									
D 4A-AW				Heavy			Screens				X	Compo Shingle									
D 4A-AX				Light			Insulated Walls				X	Compo Shingle									
D 4A-AY				Heavy			Screens				X	Compo Shingle									
D 4A-AZ				Light			Insulated Walls				X	Compo Shingle									
D 4A-BA				Heavy			Screens				X	Compo Shingle									
D 4A-BB				Light			Insulated Walls				X	Compo Shingle									
D 4A-BB				Heavy			Screens				X	Compo Shingle									
D 4A-BC				Light			Insulated Walls				X	Compo Shingle									
D 4A-BC				Heavy			Screens				X	Compo Shingle									
D 4A-CD				Light			Insulated Walls				X	Compo Shingle									
D 4A-CD				Heavy			Screens				X	Compo Shingle									
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D 4A-DE				Heavy			Screens				X	Compo Shingle									
D 4A-DE				Light			Insulated Walls				X	Compo Shingle									
D 4A-DE				Heavy			Screens														

COMPUTATION

[illegible]

[illegible]

RES:

$$\begin{array}{r} 22 \times 20 = 440 \\ 25 \\ \hline 465 \end{array}$$

Plastering

$$26 \times 20 = 520$$

Addition to Area (1966)

$$5 \times 5 = 25$$

9	x	9	=	81
6	x	6.5	=	39
4	x	6	=	48
				1,172.5
Remarks: 1,172-0				

Spine: 2560 7011

12/25/47 Pickled up in addition - Outside only
54 Pk

10/30/90 Inspection property - (Kw)

DR 5-15-08 EXTREME DEFENSE MANNING

SALE	DATE	DESCRIPTION	AMOUNT
1	10/1/78	SALE OF 1000 SHARES	100.00
2	10/15/78	SALE OF 500 SHARES	50.00
3	10/20/78	SALE OF 250 SHARES	25.00
4	10/25/78	SALE OF 100 SHARES	10.00
5	10/30/78	SALE OF 50 SHARES	5.00
6	11/5/78	SALE OF 25 SHARES	2.50
7	11/10/78	SALE OF 10 SHARES	1.00
8	11/15/78	SALE OF 5 SHARES	0.50
9	11/20/78	SALE OF 2 SHARES	0.20
10	11/25/78	SALE OF 1 SHARE	0.10
11	12/1/78	SALE OF 0.5 SHARES	0.05
12	12/5/78	SALE OF 0.25 SHARES	0.025
13	12/10/78	SALE OF 0.125 SHARES	0.0125
14	12/15/78	SALE OF 0.0625 SHARES	0.00625
15	12/20/78	SALE OF 0.03125 SHARES	0.003125
16	12/25/78	SALE OF 0.015625 SHARES	0.0015625
17	12/30/78	SALE OF 0.0078125 SHARES	0.00078125
18	1/5/79	SALE OF 0.00390625 SHARES	0.000390625
19	1/10/79	SALE OF 0.001953125 SHARES	0.0001953125
20	1/15/79	SALE OF 0.0009765625 SHARES	0.00009765625
21	1/20/79	SALE OF 0.00048828125 SHARES	0.000048828125
22	1/25/79	SALE OF 0.000244140625 SHARES	0.0000244140625
23	1/30/79	SALE OF 0.0001220703125 SHARES	0.00001220703125
24	2/5/79	SALE OF 0.00006103515625 SHARES	0.000006103515625
25	2/10/79	SALE OF 0.000030517578125 SHARES	0.0000030517578125
26	2/15/79	SALE OF 0.0000152587890625 SHARES	0.00000152587890625
27	2/20/79	SALE OF 0.00000762939453125 SHARES	0.000000762939453125
28	2/25/79	SALE OF 0.000003814697265625 SHARES	0.0000003814697265625
29	2/30/79	SALE OF 0.0000019073486328125 SHARES	0.00000019073486328125
30	3/5/79	SALE OF 0.00000095367431640625 SHARES	0.000000095367431640625
31	3/10/79	SALE OF 0.000000476837158203125 SHARES	0.0000000476837158203125
32	3/15/79	SALE OF 0.0000002384185791015625 SHARES	0.00000002384185791015625
33	3/20/79	SALE OF 0.00000011920928955078125 SHARES	0.000000011920928955078125
34	3/25/79	SALE OF 0.000000059604644775390625 SHARES	0.0000000059604644775390625
35	3/30/79	SALE OF 0.0000000298023223876953125 SHARES	0.00000000298023223876953125
36	4/5/79	SALE OF 0.00000001490116119384765625 SHARES	0.000000001490116119384765625
37	4/10/79	SALE OF 0.000000007450580596923828125 SHARES	0.0000000007450580596923828125
38	4/15/79	SALE OF 0.0000000037252902984619140625 SHARES	0.00000000037252902984619140625
39	4/20/79	SALE OF 0.00000000186264514923095703125 SHARES	0.000000000186264514923095703125
40	4/25/79	SALE OF 0.000000000931322574615478515625 SHARES	0.0000000000931322574615478515625
41	4/30/79	SALE OF 0.0000000004656612873077392578125 SHARES	0.00000000004656612873077392578125
42	5/5/79	SALE OF 0.00000000023283064365386962890625 SHARES	0.000000000023283064365386962890625
43	5/10/79	SALE OF 0.000000000116415321826934814453125 SHARES	0.0000000000116415321826934814453125
44	5/15/79	SALE OF 0.0000000000582076609134674072265625 SHARES	0.00000000000582076609134674072265625
45	5/20/79	SALE OF 0.00000000002910383045673370361328125 SHARES	0.000000000002910383045673370361328125
46	5/25/79	SALE OF 0.000000000014551915228366851806640625 SHARES	0.0000000000014551915228366851806640625
47	5/30/79	SALE OF 0.0000000000072759576141834259033203125 SHARES	0.00000000000072759576141834259033203125
48	6/5/79	SALE OF 0.00000000000363797880709171295166015625 SHARES	0.000000000000363797880709171295166015625
49	6/10/79	SALE OF 0.000000000001818989403545856475830078125 SHARES	0.0000000000001818989403545856475830078125
50	6/15/		

D45A 27 for 1000
MCCF

Calc.

DY. ST. FOR 10000 5,99
KAC COST FACTOR 1.30

Due 12.00

1978
14.96
4C 12.25
18.00

SHEETS

SHEETS

[illegible][illegible][illegible]

3/19/1-LKW - per R.G.B. THIS
STRUCTURE IS CONSIDERED PERAL PROPERTY.

$$\text{FIRE H} = 0.2 \times 0.7854 = 100 \times 0.15854 = 15.854$$

$$\text{SAY } 16$$

DECK

$$4 \times 12.5 \times = 50 \pm$$

$$2 \times 6.25 \pm = 12.5 \pm$$

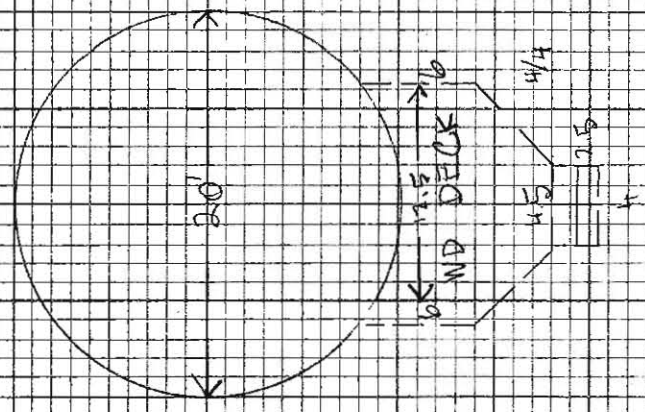
$$12.5 \pm 4.5 \times 4 = 34$$

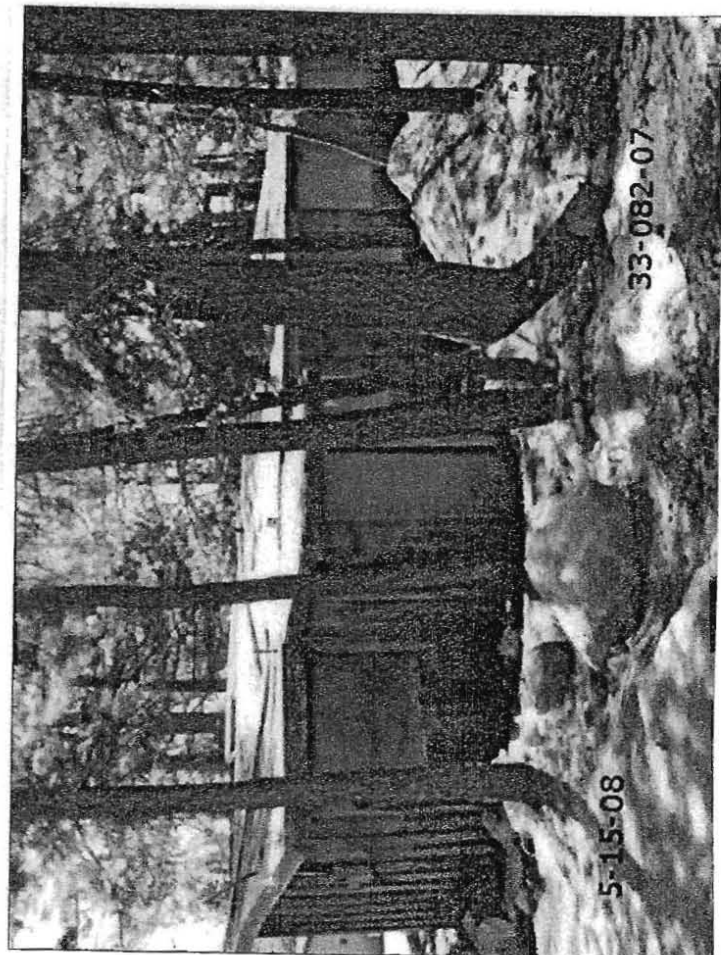
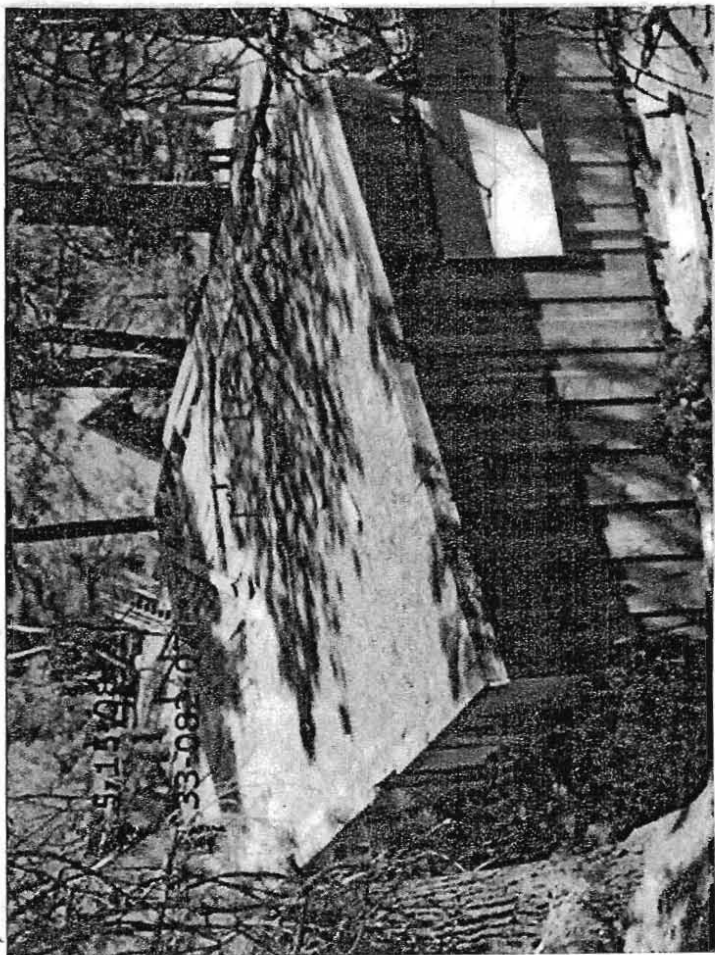
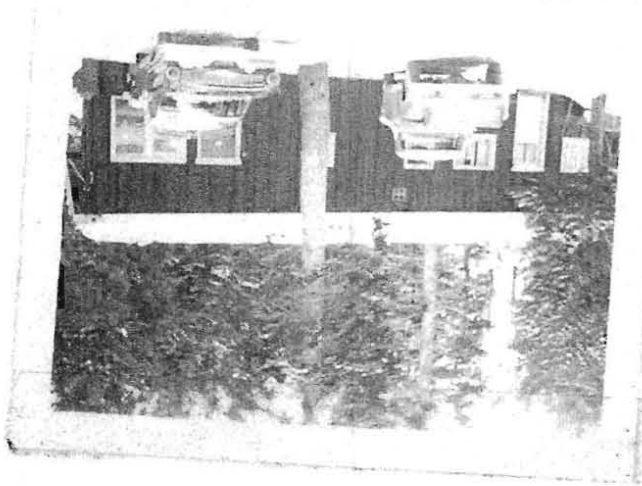
$$2 \times 2.5 \times 4 = 10$$

$$106.5 \pm$$

$$106 \pm$$

Acc. GONE
 5-15-08 JK





0.45 Ac

SHEET 7 OF 7 SHEETS

CHARACTER OF SUBJECT PROPERTY										CHARACTER OF NEIGHBORHOOD							
USE			TOPOGRAPHY		LAND IMPS.		BUILDING		USE				TOPOGRAPHY			TREND	
Single	X	Motel	Level		Sidewalk	Class:		Residential	Commercial	Industrial	Level	X	Slope	X	Developing		
Double			Low		Curb	Built:		Single	Retail	Light	Low		Undulating		Stationary		
Duplex		Proper	X	High	Gutter	Stories:		X	Income	Wholesale	High		Marsh		Declining		
Flat		Marginal	Hill		X	Pavement	Area:	Area	Area	Area	Hilly				Blighted		
X	Apartment	Sub Marginal	Bank			X	Proper	Spotted	Spotted	Spotted							
Zoning:			X	Slope		Typical		Ribbon	Ribbon	Ribbon							
UTILITIES			Fill		Park-Strip	Over Imp.		Zoning: C-#									
All Installed		Underground	Retain. Wall		Parkway	Under Imp.		GENERAL									
		Poles, Rear			Park'g Trees			Desirability:	Planning:	Utilities:	Com. Centers:		Typ. No. Stories:		Bldg. Rest:		
		Poles, Front	View					Stability:	Land Imps.:	Transp.:	Date Imps.:		Built-up %				

SUMMARY

Assessment Year	1980	1985	+9 2007	19 2009	19	19	19
Appraiser and Date	P. 2-28-80	W. 12/1/84	EX 1-17-08	DR 9-10-08			
Improvement Replacement Cost							
Improvement R.C.L.N.D.							
Land Value			LOU				
Total Property R.C.L.N.D.			Col. 12/1/84				
Sales Comparison			2007-08				
Capitalized Earning Ability			#632				
Indicated Sale Price							
Listed Price							

APPRAISAL

Total Property Value	187092	250185	2500600	650,250			
Land Value	43592	58,090	625000	650,250			
Improvement Value	143500	192,095	1875000	0			
ASSESSED VALUES							
Land	108981						
Improvements	358751						
Total Property	467731						
Entered	6/3	11-7-94	1-29-08	9-17-08			

[illegible]

REINFORCEMENT (REINFORCED)

ADDRESS

DESCRIPTION OF BUILDING

CLASS & SHAPE			CONSTRUCTION		STRUCTURAL		EXTERIOR		FRONT		LIGHTING			AIR CONDITION			ROOMS				FLOORS				ROOM AND FINISH DETAIL				INTERIOR FINISH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

COMPUTATION

Appraiser & Date			2-23-75		1-11-78		2-28-80		6-11-84												
Unit	Area	Unit Cost	Cost	Unit Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	
DM. BLOC 1 ST FL	4708	12.00	56500	14.90	70150	27.00	127120														
2 ND FL	708	12.00	8500	14.90	10850	27.00	19120														
2 ND FL	2408	4.00	9270	4.00	9270	4.00	10430														
DECKING 1 ST STAIRS	2377	4.00	9270	4.00	9270	4.00	10430														
ACE	5416	.80	2710	70	3790	.95	4060														
980 ADD	912							45.00	41040												
TOTAL			76980	93760			160730			41040			860								
NORMAL % GOOD			100	.99			.995			100			100								
R.C.L.N.D.			76980	92820			156210			41040			860								
SBE-DAS AH 530B 10-45			SCHWABER-FREY CO. JUN 77-78																	AV 24180	

TOTAL

NORMAL % GOOD

R.C.L.N.D.

[illegible]

COMMERCIAL BLDG. 1979 ADD 24X38 912

1st FL

$$64 \times 32 + 36 = 2084$$
$$24 \times 16 = 40 = 344$$

	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	5
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248	25	300
211	11	300

24 x 14 = 300	25
	26

38824 - 112

$$24 \times 28 + 36 = 708$$

4708

2nd FL.

$$24 \times 28 + 26 = 706$$

5416 STEP ADDN

$$3.5 \times 7 = 24.5$$

DECKING & STAIRS 2317 3.5x22=77

S'101	T01
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Remarks:	24/8
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1. *Chlorophyll a* (Chl *a*)
 2. *Chlorophyll b* (Chl *b*)
 3. *Chlorophyll c* (Chl *c*)
 4. *Chlorophyll d* (Chl *d*)
 5. *Chlorophyll e* (Chl *e*)
 6. *Chlorophyll f* (Chl *f*)
 7. *Chlorophyll g* (Chl *g*)
 8. *Chlorophyll h* (Chl *h*)
 9. *Chlorophyll i* (Chl *i*)
 10. *Chlorophyll j* (Chl *j*)
 11. *Chlorophyll k* (Chl *k*)
 12. *Chlorophyll l* (Chl *l*)
 13. *Chlorophyll m* (Chl *m*)
 14. *Chlorophyll n* (Chl *n*)
 15. *Chlorophyll o* (Chl *o*)
 16. *Chlorophyll p* (Chl *p*)
 17. *Chlorophyll q* (Chl *q*)
 18. *Chlorophyll r* (Chl *r*)
 19. *Chlorophyll s* (Chl *s*)
 20. *Chlorophyll t* (Chl *t*)
 21. *Chlorophyll u* (Chl *u*)
 22. *Chlorophyll v* (Chl *v*)
 23. *Chlorophyll w* (Chl *w*)
 24. *Chlorophyll x* (Chl *x*)
 25. *Chlorophyll y* (Chl *y*)
 26. *Chlorophyll z* (Chl *z*)
 27. *Chlorophyll aa* (Chl *aa*)
 28. *Chlorophyll ab* (Chl *ab*)
 29. *Chlorophyll ac* (Chl *ac*)
 30. *Chlorophyll ad* (Chl *ad*)
 31. *Chlorophyll ae* (Chl *ae*)
 32. *Chlorophyll af* (Chl *af*)
 33. *Chlorophyll ag* (Chl *ag*)
 34. *Chlorophyll ah* (Chl *ah*)
 35. *Chlorophyll ai* (Chl *ai*)
 36. *Chlorophyll aj* (Chl *aj*)
 37. *Chlorophyll ak* (Chl *ak*)
 38. *Chlorophyll al* (Chl *al*)
 39. *Chlorophyll am* (Chl *am*)
 40. *Chlorophyll an* (Chl *an*)
 41. *Chlorophyll ao* (Chl *ao*)
 42. *Chlorophyll ap* (Chl *ap*)
 43. *Chlorophyll aq* (Chl *aq*)
 44. *Chlorophyll ar* (Chl *ar*)
 45. *Chlorophyll as* (Chl *as*)
 46. *Chlorophyll at* (Chl *at*)
 47. *Chlorophyll au* (Chl *au*)
 48. *Chlorophyll av* (Chl *av*)
 49. *Chlorophyll aw* (Chl *aw*)
 50. *Chlorophyll ax* (Chl *ax*)
 51. *Chlorophyll ay* (Chl *ay*)
 52. *Chlorophyll az* (Chl *az*)
 53. *Chlorophyll aza* (Chl *aza*)
 54. *Chlorophyll abz* (Chl *abz*)
 55. *Chlorophyll acz* (Chl *acz*)
 56. *Chlorophyll adz* (Chl *adz*)
 57. *Chlorophyll aez* (Chl *aez*)
 58. *Chlorophyll afz* (Chl *afz*)
 59. *Chlorophyll agz* (Chl *agz*)
 60. *Chlorophyll ahz* (Chl *ahz*)
 61. *Chlorophyll aiz* (Chl *aiz*)
 62. *Chlorophyll ajz* (Chl *ajz*)
 63. *Chlorophyll akz* (Chl *akz*)
 64. *Chlorophyll alz* (Chl *alz*)
 65. *Chlorophyll amz* (Chl *amz*)
 66. *Chlorophyll anz* (Chl *anz*)
 67. *Chlorophyll aoz* (Chl *aoz*)
 68. *Chlorophyll apz* (Chl *apz*)
 69. *Chlorophyll aqz* (Chl *aqz*)
 70. *Chlorophyll arz* (Chl *arz*)
 71. *Chlorophyll asz* (Chl *asz*)
 72. *Chlorophyll atz* (Chl *atz*)
 73. *Chlorophyll auz* (Chl *auz*)
 74. *Chlorophyll avz* (Chl *avz*)
 75. *Chlorophyll awz* (Chl *awz*)
 76. *Chlorophyll axz* (Chl *axz*)
 77. *Chlorophyll ayz* (Chl *ayz*)
 78. *Chlorophyll ayz* (Chl *ayz*)
 79. *Chlorophyll azz* (Chl *azz*)
 80. *Chlorophyll azaa* (Chl *aza*)
 81. *Chlorophyll abz* (Chl *abz*)
 82. *Chlorophyll acz* (Chl *acz*)
 83. *Chlorophyll adz* (Chl *adz*)
 84. *Chlorophyll aez* (Chl *aez*)
 85. *Chlorophyll afz* (Chl *afz*)
 86. *Chlorophyll agz* (Chl *agz*)
 87. *Chlorophyll ahz* (Chl *ahz*)
 88. *Chlorophyll aiz* (Chl *aiz*)
 89. *Chlorophyll ajz* (Chl *ajz*)
 90. *Chlorophyll akz* (Chl *akz*)
 91. *Chlorophyll alz* (Chl *alz*)
 92. *Chlorophyll amz* (Chl *amz*)
 93. *Chlorophyll anz* (Chl *anz*)
 94. *Chlorophyll aoz* (Chl *aoz*)
 95. *Chlorophyll apz* (Chl *apz*)
 96. *Chlorophyll aqz* (Chl *aqz*)
 97. *Chlorophyll arz* (Chl *arz*)
 98. *Chlorophyll asz* (Chl *asz*)
 99. *Chlorophyll atz* (Chl *atz*)
 100. *Chlorophyll auz* (Chl *auz*)
 101. *Chlorophyll avz* (Chl *avz*)
 102. *Chlorophyll awz* (Chl *awz*)
 103. *Chlorophyll axz* (Chl *axz*)
 104. *Chlorophyll ayz* (Chl *ayz*)
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 115. *Chlorophyll ayz* (Chl *ayz*)
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 131. *Chlorophyll ayz* (Chl *ayz*)
 132. *Chlorophyll ayz* (Chl *ayz*

Balance forward 11,000.00.

Compensation is needed for blood loss or poisoning, but

Union of women's political parties are based on the

3-16-78

PERMIT NUMBER 2313 WAS ISSUED ON

44-74 FOR A TOILET ROOM ADDITION.

TALKED TO CLARK AND ALL THIS

CONSISTED OF WAS THE ADDITION OF A

NOV 37 02 13 1967

STARTED IN DUMBING 5-1-75

31- FLAVORS REDECORATED TO CONFORM WITH

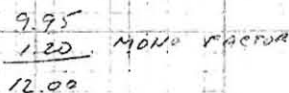
[illegible]

NATIONAL ST-CLARK DECK. DOES NOT APPEAR

ADDRESS OF NEW ADDRESS MAY 1 1971

[illegible]

19 - 1 - 1960



FRONT

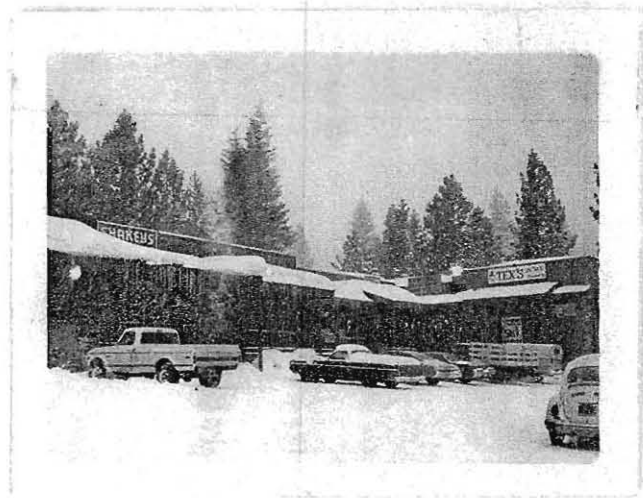
DRAWN AT 1/2 SCALE

1975
SUBURBAN STORES (AN 532.2)
STRIP TYPE
DOB FOR 5476 #1 (485)

Case 14.90
1978 - 22.49.
MC 1.22.

1980 AOD
- use 45.00

448
L. 446 L. 447



35-082-09
 PARCEL 20-312-085
 59-01 54-08

RESIDENTIAL PROPERTY APPRAISAL RECORD

LOT = 17,860 #
 AC = 0.41

ADDRESS 3730 Viewpoint Rd.

COMMUNITY

SHEET 1 OF 1 SHEETS

BLK. 2

LOT. 2

CHARACTER OF SUBJECT PROPERTY					CHARACTER OF NEIGHBORHOOD				
USE		TOPOGRAPHY		LAND IMPS.	BUILDING		USE		TOPOGRAPHY
Single	Motel	Level	Sidewalk	Class:	Class:	Residential	Commercial	Industrial	Level
Double	☒ Vacant	Low	Curb	Built:	Built:	Single	Retail	Light	X Slope
Duplex	Proper	X High	Gutter	Stories:	Stories:	X Income	Wholesale	Heavy	Undulating
Flat	Marginal	Hill	X Pavement	Area:	Area:	Area	Area	Area	Marsh
Apartment	Sub Marg'l	Bank		X Proper	X Proper	Spotted	Spotted	Spotted	Hilly
X Zoning: CL		X Slope	Orn. Lights	Typical	Typical	Ribbon	Ribbon	Ribbon	
UTILITIES					Over Imp.	Zoning: CL			
All Installed	Underground	Retain. Wall	Parkway	Parkway	Under Imp.	GENERAL			
Poles, Rear			Parkg Trees	Parkg Trees		Desirability:	Planning:	Utilities:	Com. Cent's:
									Typ. No. Stories:
									Bldg. Rest:

SUMMARY

Assessment Year	2007	2009	19	19	19	19	19	19	19
Appraiser and Date	SR 5-27-08	DR 11-19-09							
Improvement Replacement Cost									
Improvement R.C.L.N.D.									
Land Value									
Total Property R.C.L.N.D.	R/C								
Sales Comparison	07-08	Prop 8							
Capitalized Earning Ability	#4005	1-1-09							
Indicated Sale Price									
Listed Price									

APPRAISAL

Total Property Value	1,564,549								
Land Value	1,564,549	882,591							
Improvement Value									

ASSESSED VALUES

Land									
Improvements									
Total Property									
Entered	5-29-08	11-25-09							

REMARKS

Date	I.R.S.	Tr. Deed	Indicated Price	Grantee	Source
					150' Deep F.F. 2.00.00'
					139' Deep F.F. 195.00
					200.00 x .981 Gives F.F. For
					139' Deep.
					7-9-72 lot is situated along Hwy 203 with
					poor access. Would have to pass a
					street parallel with Hwy.
					1990 - FRONTAGE RD. Ad. WITHIN
					STATE HWY 203. NO EASEMENT RE

RENTALS

[illegible]

CAPITALIZED EARNING ABILITY

[illegible]

COMPUTATION OF MODIFYING FACTOR

[illegible]

Hebin
RESIDENTIAL PROPERTY APPRAISAL RECORD
Manungo
 NAME OF PROPERTY *Manungo* ADDRESS *3752 Viewpoint Rd.* LOT. *3* BLK. *0.48742*
 SUBDIVISION *Webb Subdivision* SHEET *1* OF *4* PARCEL *33-082-10* COMMUNITY *59-08* 10-06
 SHEETS

CHARACTER OF SUBJECT PROPERTY										CHARACTER OF NEIGHBORHOOD																
USE				TOPOGRAPHY		LAND IMPS.		BUILDING		USE				TOPOGRAPHY				TREND								
	Single	☒	Motel		Level		Sidewalk		Class: D7		Residential		Commercial		Industrial		Level	☒	Slope	☒	Developing					
	Double				Low		Curb		Built: 1963		Single		Retail		Light		Low		Undulating		Stationary					
	Duplex		Proper	☒	High		Gutter		Stories: 2		Income		Wholesale		Heavy		High		Marsh		Declining					
	Flat		Marginal		Hill		☒ Pavement		Area: 1511.275		Area		Area		Area		Hilly				Blighted					
☒	Apartment		Sub Marginal		Bank			☒	Proper		Spotted		Spotted		Spotted											
	Zoning:			☒	Slope		Orn. Lights		Typical		Ribbon		Ribbon		Ribbon											
	UTILITIES					Fill		Park Strip		Over Imp.	Zoning:								View							
	All Installed		Underground		Retain. Wall		Parkway		Under Imp.		GENERAL															
			Poles, Rear				Park'g Trees				Desirability:		Planning:		Utilities:		Com.Centers:		Typ.No.Stories:		Bldg.Rest:					
			Poles, Front		View						Stability:		Land Imps.:		Transp.:		Date Imps.:		Built-up %							

SUMMARY

Assessment Year	1980	1990	1993	1995	1995	1995	2007	2007	2009	2009	2009
Appraiser and Date	<i>8-10-30-80</i>	<i>8-13-93</i>	<i>12-11-94</i>	<i>01-27-95</i>	<i>01-27-95</i>	<i>01-27-95</i>	<i>01-27-95</i>	<i>01-27-95</i>	<i>01-27-95</i>	<i>01-27-95</i>	<i>01-27-95</i>
Improvement Replacement Cost											
Improvement R.C.L.N.D.											
Land Value											
Total Property R.C.L.N.D.											
Sales Comparison											
Capitalized Earning Ability											
Indicated Sale Price											
Listed Price											

APPRAISAL

Total Property Value	290000	350000	372,911	199,291	195,891	2,176,086	1,412,673	1,443,214	1,443,214	1,443,214	1,443,214
Land Value	136,000	105,000	111,426	125,164	133,595	2,150,506	1,387,173	1,443,214	1,443,214	1,443,214	1,443,214
Improvement Value	164,000	245,000	260,765	64,127	62,296	25,500	25,500	25,500	25,500	25,500	25,500
ASSESSED VALUES											
Land	315001										
Improvements	410001										
Total Property	725001										
Entered	6/3	8-30-93	8-3-95	8-3-95	12-1-95						

TRANSACTION RECORD

DATE	R.S.	TR. DEED	INDICATED PRICE	GRANTEE	SOURCE	
4/5/74	88.00	G.D.	80,000	Skylar Corp.	167-243	364-3
8/3/79	319.00	G.B.	290,250	Maninger	275-160	

RENTALS

ST. NO.	UNITS	FURN.	UN. FURN.	REMARKS	19	19	19	19	19	19	19

SUBJECT VALUE - GROSS RENT MULTIPLIER

YEAR	FAIR RENT	G.R.M.	INDICATED VALUE	REMARKS

SALES COMPARISON

PARCEL NO.	DATE	ADJUSTED SELLING PRICE	COMPARABILITY TO SUBJECT	PARCEL NO.	DATE	ADJUSTED SELLING PRICE	COMPARABILITY TO SUBJECT

CONCLUSIONS:

DESCRIPTION OF BUILDING

[illegible]

COMPUTATION

[illegible]

[illegible]

COMPUTATIONS

1 st Floor		
$136 \times 30 = 405$		
$206 \times 106 = 215$		
$31 \times 51 = 1581$		
$6 \times 5 = 30$		
$36 \times 9 = 32$	GONE	
$9 \times 187 = 1665$		
2510	2345	
2 nd Floor		
$26 \times 51 = 1326$		
$29 \times 5 = 148$		
$12 \times 106 = 126$		
1600		
$85 \times 11.5 = 98$		
WER $5 \times 11.5 = 58$		
Remarks:		156

Remarks:

The Restaurant is presently in bankruptcy. Talked to Mr. Herman, Manager of Savings Bank, said they can't get the money. I was unable to get in to see insider. PC 9-21-71

Picked up WUP & WEP. Plan was for you
 10/30/79 WEP NT. ALL INTERIOR HAS BEEN
 REMOVED AND IS IN PROCESS OF CONCRETE FLOOR
 SINCE PURCHASE. \$
 3-26-80 WEP NT. LOWER FLOOR HAS NEW
 PARTITION'S, FLOORING, PAINT, CARPET CEILING'S.
 2ND FLOOR IS THE SAME. \$
 DR 5-15-08 Purchase for a redevelopment

[illegible]

33-082-10

Sheet 3 of 4

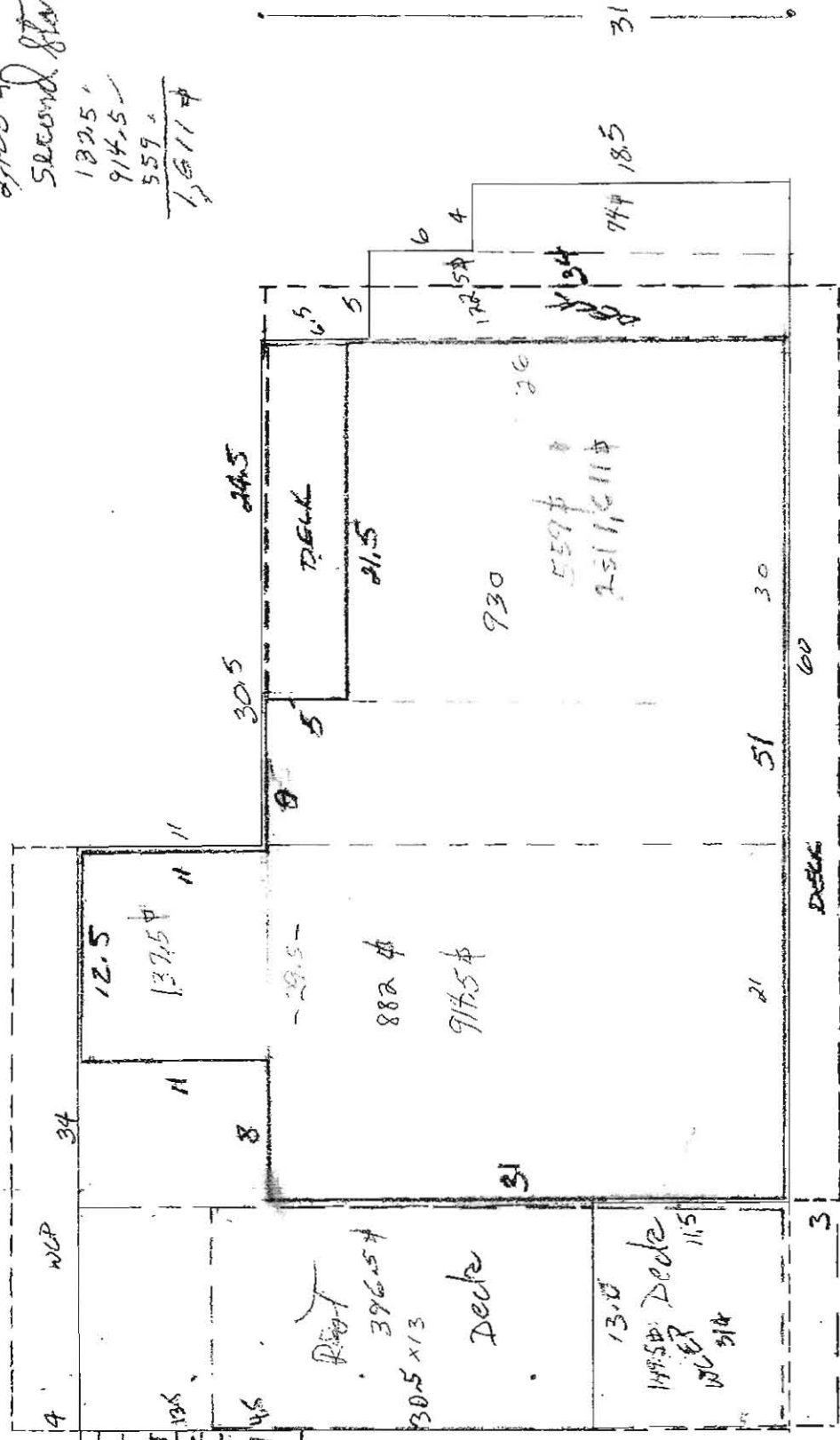
Deck
21.5X

Deck
 $21.5 \times 5 = 107.5$
 $34 \times 3 = 102$
 $54 \times 3 = 162$
 $30 \times 13 = 390$

WCP 1364

$24 \times 4 = 136$
 WCEP
 13 V 11 - 149 H

WCEP
13X11.5-1494



75

33-082-10

Sheet 4 of 4 Sheets

Front Retaining Wall

78'

13'

Side Retaining Wall

54'

13'

Computations

1 x 78 = 78

12 x 78 ÷ 2 = 468

3 x 54 = 162

10 x 54 ÷ 2 = 270

Wall Net #

864

6 x 13 = 78

6 x 20 = 120

4 x 13 = 52

1228

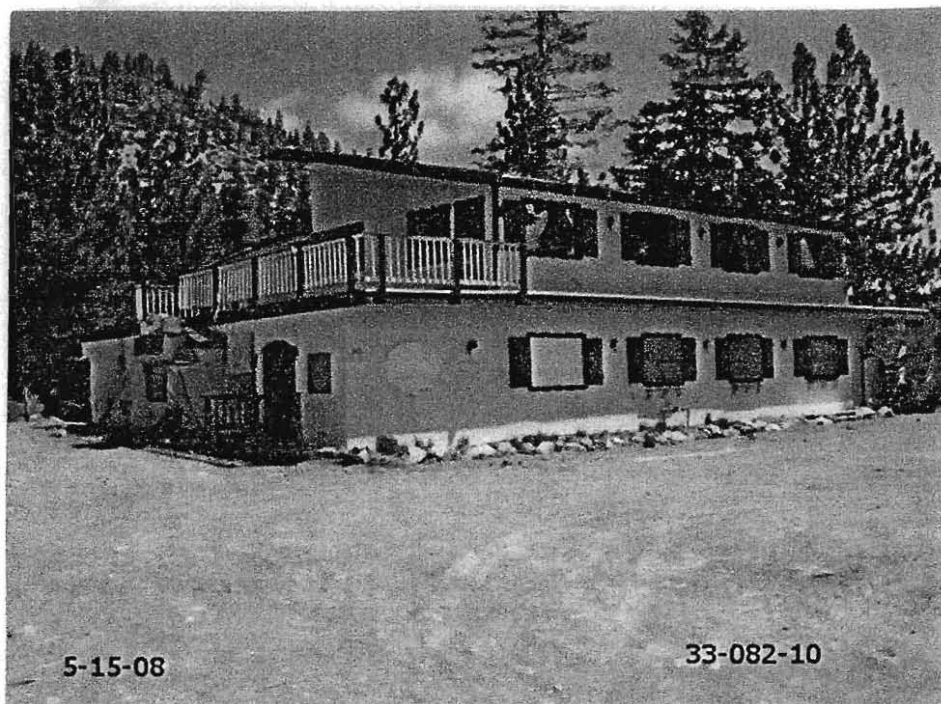
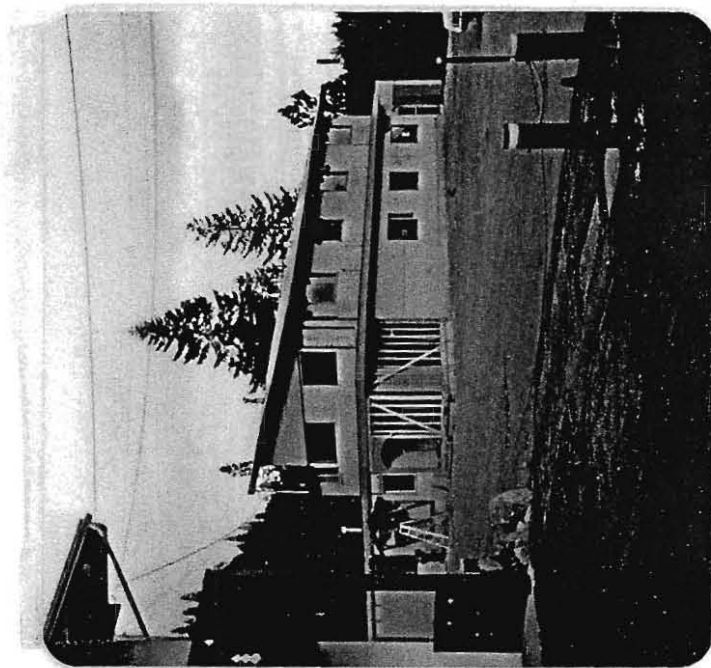
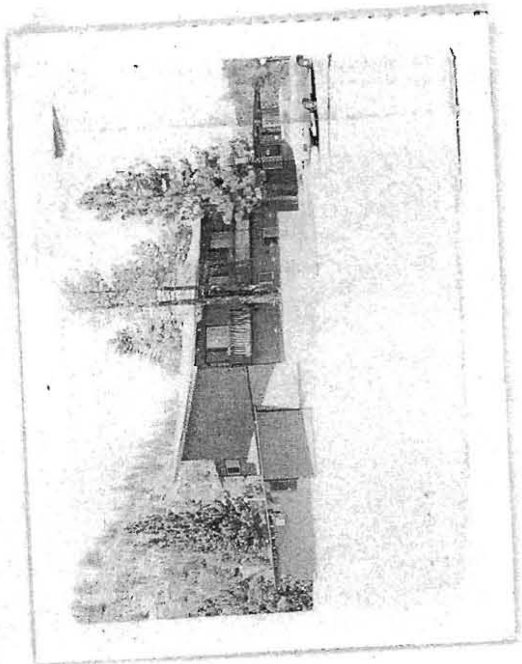
Light

11 x 18 = 198

5 x 17 = 85

1233

11 Lights are on parking lot walls



5-15-08

33-082-10

COMMERCIAL
RESIDENTIAL PROPERTY APPRAISAL RECORD

PARCEL 33-082-11
COMMUNITY 10-06
SHEET 1 OF 4 SHEETS

NAME OF PROPERTY James Chale Swiss Chalet, L.L.C.
SUBDIVISION MAQUINBER ADDRESS 3776 Viewpoint Rd.
BLK LOT

CHARACTER OF SUBJECT PROPERTY										CHARACTER OF NEIGHBORHOOD										
USE			TOPOGRAPHY			LAND IMPS.			BUILDING			USE			TOPOGRAPHY			TREND		
Single	☒	Motel	Level	☒		Sidewalk			Class:		Commercial	Residential	Industrial	Level	☒	Slope	☒	Developing		
Double	☒		Low	☒		Curb			Built:		Retail	Single	Light	Low	☒	Undulating		Stationary		
Duplex	☒	Proper	High	☒		Gutter			Stories:		Wholesale	Income	Heavy	High	☒	Marsh		Declining		
Flat	☒	Marginal	Hill	☒		Pavement			Area:		Area	Area	Area	Hilly				Blighted		
Apartment	☒	Sub Marginal	Bank	☒					Proper		Spotted	Spotted	Spotted							
Zoning:	☒		Slope	☒		Orn. Lights			Typical		Ribbon	Ribbon	Ribbon							
UTILITIES										GENERAL										
All Installed	☒	Underground	Retain. Wall			Park. Strip			Over Imp.		Planning:	Utilities:	Com. Centers:	Date Impls.:	Typ. No. Stories:	Built-up %	Bldg. Rest.			
	☒	Poles, Rear				Parkway			Under Imp.		Land Impls.:	Transp.:								
	☒	Poles, Front	View			Park'g Trees					Stability:									

SUMMARY

Assessment Year	1986	1987	1996	1999	2007	2009	19	19	19
Appraiser and Date	DALE 1-14-86	DALE 4-15-87	DALE 4-10-96	DALE 5-27-08	DALE 11-19-09				
Improvement Replacement Cost									
Improvement R.C.L.N.D.									
Land Value									
Total Property R.C.L.N.D.									
Sales Comparison									
Capitalized Earning Ability									
Indicated Sale Price									
Listed Price									

APPRAISAL

Total Property Value	2977201	2840000	646,974	4,388,000	2,865,008				
Land Value	104630	287500	59,600	3901,506	2,360,935				
Improvement Value	193090	552500	407,474	484,500	504,073				
5696239.500 ASSESSED VALUES									
Land									
Improvements									
Total Property									
Entered	1-16-86	4/20/87	5-7-96	6-11-08	11-25-09				

DESCRIPTION OF BUILDING														
CLASS & SHAPE			CONSTRUCTION			STRUCTURAL			EXTERIOR			FRONT		
C&D (7)			Light			2x4x8 Frame			FLRB			Flat		
ARCHITECTURE			Sub-Standard			STR 66 ERED			Unfinished			Recessed		
USE TYPE			Heavy			Brick			S.C. Brick			Transom:		
2 Stories			Special			Reinforced			Br.			Plate Glass in		
FOUNDATION			Concrete			Pilasters			Terra Cotta			Sheet Glass in		
X Heavy Motcl			Y Reinforced			Partitions			X X X Stucco			Metal Wood		
Market			Light Heavy			X Concrete			Flat X 15-48			Back Trim:		
Office			X Concrete			Partitions			X Trusses 4x12-48			X Lighting H.V.		
Store			X Concrete			Partitions			X 100			X Drop Ceiling		
Theatre			X Concrete			Partitions			X 100			X Drop Ceiling		
CONSTRUCTION RECORD			Amount			Date			APPR. YEAR			EFFECT. YEAR		
Permit			For			1965			1965			1965		
1st Floor			3900			1965			1965			1965		
2nd Floor			3900			1965			1965			1965		
3rd Floor			1400			1965			1965			1965		
AC			8039			1965			1965			1965		
SEPTIC RESERVOIR			20			1965			1965			1965		
Kitchen			3			1965			1965			1965		
BATH			9000			1965			1965			1965		
OFFICE 1/2			239			1965			1965			1965		
STORAGE			16			1965			1965			1965		
Concrete Walk			1580			1965			1965			1965		
TOTAL			475,000			1965			1965			1965		
NORMAL % GOOD			SEE SUMMARY			1965			1965			1965		
R.C.L.N.D.			475,000			1965			1965			1965		

COMPUTATION														
Appraiser & Date			Unit			Area			Unit			Cost		
1st Floor			3900			3900			3900			3900		
2nd Floor			3900			3900			3900			3900		
3rd Floor			1400			1400			1400			1400		
AC			8039			8039			8039			8039		
SEPTIC RESERVOIR			20			20			20			20		
Kitchen			3			3			3			3		
BATH			9000			9000			9000			9000		
OFFICE 1/2			239			239			239			239		
STORAGE			16			16			16			16		
Concrete Walk			1580			1580			1580			1580		
TOTAL			475,000			475,000			475,000			475,000		
NORMAL % GOOD			SEE SUMMARY			SEE SUMMARY			SEE SUMMARY			SEE SUMMARY		
R.C.L.N.D.			475,000			475,000			475,000			475,000		

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

COMPUTATIONS

1st Floor					1st Floor Factor	
25 X 156 = 3900					C-7 BASIC (DOWN) 11.476	
					325# AREA ADJ .95	
						10.88
2nd Floor					2nd Floor Factor	
25 X 156 = 3900					D-7 BASIC (UP) 8.85	
					325# AREA ADJ .95	
						8.41
Balcony					ADJ FACTOR .940	
5 X 156 = 780						
4 X 156 = 624						
						1404

FFICE						
165 X 148 = 239					side by side w/o	2160
Remarks:					1st Floor DOWN	10.69
STORAGE 65 X 15 = 16					A.A.	9.5
						10.15
					2nd Floor	
					up	8.29
AC 224 ROOM (SPECIAL VALUE)					A.A.	9.5
9.5 X 14 = 38 - 45.15						7.87
13 X 16.5 = 214 -						
						852.1
w.c.p.						
4 X 5 = 20						

5-15-08 PURCHASED FOR REDEVELOPMENT
USE DEF CREDIT AS VALUE OF IMPS
\$475,000
BP = 85-93

BEARING WALLS ARE 8" BLOCK, PARTITION WALLS
FRAME AND SOME ARE 6" BLOCK.

1928
C.G.SA 325# 12.04
MC 2388
12.20
3.872
MOTEL (10 TO 24 UNITS)
C.G.SA FOR 325# 16.17
MC COST FACTOR 1.20
19.40

2ND STORY
MOTEL (10 TO 24 UNITS)
D.G.SA FOR 325# 14.96
MC COST FACTOR 1.20
17.95
w.c. 18.00

1987
1ST STORY
MOTEL (10 TO 24 UNITS)
C.G.SA FOR 325#
44.51
6.10
48.96

2ND STORY
MOTEL (10 TO 24 UNITS)
D.G.SA FOR 325#
44.51
6.10
48.96

AC
24-4000 watt fan + thermo @ 150 = 3600
24 Heat lamps @ 25 = 600
17 outside radiant heater @ 25 = 425
4630

AC
24-4000 watt w/e f + t @ 260 = 6240
24- HEAT LAMPS @ 40 = 960
17- OUTSIDE RADIANT HEATERS @ 40 = 680
7880

MISCELLANEOUS BUILDING RECORD

ADDRESS

SHEET 3 OF 34

SHEETS

DESCRIPTION OF BUILDINGS

[illegible]

COMPUTATION

Appraiser - Date		LEAVENS 2/4/65					RL 11-11-65					DL 12-27-66					RC 9-13-71				
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	40 ^A	13.00	520	100	520	800	800	99	790												
2	54	6.00	30	100	30	-	-														
3	14,930									.26	2340	.88	2060	.26	3880	.59	2290				

Pavement

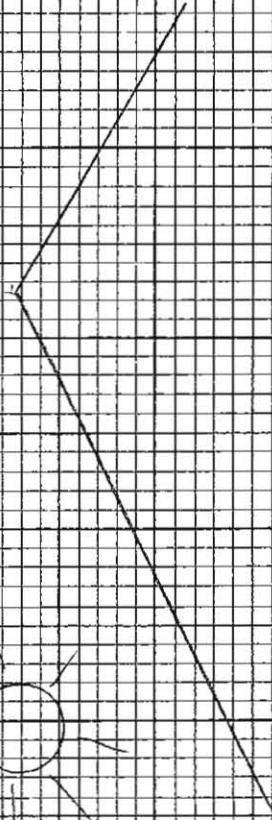
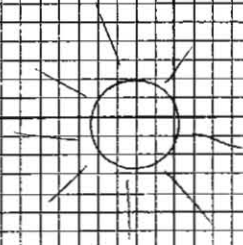
In Place Approx 45' x 192' = 8640

Front Curb 37' x 170' 6290
14,930

DOUBLE PLASTIC

4x10x40

5x5x10x40



SPORT CHALET

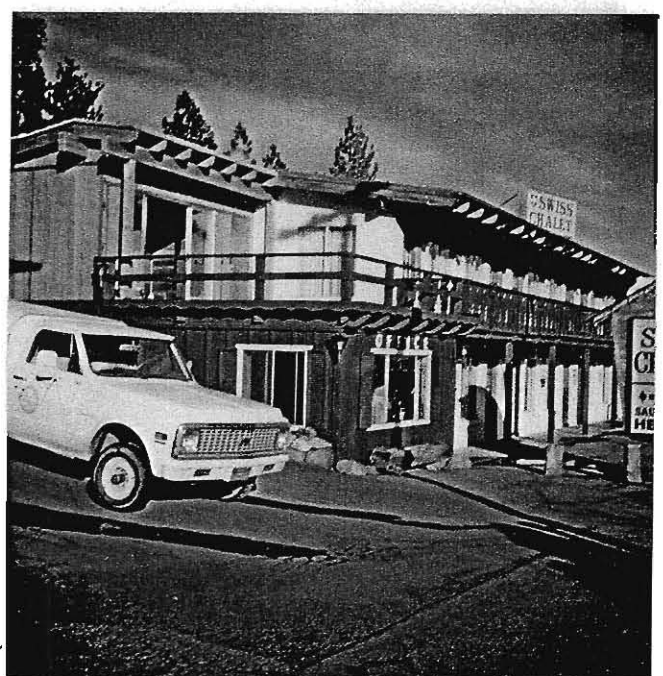
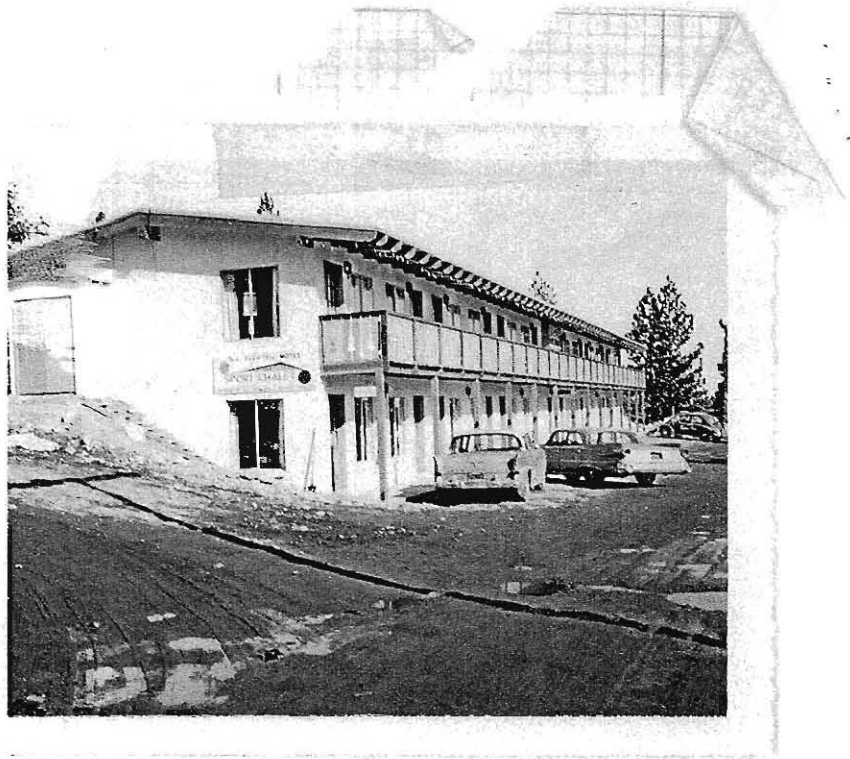
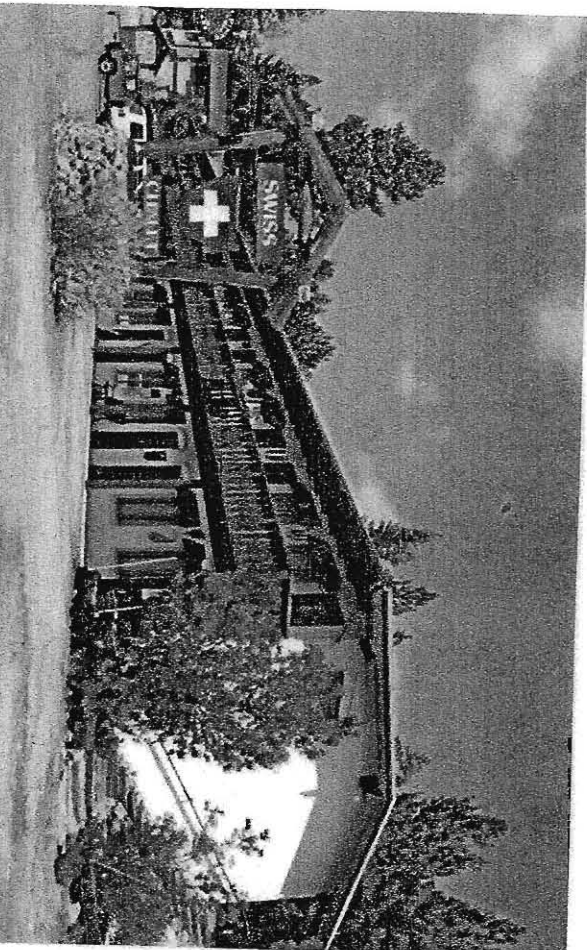
NEXT TURN LEFT

VACANCY

20-312-122
33-082-11
Sheet 4 of 4 sheets



plot



TRANSACTION RECORD

REMARKS

Date	I.R.S.	Tr. Deed	Indicated Price	Grantee	Source	Remarks
4-65			155,000	enclaved P.P.		150' Deep - 255,000 FF
6-9-71	-0-	P.D.	-0-	Int'l. Nat'l. Grantee of		200' Deep - 270,000 FF
2/18/77	329.50	660	345,250	Admirer	218-364	237' Deep - 300,000 FF
						150' = 255,000 x 1,067 gives
						FF 270,000
						270,000 x 1,067 gives F.F.
						FF 237'

DUE TO THE ECONOMIC SITUATION
 THAT EXISTS FOR THIS TYPE OF
 PROPERTY I HAVE NOT ADJUSTED
 THE VALUES FOR 1975, 4-22-75.

[illegible]

CAPITALIZED EARNING ABILITY

[illegible]

COMPUTATION OF MODIFYING FACTOR

[illegible]

Subject = Robert L. Taylor
 Connection = None
 Case = None - Not a Member

DESCRIPTION OF BUILDING

[illegible]

COMPUTATION

Appraiser & Date		RG-15-05 D/L 5-23-08					
Unit	Area	Unit Cost	% Dist.	Unit Cost	Cost	Unit Cost	Cost
MOTEL 1	H. 233	104.36	93,755				
MOTEL 2	900	104.36	93,925				
MOTEL AC	5,133	IN Q. COST					
REST + DRIVEWAY	1,190	130.45	155,235				
RES AC	1,190	IN Q. COST					
WOP'S	272	34.78	9,460				
WOP + STAIRS	177	26.09	4,620				
CORC. STAIRS	288	26.09	7,515				
CUP	272	5.00	1,360				
F.P.	1		5,790				
KIRANEN	7	3,695	25,865				
TOTAL			745,525	DIF CRED. ^v			
NORMAL % GOOD		OBS.	70	SEE SUMMARY			
R.G.L.N.D.			\$21,870	\$90,000			

٧

[illegible]

COMPUTATIONS

170 FSL	D7A NOVEL W/KNEN	10.95
168 x 22 = 3840	ASIA ADV. ~	20
		9.85

4-100	DTA SIDE BY SIDE W/K
5 x 160 = 800	UNIT 1207
	A.A. 90
	10.90

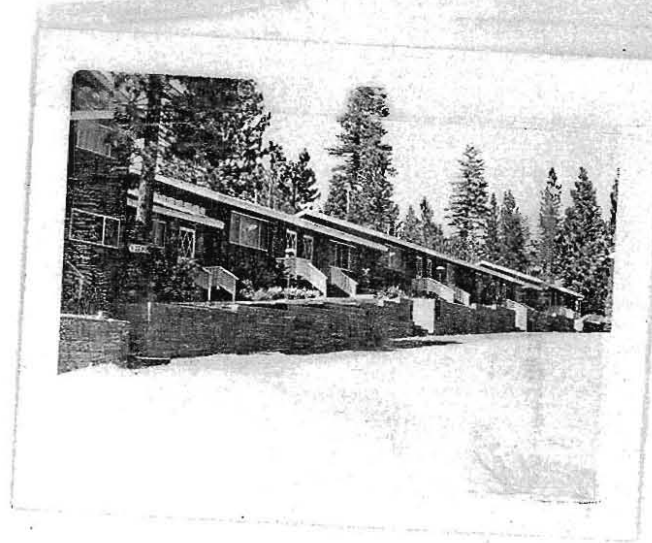
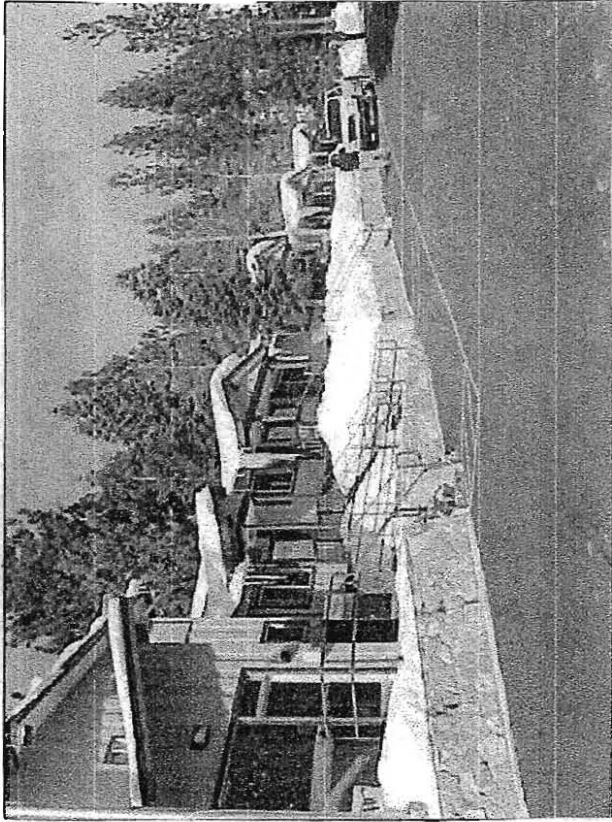
12.90.

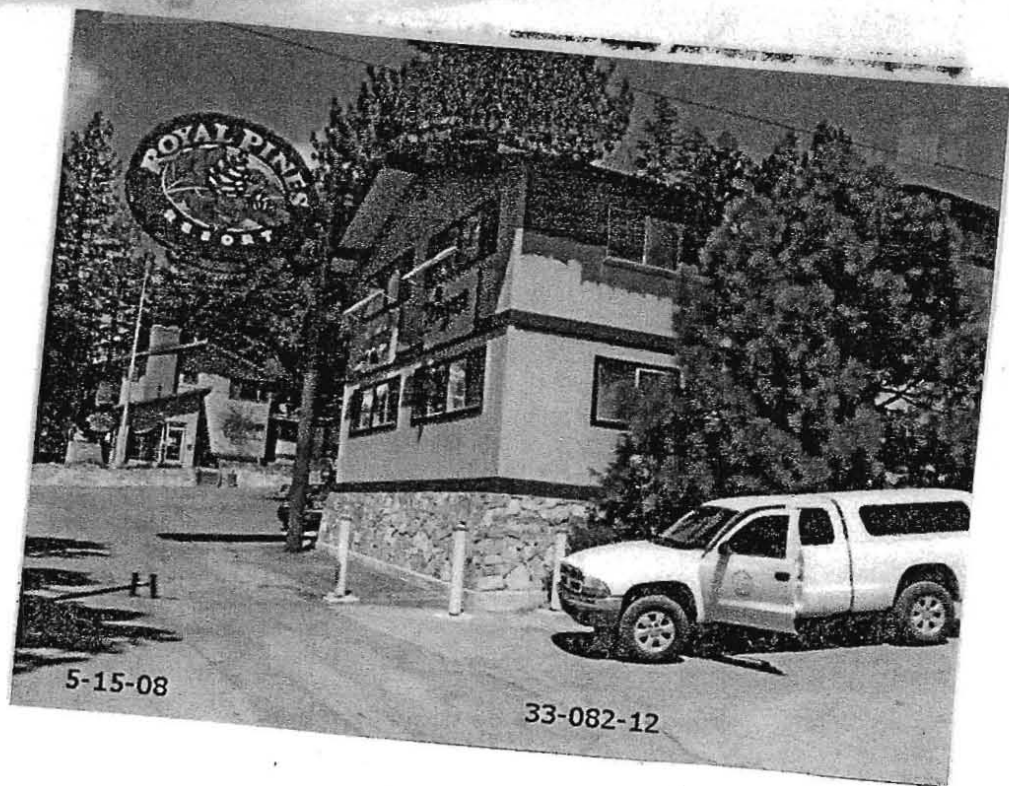
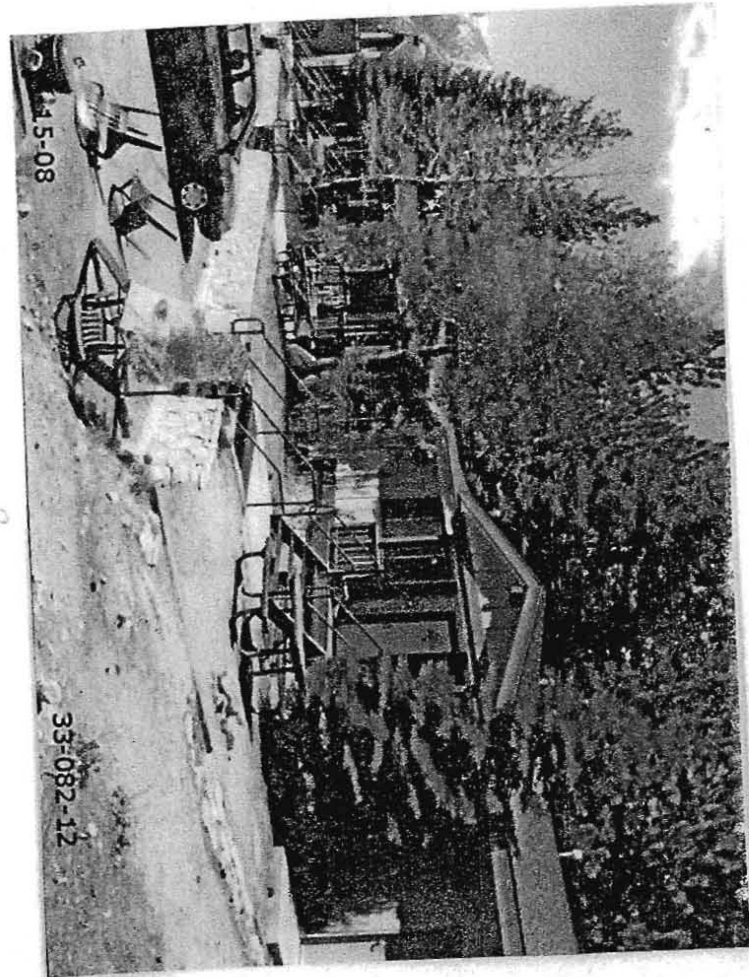
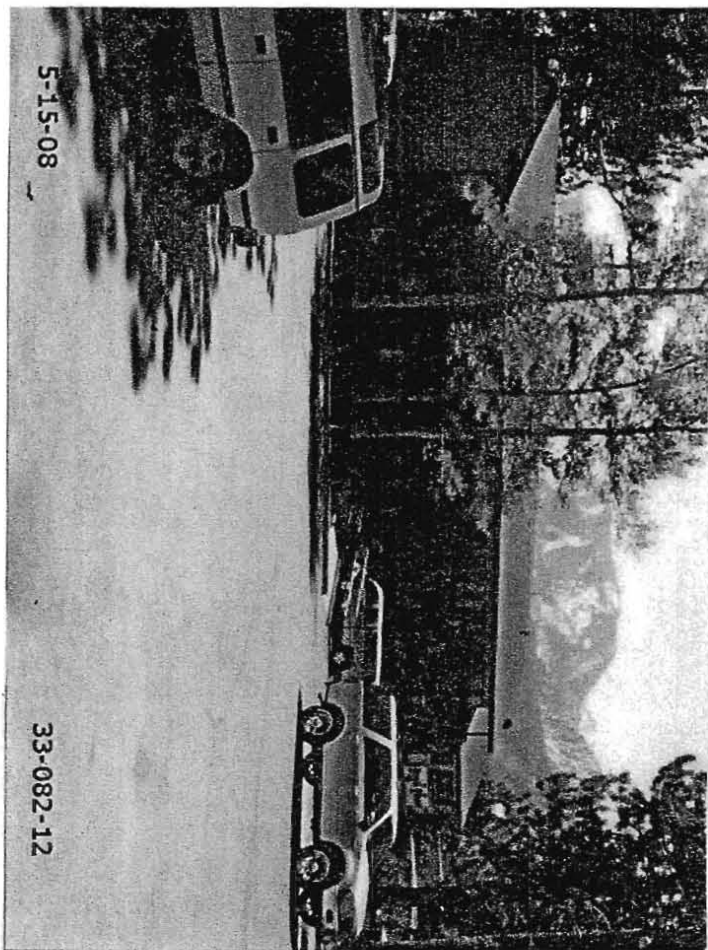
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Remarks:

1. 1/2 OF LABOR NOT INCURRED IN TWP.
8 units, 7 with kitchen, 1 without, stove, refr. & sink
are not attached to real property. T.C. contract
FIELD INSP 9/18. P&Vide Refect's CONFIRMATION
OR FORCLOSURE
X 12-13-01 TWP. FOR NC-REPAIRED
EXISTING SHED ROOF COVER OVER PORCH
WITH A CABLE ROOF. MAINTENANCE
NO VALVE ADDED. STRUCTURE APPEARS
TO BE RE-ROOFED.
DR 5-16-08 RECHARGED FOR RESURVEYMENT
USE SET CREDIT AS VALUE OF IMPROV.
\$590,000

[illegible]





PARCEL 33-082-12

ADDRESS

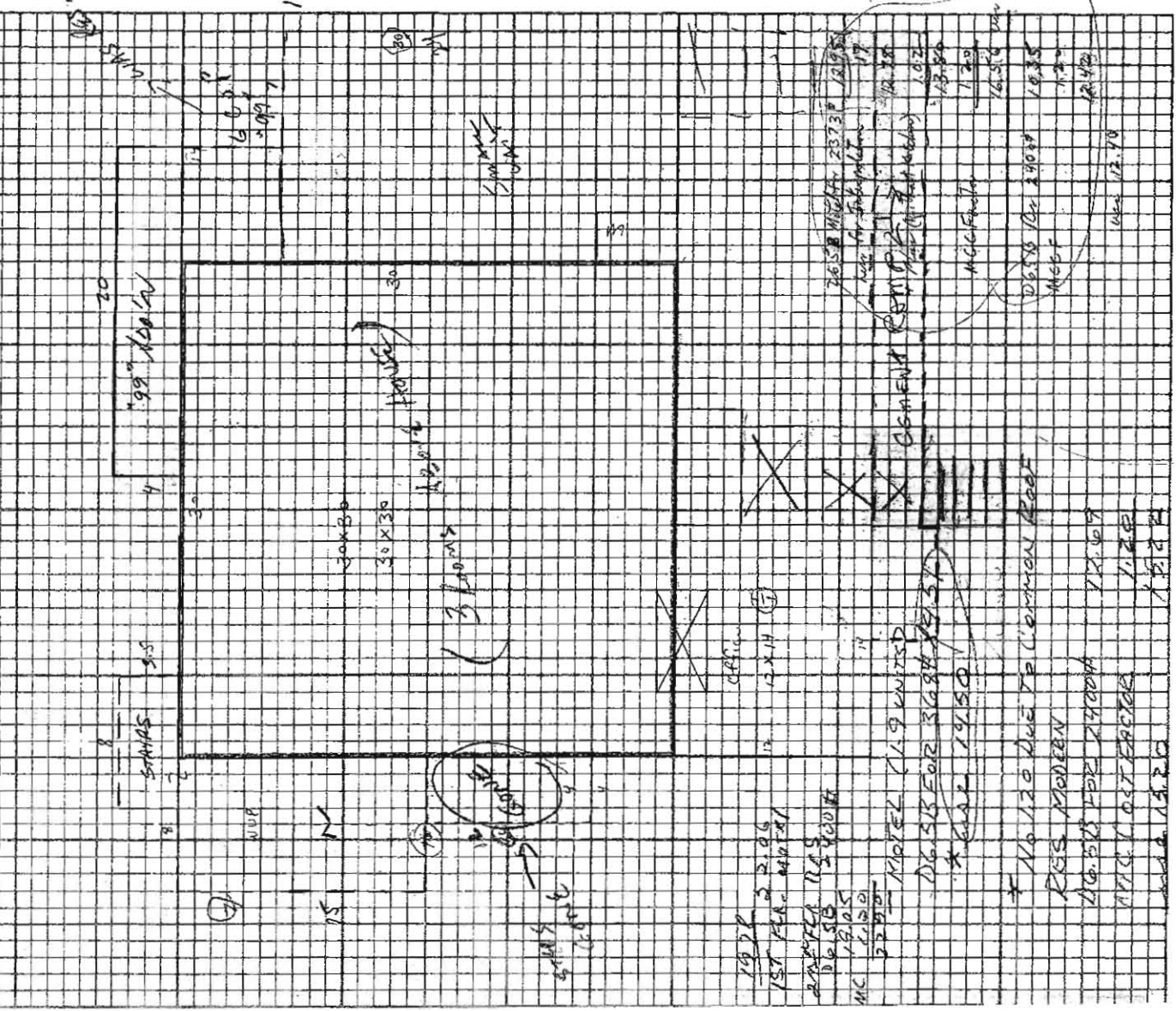
SHEET 3

OF

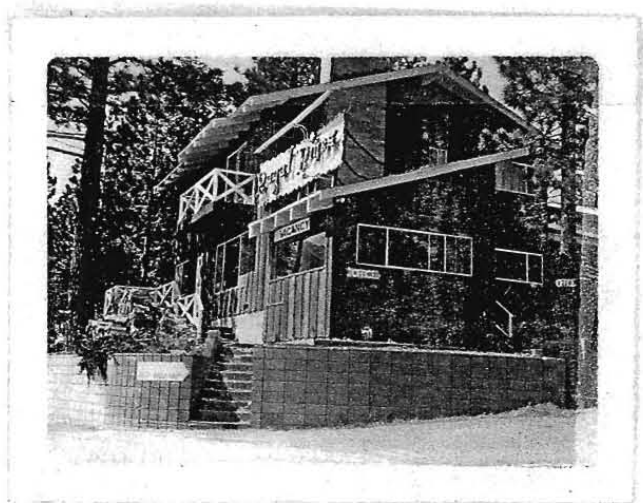
SHEETS

ASR 204

Model 6.12 / RA / B-2000
 D-AUG @ 54.79
1.00
 55.79
48.87

$$\begin{array}{r} 150 \\ \times 650 \\ \hline 7500 \\ 90000 \\ \hline 97500 \end{array}$$


MISC.BLDG.	FOUND	CONS.	EXT.	ROOF	FLOOR	INT.	SIZE, ETC.
YARD IMPS.							SIZE, ETC.
COMPUTATIONS							
<u>1st Floor</u>							
30x30 = 900							WUP
12x14 = 168							8x7 = 56
9(35)x14 = (350) 266							16x4 = 64
5x11 = 55							4x10 = 40
4x20 = (473) 80							4x12 = 48
7x6 = 42							4x13 = 52
1511							260
							24x8 = 32
							292
							Stair STAIRS 8x3.5 = 28
							4x8 = 32
							320
2nd Floor 30x30 = 900							CUP = 6x7 = 42
REMARKS							
The second floor was converted into 4 motel rooms. One has fireplace and balcony. The other 3 are smaller in size.							
FIELD INSUR. 9-18-98 ADDED F.W.D. NOTED THAT COST APPROACH WAS NOT USED FOR T.O. "95"							
DA 11-3-00 TASP. FOR NE-LAWRENCE CO. ADD'N + 6X7 RESTA IS NOW CUP + 4X8 WUP ADD'N.							
4X8 DRINKS GONE. DR. TASP. FOR ME.							
INTERIOR REMODEL AND V. SAME DIFF. IN DECK SQ. FT. NO VALUE CHANGE 11-10-03.							



SKETCH/AREA TABLE ADDENDUM

Parcel No 33-082-12

Property Address 3814 MAIN ST.

City MMTH LAKES

State

Zip

Owner WALKER

Client

Appraiser Name DAVID R.

Inspection Date 5-26-05

E.P. 3,250

$\times 1.05$
 $\times 1.23$
 $\times 1.30$
 $\div 1.084$

5,085
E.P. $\times 1.15$
5,790

M+S SEC. 12 Pg 9
KITCHEN 2,075

$\times 1.05$
 $\times 1.23$
 $\times 1.30$
 $\div 1.084$

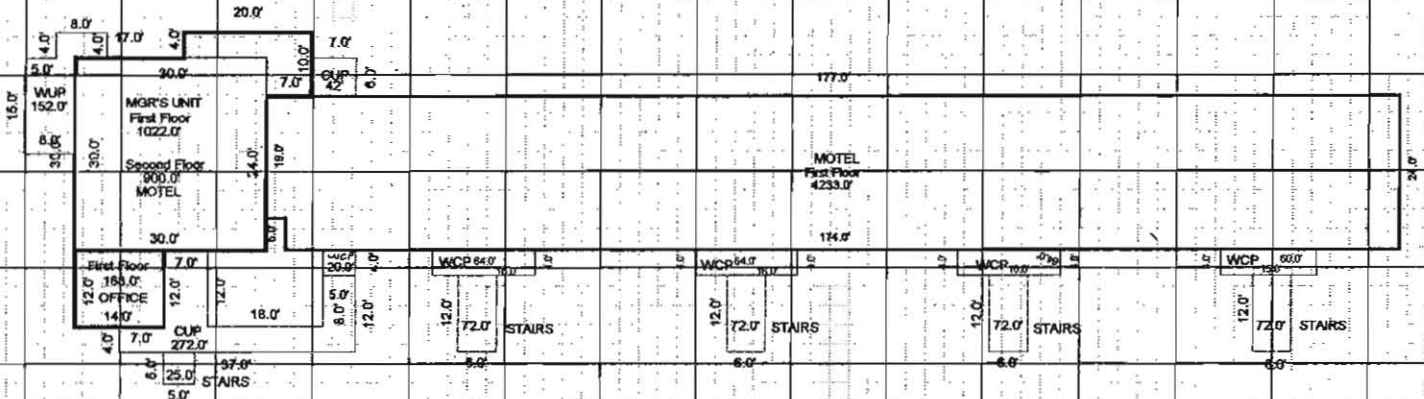
3,215
E.P. $\times 1.15$
3,697

M+S SEC. 12 Pg 9

MOTEL D-AVE 61.37
HTG. 1.70
A/R. $\times 1.05$
 $\times 1.23$
 $\times 1.30$
 $\div 1.084$

90.75
E.P. $\times 1.15$
104.26

IMPROVEMENTS SKETCH



FLAGSTONE RES. WALK:

WOOD STAIRS 5X5 = 25

Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.00	4233.00	402.0	4233.00
GLA2	Second Floor	1.00	900.00	120.0	900.00
GBA1	First Floor	1.00	RES 1022.00	142.0	
	First Floor	1.00	OFFICE 168.00	52.0	1190.00
P/P	Porch	1.00	WCP 60.00	38.0	
	Porch	1.00	WCP 64.00	40.0	
	Porch	1.00	WCP 64.00	40.0	
	Porch	1.00	WCP 64.00	40.0	
	Porch	1.00	WCP 20.00	18.0	
	Porch	1.00	CUP = 272.00	122.0	
	Porch	1.00	WUP = 152.00	64.0	
	Porch	1.00	C. STAIRS 72X2 Invalid		
	Porch	1.00	C. STAIRS 72.00	35.0	
	Porch	1.00	C. STAIRS 72.00	35.0	840.00

more data

TOTAL LIVABLE (rounded)

TOTAL BUILDING (rounded)

MOTEL 5133

MGR'S RES 1190

Comment Table 1

CUP = 272
Cone Stairs 72X4 = 288

Comment Table 2

WCP = 272
WUP + STAIRS 152 + 25 = 177

Comment Table 3

272
177

ADDRESS

SHEET 4 OF 6 SHEETS

DESCRIPTION OF BUILDING

[illegible]

COMPUTATION

Appraiser & Date		12-3-65		12-27-66		9-13-71		4-22-75		8-3-78		6-15-05	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
MOVEL 1st	3470	8.87	30,780			14.10	48,930	16.50	57260	24.30	84320	103.62	359,560
MOVEL 2nd	3470	7.54	26,160			14.10	48,930	16.50	57260	24.30	84320	103.62	359,560
KITCHEN	1A	8000	8400					680	9520	900		3697	51,760
W-CP 1/3	1340	2.20	2950			350	4670	4.00	5360	6.13	8120	34.54	46,285
B.C.	100	1400				150	2100	200	2800	240	3360	in B. Cost	
CEMENT TANK		2000											
FP							480		650		760		5,790
TOTAL		71,690		69690		105,130	132,850			193550		822,955	
NORMAL % GOOD		99		98		925	88			13		085	78
R.C.L.N.D		70970		68300		97250	116,910						576,070

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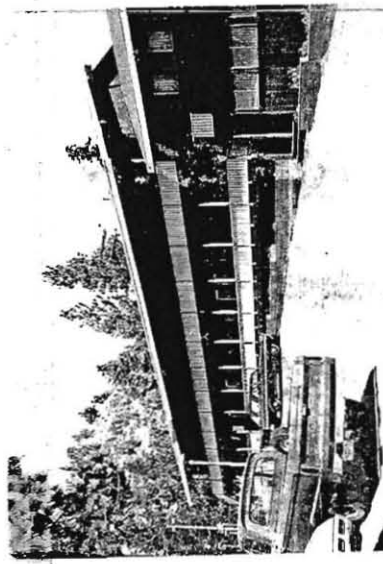
[illegible]

COMPUTATIONS

Motel 1st Floor	Side By Side Motel w/o
104 X 25 = 2600	7 DOWN UNITS 9.86
15 X 10 = 150	A.A. 90 8.87
30 X 24 = 720	7 UP UNITS 8.38
3470	A.A. 90
Motel 2nd Floor	
104 X 25 = 2600	7.54
15 X 10 = 150	
30 X 24 = 720	
3470	

WCP	15r	WCP 2ND
114x5=	570	114x5= 570
10x10=	100	10x10= 100
670		670

Remarks: 9/18/98 ~~insp~~ FIELD INSP
FOR PERMIT # 97-175. MATTERANCE
ONLY. HOWEVER, CHANGED & MEASURED



DRAWINGS NEXT SHEET

D6.5C Cost for 6940 = 12.36

1. Learn I. Thompson

天

$$D_{\text{max}}(v, \{v_k\}_{k=1}^n)$$

MCIF

0141. 220

MOTEL (XO-28 UNIT)

No. 5 FOR 7954

77° 20' 57" N 150° 12' 00" W

05.9

Ans. 200-495

38

15

207

86.41

$$20.26$$

2430

65

38

674

PARCEL 20-312-1D 33-0825-12

SHEET 3 OF 3

[illegible][illegible]

Appraiser - Date

[illegible]

SBE-DAS AH 530E 3'54 SCHWABACHER PREY CO.

MISCELLANEOUS BUILDING RECORD

PARCEL 33-082-12

ADDRESS

SHEET 6 OF 6 SHEETS

DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof Type Cover	Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.
1	Asphalt	14,373						E 1961	20 yrs
2	Concrete Block Wall	1,972						E 1968	30 yrs
3	F.S. Ret. Wall	(E) 450 L.F. (24-36" H.)							
4	FLAG POLE	(E) 30'							
5	HYDRO POOL	(E) (10 PERSONS)							
6	PUMP HOUSE	(POUL) 8x9	CONC.	Block / FLAG STONE	SHED	Comp	Dino / Univ.		
7	NEON SIGN	4x3							

COMPUTATION

Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	14,373	25	3590	.50	1800 ✓	.30	4310 ✓	.44	1900 ✓	.36	5170	.39	2020
2	1,972	2.00	3944	.86	3390	3.20	6310	.75	4730 ✓	3.80	7490	.72	5390
3	30'												
4	1												
5	72												
6	12												
Total					5190								

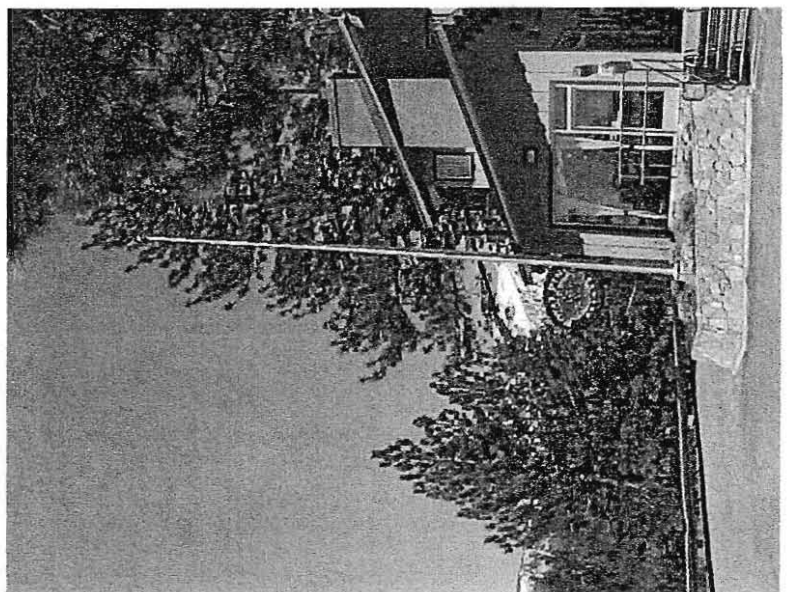
Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	14,373	25	3590	.50	1800 ✓	.30	4310 ✓	.44	1900 ✓	.36	5170	.39	2020
2	1,972	2.00	3944	.86	3390	3.20	6310	.75	4730 ✓	3.80	7490	.72	5390
3	30'												
4	1												
5	72												
6	12												
Total					5190								

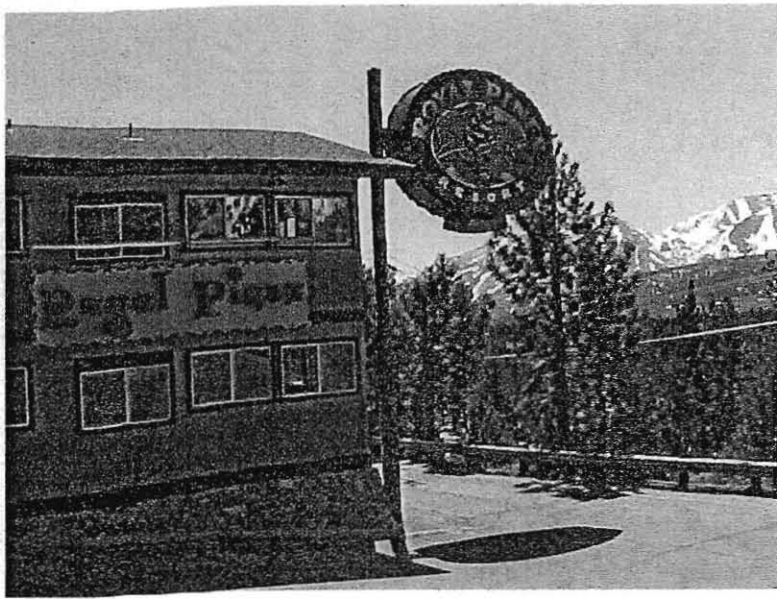
Asphalt Payment

E 90 x 200 = 18,000
Add 93 x 39 = 3,627
14,373

Concrete Block Waller (Retained)

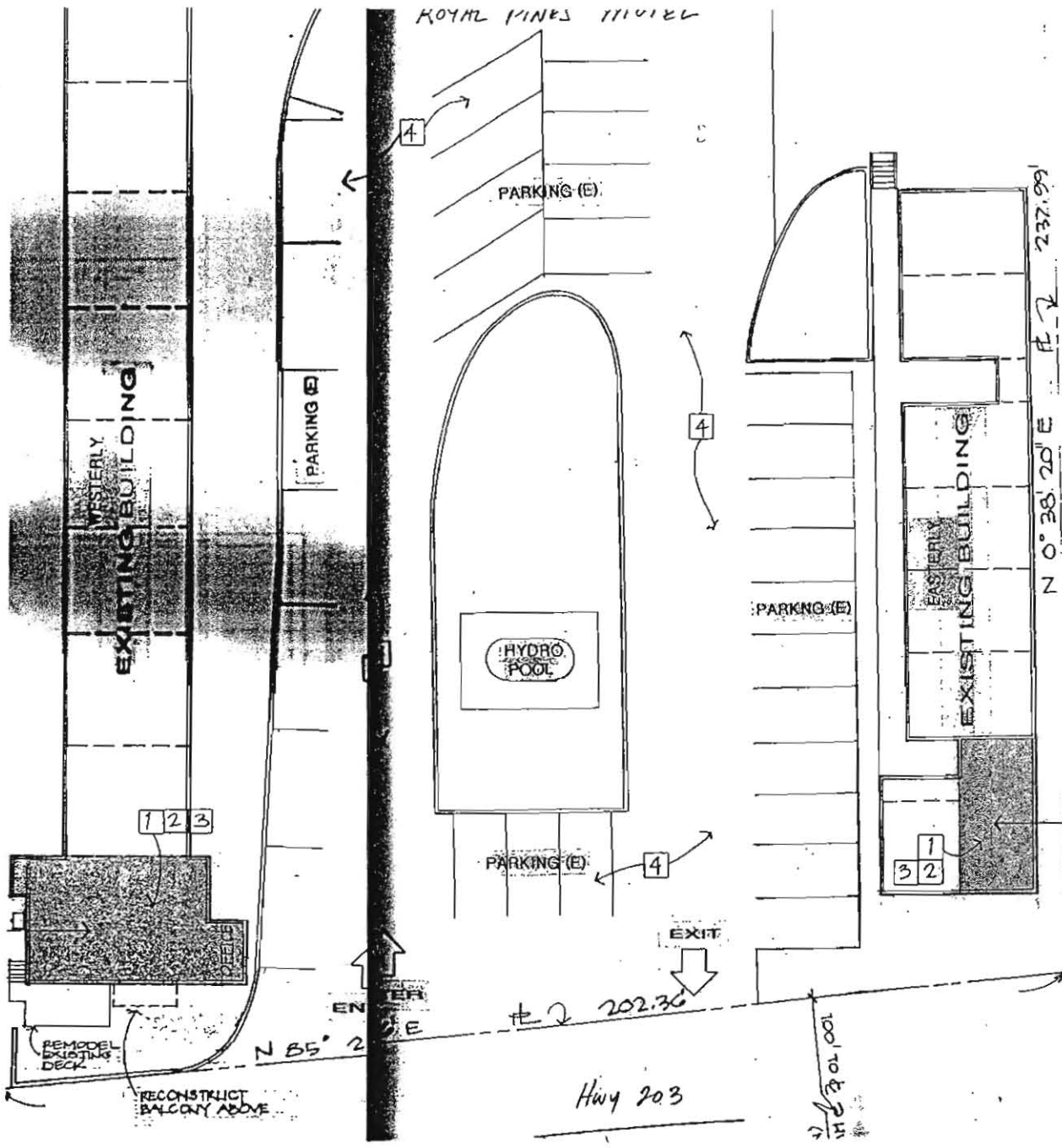
39 x 1.5' = 59
21 x 2 = 42
22.5' x 2.5' = 563
48 x 3.5' = 168
285 x 4 = 1140
1972







ROYAL PINES TRAIL



Hwy 203

N 0° 38' 20" E 237.99'

RESIDENTIAL PROPERTY APPRAISAL RECORD

PARCEL 33-082-13

10-06

NAME OF PROPERTY ADDRESS DOC #2006000503 01-18-06

COMMUNITY

SHEET OF SHEETS

BLK. LOT.

SUBDIVISION VACATION OF RW DIRECTOR'S DEED

CHARACTER OF NEIGHBORHOOD

CHARACTER OF SUBJECT PROPERTY

USE		TOPOGRAPHY		LAND IMPS.		BUILDING		USE				TOPOGRAPHY		TREND	
Single	Motel	Level		Sidewalk		Class:		Residential	Commercial	Industrial		Level	Slope		Developing
Double		Low		Curb		Built:		Single	Retail	Light		Low	Undulating		Stationary
Duplex	Proper	High		Gutter		Stories:		Income	Wholesale	Heavy		High	Marsh		Declining
Fiat	Marginal	Hill		Pavement		Area:		Area	Area	Area		Hilly			Blighted
Apartment	Sub Marginal	Bank				Proper		Spotted	Spotted	Spotted					
Zoning:		Slope		Orn. Lights		Typical		Ribbon	Ribbon	Ribbon					
UTILITIES						Over Imp.		Zoning:					View		
All Installed	Underground	Fill		Park Strip		Under Imp.		GENERAL							
	Poles, Rear	Retain. Wall		Parkway				Desirability:	Planning:	Utilities:		Com. Centers:	Typ. No. Stories:	Bldg. Rest:	
	Poles, Front	View		Park'g Trees				Stability:	Land Imps.:	Transp.:		Date Imps.:	Built-up %		

SUMMARY

Assessment Year	2007 2007	2007 2007	19	19	19	19	19
Appraiser and Date	DR 5-27-08	DR 5-27-08	DR 11-19-09				
Improvement Replacement Cost							
Improvement R.C.L.N.D.							
Land Value	RIC	RIC					
Total Property R.C.L.N.D.	07-08	07-08					
Sales Comparison	#1019	Perp. 8					
Capitalized Earning Ability		1-1-09					
Indicated Sale Price							
Listed Price							

APPRAISAL

Total Property Value	243,780	3,279,324					
Land Value	243,780	3,279,324	1,496,933				
Improvement Value	0	95					

ASSESSED VALUES

Land							
Improvements							
Total Property							
Entered		6-11-08	11-25-09				

RESIDENTIAL PROPERTY APPRAISAL RECORD

NAME OF PROPERTY MAMMOTH VIEW TWO, LLC ADDRESS formerly R/W
 SUBDIVISION WEBB SUB. BLK. 10-06 LOT. 07-6628 DD 005767-01-02
 PARCEL 33-082-14 SHEET 10-06 OF 15 AC COMMUNITY 10-06 SHEETS 10-06

CHARACTER OF SUBJECT PROPERTY										CHARACTER OF NEIGHBORHOOD									
USE		TOPOGRAPHY		LAND IMPS.		BUILDING		USE		TOPOGRAPHY		TREND							
Single	Motel	Level	Sidewalk	Class:	Residential	Commercial	Industrial	Level	Slope	Developing									
Double		Low	Curb	Built:	Single	Retail	Light	Low	Undulating	Stationary									
Duplex	Proper	High	Gutter	Stories:	Income	Wholesale	Heavy	High	Marsh	Declining									
Flat	Marginal	Hill	Pavement	Area:	Area	Area	Area	Hilly		Blighted									
Apartment	Sub Marginal	Bank		Proper	Spotted	Spotted	Spotted												
Zoning:		Slope	Orn. Lights	Typical	Ribbon	Ribbon	Ribbon												
UTILITIES		Fill	Park Strip	Over Imp.	Zoning:				View										
All Installed	Underground	Retain. Wall	Parkway	Under Imp.	GENERAL														
Poles, Rear			Park'g Trees		Desirability:	Planning:	Utilities:	Com. Centers:	Typ. No. Stories:	Bldg. Rest:									
Poles, Front		View			Stability:	Land Imps.:	Transp.:	Date Imps.:	Built-up %										
SUMMARY																			
Assessment Year		2006	20	20	20	20	20	20	20	20									
Appraiser and Date		AL 12-29-07																	
Improvement Replacement Cost																			
Improvement R.C.L.N.D.																			
Land Value																			
Total Property R.C.L.N.D.																			
Sales Comparison																			
Capitalized Earning Ability																			
Indicated Sale Price																			
Listed Price																			
APPRAISAL																			
Total Property Value		180000																	
Land Value		180000																	
Improvement Value		0																	
ASSESSED VALUES																			
Land																			
Improvements																			
Total Property																			
Entered		12-12-07																	

APPENDIX I

MCHD Records

Sep-03-98 11:28A Mono County Health Dept. 7609325284

P.02

COUNTY of MONO

HEALTH DEPARTMENT
P.O. Box 3329
Mammoth Lakes, CA 93546



Public Health (619) 924-5410
Environmental Health (619) 924-5454

FAX 619-924-5467
FAX 619-924-5458

JACK BERTMAN, M.D.
Health Officer

October 8, 1996

Mr. Russ Norton
Norco Service Center
P.O. Box 742
Mammoth Lakes, CA 93546

Re: Removal of Underground Fuel Tanks at Norco Service Center

Dear Mr. Norton:

This letter is to certify that three 10,000-gallon and one 2000-gallon capacity underground fuel storage tanks were removed from the above referenced facility on May 1, 1996. In addition, one 500-gallon capacity underground waste oil tank was removed on the same date.

The tanks were triple-rinsed and rendered inert with dry ice prior to removal. The tanks were removed, transported and disposed of in accordance with Mono County Health Department and State of California, Title 23 requirements.

Upon removal of the five tanks, soil samples were collected from the areas beneath the tanks. Soil samples beneath the fuel tanks were analyzed for total petroleum hydrocarbons (TPH), benzene, toluene, ethyl benzene and xylene (BTEX). The soil sample collected from the waste oil tank pit was analyzed for total recoverable petroleum hydrocarbons (TRPH). Low levels of TPH and some BTEX constituents were detected in several of the soil samples. TRPH was not found in the sample from the waste oil tank pit.

Following subsequent limited over-excavation of the large tank pit, which formerly held the three 10,000-gallon fuel tanks, and resampling of the soil in this pit, all resamples were non-detect (ND) for all of the above referenced petroleum constituents. However, substantial concentrations of both TPH and BTEX were detected in the soil beneath the 2000-gallon capacity fuel tank. Following substantial over-excavation of this area, the extent of the contamination was found to extend to a depth of approximately 35 feet below grade and was removed. Below this depth was conso-

Sep-03-98 11:29A Mono County Health Dept. 7609325284

P.03

lidated bedrock. Subsequent soil analyses results were ND for TPH and BTEX.

Upon removal of the fuel dispensers, fueling islands and piping beneath the islands, it was discovered that a substantial amount of contaminated soil existed in this area. Contamination was discovered to extend to a depth of approximately 34 feet. Large boulders and/or bedrock was hit at this depth and no further excavation could be performed with an excavator. Again, a massive amount of soil was excavated and removed from the area beneath the former dispensers location. An approximate 4000 cu./yds. of soil was removed from this site, in total. All contaminated soils were transported to the Bishop Sunland Land-fill for remediation.

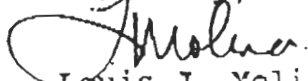
Three final soil samples collected from the bottom and one sidewall of the pit beneath the fueling dispensers were collected on July 9, 1996. The bottom samples were collected at a depth of ~34 feet. The sidewall sample was collected from the southern sidewall at a depth of ~24 feet. TPH in the samples ranged from 3 to 6 parts per million. Benzene was not detected in any of the samples. Toluene concentrations in the samples ranged from 0.032 to 0.086 parts per million. Ethyl benzene levels were from ND to 0.032 parts per million. And finally, xylene concentrations ranged from 0.058 to 0.22 parts per million. Enclosed please find sample analyses results and plot plan for soil samples from the area of the dispenser islands excavation.

Due to the depth to groundwater (an estimated 300 feet, per Mammoth Community Water District), the substantial efforts and costs already spent on this project and the absence of receptors to this remaining contamination, it was the determination of the Mono County Health Department that no risk to public health or to ground water exists and that further excavation should cease.

New tanks, piping and dispensers have since been installed and the entire area repaved, thus further minimizing surface water infiltration and migration of any residual soil contamination. This Department will require no further action regarding the closure of the underground fuel storage tanks and the clean-up of this site.

Should you have any questions regarding this matter, or if I can be of assistance, please feel free to call me at (619) 924-5454.

Sincerely,



Louis J. Molina
Environmental Health Specialist II

cc: Jay Cass, CRWQCB - Lahontan Region

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P.O. Box 476
Bridgeport, CA 93517
619-932-7485, 619-932-7484
fax: 619-932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

December 20, 1993

BC and Joyce E. Ferebee
P.O. Box 4078
Mammoth Lakes, California 93546

ATTENTION: Dennis Hartman

RE: Closure of Underground Fuel Storage Facility
Napa of Mammoth (formerly Mammoth Lakes Exxon Station)
Hwy 203, Mammoth Lakes, Mono County

Contractor: Jeff Johnson
Mobile Labs Inc.

Dear Mr. Hartman:

This letter summarizes the removal of the underground fuel storage tanks located at the Mammoth Lakes Exxon Station in Mono County. One 500 gallon waste oil tank remains in place and is in use at this site. The facility name has changed from Mammoth Exxon to Napa of Mammoth.

Three underground fuel storage tanks (one 10,000, one 6,000, & one 2,000 gallon single wall steel motor vehicle fuel tanks) were removed under permits issued by the Mono County Health Department (MCHD) in May 1992. Prior to removal, the tanks were triple rinsed by George Herbst (Herbst Station Repair) and then transported to Brown's Industrial Supply in Bishop California for disposal.

Initially, fifteen (15) soil samples were collected by Mobile Labs Inc. at depths ranging from 3 feet to 20 feet and in the spoils stockpiles. These results indicated the presence of both total petroleum hydrocarbons (TPH) and volatile aromatics (BTEX)

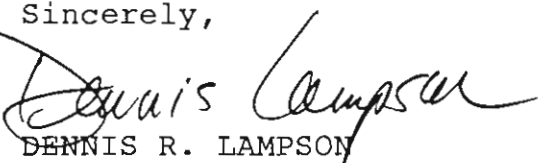
(attached). An Unauthorized Release Contamination Site Report was completed by Health Department staff (attached). After contaminated soil was removed, a second sample set consisting of sixteen (16) soil samples was collected by Mobile Labs Inc. at a depth of 20 feet below grade and represented the bottom of the excavation. No groundwater was present in the excavation. The samples were analyzed for total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylene (BTEX). Sample results indicate non-detect for BTEX in all sixteen samples. Four samples indicated a detection of TPH (gasoline range) with the maximum level detected of 30 mg/Kg (attached).

Approximately 1,800 cubic yards of contaminated soil was initially transported from the site for aeration treatment to an area adjacent to the Benton Crossing Road, located one mile east of Crowley Lake in Mono County. The contaminated soil was later removed from the initial treatment area to the Benton Crossing Dump for final remediation. Soil samples were collected during the remediation process on 6-22-93, 7-26-93, 10-28-93, and 11-03-93 (attached). The analysis of the ten samples collected on 10-28-93 and 11-03-93 revealed that the soil was completely aerated and can be used as clean fill.

Based upon site conditions, the MCHD staff have determined that appropriate site investigation has been completed, adequate soil sampling and tank removal procedures were conducted by the tank owner and contractor to prevent soil contamination, and that acceptable remedial practices were implemented. Furthermore, the Mono County Health Department has determined that no further investigation, sampling or monitoring is required, and that the UST removal performed was an effective closure of tanks at this site.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,



DENNIS R. LAMPSON
Environmental Health Specialist III

Attachments

{exxon.ust}

Copies to:

Cindi Mitton
California Regional Water Quality Control Board
Lahanton Region
15428 Civic Drive, Suite 100
Victorville, California 92392-2395

Jeff Johnson
Mobile Labs Inc.
5327 Wingfoot Drive
Bakersfield, California 93306

Thomas Platz
Sierra Geotechnical Services Inc.
P.O. Box 5024
Mammoth Lakes, California 93546

Nevada

Mobile Labs Inc.

Arizona

5327 Wingfoot Drive
Bakersfield, CA 93306
(805) 872-4750

Laboratory Results For :
Mammoth Exxon
3280 Main Street
Mammoth Lakes, CA

Date Received : 4/28/92
Date Analyzed : 4/29/92
Analyst : J.S. Johnson
Lab No. 920069

Sample Matrix : Soils

	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	Tot Pet Hyds mg/kg
S-1	4.235	18.895	4.130	111.285	655
S-2	18.030	70.365	12.220	309.175	1480
S-3	242.895	880.335	183.905	1588.525	6695
S-4	62.485	220.640	92.220	288.415	1705
S-5	216.670	943.650	220.285	1424.310	6575
S-6	145.870	597.340	186.675	1458.105	6485
S-7	.285	4.750	ND	28.845	185
S-8	71.810	178.055	43.445	932.985	4380
S-9	106.305	566.870	190.100	1386.215	6390
S-10	7.380	36.195	4.215	854.420	4090
S-11	78.560	492.155	101.055	1498.615	6115
S-12	4.955	22.660	3.440	222.445	1893
S-13	ND	ND	ND	22.460	355
S-14	ND	ND	ND	29.100	115
S-15	2.305	42.550	ND	230.505	1110

All Results Reported in Milligrams per Kilogram

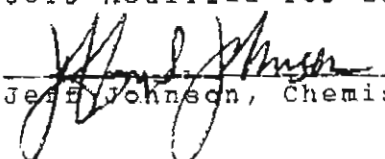
ND = Non Detectable ; EPA 8020 (.005 mg/kg)

EPA 8015 Modified for Gasoline (5 mg/kg)

Analysis of Volatile Aromatics ; EPA 8020

Analysis of Total Petroleum Hydrocarbons ; EPA 8015 Modified for Gasoline

Certificate Number : E739


Jeff Johnson, Chemist



Mobile Labs Inc.

5327 WINGFOOT DRIVE
BAKERSFIELD, CALIFORNIA 93306

(805) 872-4750

CALIFORNIA • NEVADA • ARIZONA

CERTIFIED FULL SERVICE ON SITE ANALYTICAL LABORATORIES

PROJECT NO.: 920069		SITE NAME: Mammoth Exxon		NO. OF CONTAINERS		REMARKS	
SAMPLERS (SIGNATURE): <i>[Signature]</i>		SITE ADDRESS: 3280 Mammoth					
SAMPLE ID. NO.	DATE	TIME	COMP	GRAB	SAMPLE MATRIX	SAMPLE LOCATION DESIGNATION	
1	4/28	905		✓	S	W end 10K @ 3'	1
2		910		✓	S	W end 6K @ 3'	1
3		925		✓	S	Center 10K @ 3'	1
4		930		✓	S	Center 6K @ 3'	1
5		935		✓	S	E end 10K @ 3'	1
6		940		✓	S	E end 6K @ 3'	1
7		950		✓	S	W center hole @ 30'	1
8		1005		✓	S	W end 4K @ 3'	1
9		1010		✓	S	E end 4K @ 3'	1
10		1015		✓	S	N sports pile	1
11		1025		✓	S	SE sports pile	1
12		1030		✓	S	NE sports pile	1
13		1340		✓	S	N island @ 3'	1
14		1345		✓	S	S island @ 3'	1
15		1355		✓	S	N product line @ 3'	1

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY (SIGNATURE)	DATE	TIME	RECEIVED BY (SIGNATURE)
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY (SIGNATURE)	DATE	TIME	RECEIVED BY (SIGNATURE)
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY (SIGNATURE)	DATE	TIME	REMARKS:
			<i>[Signature]</i>	4/28/08	1410	

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY ☐ YES ☒ NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☒ NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE 11/13/92		CASE # 1-13-92			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Cheryl Hawkins		PHONE (619) 934-8109		SIGNATURE <i>Cheryl A. Hawkins</i>
	REPRESENTING ☒ LOCAL AGENCY ☐ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ OTHER		COMPANY OR AGENCY NAME Mono County Health Department		
	ADDRESS Route 1 Box 222 Mammoth Lakes CA 93546				
RESPONSIBLE PARTY	NAME Joyce E. Ferebee ☐ UNKNOWN		CONTACT PERSON Dennis Hartman		PHONE 619 1934-2201
	ADDRESS 2312 Cup Drive Lake Havasu AZ 86403				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Exxon Mini-Mart (Closed)		OPERATOR ()		PHONE ()
	ADDRESS 3280 Main Street Mammoth Lakes Mono 93546				
	CROSS STREET Central				
IMPLEMENTING AGENCIES	LOCAL AGENCY Mono County Health Department		CONTACT PERSON Dennis Lampson		PHONE (619) 932-7485
	REGIONAL BOARD Lahontan		CONTACT PERSON Cindi Mitton		PHONE 619 1241-6583
SUBSTANCES INVOLVED	(1) NAME Gasoline		QUANTITY LOST (GALLONS) ☒ UNKNOWN		
	(2)		☐ UNKNOWN		
DISCOVERY/ABATEMENT	DATE DISCOVERED 11/6/92		HOW DISCOVERED ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☐ TANK REMOVAL ☒ OTHER site survey		
	DATE DISCHARGE BEGAN 11/6/92 ☒ UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) ☒ REMOVE CONTENTS ☐ CLOSE TANK & REMOVE ☐ REPAIR PIPING ☐ REPAIR TANK ☐ CLOSE TANK & FILL IN PLACE ☒ CHANGE PROCEDURE ☐ REPLACE TANK ☒ OTHER facility closed		
	HAS DISCHARGE BEEN STOPPED? ☐ YES ☐ NO IF YES, DATE 11/13/92				
SOURCE/ CAUSE	SOURCE OF DISCHARGE ☐ TANK LEAK ☐ UNKNOWN ☒ PIPING LEAK ☒ OTHER		CAUSE(S) ☒ OVERFILL ☐ RUPTURE/FAILURE ☒ SPILL ☐ CORROSION ☐ UNKNOWN ☐ OTHER		
CASE TYPE	CHECK ONE ONLY ☐ UNDETERMINED ☒ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY ☐ NO ACTION TAKEN ☒ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ POLLUTION CHARACTERIZATION ☐ LEAK BEING CONFIRMED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ POST CLEANUP MONITORING IN PROGRESS ☐ REMEDIATION PLAN ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☐ CLEANUP UNDERWAY				
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) ☐ EXCAVATE & DISPOSE (ED) ☐ REMOVE FREE PRODUCT (FP) ☐ ENHANCED BIO DEGRADATION (IT) ☐ CAP SITE (CD) ☒ EXCAVATE & TREAT (ET) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ REPLACE SUPPLY (RS) ☐ CONTAINMENT BARRIER (CB) ☐ NO ACTION REQUIRED (NA) ☐ TREATMENT AT HOOKUP (HU) ☐ VENT SOIL (VS) ☐ VACUUM EXTRACT (VE) ☐ OTHER (OT)				
COMMENTS	This is site has not been in operation for over three years. The 2,000 gallon diesel tank is being used by a private individual for his construction vehicles. No action has been taken by this department, as of this date.				

Nevada

Mobile Labs Inc.

Arizona

5327 Wingfoot Drive
Bakersfield, CA 93306
(805) 872-4750

Laboratory Results For :
Mammoth Exxon
3280 Main Street
Mammoth Lakes, CA

Date Received : 5/28/92
Date Analyzed : 5/29/92
Analyst : J.S. Johnson
Lab No. 920094

Sample Matrix ; Soils

	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	TPH(Gas) mg/kg	TPH(Diesel) mg/kg
S-1	ND	ND	ND	ND	ND	ND
S-2	ND	ND	ND	ND	ND	ND
S-3	ND	ND	ND	ND	ND	ND
S-4	ND	ND	ND	ND	ND	ND
S-5	ND	ND	ND	ND	ND	ND
S-6	ND	ND	ND	ND	ND	ND
S-7	ND	ND	ND	ND	ND	ND
S-8	ND	ND	ND	ND	30	ND
QA/QC % Recovery	94	91	92	96	103	88

All Results Reported in Milligrams per Kilogram

ND = Non Detectable ; EPA 8020 (.001 mg/kg)

EPA 8015 Modified for Gasoline (5 mg/kg)

EPA 8015 Modified for Diesel (10 mg/kg)

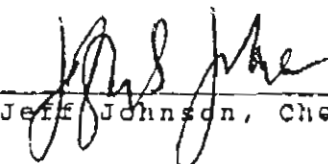
Analysis of Volatile Aromatics ; EPA 8020

*Analysis of Total Petroleum Hydrocarbons ; EPA 8015 Modified for Gasoline

*Analysis of Total Petroleum Hydrocarbons ; EPA 8015 Modified for Diesel

*The TPH Methods for Gas & Diesel are the Calif DOHS Recommended Procedures

Certificate Number : E739


Jeff Johnson, Chemist

Nevada

Mobile Labs Inc.

Arizona

5327 Wingfoot Drive
Bakersfield, CA 93306
(805) 872-4750

Laboratory Results For :
Mammoth Exxon
3280 Main Street
Mammoth Lakes, CA

Date Received : 5/28/92
Date Analyzed : 5/29/92
Analyst : J.J. Johnson
Lab No. 920094

Sample Matrix ; Soils

	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	TPH(Gas) mg/kg	TPH(Diesel) mg/kg
S-9	ND	ND	ND	ND	ND	ND
S-10	ND	ND	ND	ND	ND	ND
S-11	ND	ND	ND	ND	ND	ND
S-12	ND	ND	ND	ND	27	ND
S-13	ND	ND	ND	ND	ND	ND
S-14	ND	ND	ND	ND	8	ND
S-15	ND	ND	ND	ND	ND	ND
S-16	ND	ND	ND	ND	23	ND
QA/QC % Recovery	95	91	93	95	105	90

All Results Reported in Milligrams per Kilogram

ND = Non Detectable ; EPA 8020 (.001 mg/kg)

EPA 8015 Modified for Gasoline (5 mg/kg)

EPA 8015 Modified for Diesel (10 mg/kg)

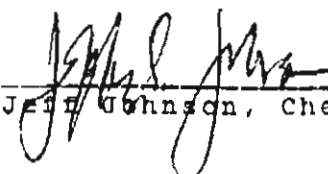
Analysis of Volatile Aromatics ; EPA 8020

*Analysis of Total Petroleum Hydrocarbons ; EPA 8015 Modified for Gasoline

*Analysis of Total Petroleum Hydrocarbons ; EPA 8015 Modified for Diesel

*The TPH Methods for Gas & Diesel are the Calif DOHS Recommended Procedures

Certificate Number : E739


Jeff Johnson, Chemist



CALIFORNIA • NEVADA • ARIZONA

5327 WINGFOOT DRIVE
BAKERSFIELD, CALIFORNIA 93306

(805) 872-4750

CERTIFIED FULL SERVICE ON SITE ANALYTICAL LABORATORIES

PROJECT NO.		SITE NAME:		REMARKS							
920094		Mammoth Exxon									
SAMPLE SIGNATURE:		SITE ADDRESS									
J. Johnson		3280 Main Street									
SAMPLE ID NO.	DATE	TIME	COMP	GRAB	SAMPLE MATRIX	SAMPLE LOCATION DESIGNATION	NO. OF CONTAINERS	CPA 8020	CPA 8015	CPA 8015	
S-1	5/24/92	930		✓	soils	see attached map	1	✓	✓	✓	
S-2				✓		for sample	1	✓	✓	✓	
S-3				✓		locations	1	✓	✓	✓	
S-4				✓			1	✓	✓	✓	
S-5				✓			1	✓	✓	✓	
S-6				✓			1	✓	✓	✓	
S-7				✓			1	✓	✓	✓	
S-8				✓			1	✓	✓	✓	
S-9				✓			1	✓	✓	✓	
S-10				✓			1	✓	✓	✓	
S-11				✓			1	✓	✓	✓	
S-12				✓			1	✓	✓	✓	
S-13				✓			1	✓	✓	✓	
S-14				✓			1	✓	✓	✓	
S-15				✓			1	✓	✓	✓	
S-16				✓			1	✓	✓	✓	
RELINQUISHED BY: (SIGNATURE)		DATE		TIME		RECEIVED BY (SIGNATURE)		DATE		TIME	
RELINQUISHED BY: (SIGNATURE)		DATE		TIME		RECEIVED BY (SIGNATURE)		DATE		TIME	
RELINQUISHED BY: (SIGNATURE)		DATE		TIME		RECEIVED FOR LABORATORY BY (SIGNATURE)		DATE		TIME	
						J. Johnson		6/24/92		1030	

Nevada

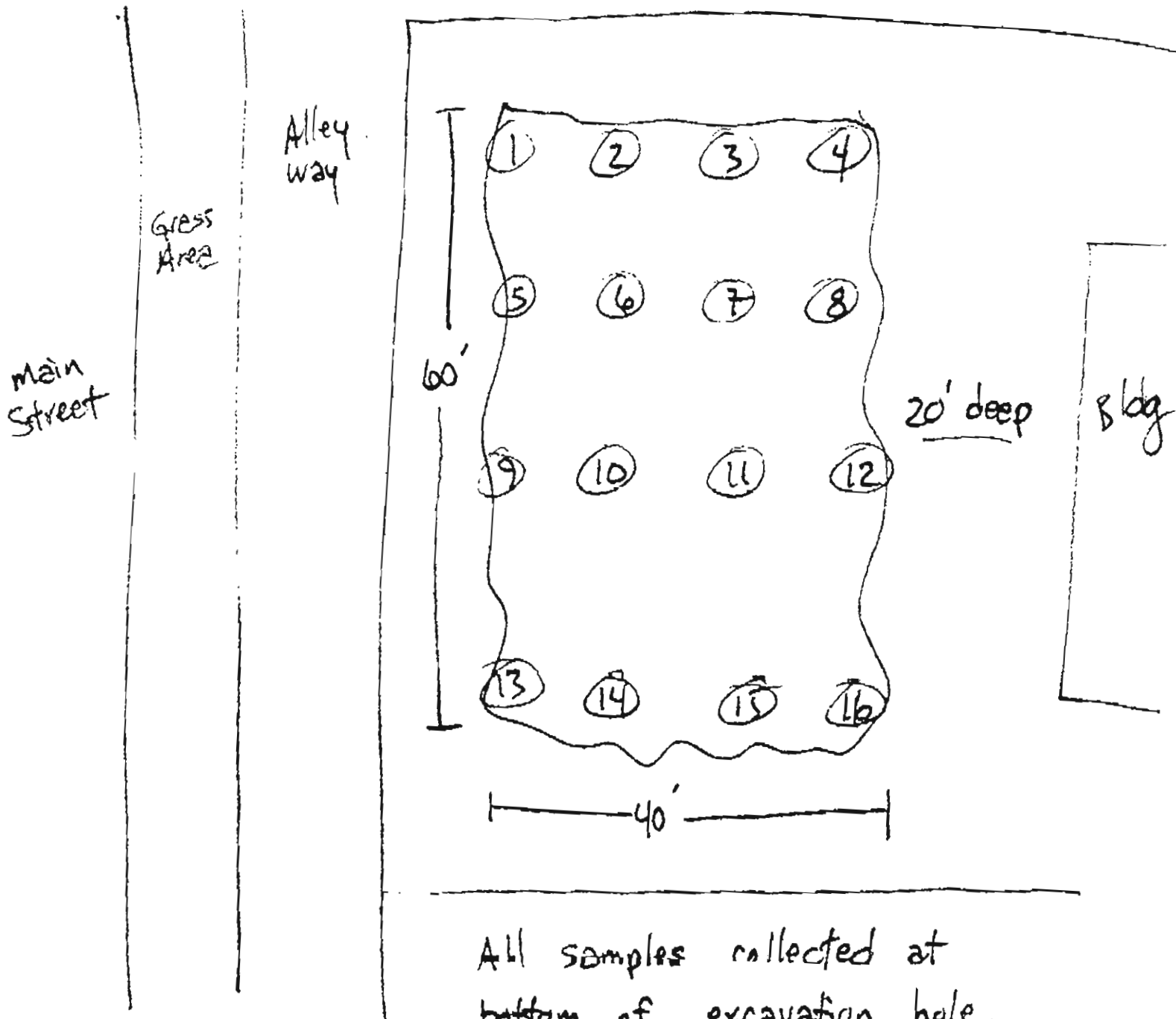
Mobile Labs Inc.

Arizona

sample location map
mammoth Exxon
station

5327 Wingfoot Drive
Bakersfield, CA 93306
(805) 872-4750

mammoth properties

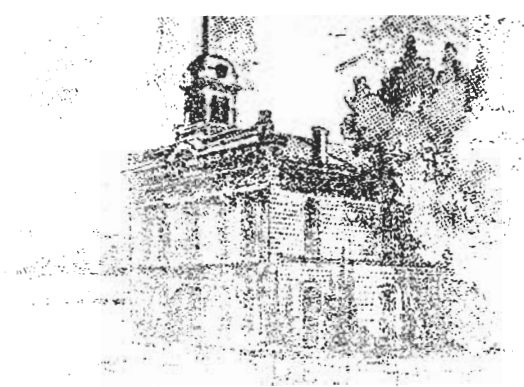


All samples collected at
bottom of excavation hole.
~20' below surface

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P. O. Box 476
Bridgeport, CA 93517
(760) 932-7485 • (760) 932-7484
FAX (760) 932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

January 11, 2001

Michael Grossblatt
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

CLOSURE LETTER FOR OLD MAINTENANCE FACILITY AND REFUSE COLLECTION AREA, BERNER STREET

Dear Mr. Grossblatt:

This letter confirms completion of a site investigation and remedial action for the maintenance facility and refuse collection area at Berner Street. Underground tanks were removed and closed at an earlier date. Your consultants, Kleinfelder, Inc., have satisfactorily defined and redmediated concerns of this office in their "Phase III Remediation Activities" dated December 12, 2000. Per your letter of December 26, 2000 contaminated soils stockpiled on site were trucked to Buttonwillow Landfill ending the week of December 24, 2000.

Thank you for your cooperation throughout the investigation. Your willingness and promptness in responding to our concerns regarding the above-referenced facilities are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no

AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE

Michael Grossblatt
January 11, 2001
Page Two

further action related to these facilities is required. This notice is issued pursuant to requirements set forth by this office. Please contact our office if you have any questions regarding this matter.

Sincerely,


JAMES GOODLOE, REHS
Environmental Specialist III

JG:shs

cc: Kleinfelder, Inc.
John Dyer
Josh Fortmann



36
MICHAEL GROSSBLATT
Administrative Analyst/Risk Management
(760) 934-8989, Ext. 266
Fax: (760) 934-8608

P.O. BOX 1609, MAMMOTH LAKES, CALIFORNIA 93546

January 5, 2000

Mr. James Goodloe, REHS
County of Mono
Department of Health Services
P.O. Box 476
Bridgeport, CA 93517

Dear Jim:

I am writing this letter in response to your December 2, 1999 letter in which you request the Town of Mammoth Lakes perform a Phase I and Limited Phase II Environmental Site Assessment of the "Berner Street Community Dumpster" site. Your rationale for the Environmental Site Assessment rests on the fact that the site was formerly used as both a Town operated maintenance yard and a limited volume transfer station for solid waste.

I have some concerns regarding the justification of your request. After reviewing files related to this issue, it is my understanding that a Phase I and Limited Phase II Environmental Site Assessment for the Berner Street site was completed shortly after the "old town yard" was shut down in 1993 (see attached executive summary). I have also attached for your review a September 1996 letter from the County of Mono Health Department to the Town of Mammoth Lakes giving the Town "full closure" of the Berner Street site. After reviewing these documents, it is clear that your request for a site assessment study cannot be justified due to the former operations of the "old town yard" on the Berner Street site.

With respect to the Berner Street site being used as an uncontrolled dumpster site, my understanding is that from day one, dumpsters have always been present at the Berner Street site. Furthermore, I have discussed the condition of the Berner Street site with numerous officials who have been intimately familiar with its history as a dumpster site; none of whom believe such a Environmental Site Assessment is necessary.

As such, I would like your consideration of a written cancellation of your request given the above facts. If you still believe such an assessment is necessary, I would request that you provide the complete legal code sections that mandate such a Environmental Site Assessment.

Please call me if you have any questions.

Sincerely,

TOWN OF MAMMOTH LAKES

MICHAEL A. GROSSBLATT
Administrative Analyst

Cc: Craig Tackabery, TOML, Public Works Director
Rich Boardman/Evan Nikirk, Mono County Public Works Department

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P. O. Box 476
Bridgeport, CA 93517
(760) 932-7485 • (760) 932-7484
FAX (760) 932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

December 2, 1999

Mr. Michael Grossblatt
PO Box 1609
Town of Mammoth Lakes
Mammoth Lakes, CA 93546

SUBJECT: Closure concerns at "Berner Street Community Dumpsters"

Dear Mr. Grossblatt,

As you are aware the Town of Mammoth Lakes operated a community dumpster site at Berner Street and Commerce Drive for several years. The facility was officially closed to refuse collection early this year. Mammoth Disposal Inc. (contracting operator) cleaned the site of remaining surface debris sufficient for this department to acknowledge adequate surface clean-up addressed in our letter of June 23, 1999. We have attached that letter for your review.

In that this site was once operated as a maintenance garage and, except for the last two years, an uncontrolled refuse dumping area we hereby request that you prepare a Phase I and Limited Phase II Environmental Site Assessment of this property. This report is to be prepared by an environmental/engineering firm competent in this type of assessment.

The report is necessary because operations of this type often deposit contaminated wastes that maybe considered hazardous, thus may require further clean-up and remediation activities.

We will expect that the report will be prepared and submitted to our office for review on or before July 1, 2000.

If you should have questions or comments regarding the requests made of this letter please call me at 932-7485.

Sincerely,

James Goodloe, REHS
Environmental Specialist III

CC: Mr. Chris Nottenkemper – Mammoth Disposal Inc.
Mr. Mike Keffer – California Integrated Waste Management Board
Mammoth Lakes Town Manager

COUNTY of MONO

HEALTH DEPARTMENT
P.O. Box 3329
Mammoth Lakes, CA 93546



Public Health (619) 924-5410
Environmental Health (619) 924-5454

FAX 619-924-5467
FAX 619-924-5458

JACK BERTMAN, M.D.
Health Officer

September 18, 1996

Mr. Alan Goodale
Public Works Maintenance Superintendent
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

Re: Contaminated Soil Removed From the "Old Town Yard"

Dear Mr. Goodale:

As requested, I have received a copy of a memorandum, through your office, from Inyo County Environmental Health Services regarding the contaminated soil that left the "old town yard" underground fuel storage tank site.

As you know, the tanks were removed in June of 1993. At that time the tanks pit was over-excavated to remove all contaminated soil. Until recently, this Department had no information regarding the whereabouts of the contaminated soil that was removed from the site. The memo dated November 30, 1995 and referenced here states that the soil was taken to the Bishop-Sunland Landfill for remediation and has since been released from treatment.

Thank you for forwarding this information to the Mono County Health Department. This Department therefore gives full closure on the site, in regard to the underground fuel tanks removed, and no further action is required.

Should you have any questions regarding this matter, please feel free to call me at (619) 924-5454.

Sincerely,

Louis J. Molina
Environmental Health Specialist II

cc: Jay Cass, CRWQCB - Lahontan Region

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

Route 1, Box 222
Mammoth Lakes, CA 93546
619-934-8109
fax: 619-934-1684



JACK BERTMAN, M.D.
HEALTH OFFICER

August 22, 1994

Bob Warren
Director of Public Works
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

Re: Old Town Yard contaminated soils pile

Dear Mr. Warren:

As you know, the soil pile from the underground storage tank removal project, conducted in June of 1993, still exists on site at the Old Town Yard. Although it has been determined that the contaminated soils in the tank excavation have been properly remediated through over-excavation (soil samples collected in November of 1993 were non-detect for total petroleum hydrocarbons) a closure letter from the Mono County Health Department cannot be issued for the site until additional soil samples are collected from the soil pile and are found to be non-detect for total petroleum hydrocarbons.

Please submit a workplan to this office for the remediation of the soil pile (if further remediation is necessary) and a schedule for further sampling.

Should you have any questions regarding this matter, please feel free to call me at (619) 924-5454.

Sincerely,

Louis J. Molina, R.E.H.S.
Environmental Health Specialist II

cc: Chris Maxwell, CRWQCB, Lahontan Region

(b) FYI

T O W N O F M A M M O T H L A K E S
P U B L I C W O R K S D E P A R T M E N T

INTEROFFICE MEMORANDUM

TO: Glenn Thompson, Town Manager

FROM: Bob Warren, Public Works Director *Bill*

DATE: November 3, 1993

SUBJECT: Berner Street Facility (Old Town Yard) - North Village Development Parcel

The above leasehold has finally been given a clean bill of health and can now be officially returned to the owners and the lease terminated. A site walk-through was conducted with North Village Development (NVD) Company representatives in October in order to view the site and discuss our cleanup efforts. This report is to document the cleanup work and bring the process to closure.

In addition to the Phase I and Limited Phase II Site Assessment performed by Kleinfelder (report dated July 7, 1993 attached hereto), Town Maintenance crews performed an unsuccessful, extensive search of the subject parcel for a reported septic tank that once may have served the old trailer sites (see page 13 of the report, Section 9.0 DISCUSSION OF FINDINGS). Our efforts to locate the elusive tank included a complete survey of the property using an electronic pipe locator, as well as extensive digging with a backhoe in the areas identified in the report (see page 10 of the report, Section 8.1 RECORDS SEARCH AND INTERVIEW RESULTS). The results of our efforts turned up only an abandoned on-site sewer lateral that led from the old trailer sites to a connection to an active sewer lateral presumably leading from the Community Center to the public sewer main in Berner Street.

Finding no septic tank, it is my conclusion that, if there were in fact a septic tank once used by the trailers, it was removed and replaced by the sewer connection. That most likely would have occurred subsequent to the construction of the Community Center building and its sewer connection. The presence of three different types of pipe that we found is indicative of an illegal connection - thus, the lack of record of the trailer sewer lateral and the septic tank removal. In any event, there is no evidence of the present or past existence of such a tank on this site.

With regard to this parcel, the recommendations by Kleinfelder on page 15 of the report were to: (1) locate and remove the septic tank, and (2) advance several test pits to test for

contamination not identifiable in Kleinfelder's survey. We have effectively accomplished task (1), and I recommend that task (2) not be pursued for the following reasons:

1. The site has been relatively undisturbed except for the specific locations of structures - i.e., the trailer sites, mobilehome site, a foundation slab for a paramedic parking garage and the northerly two bays of the shop building. All of those sites have been cleaned up with no evidence of contamination of any kind.

2. No evidence of any contamination was revealed during our search for the alleged septic tank.

3. Kleinfelder saw no evidence of contamination, but based its recommendation on the statement made on page 13 of the report that "... we suspect that some maintenance work involving potentially hazardous materials has occurred on the NVD site." To the best of our knowledge, no such maintenance activity has occurred there to cause a contamination of any size. I believe that, if we desired to absolutely prove the property clean, we could excavate and test to the breadth and depth of the property at considerable taxpayer expense only to prove this unfounded assumption wrong.

It is, therefore, recommended that this memorandum, as documentation of the Town's follow-up efforts and the results thereof, accompany the Environmental Site Assessment in transferring possession of the leasehold back to the current owners. In addition, it is recommended that a utility easement be requested of the owners for the Community Center sewer lateral that crosses this property.

The recommendations of the P.W. Director are appropriate and based on solid research and physical evidence. The Town has complied with all laws and obligations of which we are aware and considers the matter closed as indicated herein. P.W. Director is directed to pursue a utility easement as per his own recommendation.

*Glenn Shapiro
Town Manager
11/5/93*



MICHAEL GROSSBLATT
Administrative Analyst / Risk Management
(760) 934-8989, Ext. 266
Fax: (760) 934-8608

P.O. BOX 1609, MAMMOTH LAKES, CALIFORNIA 93546

July 26, 2001

Mr. James Nelson
Nikolaus Transportation Inc.
P.O. Box 1056
Bishop, CA 93515

Re: Center Street Drainage Project – Petroleum Contamination
LUSTIS No. 6B2600814T

Dear Mr. Nelson:

The Town of Mammoth Lakes has reviewed the May 11, 2001 correspondence from your consultant, PIC Environment Services. Attached for your review is a response from the Town's consultant, Kleinfelder, Inc., in regards to the above correspondence.

The Town has also retained the law offices of Burke, Williams, & Sorenson, LLP. It is my understanding that they will be contacting your attorney sometime next week to discuss the above matter.

Sincerely,

MICHAEL A. GROSSBLATT
Risk Manager / Administrative Analyst

Enclosure

Cc: Stephen B. Julian, Mammoth Lakes Town Manager
Dennis Lampson, Mono County Department of Health
Cindy Mitton, SWQCB, Lahonton Region
Kai Dunn, SWQCB, Lahonton Region
PIC Environmental Services



MICHAEL GROSSBLATT
Administrative Analyst / Risk Management
(760) 934-8989, Ext. 266
Fax: (760) 934-8608

P.O. BOX 1609, MAMMOTH LAKES, CALIFORNIA 93546

June 27, 2001

Mr. James S. Reed
Liebersbach, Mohun, Carney, & Reed
P.O. Box 3337
Mammoth Lakes, CA 93546

Re: James Nelson, Nikolaus Transportation – Mammoth Shell Station *(Center Street Shell)*

Dear Mr. Reed:

Thank you for your letter dated May 23, 2001 in regards to the Center Street petroleum contamination issue. I agree with you in that I hope the matter can be resolved to the satisfaction of all parties involved.

I do have two areas of concern however, with the representations of the PIC Environmental Services report and the assumption of liability in regards to the above issue. First, the Town believes that the speculations contained in the PIC Environmental Services report in regards to groundwater flows are simply inaccurate. Second, in Mr. Nikolaus's January 23, 2001 letter, he stated that, "I have contacted our Environmental Engineering Consultant for advise on the best manner in which to proceed as responsible party for cleanup at the Center Street Shell in Mammoth Lakes." That statement appears to represent an admission of liability.

Nevertheless, I have recommended to Town Manager Stephen Julian that the Town retain legal representation in this matter. As such, the Town has retained the law firm of Burke, Williams & Sorenson, LLP, to pursue this matter on behalf of the Town of Mammoth Lakes. They will be officially responding to your May 23, 2001 letter within two weeks.

Sincerely,

MICHAEL A. GROSSBLATT
Risk Manager / Administrative Analyst



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

Lahontan Region



Gray Davis
GOVERNOR

Victorville Office

Internet Address: <http://www.swrcb.ca.gov/rwqcb6>
15428 Civic Drive, Suite 100, Victorville, California 92392
Phone (760) 241-6583 • FAX (760) 241-7308

May 10, 2001

LUSTIS No.: 6B2600814T

Mr. James Nelson
Nikolaus Transportation
P.O. Box 1295
Bishop, CA 93515

WORK PLAN FOR ADDITIONAL SITE ASSESSMENT AND GROUND WATER MONITORING EVENTS AT MAMMOTH MART, 3275 MAIN STREET, MAMMOTH LAKES, MONO COUNTY

California Regional Water Quality Control Board staff (Board staff) reviewed the Work Plan prepared by your consultant, PIC Environmental Services, to perform additional site assessment and regularly scheduled ground water monitoring events. Thank you for responding to our request for additional site assessment off-site and the scheduling of ground water monitoring.

PURPOSE

The purpose of this letter is to request that you implement the Work Plan for off-site assessment of soils and ground water, particularly in the area where soils have been impacted by petroleum hydrocarbons of methyl tertiary butyl ether (MtBE) and benzene, toluene, ethylbenzene and xylene (BTEX), total petroleum hydrocarbon-gasoline (TPHg), and total petroleum hydrocarbon-diesel (TPHd), as encountered by the Town of Mammoth Lakes while installing a storm drain along Center Street in January 2001. Board staff is also pleased to learn that your consultant will be able to fulfill our request for four ground water monitoring events scheduled for March, May, July and October.

SITE SUMMARY

The most recent ground water monitoring event report dated October 3, 2000 included the sampling of seven monitoring wells. Two of the wells, MW-3 and MW-7, did not contain ground water at sufficient levels for sampling. Monitoring wells MW-1 and MW-2 recorded very shallow levels of ground water. Since both wells were not installed with a hollow stem auger rig, Board staff feels that the water level data from these wells should not be included when calculating future ground water gradient and flow direction for the location of additional monitoring wells and for any remediation that may be required. MW-3 should be replaced with the screened section deep enough to allow ground water measurement during periods of low ground water levels. A recent phone call from Tim Hersch of PIC Environmental Services confirmed that MW-7 contained ground water during a sampling event in March 2001. With the screened level in MW-7 down to 27.4 feet below ground surface, future-monitoring events should be able to include sufficient ground water for sampling and measurement data.

The installation of three monitoring wells off-site planned for April 2001 in the east and southeast directions across Center Street may illustrate that variable ground water flow direction has controlled

California Environmental Protection Agency

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<http://www.swrcb.ca.gov>

Recycled Paper

the migration of the Mammoth Mart petroleum hydrocarbon plume(s) to the east and southeast. However, the data from the ground water monitoring report, dated April 30, 2001, indicate that the ground water flow is to the south.

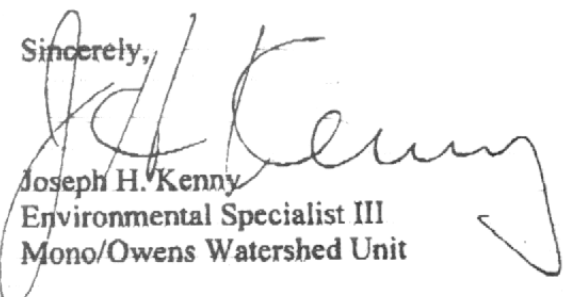
Board staff accepts your request to delay the submission of an interim corrective plan until further delineation of the petroleum hydrocarbon is carried out off-site.

BOARD STAFF RECOMMENDATIONS

1. Upon completion of the proposed off-site monitoring wells in May 2001, Board staff recommends that the elevations for all of the monitor wells and their respective ground water levels be re-surveyed to a benchmark of known elevation to ensure that the data is uniformly correct for determining the gradient and direction of ground water flow.
2. Maintain the schedule for the four monitoring events for the balance of 2001 and submit timely reports for each event.

If you have any questions, please direct them to me at (760) 241-7366 or to Cindi Mitton at (760) 241-7413.

Sincerely,



Joseph H. Kenny
Environmental Specialist III
Mono/Owens Watershed Unit

cc: Tim Hersch / C. Stewart Graham
PIC Environmental Services
5102 Gayhurst Ave.
Baldwin Park, CA 91706

Dennis Lampson
Mono County Health Dept.
P.O. Box 476
Bridgeport, CA 93517

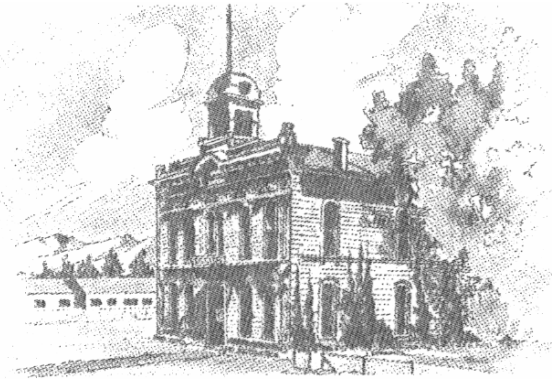
Louis Molina
Mono County Health Dept.
P.O. Box 3329
Mammoth Lakes, CA 93546

Paul Roten
Town of Mammoth Lakes Public Works
P.O. Box 1609
Mammoth Lakes, CA 93546

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P. O. Box 476
Bridgeport, CA 93517
(760) 932-7485 • (760) 932-7484
FAX (760) 932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

October 29, 2002

Mr. Ed Brisson
Intrawest California
Post Office Box 2789
Mammoth Lakes CA 93546

Dear Mr. Brisson:

Closure letter for underground storage tank facility and remediation at The Village at Mammoth, Underground Tank Farm, Mono County.

This letter confirms the completion of a site investigation and remedial action for the petroleum release and underground storage tanks formerly located at The Village at Mammoth, Mammoth Lakes, Mono County. Tanks were removed and remediation of petroleum-contaminated soil was completed by October 25, 2002.

Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground release is required. This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations. Please contact our office if you have any questions regarding this matter.

Sincerely,

Dennis R. Lampson, REHS
Environmental Specialist IV

241-7308

**KLEINFELDER***An employee owned company*

October 25, 2002
File: 15798.01

Mr. Ed Brisson
Intrawest California
P.O. Box 2789
Mammoth Lakes, California 93546

**SUBJECT: Final Assessment Report: Petroleum Release
The Village at Mammoth
Mammoth Lakes, California**

- Reference:
- 1) "Findings of Underground Storage Tank Removal and Soil Excavation Activities, The Village at Mammoth, Mammoth Lakes, California," by Kleinfelder, dated January 8, 2002, File 30-2474-74.001.
 - 2) "Soil Remediation Status: Former Service Station Sump, The Village at Mammoth, Mammoth Lakes, California," by Kleinfelder, dated February 11, 2002, File 30-2474-74.002.
 - 3) "Preliminary Soils Report for Phase I of Gondola Village, Mammoth Lakes, Mono County, California," by Sierra Geotechnical Services, Inc, dated June 2, 1999.
 - 4) "Petroleum Release Remediation Report The Village at Mammoth, Mammoth Lakes, California," by Kleinfelder, Inc., dated September 19, 2002, File 15798.01

Dear Mr. Brisson:

This report presents the findings of the final soil assessment of a release of oil and gasoline petroleum at the subject site (see Site Vicinity Map, Plate 1. This assessment was conducted in conformance with a Site Assessment Workplan (Workplan) dated September 24, 2002. Based on comments received from the Mono County Health Department, the Workplan was modified in a Workplan Addendum dated October 3, 2002.

Briefly stated, this assessment adequately located the lateral and vertical extent of the residual petroleum, and demonstrates that a protective separation exists between any groundwater bodies and the residual petroleum.

PROJECT BACKGROUND

This site is under construction for the Village at Mammoth. It is adjacent to a parking garage, stores, condominiums, and a ski lift.

The site formerly contained a service station, demolished sometime between 1972 and 1988, but the underground storage tanks (USTs) were left in place. These were discovered during site construction, and removed by Intrawest in November 2001. Petroleum contaminated soil associated with the USTs was also removed in November 2001. Analytical results for the confirmation soil samples indicated that very low to non detect (ND) concentrations of total petroleum hydrocarbons-extractable (TPH-E) remained in the soil. The excavated petroleum contaminated soil was transported off the site and disposed at a permitted facility.

In January 2002, a sump was encountered during excavation for installation of a storm-water intercept line. The sump was part of a leach line connected to a drain in the former service station. Approximately 500 cubic yards of petroleum impacted soil was excavated in early 2002. The contaminants were identified analytically as toluene, ethylbenzene, xylenes, and oil-range petroleum. The excavation extended to 32 feet deep. Soil samples were collected and analyzed from as deep as 27 feet. Groundwater was not encountered during excavation.

Analytical results showed that contaminants were effectively removed or reduced to relatively low concentrations in nearly all the confirmation samples on the west, south and north sides of the excavation. Excavation on the east side could not safely proceed further due to the depths, the equipment constraints, the presence of Minaret Road to the east, and the presence of adjacent underground utilities. The concentrations of the residual contaminants found in the soils diminished with depth. However, elevated concentrations of oil and TEX remained in three of the eastside confirmation samples (#29, #40, and #47) collected from 25 to 27 feet deep, with up to 7,200 mg/kg of oil-range petroleum, and 55,800 µg/kg of combined toluene, ethylbenzene, and total xylenes.

The excavated petroleum contaminated soil was transported off the site and disposed at a permitted facility.

Kleinfelder researched the depth and flow direction of groundwater at the subject site (see reference 4). A Preliminary Soils Report for the Village project (see reference 3) indicated the presence of seasonal and temporary "perched" water on strata with clay content in the upper 50 feet, created by the seasonally migrating snowmelt waters. Logs for deep wells in the vicinity consistently indicated a regional water table at depth of 400 to 500 feet.

FINAL ASSESSMENT ACTIVITIES

Kleinfelder prepared a Workplan for additional assessment of the subsurface dated September 24, 2002. Comments by the MCHD were addressed in an Addendum dated October 3, 2002. The scope included the drilling of 3 soil borings, two to assess the lateral extent of the residual contaminants on the east side of the excavation (borings B-2 and B-3), and one to assess the vertical extent (B-1). The scope required that samples from each boring would be collected and

analyzed until two consecutive soil samples with ND analytical results could be obtained. Further, boring B-1 would extend to 25 feet below the first soil sample with ND analytical results to evaluate the presence of groundwater below any residual contamination. The petroleum analytes of concern included toluene, ethylbenzene, xylenes, and TPH-E in the range of oil.

On October 7 and 8, 2002, Kleinfelder monitored the drilling of the three soil borings. Drilling services were provided by Boart Longyear of Dayton, Nevada using a sonic resonance drill rig. Analytical services were provided by ExcelChem of Roseville, California, using a mobile analytical laboratory.

Borings B-1 extended to 77 feet, boring B-2 to 42 feet, and boring B-3 to 56 feet. Plate 2 in Attachment A shows the approximate locations of the borings. Gravelly sandy soils with cobbles and boulders predominated in each boring (see boring logs, Attachment A). Strata with clay content were often found to be wet to saturated. However, neither a static water level nor a perched water were present in the borings. Analyses indicated trace concentrations of toluene in two samples, (B-2-25 and B-3-35), both at the reporting limit of 0.005 µg/kg, and concentrations of TPH-E as oil in three samples (B-1-40, B-2-25, and B-2-30), ranging from 11 to 37 mg/kg (see Table 1, Attachment B). Copies of the analytical results and chains-of-custody are included in Attachment C of this report.

Each boring was extended until at least two consecutive samples with ND results were obtained. In boring B-1, the lowest sample with detectable hydrocarbons was sample B-1-40 with 11 mg/kg of oil range petroleum. Boring B-1 was extended to 77 feet, which is more than the required 25 feet below the deepest. Boring 2 and 3 both had at least two consecutive soil samples with ND results before they were terminated.

DISCUSSION

The three borings bracketed the area of the east side of the former excavation where petroleum remained. Petroleum was not reported in samples below 40 feet in the boring B-1, drilled through the area with the highest residual petroleum. Only trace concentrations of petroleum were reported in soil samples from boring B-2 and B-3 samples. For each boring, the vertical extent has been fully assessed, and the lateral extent adequately assessed. Finally, a groundwater does not lie within the upper 77 feet, with a separation of greater than 25 feet between the residual contamination and any groundwater surfaces. This is consistent with the prior research that indicates that the static groundwater table lies much deeper below the site.

These data indicate that the source area of petroleum contaminated soils were largely removed during the excavation activities, that groundwater is separated by more than 25 feet from the lowest residual petroleum, and that residual low concentrations of petroleum pose a low risk to groundwater.

CONCLUSIONS

Based on the findings of the various assessments, we conclude:

- The source area soils containing petroleum beneath the former drain have been substantially removed via excavation;
- A static groundwater table was not found to as deep as 77 feet;
- Separation between the remaining petroleum and the static groundwater exceeds the minimum required 25 feet;
- The residual petroleum poses a low-risk to groundwater; and
- Closure of this site is appropriate with respect to further assessment and remediation

RECOMMENDATIONS

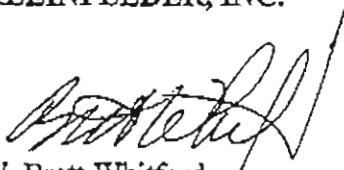
Based on the foregoing discussion, Kleinfelder recommends:

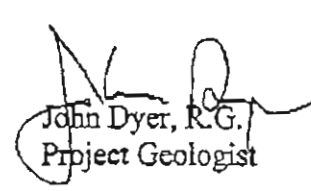
- Submit this report to the MCHD and the RWQCB; and
- Request closure of the release from the MCHD with respect to further assessment and remediation.

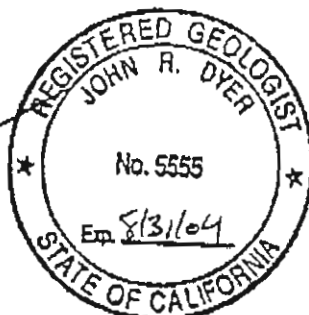
We appreciate the opportunity to be of service to Intrawest on this project. Please call either of the undersigned at (775) 689-7800.

Sincerely,

KLEINFELDER, INC.


W. Brett Whitford
Environmental Services Manager

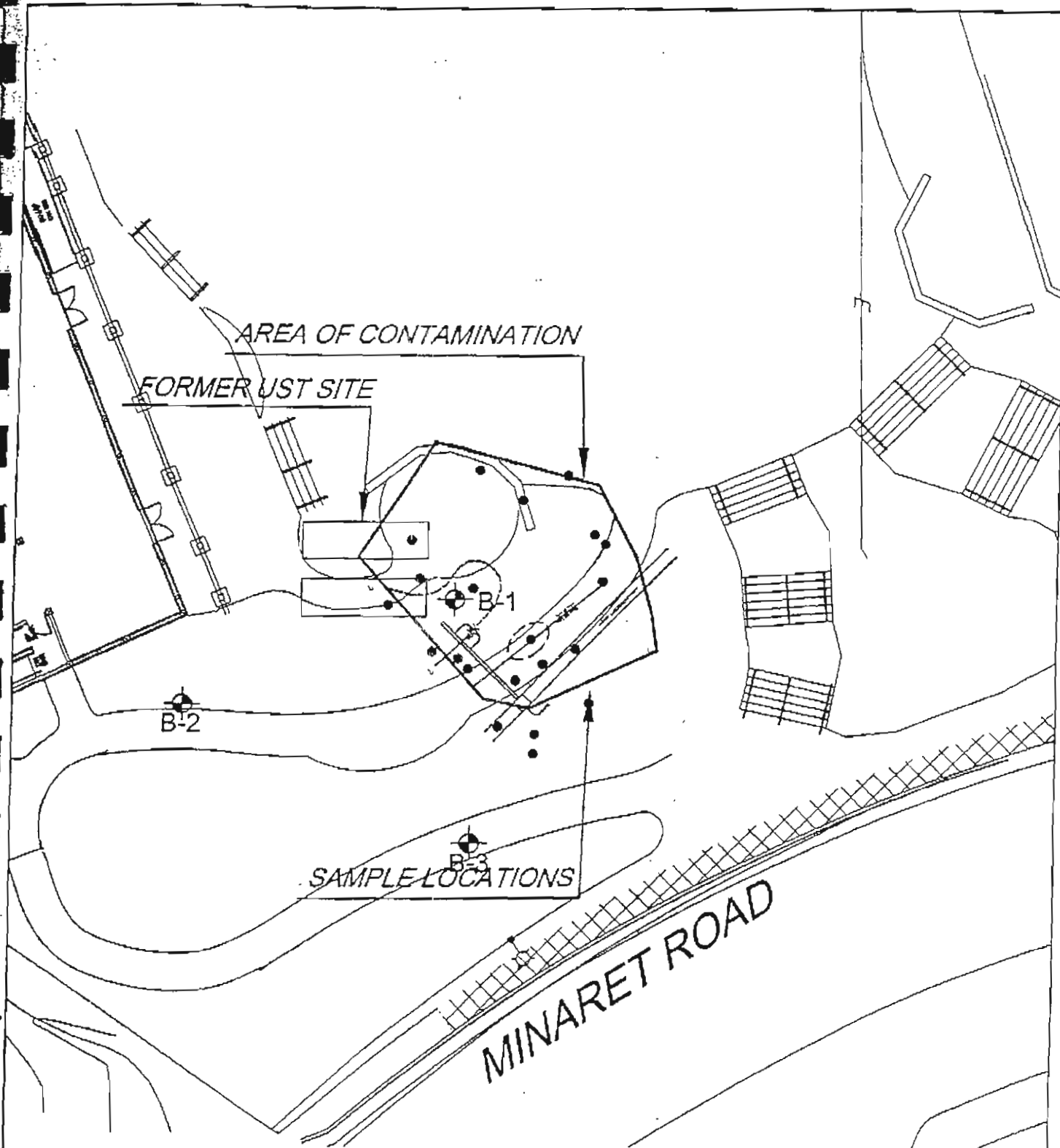

John Dyer, R.G.
Project Geologist



Attachments:

- A Plates
- B Tables
- C Analytical Results and Chains of Custody

cc: Mr. Louis Molina, Mono Company Health Department



SCALE IN FEET
0 10 20

LEGEND



APPROXIMATE BORING LOCATIONS

B-1



APPROXIMATE SOIL SAMPLE LOCATIONS DURING EXCAVATION

©2002, by Kleinfelder, Inc.

MAP PROVIDED BY TRIAD HOLMES AND MODIFIED BY KLEINFELDER, INC.

KLEINFELDER

4875 LONGLEY LANE, SUITE 100
RENO, NEVADA 89502
Tel. (775) 689-7800

SOIL BORING LOCATIONS

INTRAWEST MAMMOTH
THE VILLAGE AT MAMMOTH
MAMMOTH LAKES, CALIFORNIA

PLATE

2

PROJECT NO. 15798.02

TABLE 1
ANALYTICAL DATA SUMMARY
FINAL SOIL ASSESSMENT
VILLAGE AT MAMMOTH, MAMMOTH LAKES, CALIFORNIA

Sample	Analytical Concentrations				
	Toluene	Ethyl Benzene	Total Xylenes	Diesel	Oil
B-2-25	ND	ND	0.005	ND	18
B-2-30	ND	ND	ND	ND	37
B-2-33	ND	ND	ND	ND	ND
B-2-37	ND	ND	ND	ND	ND
B-2-42	ND	ND	ND	ND	ND
B-1-35	ND	ND	ND	ND	ND
B-1-40	ND	ND	ND	ND	11
B-1-45	ND	ND	ND	ND	ND
B-1-48	ND	ND	ND	ND	ND
B-3-20	ND	ND	ND	ND	ND
B-3-25	ND	ND	ND	ND	ND
B-3-30	ND	ND	ND	ND	ND
B-3-35	ND	ND	0.005	ND	ND
B-3-40	ND	ND	ND	ND	ND
B-3-45	ND	ND	ND	ND	ND
Reporting Units	µg/kg	µg/kg	µg/kg	mg/kg	mg/kg
Reporting Limits	0.005	0.005	0.005	1.0	1.0

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

Route 1, Box 222
Mammoth Lakes, CA 93546
619-934-8109
fax: 619-934-3368



JACK BERTMAN, M.D.
HEALTH OFFICER

October 13, 1993

Harold Ritter, Fire Chief
Mammoth Lakes Fire Department
P.O. Box 5
Mammoth Lakes, CA 93546

*closed 10/14/93
fcl*

Re: Removal of one 550-gallon tank and two 2000-gallon tanks.

Dear Mr. Ritter:

This letter is to certify that a 550-gallon waste oil tank and two 2000-gallon underground fuel storage tanks were removed at the Mammoth Lakes Fire Department on July 29, 1993. In addition, one soil sample was collected from beneath the waste oil tank and two soil samples were collected from beneath each of the 2000-gallon tanks and were tested for total petroleum hydrocarbons (TPH), benzene, toluene, xylene and ethyl benzene (BTXE). None of these constituents were detected in the samples.

The above said tanks were removed and transported in accordance with all applicable requirements of the Mono County Health Department.

If you have any questions regarding this matter, or if I can be of further assistance, please feel free to call me at (619) 934-8109.

Sincerely,

A handwritten signature in cursive script, appearing to read "Louis J. Molina".

Louis J. Molina, R.E.H.S.
Environmental Health Specialist II

cc: Cindy Mitton, CRWQCB, Lahontan Region

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P.O. Box 476
Bridgeport, CA 93517
619-932-7485, 619-932-7484
fax: 619-932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

December 7, 1993

George Batchelder
Mammoth Mountain Ski Area
P.O. Box 24
Mammoth Lakes, California 93546

RE: Closure of Underground Fuel Storage Facility
Minaret Liquor Gas Station
Minaret Road, Mammoth Lakes, Mono County

Contractor: Construction Specialty
Lee Vining, California

Dear Mr. Batchelder:

This letter summarizes the removal of three underground fuel storage tanks located at the Minaret Liquor Gas Station in Mammoth Lakes and the closure of this underground storage tank facility.

Three underground fuel storage tanks (three 10,000 gallon single wall steel gasoline tanks) were removed under permits issued by the Mono County Health Department (MCHD) in August 1992. Prior to removal the tanks were triple rinsed by George Herbst (Herbst Station Repair) and then transported to Brown's Industrial Supply in Bishop, California for disposal.

Six soil samples were collected in the tank excavation and one soil sample was collected from a soils stockpile. The samples were analyzed for total petroleum hydrocarbons (TPH). Sample results indicate non-detect for four samples and a range of 11 to 2090 mg/Kg for TPH, range diesel, gas and oil (attached).

Contaminated soil was removed from the site and transported to the Benton Crossing Landfill for aeration and remediation. Clean

1

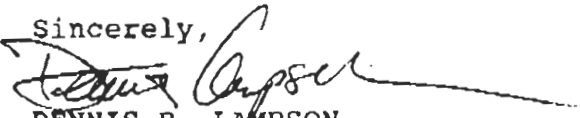
AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE

fill was imported to the site to fill the excavation. No ground-water was encountered during the tank removal.

Based upon site conditions, the MCHD staff have determined that appropriate site investigation has been completed, adequate soil sampling and tank removal procedures were executed by the tank owner and contractor to prevent soil contamination, and that acceptable remedial practices were implemented. Further, the Mono County Health Department has determined that no further investigation, sampling or monitoring is required, and that the UST removal performed was an effective closure of this site. This facility will be removed from the regulated underground tank inventory.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,



DENNIS R. LAMPSON
Environmental Health Specialist III

Attachment

[minaret2.ust]

COPIES TO:

Don Redmon
Mammoth Mountain Ski Area
P.O. Box 24
Mammoth Lakes, California 93546

Cindi Mitton
California Regional Water Quality Control Board
Lahanton Region
15428 Civic Drive, Suite 100
Victorville, California 92392-2395

Jeff Hansen
Construction Specialty
P.O. Box 181
Lee Vining, California 93541

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P.O. Box 476
Bridgeport, CA 93517
619-932-7485, 619-932-7484
fax: 619-932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

June 4, 1993

George Batchelder
Mammoth Mountain Ski Area
P.O. Box 24
Mammoth Lakes, Ca. 93546

RE: Remediation of contaminated soil from 6220 Minaret Road,
Mammoth Lakes.

Dear George:

On October 7, 1992, the Mono County Health Department received written notification from you stating that approximately 330 cubic yards of contaminated soil were removed from 6220 Minaret Road, Mammoth Lakes and transported to the Benton Crossing Landfill for remediation by means of aeration. In your letter it was stated that the soil would be turned and resampled in approximately 30 days. Once a clean sample was obtained, the Health Department would be notified to determine the disposition of the soil.

At this time, we have not received any information from you regarding the current status of the soil or any testing which may have occurred since October 7, 1992. If no testing has been done, I would ask, at this time, that you conduct soil sampling to determine that proper remediation of the soil has taken place. Soil should be sampled for TPH and BTXE and the results of the testing sent to the address listed above.

Thank you for your attention to this matter.

Sincerely,

Dennis R. Lampson
Environmental Health Specialist

M. U
UST R. U

October 7, 1992

Mr. Dennis Lampson
Environmental Health Specialist
Mono County Health Department
Post Office Box 476
Bridgeport, California 93517

Re: 6220 Minaret Road

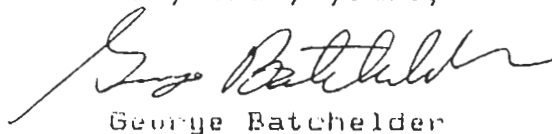
Dear Dennis:

In accordance with your request, this correspondence will outline the procedures which have transpired and will be implemented with regard to the removal of hazardous soil at the old Minaret Liquor location.

330 cubic yards of soil were transferred to the Benton Crossing landfill. We were instructed to spread the soil on the North side of the entrance road, where old asphalt and concrete is located. The material will be turned and aerated and another soil sample will be taken in approximately 3 1/2 weeks. Once we have a clean sample we will contact your offices to obtain permission to move the soil.

If you have any questions, please feel free to contact me at (619) 934-2571.

Very truly yours,



George Batchelder

:sd

cc: Rusty Gregory
Mike Bierman

AUG 01 '26 14:49 SOUTH COUNTY

P.01 INU.011 P.0

For: Jerry Sipe
From: Louis Molina

932-5284

GREAT BASIN LABORATORIES, INC.

ENVIRONMENTAL SERVICES / CERTIFIED WELL WATER ANALYSIS
1479 S. WELLS AVE., RENO, NV 89502
(702) 323-4822 - FAX (702) 323-4968

Report To: MAMMOTH SKI AREA

Sampled: 09-14-92 Submitted: 09-14-92

Name: GEORGE BATCHELDER

Source: MAMMOTH SKI AREA

Address: P.O. BOX 24

No. of Samples: ONE

City: MAMMOTH LAKES, CA. 93546

Sampled By: [X]Client []GBL

Telephone: 619-934-2571

GBL Control No. 0992-047

Reference No.

Notes: METHODOLOGY:
MODIFIED 8015 TPH

<u>SAMPLE ID</u>	<u>DATE</u>	<u>ANALYSIS</u>	<u>RESULTS (mg/Kg)</u>	<u>RANGE</u>
SAMPLE 1 (RESAMPLE OF STATION 4)	09-14	TPH	ND	

Remarks: ND - NONE DETECTED TPH DETECTION LIMIT = 10 mg/Kg

Report By: John E. Sabatini
Laboratory DirectorDate: 09-16-92
Analyzed by: JAS

BY XEROX copier 7020

3199340602

attn: George Bataillon
Mammoth Ski Area
9-8-92 11:45 am from G. Bataillon

GREAT BASIN LABORATORIES, INC.

ENVIRONMENTAL SERVICES / CERTIFIED WELL WATER ANALYST
1479 S. WELLS AVE., Reno, NV 89502
(702) 323-4823 • FAX (702) 323-4968

Report To:

Sampled: 09-01-92 Submitted: 09-02-92

Name: HERBST STATION REPAIR

Source: HAMMOTH MT. SKI AREA

Address: 5 MASON ROAD

No. of Samples: SEVEN

City: YERINGTON, NV. 89447

Sampled By: [X] Client [] GBL

Telephone: 463-2759

GBL Control No. 0902-009

Reference No.

Notes: METHODOLOGY:
MODIFIED 8015 TPH

SAMPLE ID	DATE	ANALYSIS	RESULTS (mg/Kg)	RANGE
SAMPLE #1	09-01	TPH	11	DIESEL
SAMPLE #2	09-01	TPH	ND	
SAMPLE #3	09-01	TPH	ND	
SAMPLE #4	09-01	TPH	1530	GAS
SAMPLE #5	09-01	TPH	ND	
SAMPLE #6	09-01	TPH	ND	
SAMPLE #7	09-01	TPH	2090	OIL

Remarks: NO - NONE DETECTED TPH DETECTION LIMIT - 10 mg/Kg

Report By: John E. Sabatini

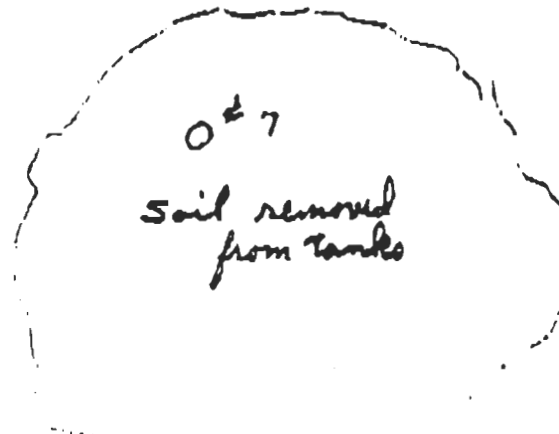
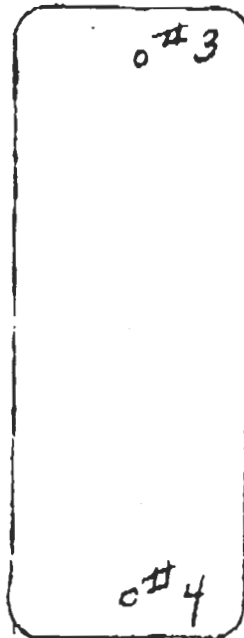
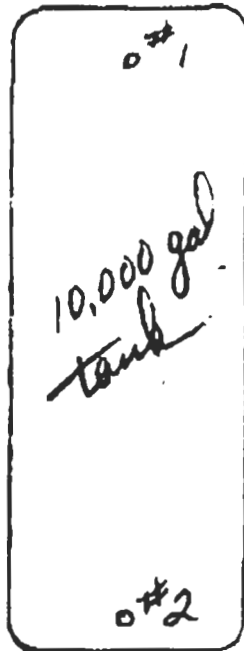
Date: 09-08-92

9-8-92 2:18PM

8198340602-

3

9/1/92

Mineret

NORTH VILLAGE DEVELOPMENT
POST OFFICE BOX 24
MAMMOTH LAKES, CALIFORNIA 93546

July 28, 1992

Mr. Dennis Lampson
Environmental Health Specialist
Mono County Health Department
Post Office Box 476
Bridgeport, California 93517

Re: Application for Permit to remove UST

Dear Dennis:

Enclosed please find three applications and a check for \$225.00 for a permit to remove three underground storage tanks located at the old Minaret Liquor property.

Tom Reid indicated that he currently holds a Class A license. We will also contact George Herbst for the cleaning and soil analysis, and Earl Brown for the disposal.

Please advise us once the permit is approved so that we may begin work. If you have any questions, please feel free to give me a call.

Very truly yours,


Sandy Duff

Enclosure

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
P.O. BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$ 75.00 Received 10/10 Paid 8/5/92

In or on the premises at APN #33-041-05, Minaret Liquor Store
6220 Minaret Road, Mammoth Lakes, CA 93546

OWNER:

Company: North Village Development Contact: Rusty Gregory

Mailing Address: P.O. Box 24 Tele: () (619) 934-0731

Mammoth Lakes, CA 93546

OPERATOR:

Company: N/A

Contact:

Mailing Address:

Tele: ()

CONTRACTOR: Reid Transport/High Sierra

Company: Engineering Contractors

Contact: Tom Reid

Mailing Address: P.O. Box 1133

Tele: () (619) 872-4740

Bishop, CA 93515

State Contractor License No. 643777

Upon receipt

Abandonment Start Date: of permit Completion Date:

Past use of tank: Retail Gasoline Dispensing system

Materials store in tank: Gasoline

Tank Volume: 10,000 Tank material (i.e., steel, concrete, etc.) steel

Secondary containment (if any): None Estimated depth to groundwater 600 ft.

Piping to be removed (describe): Single wall galvanized

Disposal location of tank contents (if any): MMSA tanks

Waste disposal site location of abandoned tank & pipe: Earl Brown's, Bishop CA

Cleaning and
Clean-up operation proposed: Removal of tanks, disposal of tanks, soil
analysis, fill

You are to notify this office at least 24 hours before work begins.

By approval of this permit, we assume no liability for handling or
transport of this tank.

Please fill out one form for each tank to be abandoned.

Date: 7/28/92 Signature of Applicant: [Signature] G.P. N.V.P.
BRIDGEPORT OFFICE (619) 932-7428 or MAMMOTH LAKES OFFICE (619) 934-4109

PERMIT APPROVED BY:

[Signature] 8-18-92

ABANDONED
OST
FILE

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
P.O. BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$ 75.00 received 16/10 Paid 8/579.2

In or on the premises at APN #33-041-05, Minaret Liquor Store
6220 Minaret Road, Mammoth Lakes, CA 93546

OWNER:

Company: North Village Development Contact: Rusty Gregory
Mailing Address: P.O. Box 24 Tele: () (619) 934-0731
Mammoth Lakes, CA 93546

OPERATOR:

Company: N/A Contact:
Mailing Address: Tele: ()

CONTRACTOR: Reid Transport/High Sierra

Company: ~~Engineering Contractors~~ Contact: ~~Tom Reid~~ Jeff Houser,
Mailing Address: ~~P.O. Box 1133~~ Tele: () (619) 872-4740
~~Bishop, CA 93515~~ Construction Specialty

State Contractor License No. ~~643777~~

Upon receipt
of permit

Abandonment Start Date: Completion Date:

Past use of tank: Retail Gasoline Dispensing system

Materials store in tank: Gasoline

Tank Volume: 10,000 Tank material (i.e., steel, concrete, etc.) steel

Secondary containment (if any): None Estimated depth to groundwater 600 ft. ft

Piping to be removed (describe): Single wall galvanized

Disposal location of tank contents (if any): MMSA tanks

Waste disposal site location of abandoned tank & pipe: Earl Brown's, Bishop CA

Clean-up operation proposed: Cleaning and
Removal of tanks, disposal of tanks, soil
analysis, fill

You are to notify this office at least 24 hours before work begins.

By approval of this permit, we assure no liability for handling or
transport of this tank.

Please fill out one form for each tank to be abandoned.

Date: 7/28/92 Signature of Applicant: Paul G.P. N.V.D.
BRIDGEPORT OFFICE (619) 932-7485 or MAMMOTH LAKES OFFICE (619) 934-8109

PERMIT APPROVED BY: Dennis Campbell 8-18-92

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
P.O. BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$75.00 received 10/6 paid 8/5/92

In or on the premises at APN #33-041-05, Minaret Liquor Store
6220 Minaret Road, Mammoth Lakes, CA 93546

OWNER:

Company: North Village Development Contact: Rusty Gregory
Mailing Address: P.O. Box 24 Tele: () (619) 934-0731
Mammoth Lakes, CA 93546

OPERATOR:

Company: N/A Contact:
Mailing Address: Tele: ()

CONTRACTOR: Reid Transport/High Sierra

Company: Engineering Contractors Contact: Tom Reid Jeff Hansen
Mailing Address: P.O. Box 1133 Tele: () (619) 872-4740 Construction Special
Bishop, CA 93515

State Contractor License No. 643777

Upon receipt

Abandonment Start Date: of permit Completion Date:

Past use of tank: Retail Gasoline Dispensing system
Materials store in tank: Gasoline
Tank Volume: 10,000 Tank material (i.e., steel, concrete, etc.) steel
Secondary containment (if any): None Estimated depth to groundwater 600 ft.
Piping to be removed (describe): Single wall galvanized

Disposal location of tank contents (if any): MMSA tanks
Waste disposal site location of abandoned tank & pipe: Earl Brown's, Bishop CA

Clean-up operation proposed: Cleaning and Removal of tanks, disposal of tanks, soil analysis, fill

You are to notify this office at least 24 hours before work begins.

By approval of this permit, we assure no liability for handling or transport of this tank.

Please fill out one form for each tank to be abandoned.

Date: 7/28/92 Signature of Applicant: Rusty Gregory G.P. N.V.D.
BRIDGEPORT OFFICE (619) 932-7483 or MAMMOTH LAKES OFFICE (619) 934-8109

PERMIT APPROVED BY: James Amps 8-18-92

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P.O. Box 476
Bridgeport, CA 93517
619-932-7485, 619-932-7484
fax: 619-932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

March 8, 1992

Sandy Duff
Mammoth Mountain Ski Area
P.O. Box 24
Mammoth Lakes, Ca. 93546

Re: Minaret Liquor Underground Storage Tank Compliance Status

Dear Ms. Duff:

In response to your inquiry regarding the current status of the underground storage tanks at the Minaret Liquor facility, the following items must be corrected in order to bring the facility into compliance with current underground storage tank regulations:

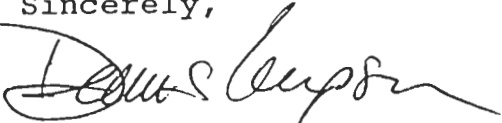
1. A Permit-to-Operate was issued by the Mono County Health Department on 6/13/90 to North Village Development, for the operation of two underground storage tanks. This permit expires on 6/13/95. This permit shall be visibly posted at the underground storage tank facility. Please notify this department should this ownership change.
2. Conduct a tank integrity test for each tank and piping on an annual basis. The last precision tank test was done on 4/2/90. This department must be notified prior to conducting any tank integrity test with the name of the tank tester and the tank testing method.
3. Conduct inventory reconciliation on a daily basis and submit reports to the Mono County Health Department on an annual basis. Inventory reconciliation shall comply with Title 23, Chapter 16, Section 2646.
4. Pay annual permit fee of \$170.00 (facility fee = \$60.00; each tank at same facility = \$55.00) to the Mono County Health Department.

ment. You will be invoiced for this amount during 1992.

Enclosed for your use is a copy of CALIFORNIA UNDERGROUND STORAGE TANK REGULATIONS, AUGUST 1991.

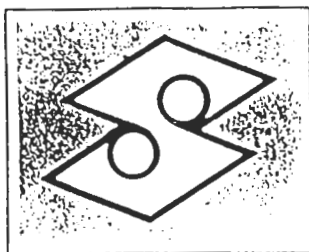
Please don't hesitate to call if you have any questions or if I may be of any further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis R. Lampson".

DENNIS R. LAMPSON
Environmental Health Specialist

c.c. Don Redmon, M.M.S.A.



SCOTT CO.

MECHANICAL CONTRACTORS
1919 Market Street
P.O. Box 12954
Oakland, California 94604
(415) 834-2333

Contractors License No. 184480

April 10, 1990

Mr. Tim Stanford
Mammoth Mall, Suite 204
Mammoth Lakes, California 93546

Dear Mr. Stanford,

Please find enclosed paper work for the work done at Minaret Liquors. This work was investigative in nature. Soil samples were taken at random locations in the excavation. Samples were analyzed for BTEX and TPH. All levels are under action limits.

The only area that showed any indication of contamination was located directly around a vent line. This vent line was not totally connected at the 90° elbow. The reducer at tank top was also cracked. These items were repaired or replaced. This line does not normally carry product. Any gasoline spilled would have been minor in nature (5 gallons or less) and this would have only occurred in an overfill situation.

New leak detectors were installed at Dennis Lampson's request and he oversaw the sample collection. The Supreme tank was cleaned and capped. The Regular and Unleaded tanks have both been tested and are in operation.

It is Scott Co.'s opinion that this area is free from major contamination at this time.

Very truly yours,

SCOTT CO. OF CALIFORNIA

Jay Groh
Environmental Estimator

JG:jnj



April 5, 1990
Sample Log 1442

Jay Groh
Scott Company
1919 Market Street
Oakland, CA 94607

Subject: Analytical Results for 6 Soil Sample(s)
Identified as: Minerit Rd Liquor & Gas
Received: April 4, 1990

Dear Mr. Groh:

Analysis of the sample(s) referenced above has been completed. This report is written to confirm results communicated on April 5, 1990 and describes procedures used to analyze the samples.

Sample(s) were received in brass sleeves that were sealed with aluminum foil and plastic endcaps. Each sample was transported and received under documented chain of custody and stored at 4 degrees C until analysis was performed.

Sample(s) were analyzed using the following method(s):

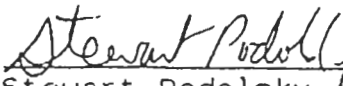
"BTEX" (EPA Method 8020/Purge-and-Trap)

"TPH as Gasoline" (Modified EPA Method 8015/Purge-and-Trap)

Please refer to the following table(s) for summarized analytical results and contact us if you have questions regarding procedures or results. The chain-of-custody document is enclosed.

Submitted by:

Approved by:


Stewart Podolsky
Project Chemist

Robert G. Smith, Ph.D.
Laboratory Director



April 5, 1990
Sample Log 1442

Table 1: 'BTEX' Results for 6 Soil Sample(s) Identified as
Minerit Rd Liquor & Gas
Received April 4, 1990

--all concentrations are units of mg/kg--

Sample	Benz.	Tol.	Eth.Benz.	Xyl.
#1	<.005	<.005	<.005	.0056
#2	<.005	<.005	<.005	.013
#3	<.005	<.005	<.005	<.005
#4	<.005	<.005	<.005	<.005
#5	<.005	<.005	<.005	<.005
#6	.053	1.5	.87	3.4
(Reporting Limit	.005	.005	.005	.005)



April 5, 1990
Sample Log 1442

Table 2: Gasoline Results for 6 Soil Sample(s) Identified as
Minerit Rd Liquor & Gas
Received April 4, 1990

--all concentrations are units of mg/kg--

Sample	TPH as Gasoline
#1	<.5
#2	1.2
#3	<.5
#4	<.5
#5	<.5
#6	20
(Reporting Limit	.5)

Soil Samples

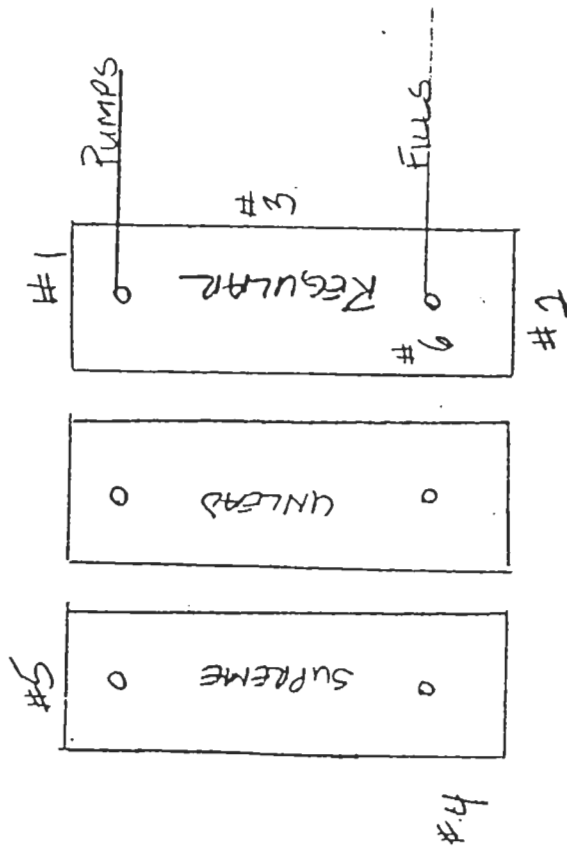
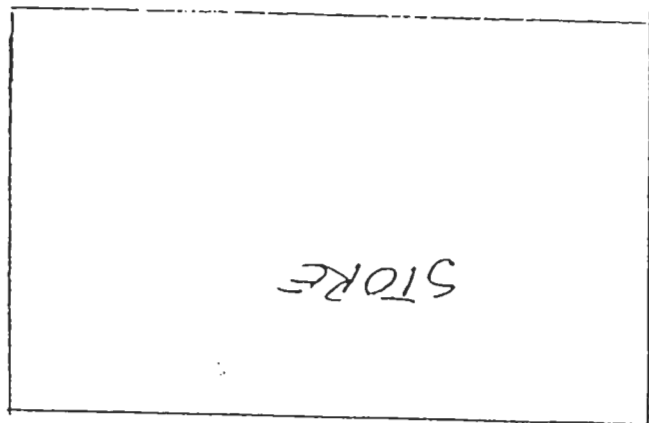
#1, #2, #3, #4 #5

Were taken at the
bottoms of the tanks

Soil sample #6 was
taken on the side wall
of the excavation near
the fill riser and vent
line.

SAMPLES

1. 14' BOTTOM OF TANK.
2. 14' BOTTOM OF TANK
3. 14' SIDE OF TANK (BOTTOM)
4. 14' SIDE OF TANK (BOTTOM)
5. 14' BOTTOM OFF TANK
6. 3' SIDEWALL



DISPENSERS

Z

MINARET LIQUOR

April 2, 1990

TO WHOM IT MAY CONCERN:

This is to certify that on April 2, 1990 Herbst Station Repair did triple rinse (1) 10,000 gallon gasoline tank at Exxon Mini Mart, Mammoth Lakes, California.

Please note, rinsing of tanks does not remove hazardous vapors, tanks should be handled with extreme care.

Sincerely,

George L. Herbst

George L. Herbst
Herbst Station Repair
8 Mason Rd
Yerington, NEv 89447
(702)463-2759

APR 1990

MAMMOTH LAKES



CIVIL ENGINEERING
SURVEYING
PUBLIC WORKS
LAND DEVELOPMENT

(Handwritten initials)

February 14, 1990

Scott Co.
P.O. Box 12954
Oakland, California 94604

Attention: Mr. Jay Groh

Dear Mr. Groh:

Thank you for your recent letter regarding potential alternatives for further testing of the underground storage tanks at the Angell Gas Station in Mammoth Lakes, California. Based on discussions with representatives of the current property owner, the potential buyer, and the Mono County Health Department, we are proposing the following course of action, and we would like a bid from your firm to complete the following outlined tasks:

1. Retesting of the Regular tank (unless the previous tests can verify that the Regular tank, excluding the fittings, is tight).
2. Precision tank testing of the Super Unleaded tank, as it was never previously tested.
3. If test results and/or excavations to the top of the Regular tank (and potentially the Super Unleaded tank) indicate that it is in fact the fittings of the Regular tank that are leaking, removal of these fittings/pipes and any surrounding contaminated soil would be required. The Health Department would require several samples of soil surrounding the Regular tank fittings to be taken to prove that all contaminated soil had been removed with the pipes/fittings.

Upon receipt of all passing results for the precision tank tests and soil samples, the Mono County Health Department can certify the site is environmentally sound and the real estate transaction can be completed, without the need for immediate removal of the tanks. The tanks will require removal at a later date established by the Mono County Health Department.

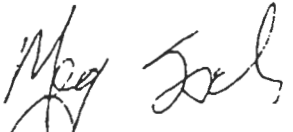
Mr. Jay Groh
February 14, 1990
Page Two

If you are interested in conducting this work, please provide me with a bid for completing the above tasks. My clients would appreciate a cost breakdown either by task or on a per hour basis when discussing equipment time. You may wish to bear in mind that our goal is to environmentally certify the site, yet preserve the Unleaded tank's operating capability.

I would appreciate a response from you as soon as possible. If you have any questions or require additional information, please do not hesitate to contact me.

Yours truly,

TRIAD ENGINEERING CORP.



Meg Saeli

MS:jj

cc: Mr. Rusty Gregory
Mr. Tom Revelle
David Baumwohl, Esq.
Tim Sanford, Esq.

bcc: Dennis Lampson ✓



CIVIL ENGINEERING
SURVEYING
PUBLIC WORKS
LAND DEVELOPMENT

January 10, 1990

David Baumwohl, Esq.
P.O. Box 1188
Mammoth Lakes, California 93546

Regarding: Required Testing and Closure Procedures for the
Angell Property

Dear Dave:

The purpose of this letter is to provide you with a description of possible alternatives for securing the Angell service station property so that it can be purchased by North Village Associates. The information presented here is a summary of that which we have collected from the Mono County Health Department, the local enforcement agency; Toxic Technologies, Inc. (TTI), private consultants specializing in soils and groundwater testing; and Scott Company, the firm which recently conducted tests on the subject gasoline tanks.

The main issue we are dealing with is that environmental liability for a site cannot be passed on to new owners in a real estate transaction. In the case of the Angell property, the potential for environmental liability stems from the possibility that the three underground gasoline tanks may have leaked in the past, causing soil or possibly groundwater contamination. From what I have gathered in my conversations with you, Rusty Gregory, and Scott Company, a leak in the regular gas tank system was detected during testing. The Scott Company believes that this leak is minor and is associated with the pipe fittings or overflow valve connected to the regular gas tank, and not with the actual tank. Because a leak has been detected, however, it is probably safe to assume that at a minimum, some local soil contamination has occurred.

There are several alternatives available to North Village Associates, assuming they choose to continue with purchase of the property. No alternative is cut and dry, and all involve a certain amount of financial risk to your clients, if they still plan on paying for the necessary environmental procedures. The alternatives are described on the following page, and I have included a ROUGH dollar figure where possible.

1. Undergo complete site soils testing to determine the extent of contamination and the potential for pollutant migration.

This was the option recommended by TTI that we initially discussed. Prior to closing escrow, testing would be conducted at the site to determine the extent and location of any contamination originating from the gasoline tanks. If contaminants are found, the contaminated soil must be removed or a specialist must certify that the pollutants are not migrating through the soil. As you know, we have recommended TTI to conduct the testing if this alternative is chosen, primarily because we have found them to be reasonably priced, and also because they have developed a method for determining whether or not pollutants will migrate through soils. This could be important in saving clean-up costs if it is found that contamination has occurred, but it can be proved that future additional contaminant migration will not occur and that the soil need not be removed.

Although this is the most conservative approach, this type of testing is expensive and our location in Mammoth adds substantially to costs in terms of logistics. The cost of just conducting the tests would be in the neighborhood of \$30,000 to \$45,000.

There are significant advantages and disadvantages associated with this alternative. The advantage is that should testing reveal a large and/or migrating plume of contamination which would cost thousands of dollars to clean up or stabilize, North Village Associates could abandon the deal. Although they may not be able to recover the testing costs, our clients would not be committed to a clean up which could cost them hundreds of thousands of dollars. The main disadvantage to this alternative is that if contamination is small and localized, and our clients plan to close the site anyway, the money spent on testing could have been spent directly on site closure activities.

2. Undergo (environmental) site closure prior to finalizing the real estate transaction.

This alternative would involve physical removal of the underground tanks (and probably all other facilities associated with service station). In order to carry out this alternative, a permit for closure and tank removal must be obtained from the Mono County Health Department. Closure activities consist of excavating the soil covering and surrounding the tanks, triple-rinsing the tanks, undergoing physical inspection for soil contamination (once the tanks are uncovered) by the County Health

David Baumwohl, Esq.
January 10, 1990
Page Three

Department, limited soils testing to check for contamination, removing the tanks and contaminated soil, and properly disposing of same at a participating disposal facility. Costs for a simple closure would probably run between \$15,000 and \$25,000, provided that contamination was very localized. Should extensive soil or groundwater contamination be discovered during tank excavation or inspection, clean-up costs could sky-rocket.

The primary disadvantage of this alternative to the financially responsible party is that the extent of contamination is not really known until some commitment has already been made to close the site. The primary advantage to this alternative is that if your clients are planning to close the site (and are paying for the environmental testing/closure costs), they can apply their financial resources directly to the closure costs. Additionally, if development plans are to use this site as part of an underground parking structure, there is a good chance that any excavation that would be required to remove contaminated soil would be necessary anyway as part of site development activities.

3. Excavate to the tanks. Repair faulty valve or connection. Re-attempt tank tests.

This alternative was proposed by Jay Groh of Scott Company, the firm that conducted the tank tests. Mr. Groh will be sending Rusty Gregory a letter this week summarizing the test results and detailing this alternative, however, the following is my understanding of his suggestion. This alternative is similar to Alternative 1, as the soil covering the tank would be excavated to the tank tops. Once the tanks were uncovered, the location of the faulty valve or pipe could be identified. After repairing the faulty valve or pipe, the pressurized tank test would be reattempted. If the tank then passed the test, it could be concluded that the cause of the initial failure was a minor leak and that any contamination associated with the leak was also minimal. If the tank continued to fail the test even after the initial repairs were made, it could be concluded that a second and possibly larger, more serious leak also exists. In that case, our clients could decide whether to cover the tanks back up or continue with possibly costly clean-up and closure. The total cost for excavating to the tanks, repairing a minor problem, and reattempting the tests would be around \$5,000. However, I would also suggest that the currently unused super-unleaded tank also undergo pressurized testing (the precision tank test) to determine whether or not it may have leaked in the past. I estimate this would be an additional \$2,000 to \$4,000.

David Baumwohl, Esq.
January 10, 1990
Page Four

The primary advantage of this alternative is that if no additional leaks are found, the tanks have already been uncovered and can easily be removed to complete closure of the site. If the tanks are removed as part of this alternative, the only additional cost incurred by our clients under this option would be the repair and re-testing of the tank. The primary disadvantage of this alternative is that if a second leak is found, the tests will not identify the extent of contamination to the soils and/or groundwater.

I suggest we wait for details from Mr. Groh regarding Alternative 3, however, at this time Alternative 3 appears to be the most cost effective. As some risk is involved with each alternative, I trust that you will carefully consider the possible courses of action available to our clients.

On a related note, TTI informed me that they learned that another gasoline station in Mammoth was shut down in the past year because testing revealed contamination to the groundwater table approximately 65 feet below the surface. I am relaying this to you to point out the very real potential for environmental problems in our area.

I hope this letter has been of some assistance to you. I apologize for the delay in getting this response to you, but I wanted to collect as much information as possible regarding our possible alternatives. Please do not hesitate to call me if you have any questions or require additional information.

Yours truly,

TRIAD ENGINEERING CORP.



Meg Saeli

MS:jj

cc: Mr. Rusty Gregory

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

P.O. Box 476
Bridgeport, CA 93517
619-932-7485, 619-932-7484
fax: 619-932-5284



JACK BERTMAN, M.D.
HEALTH OFFICER

December 22, 1994

Jack Fowler
2086 Boxwood Way
Fremont, Ca. 94539

Dear Mr. Fowler:

ROYAL PINES RESORT GASOLINE TANK
APN: [REDACTED] 33-082-12

This letter is in response to your request for information regarding the closure of the underground fuel storage tank located at the Royal Pines Resort, Mammoth Lakes, Mono County.

Our records indicate this tank was removed shortly after the State of California adopted underground storage tank regulations, approximately 1986. Our records regarding this facility are sketchy with minimal documentation, due to the period of time that this program was being implemented in Mono County. However, the following information details the Mono County Health Department's (MCHD) observations during the tank removal and should provide sufficient documentation regarding the closure of the tank.

The underground fuel storage tank and piping were removed under the authorization and inspection by the Mono County Health Department. The tank and piping were taken to an approved facility for disposal. The tank was approximately 500 gallons with one product line connected to a fuel dispenser. Upon visual inspection the tank appeared to be tight. Soil in the excavation, around and under the fuel tank, were inspected by staff were free from petroleum contamination. No unauthorized release of product was detected at the time of the tank removal. No soil samples were taken.

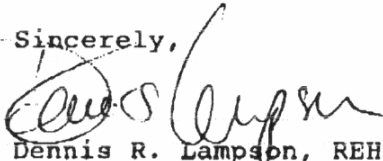
Based upon the Health Departments inspection at the time the tank was removed, it was our conclusion that the tank was properly

AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE

closed and site showed no sign of contamination. No further site investigation was required.

Please let me know if you need any further explanation concerning this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dennis R. Lampson". The signature is fluid and cursive, with the first name "Dennis" being more prominent.

Dennis R. Lampson, REHS
Environmental Health Specialist III

[fowler.ltr]



California Regional Water Quality Control Board

Lahontan Region

Winston H. Hickox
Secretary for
Environmental
Protection

Victorville Office
Internet Address: <http://www.swrcb.ca.gov/rwqcb6>
15428 Civic Drive, Suite 100, Victorville, California 92392
Phone (760) 241-6583 • FAX (760) 241-7308



Gray Davis
Governor

April 19, 2002

Ref No.: LUSTIS #6B2600417T

Thomas Farnetti
Judith Farnetti
Inyo Crude
621 W. Line Street
Bishop, CA 93514

**UNDERGROUND STORAGE TANK FORMER UNOCAL SERVICE STATION NO. 5749 CASE
CLOSURE 3242 LAUREL MOUNTAIN ROAD, MAMMOTH LAKES, MONO COUNTY,
LUSTIS REF NO.: 6B2600417T**

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) is greatly appreciated.

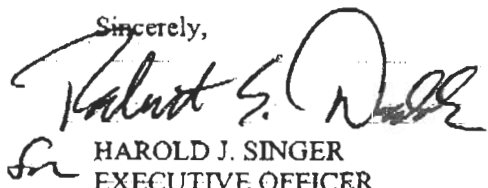
Based on information in the above referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please be advised that this letter does not relieve you of the responsibility to clean up existing, additional, or previously unidentified conditions at the site which are determined to cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Please contact our office if you have any questions regarding this matter.

Sincerely,

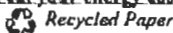

HAROLD J. SINGER
EXECUTIVE OFFICER

cc: Attached Mailing List

Y:\mono\cc\ust closure/former unocal 5749 cls.ltr

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at <http://www.swrcb.ca.gov>



COUNTY of MONO

HEALTH DEPARTMENT
P.O. Box 3329
Mammoth Lakes, CA 93546



Public Health (619) 924-5410
Environmental Health (619) 924-5454

FAX 619-924-5467
FAX 619-924-5458

JACK BERTMAN, M.D.
Health Officer

October 16, 1996

Ms. Ricky Saunders
CONTEL
15168 La Paz
Victorville, CA 92392

Re: CONTEL Mammoth Facility - 470039 Pinecrest Avenue, Mammoth Lakes

Dear Ms. Saunders:

This letter is to certify that one 1000-gallon capacity underground diesel fuel storage tank was removed from the CONTEL facility in Mammoth Lakes, on February 12, 1992.

At the time of removal, two soil samples were collected from the tank excavation; one at 2 feet and the other at 6 feet beneath the bottom depth of the tank pit, in the area beneath the former tank. The soil samples were analyzed for total petroleum hydrocarbons in the diesel range (TPHD), as well as for benzene, toluene, ethyl benzene and xylenes (BTEX). The 2-foot sample was positive for TPHd in the range of 4500 parts per million (ppm). The 6-foot sample was positive for TPHd in the range of 17000 ppm. Low levels of BTEX were also discovered in the samples. (See attached samples results.)

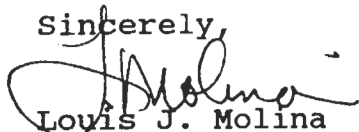
Following the direction of the Mono County Health Department, a remedial action plan report was prepared for continued work at the site. Between the dates of September 21 and 24, 1992, approximately 50 cubic yards of diesel impacted soil was excavated and transported from the site. Subsequent soil samples analyses tested below detection limits for all of the above referenced petroleum constituents. (See attached samples analyses results.)

The underground fuel storage tank was removed and transported in accordance with Mono County Health Department and State of California, Title 23 requirements. Contaminated soil was properly removed, transported and disposed of, as required by

this Department. No further action is required of you by this Department in regard to this tank closure.

Should you have any questions regarding this matter, please feel free to call me at (619) 924-5454.

Sincerely,

A handwritten signature in dark ink, appearing to read "Louis J. Molina". The signature is fluid and cursive, with a large initial "L" and "M".

Louis J. Molina
Environmental Health Specialist II

cc: Jay Cass, CRWQCB - Lahontan Region

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

Route 1, Box 222
Mammoth Lakes, CA 93546
619-934-8109
fax: 619-934-1684



JACK BERTMAN, M.D.
HEALTH OFFICER

June 23, 1994

Ted Burner
P.O. Box 46
Mammoth Lakes, CA 93546

Re: Removal of one 1000-gallon underground fuel tank

Dear Mr. Berner:

This letter is to certify that one 1000-gallon underground fuel tank was removed from the east side of industrial building that you own at 62 Berner St., in Mammoth Lakes, on May 23, 1994. Two soil samples were collected from beneath the tank (one at each end of the tank). Both samples collected from beneath the tank were analyzed for total petroleum hydrocarbons (TPH) for diesel. TPH were "non-detect" (ND) in both samples. The laboratory results of these analyses are attached.

The above said tank was removed and transported in accordance with Mono County Environmental Health requirements. The excavated soil from the tank removal was replaced into the excavated hole.

The Mono County Health Department will require no further action by you in regard to this tank. The tank will be removed from our inventory.

If you have any questions regarding this matter, or if I can be of further assistance, please feel free to call me at (619) 934-8109.

Sincerely,

Louis J. Molina, R.E.H.S.
Environmental Health Specialist II

cc: Steve Mureau, operator

AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
P.O. BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: 175.00 Receipts: 1417 Paid: 5/18/94 ck # 16789

In or on the premises at 62 BERNER STREET MAMMOTH LAKES, CA 93546

OWNER:
Company: TED BERNER Contract: STEVE MUREAU
Mailing Address: P.O. BOX 46 Telephone: 619-934-8450
MAMMOTH LAKES, CA 93546

OPERATOR:
Company: STEVE MUREAU Contract: SAME
Mailing Address: P.O. BOX 8122 Telephone: 619-934-6142
MAMMOTH LAKES, CA 93546

CONTRACTOR:
Company: CONSTRUCTION SPECIALTY Contract: KATHY HANSEN
Mailing Address: P.O. BOX 181 Telephone: 619-647-6346
LEE VINING, CA 93541
State Contractor License No: 642712A HAZ

Abandonment Start Date: 5/18/94 Completion Date: 5/30/94

Last use of tank: MOTOR FUEL
Materials store in tank: DIESEL
Tank Volume: 1,000 GAL Tank material (i.e., steel, concrete, etc.): STEEL
Secondary containment (if any): Estimated depth to groundwater 100 FT
Piping to be removed (describe): MISC VENTING AND SUPPLY PIPING

Disposal location of tank contents (if any): HERBST STATION REPAIR 8 MASON RD WELLINGTON
Waste disposal site location of abandoned tank & pipe: BROWNS DUMP/SUNLAND RD BISHOP CA 93514

Clean-up operation proposed: AS NEEDED

You are to notify this office at least 24 hours before work begins.
By approval of this permit, we assure no liability for handling or
transport of this tank.
Please fill out one form for each tank to be abandoned.

Date: 5/16/94 Signature of Applicant: [Signature]
BRIDGEPORT OFFICE (619) 932-7485 or MAMMOTH LAKES OFFICE (619) 934-8109

PERMIT APPROVED BY: [Signature] 5/18/94

CONDITIONS FOR UNDERGROUND FUEL STORAGE TANK ABANDONMENT

APPLICANT: Ted Berner
TANK(S) LOCATION: 62 Berner St., Mammoth Lakes, CA
PERMIT(S) ISSUED BY: Louis J. Molina, R.E.H.S. *LM*
DATE OF ISSUANCE: May 18, 1994

1. This underground fuel storage tank abandonment permit(s) shall be valid for a period of one year from the date of issuance.
2. The tank removal(s) shall be conducted by a properly licensed contractor possessing a C-36, A, C-61, or D-40 license. State law further requires that your contractor hold a Hazardous Waste Certification issued by the Contractors State License Board.
3. The tank(s), upon being triple rinsed, shall be inerted using 15 pounds of dry ice per 1000 gallon tank capacity. The tank(s) may then be transported to the disposal site as non-hazardous.
4. The contractor shall collect a minimum of two soil samples from underneath each underground fuel storage tank. Each sample shall be tested for total petroleum hydrocarbons (TPH); and benzene, toluene, xylene and ethyl benzene (BTXE).
5. All gas distribution lines are to be sampled for TPH and BTXE at intervals of 20 feet.
6. On-site review during tank removal could result in additional soil samples.
7. Please notify the Mono County Health Department a minimum of 48 hours in advance of the date and time of the tank removal. Health Department staff must be present at the time when the tanks are removed.

If you have any questions regarding the above requirements or if I may be of any further assistance, please contact me at the Mammoth Lakes office at (619) 934-8109, or call the Bridgeport office at (619) 932-7485.

CONSTRUCTION SPECIALTY
P.O. BOX 181 LEE VINING, CA 93541
(619) 647-6364 FAX 647-6616
GEN ENG LIC A 642712

18 MAY 1994

SITE SPECIFIC SAFETY PLAN
STEVE MUREAU
FUEL STORAGE TANK REMOVAL

JOB LOCATION:

TED BERNER PROPERTY
62 BERNER ST
MAMMOTH LAKES, CA 93546

START DATE 05/19/94
COMPLETION APPROXIMATELY 05/31/94

OWNER:

TED BERNER
P.O. BOX 46
MAMMOTH LAKES, CA 93546
(619) 934-8450

PERSON OR FIRM RESPONSIBLE FOR HIRING CONSTRUCTION SPECIALTY:

STEVE MUREAU
P.O. BOX 8122
MAMMOTH LAKES, CA 93546
934-6142

LOCAL AGENCY: COUNTY OF MONO
DEPARTMENT OF PUBLIC HEALTH
P.O. BOX 476
BRIDGEPORT, CA 93517
619-932-7465

JOB DESCRIPTION:

EXCAVATE FOR REMOVAL OF ONE APPROXIMATELY 1,000
GALLON DIESEL FUEL STORAGE TANK
TANK PRESUMED EMPTY AND NOT IN CURRENT USE
REMOVE, IF ANY, REMAINING CONTENTS. TRIPLE RINSE,
HAUL TANK AND PIPING TO BROWN'S DUMP, BISHOP, CA.
STORE EXCAVATED MATERIAL ON SITE FOR USE IN BACK-
FILLING IF IT MEETS APPROVAL OF MONO COUNTY
BACKFILL EXCAVATION AND COMPACT
PROVIDE EQUIPMENT RENTAL - END DUMP TRUCKING, FLAT
BED TRUCKING, BACKHOE, EXCAVATOR, AND COMPACTION
EQUIPMENT AS NEEDED
DISPOSITION AND HANDLING OF ANY CONTAMINATED
MATERIALS IS THE RESPONSIBILITY OF OWNER DEPENDING
ON THE RESULTS OF SOIL TESTING
TRIPLE RINSE AND LIQUIDS REMOVAL BY HERBST STATION
B MASON ROAD YERINGTON, NV 89447 702-463-2759

INSURANCE:

WORKMEN'S COMP - TRANSAMERICA INSURANCE GROUP
P.O. BOX 232023 PLEASANT HILL CA 94523
POLICY #80571076
GENERAL LIABILITY - TRANSAMERICA INSURANCE GROUP
POLICY #3195355

NEAREST MEDICAL FACILITIES:

ALPINE FRACTURE AND MEDICAL CLINIC
MINARET ROAD, NEAR CANYON MAMMOTH LAKES, CA
619-934-2551
BERNER ST INTERSECTS WITH MINARET (HWY 203)

MAMMOTH CENTINELLA HOSPITAL
SIERRA PARK ROAD 934-3311
WEST OF HIGHWAY 203 AND EAST OF OLD MAMMOTH RD
TO SIERRA PARK ROAD (LOOK FOR MC DONALD'S) GO
LEFT - HOSPITAL IS ON LEFT SIDE SIERRA PARK RD

SAFETY PROCEDURES:

NO CONSTRUCTION SPECIALTY EMPLOYEES SHALL ENTER
ANY EXCAVATION DEEPER THAN 3 FEET
ALL CONSTRUCTION SPECIALTY EMPLOYEES SHALL REMAIN
SAFE DISTANCE FROM ANY EXCAVATION 5 FOOT OR MORE
IN DEPTH
ONLY THE OWNERS OF CONSTRUCTION SPECIALTY-JEFF,
STEVE, OR KATHLEEN MAY BE ALLOWED IN ANY 5 FOOT
OR DEEPER EXCAVATION.

ALL EMPLOYEES ARE TO REMAIN ALERT TO BACKUP BELLS
A SAFE DISTANCE SHALL BE MAINTAINED FROM ALL
MOVING EQUIPMENT

THE REMOVED FUEL STORAGE TANKS SHALL BE STOCKED
WITH DRY ICE AT THE RATE OF 15# PER THOUSAND
GALLON CAPACITY - TANKS SHALL BE HAULED ON A FLAT
BED TRAILER TO THE APPROVED DUMPING SITE AT
BROWN'S DUMPING FACILITY IN BISHOP, CA. A
CERTIFICATE OF TRIPLE RINSE SHALL ACCOMPANY THE
TANKS AND SHALL BE PROVIDED BY HERBST STATION
REPAIR.

ALL AREAS OF EXCAVATION SHALL BE PROTECTED FROM
VEHICLE AND PEDESTRIAN TRAFFIC BY APPROVED BAR-
RICADES

ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OR
REUSED AS BACKFILL AT THE DISCRETION OF MONO
COUNTY.

APPLICABLE MSDS INFORMATION WILL BE ON JOB-



HERBST STATION REPAIR

8 Mason Road

Phone (702) 463-2759

YERINGTON, NEVADA 89447

May 24, 1994

Date

TO WHOM IT MAY CONCERN:

This is to certify that on 5-24-94
Herbst Station Repair did triple rinse (1)
1000 Gallon Diesel Tank located at 62 Berner
St, Mammoth Lakes, Ca for Construction Specialty .

Please note, rinsing of tanks does not remove
hazardous vapors, tanks should be handled with
extreme care.

Sincerely,

George L. Herbst

GREAT BASIN LABORATORIES, INC.

ENVIRONMENTAL SERVICES / CERTIFIED WELL WATER ANALYSIS
1479 S. WELLS AVE., RENO, NV 89502
(702) 323-4822 - FAX (702) 323-4966

Report To: Sampled: 05-24-94 Submitted: 05-25-94
Name: HERBST STATION REPAIR Source: TED BERNER
Address: 8 MASON ROAD No. of Samples: TWO
City: YERINGTON, NV. 89447 Sampled By: [X]Client []GBL
Telephone: 463-2759 GBL Control No. 0594-110
Reference No. Notes: METHODOLOGY:
MODIFIED 8015 TPH

<u>SAMPLE ID</u>	<u>DATE</u>	<u>ANALYSIS</u>	<u>RESULTS (mg/Kg)</u>	<u>RANGE</u>
SAMPLE 1	05-24	TPH	ND	
SAMPLE 2	05-24	TPH	ND	

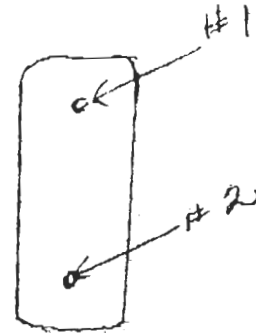
Remarks: ND = NONE DETECTED, TPH DETECTION LIMIT = 10 mg/Kg

Report By: John K. Sabatini
Laboratory Director

Date: 05-27-94

Ted Berner Property
- 62 Berner St
Mammoth Lakes, Ca
Soil Sample Map
1000 Gallon Diesel Tank
5-24-94

BUILDINGS



BERNER ST.

Key: $\Delta Q = \Delta Q_{\text{aqueous}}$, $\Delta S = \Delta S_{\text{solid}}$, $\Delta V = \Delta V_{\text{water}}$, $\Delta U = \Delta U_{\text{other}}$

BERNER ST

140'

DIESEL
6000
TANK

20'

70'

PUMP

2" STAND PIPE 4' ABOVE GROUND
(FILLER, PUMP PIPING)
1" VENT PIPE W/ GREEN CAP
9' ABOVE GROUND
HAND OPERATED FUEL PUMP

Please print or type. Form designed for use on either dot matrix or laser printer.

and Front of Page 7

**UNIFORM HAZARDOUS
WASTE MANIFEST**

Generator's US EPA ID No.

Manifest
Document No.2. Page 1
ofInformation in the shaded areas
is not required by Federal law.

3. Generator's Name and Mailing Address

Ted Burner

95 Berliner St - Mammoth Lakes, Calif

4. Generator's Phone (619) 934-8450

A. State Manifest Document Number

90917378

B. State Generator's ID

5. Transporter 1 Company Name

Herbst Engineering Inc

6. US EPA ID Number

CA0901674685

C. State Transporter's ID

D. Transporter's Phone

(916) 422-2620

7. Transporter 2 Company Name

8. US EPA ID Number

E. State Transporter's ID

F. Transporter's Phone

9. Designated Facility Name and Site Address

Reco Drain

11970 I-80 East

Sparks, Nev 89431

10. US EPA ID Number

NVD980393663

G. State Facility's ID

#221

H. Facility's Phone

#702) 348-7564

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers
No. Type13. Total
Quantity14. Unit
WT/Vol

1. Waste No.

a. Rinsed Aids Hazardous Waste Gas

1 DM

55

State

EPA/Other

b.

State

EPA/Other

c.

State

EPA/Other

d.

State

EPA/Other

J. Additional Descriptions for Materials Listed Above

K. Handling Codes for Wastes Listed Above

a.

02

15. Special Handling Instructions and Additional Information

Wear Rubber Gloves & Eye Protection

16.

GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment. OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name

Ted Burner

Signature

Month Day Year

1 15 15 10

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name

Signature

Month Day Year

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name

Herbst

Signature

Herbst

Month Day Year

1 15 15 10

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19

Printed/Typed Name

Signature

Month Day Year

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA CALL 1-800-852-7550



HERBST STATION REPAIR

8 Mason Road

Phone (702) 463-2759

YERINGTON, NEVADA 89447

May 5, 1991

TO WHOM IT MAY CONCERN:

This is to certify that on May 5, 1991

Herbst Station Repair did triple rinse (1) 900 gallon
fuel tank for Ted Barner at 95 Beriner St, Mammoth Lakes,
California.

Please note, rinsing of tanks does not remove
hazardous vapors, tanks should be handled with
extreme care.

Sincerely,

George L. Herbst
Herbst Station Repair
8 Mason Rd
Yerington, Nev 89447
(702) 463-2759



DIALYSIS CO.

17151 stormon way
VAN NUYS, CALIF.

14. MR. BERNERS

Name of Supplier, Owner or Dealer

P.O. Box 46

Address, No and Street

DIAMOND LAKE, CA

City

8-14-86

Date of Test

14. CAPACITY

Normal Capacity 1000 Gallons

By most accurate capacity chart available

1015

Gallons

Is there doubt as to true capacity? ☐

See Section "DETERMINING TANK CAPACITY"

15. TANK TO TEST

ONE ONLY

Identify by placard

Brand and Class

17. FILL-UP FOR TEST

Stick Water Bottoms below fill-up

to 14 in.

Gallons

FILL-UP SINCE BEFORE AND AFTER EACH COMPARTMENT DROP OR EACH MEASURED DELIVERY QUANTITY

Inventory

Delivery

Fill Tester

Product in full tank TOTAL

Tank Diameter 48"

Stick Readings to 14 in.

Gallons

Total Gallons as floating

19. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK

See manual sections applicable. Check below and record procedure in log (20).

☐ Water in tank ☐ High water level in tank excavation ☐ Linings being tested with LVLL

VAPOR RECOVERY SYSTEM

☐ Stage 1

☐ Stage 2

Observed API Gravity: 32.1

Observed Temperature: 168°F

Corrected API Gravity: 31.5

21. TEMPERATURE/VOLUME FACTOR (a) TO TEST THIS TANK

Is today warmer? ☐ Colder? ☐ Product in tank ☐ 14 in. Product on truck ☐ Expected Change (1 or 2)

22. Thermometer reading after circulation 149.56 68/65

23. Digit is per °F in range of expected change 326

24. Total quantity in 1015

coefficient of expansion in

4493912

gallons

petro-tite
TANK TESTERS

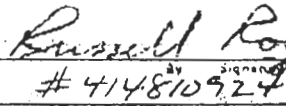
HEATH CONSULTANTS
INCORPORATED

Data Chart for Tank System Tightness Test

petro title

TANK TESTER

- PLEASE PRINT

1. OWNER Property ☐ Tank(s) ☒	MR. BERNER P.O. Box 46 MAMMOTH LAKES, CA.					
	Name	Address	Representative	Telephone		
	Name	Address	Representative	Telephone		
2. OPERATOR - DLR.	OWNER					
	Name	Address	Telephone			
3. REASON FOR TEST (Explain Fully)	VERIFY TANK SYSTEM TIGHTNESS					
4. WHO REQUESTED TEST AND WHEN	OWNER					
	Name	Title	Company or Affiliation	Date		
	Address			Telephone		
5. WHO IS PAYING FOR THIS TEST?	OWNER					
	Company, Agency or Individual	Person Authorizing	Title	Telephone		
	Billing Address	City	State	Zip		
	Attention to	Circle No.	Other Instructions			
6. TANK(S) INVOLVED	Identify by Direction	Capacity	Brand/Supplier	Grade	Approx. Age	Stitch/Fabrication
	ONE ONLY	1600 GALS	CHEVRON	DIESEL	10 YEARS	STEEL
7. INSTALLATION DATA	Location	Cover	Fills	Vents	Siphones	Pumps
	SIDE	DIRT	2"	2" NO	NO	NONE
	North inside driveway, West of station etc.	Concrete, Black Top, Earth, etc.	Stls. Trench, Mats, Grd. Tubes, Asphalts, etc.	Stls. Manholes	Which tank?	Suchon, Ramon, Mess, if known
8. UNDERGROUND WATER	Depth to the Water table GREATER THAN 12 FEET				Is the water over the tank? ☐ Yes ☒ No	
9. TESTING COMPANY	(213) 343-6188					
						
10. CONTRACTOR	DIALYSIS COMPANY JIM ZIMMERMAN 17151 SHERMAN WAY VAN NUYS, CALIF. 91406					
11. OTHER INFORMATION OR REMARKS	TESTING COMPLETE SYSTEM					
	Additional information on any items above. Officials or others to be advised when testing is in progress or completed. Visitors or observers present during test etc.					
12. TEST RESULTS	Tests were made on the above tank systems in accordance with test procedures prescribed for petro title as detailed on attached test charts with results as follows:					
	Tank Identification	Tight	Leakage Indicated	Date Tested		
	1600 GAL DIESEL	CHEV ONLY	YES	NONE	8-14-86	
13. CERTIFICATION	This is to certify that the above tank systems were tested on the date(s) shown. Those indicated as "Tight" meet the criteria established by the National Fire Protection Association Pamphlet 329.					
	8-14-86					
	DIALYSIS COMPANY JIM ZIMMERMAN					
	17151 SHERMAN WAY VAN NUYS, CALIF. 91406					
	 Russell Roy # 414810924					

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
PO BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT:

Permit fee: \$15.00

Receipt # 2986

Date Paid 5-23-88

In or on the premises at MINARET LODGE

OWNER:

Company: MINARET LODGE Contact: MARION WEST

Mailing Address: Box 1059 M.L. Tel: (1619-934-2562)

OPERATOR:

Company: _____ Contact: _____

Mailing Address: _____ Tel: () _____

CONTRACTOR:

Company: Ken Anderson Contact: _____

Mailing Address: _____ Tel: () 934-8366

State Contractor License No.: _____

Abandonment Start Date: 5/24 Completion Date: 5/24

Past use of tank: NONE

Materials stored in tanks: NONE

Tank Volume: 500 Tank material (i.e., steel, concrete, etc.) ?

Secondary containment (if any): _____ Estimated depth to groundwater ? ft.

Piping to be removed (describe): _____

Disposal location of tank contents (if any): N/A

Waste disposal site location of abandoned tank & pipe: _____

Clean-up operation proposed: _____

You are to notify this office at least 48 hours before work begins. By approval of this permit, we assume no liability for handling or transport of this tank.

Date: 5-23-88 Signature of Applicant: Martin West

BRIDGEPORT OFFICE: (619) 932-7485 or MAMMOTH LAKES OFFICE: (619) 934-8109

PERMIT APPROVED BY: Dennis Campbell RS

Rec'd 5-23-88 P.M. 3:47 P.M. 7981



STATE OF CALIFORNIA
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

HAZARDOUS MATERIALS TRANSPORTATION LICENSE

CHP 360H (REV. 1/00) OPI 062

LICENSEE NAME AND PHYSICAL ADDRESS *(only if different from below)*

LEDCOR INDUSTRIES, INC.

LICENSEE NAME AND MAILING ADDRESS

LEDCOR INDUSTRIES, INC.

5905 S. VIRGINIA ST., STE. 300
RENO NV 89502

ATTENTION: BRENT CHRISTOFFERSEN

160974	133352	9/25/2003	11/30/2004
CHP CARRIER NUMBER	LOCATION	Duplicate	Replacement
CA 194839		Initial	☒ Renewal

PROPERTY OF THE CALIFORNIA HIGHWAY PATROL (CHP)

The original valid license must be kept at the licensee's place of business as indicated on the license and a legible copy must be carried in any vehicle or combination transporting hazardous materials and must be presented to any CHP officer upon request. This license is NON-TRANSFERABLE and must be surrendered to the CHP upon demand or as required by law. A majority change in ownership or control of the licensed activity shall require a new license. This license may be renewed by submitting an application and appropriate fee to the CHP. Persons whose licenses have expired or are otherwise no longer valid must immediately cease the activity requiring a license. THERE IS NO GRACE PERIOD. For licensing information contact CHP, Commercial Vehicle Section at (916) 327-3310.

This carrier is on the special routing/safe stopping place mailing lists as indicated below:

- ☒ (HMX) Explosives subject to Division 14, California Vehicle Code (CVC).
- ☐ (HMPH) Poison Inhalation Hazard materials in bulk packaging subject to Division 14.3, CVC.
- ☐ (HRCQ) Highway Route Controlled Quantity radioactive materials subject to Division 14.5, CVC.

Any person who dumps, spills, or causes the release of hazardous materials or hazardous waste upon any highway shall immediately notify the CHP or the agency having jurisdiction for that highway. The minimum fine for failure to make the appropriate notification is \$ 2,000.00. (CVC Section 2312.5)



LED COR HEALTH, SAFETY and ENVIRONMENTAL POLICY

LED COR is committed to a strong Health, Safety and Environmental Program that protects its Employees, Subcontractors, Customers or Clients, the Public and Property from accidents and/or incidents.

LED COR believes that all accidents are preventable. Our goal is ZERO accidents. Active participation at all levels will ensure that our goal can be achieved.

LED COR endeavors to provide proper and relevant employee training, job specific Safe Work Practices, project and personal protection equipment, operation and maintenance procedures, and safety guidelines that focus Management, Employee and Subcontractor awareness on reducing the risk of accidents and/or incidents in all activities.

LED COR and Subcontractor Employees are responsible for fully complying with all Health and Safety Standards and Regulations, and for Co-operating with Management in the implementation of the Health, Safety & Environmental Program, work site inspections, incident/accident Investigations and maintenance in the continuous improvement of this Program.

LED COR is committed to protecting the environment in all aspects of our operations.

LED COR Management, Subcontractor Management and all Employees are collectively responsible to ensuring compliance with Local Government, Occupational Health, Safety and Environmental Regulations.

A handwritten signature in dark ink, appearing to read "Dave Lede", written over a horizontal line.

Dave Lede
Chairman

A handwritten signature in dark ink, appearing to read "Cliff Lede", written over a horizontal line.

Cliff Lede
Co-chairman

Date: January, 2003

Jan-26-99 01:21P Mono County Health Dept. 7609325284

P.02

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

Route 1, Box 222
Mammoth Lakes, CA 93546
619-934-8109
fax: 619-934-3368



JACK BERTMAN, M.D.
HEALTH OFFICER

October 13, 1993

Richard Ronning
Ronning Loader Service
P.O. Box 9409
Mammoth Lakes, CA 93546

Re: Removal of 1000-gallon Underground Fuel Storage Tank.

Dear Mr. Ronning:

This letter is to certify that a 1000-gallon underground fuel tank was removed from the premises at 72 A Joaquin St., in Mammoth Lakes, CA, on July 29, 1993. In addition, two soil samples were collected from the area beneath the tank and were analyzed for total petroleum hydrocarbons (TPH), benzene, toluene, xylene and ethyl benzene (BTXE). None of these constituents were detected in the samples.

The above said tank was removed and transported in accordance with all applicable requirements of the Mono County Health Department.

If you have any questions regarding this matter, or if I can be of further assistance, please feel free to call me at (619) 934-8109.

Sincerely,

Louis J. Molina, R.E.H.S.
Environmental Health Specialist II

cc: Cindy Mitton, CRWQCB, Lahontan Region

Jan-26-99 01:21P Mono County Health Dept. 7609325284

P.03



HERBST STATION REPAIR

8 Mason Road

Phone [702] 463-2759

YERINGTON, NEVADA 89447

July 29, 1993

TO WHOM IT MAY CONCERN:

This is to certify that on July 29, 1993
Herbst Station Repair did triple rinse ^{LN. 1000} (1) 550
gallon fuel tank located at Ronning Services In
Mammoth Lakes for Construction Specialty.

Please note, rinsing of tanks does not remove
hazardous vapors, tanks should be handled with
extreme care.

Sincerely,

George L. Herbst
Herbst Station Repair

72 A *Sign*

Jan-26-99 01:22P Mono County Health Dept. 7609325284

P.04

GREAT BASIN LABORATORIES, INC.

ENVIRONMENTAL SERVICES / CERTIFIED WELL WATER ANALYSIS
1479 S. WELLS AVE., RENO, NV 89502
(702) 323-4822 • FAX (702) 323-4968

Report To: Sampled: 07-30-93 Submitted: 07-30-93
Name: HERBST STATION REPAIR Source: RONNING SERVICES
Address: 8 MASON ROAD No. of Samples: TWO
City: YERINGTON, NV. 89447 Sampled By: [X]Client []GBL
Telephone: 463-2759 GBL Control No. 0793-125
Reference No. Notes: METHODOLOGY:
MODIFIED 8015 TPH

<u>SAMPLE ID</u>	<u>DATE</u>	<u>ANALYSIS</u>	<u>RESULTS (mg/Kg)</u>	<u>RANGE</u>
SAMPLE 1	07-30	TPH	ND	
SAMPLE 2	07-30	TPH	ND	

Remarks: ND = NONE DETECTED TPH DETECTION LIMIT = 10 mg/Kg

Report By: John E. Sabatini
Laboratory Director

Date: 08-04-93

Jan-26-99 01:22P Mono County Health Dept. 7609325284

P.05

GREAT BASIN LABORATORIES, INC.

ENVIRONMENTAL SERVICES / CERTIFIED WELL WATER ANALYSIS
1479 S. WELLS AVE., RENO, NV 89502
(702) 323-4822 • FAX (702) 323-4968

Report To: Sampled: 07-30-93 Submitted: 07-30-93
Name: HERBST STATION REPAIR Source: RONNING SERVICES
Address: 8 MASON ROAD No. of Samples: TWO
City: YERINGTON, NV. 89447 Sampled By: [X]Client []GBL
Telephone: 463-2759 GBL Control No. 0793-125
Reference No. Notes: EPA METHOD 8240 - BTXE

<u>SAMPLE ID</u>	<u>DATE</u>	<u>ANALYSIS</u>	<u>RESULTS (ug/Kg)</u>
SAMPLE 1	07-30	BTXE	
		Benzene	ND
		Toluene	ND
		Xylene	ND
		Ethyl-Benzene	ND
SAMPLE 2	07-30	BTXE	
		Benzene	ND
		Toluene	ND
		Xylene	ND
		Ethyl-Benzene	ND

Remarks: ND = NONE DETECTED

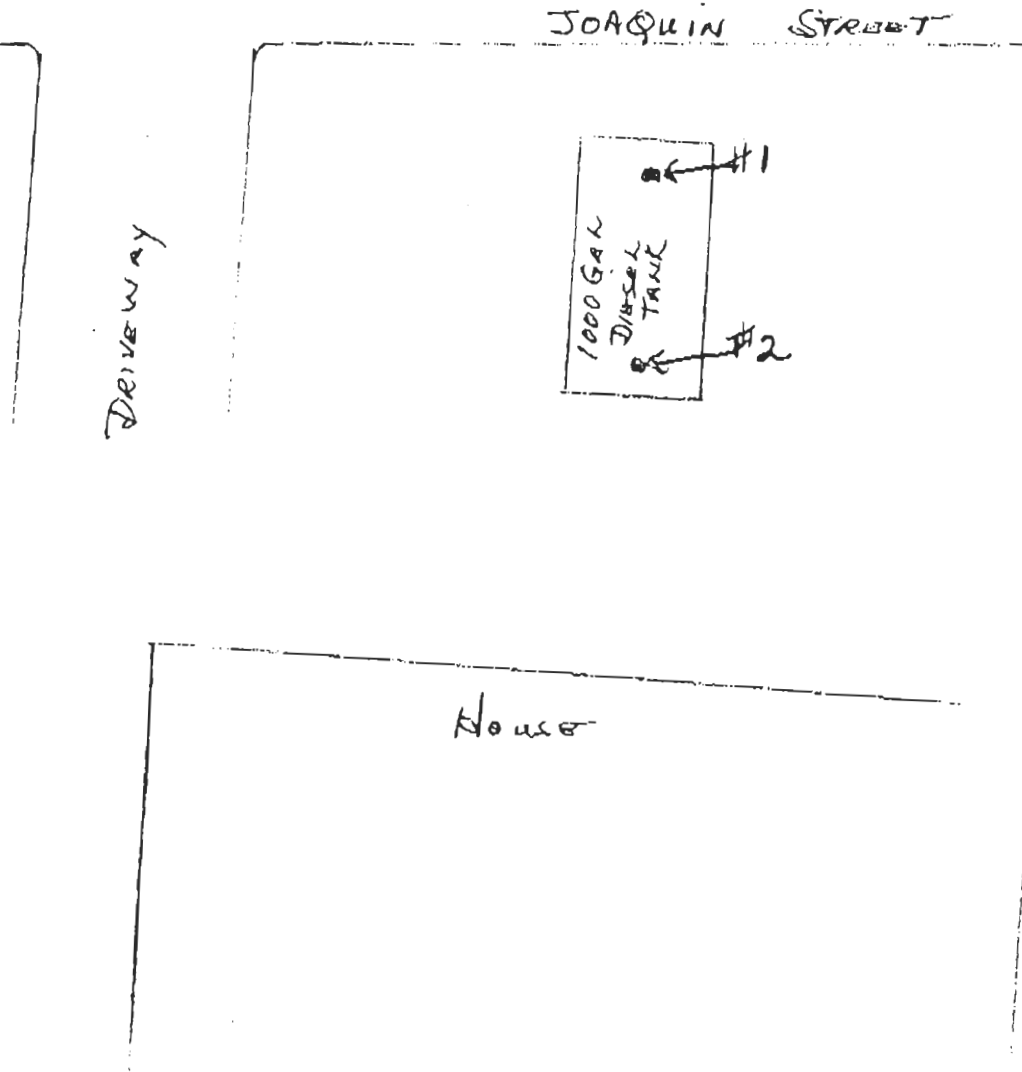
DETECTION LIMIT = 2.0 ug/Kg

Report By: John E. Sabatini
Laboratory Director

Date: 08-04-93

Jan-26-99 01:22P Mono County Health Dept. 7609325284

P.06



Ronning Services
Sample Map Location
(2) Samples taken 7/29/93
Mammoth Lakes, CA

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
PO BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$15.00 Receipt # 161 Date Paid 11-23-88

In or on the premises at PONDEROSA LODGE, MAMMOTH LAKES

OWNER:

Company: MAMMOTH/JUNE SKI RESORT Contact: Don Redmon

Mailing Address: P.O. Box 24, Mammoth Lakes Tel: () 934-2571

OPERATOR:

Company: MAMMOTH/JUNE SKI RESORT Contact: Don Redmon

Mailing Address: _____ Tel: () _____

CONTRACTOR:

Company: _____ Contact: _____

Mailing Address: _____ Tel: () _____

State Contractor License No.: _____

Abandonment Start Date: _____ Completion Date: _____

Past use of tank: motor vehicle fuel

* Materials stored in tanks: LAS

* Tank Volume: 500 Tank material (i.e., steel concrete, etc.) steel

Secondary containment (if any): _____ Estimated depth to groundwater _____ ft.

Piping to be removed (describe): _____

* Disposal location of tank contents (if any): NONE

* Waste disposal site location of abandoned tank & pipe: RINSED & DISPOSED OF
IN LAND FILL

Clean-up operation proposed: NONE REQUIRED

You are to notify this office at least 48 hours before work begins. By approval of this permit, we assume no liability for handling or transport of this tank.

Date: 11/14/88 Signature of Applicant: Don Redmon

BRIDGEPORT OFFICE: (619) 932-7485 or MAMMOTH LAKES OFFICE: (619) 934-8109

PERMIT APPROVED BY: [Signature]

TANK REMOVED REC'D 11-23-88 CK # 14954 Rept. # 161

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
PO BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$75.00 Receipt # 920 ^{CL# 2372} Date Paid 12-6-91.

In or on the premises at BEHTRUB Alpine Lodge.

OWNER:

Company: BEN ELLIOTT Contact: _____
P.O. BOX 68 MAMMOTH LAKES
Mailing Address: SPRING LANE + CANYON Tel: () 619-934-2208.

OPERATOR:

Company: N/A Contact: _____
Mailing Address: _____ Tel: () _____.

CONTRACTOR:

Company: N/A B.B. Gaulton - BAKHOF. Contact: _____
GEORGE HERBST - WASHING OF TANKS.
Mailing Address: _____ Tel: () _____.

State Contractor License No.: _____.

Abandonment Start Date: 12-9-91 Completion Date: 12-11-91.

Past use of tank: FOR LOADER SNOW REMOVAL.

Materials stored in tanks: GASOLINE (LEADED).

Tank Volume: 500 gal Tank material (i.e., steel, concrete, etc.) STEEL.

Secondary containment (if any): N/A NONE Estimated depth to groundwater 50' (+) ft.

Piping to be removed (describe): TO BE REMOVED & USED BY
OWNER.

Disposal location of tank contents (if any): NONE; RINSEATE TO RENO DRILLING.

Waste disposal site location of abandoned tank & pipe: TO BE USED AS ABOVE
GROUND TANKS AT TRAVELER OF.

Clean-up operation proposed: AS NEEDED - GEORGE HERBST
TO CONDUCT SOIL SAMPLING FOR EACH TANK.
You are to notify this office at least 48 hours before work begins. By approval of this permit, we assume no
liability for handling or transport of this tank. DEC 12-9-91

Date: 12-4-91 Signature of Applicant: BEN S. ELLIOTT.

BRIDGEPORT OFFICE: (619) 932-7485 or MAMMOTH LAKES OFFICE: (619) 934-8109

PERMIT APPROVED BY: James C. Carson 12-9-91.

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
PO BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$75.00 Receipt # 920 ^{CR#2372} Date Paid 12-6-91

In or on the premises at BEHIND ALPINE LODGE

OWNER:

Company: BEN ELLIOTT Contact: _____
PO BOX 68 Mammoth Lakes

Mailing Address: SPRING LAKE & CANYON Tel: () 619-934-2208

OPERATOR:

Company: N/A Contact: _____

Mailing Address: _____ Tel: () _____

CONTRACTOR:

Company: BOB CRIBBON - BACKHOE Contact: _____
GEORGE HERBST - WASHINGTON OF TANKS

Mailing Address: _____ Tel: () _____

State Contractor License No.: _____

Abandonment Start Date: 12-9-91 Completion Date: 12-11-91

Past use of tank: FOR LOADER - SNOW REMOVAL

Materials stored in tanks: DIESEL

Tank Volume: 500 gal Tank material (i.e., steel, concrete, etc.) steel

Secondary containment (if any): NONE Estimated depth to groundwater 50(+) ft.

Piping to be removed (describe): TO BE REMOVED & USED BY
OWNER

Disposal location of tank contents (if any): NONE / RINSE TO RENO DRAIN
OR

Waste disposal site location of abandoned tank & pipe: TO BE OWNER
BY OWNER

Clean-up operation proposed: GEORGE HERBST TO CONDUCT
SOIL SAMPLING FOR EACH TANK

You are to notify this office at least 48 hours before work begins. By approval of this permit, we assume no liability for handling or transport of this tank.

Date: 12-4-91 Signature of Applicant: BEN S. ELLIOTT

BRIDGEPORT OFFICE: (619) 932-7485 or MAMMOTH LAKES OFFICE: (619) 934-8109

PERMIT APPROVED BY: James Simpson 12-9-91



HOLGUIN, FAHAN & ASSOCIATES, INC.

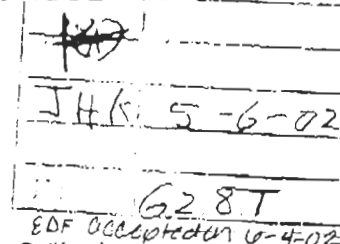
5-20
MAY 02 2002

ENVIRONMENTAL MANAGEMENT CONSULTANTS

April 29, 2002

Eric Roehl
Chevron Products Company
145 S. State College Blvd. #400
Brea, CA 92822

Re: Chevron Products Company Site #9-1861, 3236 Main St., Mammoth Lakes, California
CRWQCB-LR Site #6B2600628T



Dear Mr. Roehl:

Please find enclosed the First Quarter 2002 Groundwater Monitoring and Progress Report for the subject location. The well monitoring data was collected and provided by Blaine Tech Services, Inc.. The contents of this report include:

- Quarterly Progress Report Summary Sheet
- List of Acronyms/Abbreviations
- Exhibit 1 - Sampling Schedule
- Exhibit 2 - Current and Historic Summary Tables
- Exhibit 3 - Figures
- Exhibit 4 - Graphs
- Exhibit 5 - Laboratory Analytical Reports and Chain of Custody Records
- Exhibit 6 - Groundwater Sampling Contractor Information

The groundwater sampling contractor information provided as Exhibit 6 includes well purging and groundwater sampling procedures, field data sheets and waste documentation. Should you have any questions regarding this report, please contact Mr. Eric Roehl, Chevron Products Company, at (714) 871-3347, or Mr. Mark Magargee, Holguin, Fahan & Associates, Inc., project manager, at (661) 391-0517 or at e-mail address: Mark_Magargee@hfa.com.

Sincerely,

Mark R. Magargee

Mark Magargee
Senior Hydrogeologist
Holguin, Fahan & Associates, Inc.



/TQ/PC

Enclosures

cc: Kai Dunn, California Regional Water Quality Control Board, Lahonton Region (6)

ENVIRONMENTAL SCIENTISTS • GEOLOGISTS • ENGINEERS

Contaminated Site Assessments • Phase I Audits • Site Remediation • Hazardous Waste Management

143 South Figueroa Street
Van Nuys, California 91411
(805) 852-0218 FAX (805) 852-0783
Internet: hnt_jest@hfa.com

5940 Lakeshore Drive
Cypress, California 90630
(714) 230-1741 FAX (714) 230-1745
Internet: cyp_jest@hfa.com

3420 Pegasus Drive, Suite 1
Bakersfield, California 93308
(805) 381-0517 FAX (805) 381-0826
Internet: bkg_jest@hfa.com

1215 South Park Lane, Suite 1
Tucson, Arizona 85701
(480) 505-3332 FAX (480) 505-3336
Internet: tuc_igot@hfa.com

1003 East Coolley Drive, Suite 201
Colton, California 92324
(909) 422-0808 FAX (909) 422-0099
Internet: tpm_jest@hfa.com

www.hfa.com

**QUARTERLY PROGRESS REPORT SUMMARY SHEET
FIRST QUARTER 2002**

SITE INFORMATION:

Responsible Party / Contact :	Chevron Products Company / Eric Roehl
Responsible Party Address :	145 S. State College Blvd. #400, Brea, CA, 92822
Station / Site ID:	9-1861
Current Site Use :	Active Chevron Service Station
Global ID :	Not yet available
Lead Regulatory Agency/Case#/Case Worker :	CRWQCB-LR/Case #:6B2600626T/Kai Dunn
Date of Most Recent Regulatory Letter :	8/14/01
Primary Consultant / Project Manager :	Holguin, Fahan & Associates, Inc. / Mark Magargee
Well Monitoring Contractor :	Blaine Tech Services, Inc.
Site Monitoring Frequency :	Quarterly
Well(s) and/or Surface Water Within 1,000 ft.:	None
Number of Groundwater Wells On Site:	6
Number of Groundwater Wells Off Site:	0
Phase of Vadose Zone Investigation:	Assessment
Phase of Groundwater Investigation:	Assessment
Nature of Contamination:	Gasoline

SITE HYDROLOGY IN ZONE 1:

Number of Water Zones:	1
Avg. Depth to Groundwater (ft):	23.51
Avg. Potentiometric Surface Elevation (ft-MSL):	7,818.90
Qtrly Change in Avg. GW Elevations (ft):	2.10
Flow Direction/Hydraulic Gradient (ft/ft):	north-northwest/0.21

FIELD ACTIVITY (CURRENT QUARTER):

		Well With PSH :	
		Wells	Feet
Groundwater Monitoring Date :	3/13/02	MW-6	0.10
Groundwater Wells Gauged:	5		
Groundwater Wells Sampled:	3		
Purging Method:	Submersible pump		
Gallons of Groundwater Purged:	16		
Treatment Method/Disposal Facility:	Safety Kleen / Buttonwillow		

GROUNDWATER CONDITIONS :

No. of Wells with Detectable TPH - Gas:	1	TPH - Gas Range (µg/l):	<50 - 530
No. of Wells with Detectable Benzene:	1	Benzene Range (µg/l):	<0.18 - 1
No. of Wells with Detectable MTBE:	2	MTBE Range (µg/l):	<0.24 - 28
No. of Wells with Detectable TBA:	0	TBA Range (µg/l):	N/A

ADDITIONAL INFORMATION:

Well MW-7 was unable to be installed in October 2001, when well MW-8 was installed. Well MW-7 will be installed at a later date.



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board Labontan Region

Victorville Office

Internet Address: <http://www.swrch.ca.gov/rwqcb6>
15428 Civic Drive, Suite 100, Victorville, California 92392
Phone (760) 241-6583 • FAX (760) 241-7308



Gray Davis
Governor

August 14, 2001

LUSTIS No.: 6B2600628T

Eric Roehl
Chevron U.S.A. Product Company
145 S. State College Blvd, Room 4084
Brea, CA 92822-2292

RESPONSE TO THE "EXPANDED SOIL AND GROUND WATER ASSESSMENT REPORT" AND "REPORT OF INTERIM REMEDIAL ACTION" FOR THE CHEVRON SERVICE STATION NO. 9-1861, 3236 MAIN STREET, MAMMOTH LAKES, MONO COUNTY

Thank you for your submittal of the "Expanded Soil and Ground Water Assessment Report" and "Report of Interim Remedial Action" prepared on behalf of Chevron by Holguin, Fahan & Associates, Inc. (HFA) on November 14, 2000. California Regional Water Quality Control Board staff (Board staff) reviewed this work plan and has the following comments.

1. Ground water direction described in the text (page 4 of November 14, 2000 report) is not consistent with the indication of Figure 4. Please clarify the correct ground water direction and submit the corrected information.
2. HFA proposes to conduct an additional investigation of the remaining adsorbed-phase gasoline hydrocarbons at the site by drilling and sampling six additional soil borings in the area of the former tanks and dispensers. The vapor extraction wells might be constructed in the selected soil borings for remediation of the unsaturated zone. Board staff recommends two additional soil borings need to be drilled according to previous soil boring results. The first boring location (B-19) should be located at the middle point between SB2 and SB10, and the second boring location (B-20) should be at the middle point between MW-1 and MW-2 shown in the enclosed plan (Attachment). Board staff requests you submit the additional soil boring report including activity findings and recommendation for selecting a vapor extraction remediation plan within 45-days after completing the soil boring activities. The soil vapor extraction remediation cannot be implemented until Board staff approves the plan. Please notify our office a minimum of five working days prior to starting the soil boring work and monitoring well installations.
3. HFA proposes to install an additional monitoring well (MW-7) at the northeast corner of the property. Board staff requests two additional monitoring wells shall be installed: MW-7 as HFA's proposed location, and MW-8 at the southeast corner of the property as shown in the plan. MW-8 is requested to be a downgradient well to monitor the ground water direction and plume migration. This additional data is necessary for plume definition and to design any remediation plan since there have been conflicting directions

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at <http://www.swrch.ca.gov>

Recycled Paper



Mr. Roehl

- 2 -

August 14, 2001

for the ground water gradient at this site. You are reminded that you must fully define the plume in all directions.

4. Board staff is aware that there is a seasonal variation for ground water elevations in the Mammoth Lakes area. We request you measure the well elevation, depth to ground water, and ground water elevation precisely for every monitoring well during each quarterly sampling activity. Please evaluate the relationship between the seasonal variations and ground water gradient and define the ground water direction.

If you would like to discuss items in this letter, or if you have any questions, please contact me at (760) 241-7366 or Cindi Mitton at (760) 241-7413.

Sincerely,



Joseph H. Kenny
Environmental Specialist III

Attachment: Plot Plan

cc: Elva Rogers
Holguin, Fahan & Associates, Inc.
143 South Figueroa Street
Ventura, CA 93001

Mark R. Magargee
Holguin, Fahan & Associates, Inc.
2820 Pegasus Dr. Suite 1
Bakersfield, CA 93308

Louis Molina
Mono County Health Department
P.O. Box 3329
Mammoth Lakes, CA 93546

Paul Roten
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546



Cal/EPA

**Lahontan
Regional Water
Quality Control
Board**

Victorville Office

15428 Civic Drive,
Suite 100
Victorville, CA 92392
(760) 241-6583
FAX (760) 241-7308

January 30, 1998

file: 6B2600628T



Pete Wilson
Governor

F. Scott Small
Site Assessment/Remediation
Project Manager
Chevron Products Company
PO Box 2833
La Habra CA 90632-2833

Dear Mr. Small:

SITE CHARACTERIZATION WORK PLAN - CHEVRON # 9-1861, 3236 FOREST TRAIL, MAMMOTH LAKES, MONO COUNTY (LUSTIS # 6B2600628)

Staff of the California Regional Water Quality Control Board (Board staff) reviewed the work plan for the above-referenced facility, dated December 8, 1997, prepared by Flour Daniel GTI. That work plan was submitted in response to a Board staff letter dated October 17, 1997. The purpose of this letter is to provide you with comments to the work plan. Additionally, Board staff has reviewed as background information three earlier documents that you submitted.

Three Earlier Reports

The following reports relate to the above-referenced site and were submitted to Board staff under a cover letter from you dated October 6, 1997. The first report listed below is for the adjacent property. The second and third reports below are for the Chevron site.

Phase I and Phase II Environmental Site Assessment, Parcel # 35-070-01, 3262 Main St, Mammoth Lakes, Groundwater Technology, July 21, 1994 This report describes a site assessment conducted at the adjacent parcel to the east and north of the Chevron station. Two soil borings were advanced to auger refusal at 35 feet below ground surface (fbgs) and analyzed for total petroleum hydrocarbons as gas and diesel (TPHg and TPHd) by EPA method 8015 and benzene, toluene, ethylbenzene, and xylene isomers (BTEX) by EPA method 8020. No hydrocarbons were detected in any of these borings. This investigation confirms that no contaminants have migrated to the east of the property.

Site Assessment Report, Chevron Facility No 9-1861, 3262 Main St, Mammoth Lakes CA, Groundwater Technology, September 30, 1995 This report documents an assessment of potential releases from the underground storage tanks (USTs), piping and dispensers at the site. During this investigation three slant borings were drilled beneath the used oil tank, heating oil tank, and hoist /drain area and five vertical borings were advanced in the vicinity of the USTs and dispensers. Boring SB-08-15 fbgs (east end of dispenser island) contained the highest soil concentrations (800 mg/l TPHg, 0.95 mg/l B, 2.8 mg/l T, 5.1 mg/l E, 34 mg/l X).

RECEIVED

FEB 3 1998

MONO COUNTY HEALTH DEPT.



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

6-05-1995 3:12AM

FROM

P. 1

Mr. Small
January 30, 1998
Page 2

TO: Dean Dougherty
From: Louis Molina

934-5619

Ground water was encountered as shallow as 14 fbs. Three ground water samples were collected and the highest concentrations were found in SB-08 (55,000 ug/l TPHg, 360 ug/l B, 3,010 ug/l T, non-detectable (ND) E, and 11,800 X). The site soils consist of medium to coarse gravely sands with cobbles and boulders in a volcanic glacial till environment. This investigation has confirmed that ground water has been impacted. Based upon Board staff knowledge about the site, the probable ground water flow direction is to the southeast, toward the Murphy gulch storm drain, located on the south side of Hwy 203.

Tank Removal Report, Chevron Facility No 9-1861, 3262 Main St, Mammoth Lakes CA, Ground water Technology, June 21, 1996 This report documents the removal of five USTs at this site: three gasoline, one heating oil and one waste oil. Soil was over-excavated in the former tank vicinity so that new USTs could be installed. Approximately 550 cubic yards of soil were disposed in the Bishop-Sunland landfill. Ground water was encountered at about 12 fbs during this work in May and June 1996. Approximately 2,500 gallons of water were removed and disposed offsite. Soil samples were collected beneath the UST and dispenser locations and on the excavation sidewalls. Only minor amounts of contaminants were detected beneath the USTs. The highest levels of contaminants were detected beneath the dispenser north middle location (sample DNM reported 180 mg/l B and 40,000 mg/l TPHg). A water sample was collected and contained 19,000 ug/l TPHg, 710 ug/l B, 2,900 T, 640 ug/l E, and 4,100 X. Based upon the information in this report, it is probable that the source of contaminants to soil and ground water was the dispensers and/or piping. Board staff believe that no further action is necessary for the heating and used oil tanks, located to the rear of the building area.

Site Assessment Workplan Summary

The workplan dated December 8, 1997 proposes to drill four borings with a hollow stem auger and complete them as four-inch polyvinyl chloride (PVC) monitoring wells to assess soil and ground water conditions at the site. The estimated total depth would be 30 feet with a 20-foot screen interval. Soil lithology will be logged by a California registered geologist. Soil samples will be collected at five foot intervals and, based upon the results of field screening with a photo ionization device, selected samples will be analyzed in a laboratory. Because of the large boulders in the area, boring refusal during drilling may occur prior to 30 fbs. The comments below apply to this workplan.

Board Staff Comments

1. *Figure 2 - Well Locations* - The four proposed well locations are shown on this figure. Board staff recommend that a well, or wells, be installed in the median strip to the south of the site that separates the service road from Hwy 203. Ground water flow is expected to be toward the southeast towards the Murphy gulch storm drain in the site vicinity. The boring proposed near SB1 may be relocated south of the service road. A well placed in the median strip will better assess the lateral downgradient plume extent.
2. *Drilling methodology* - Because of the difficult drilling conditions expected, consider using an air rotary casing hammer rig to drill through the cobbles for placing a well screen at the right depth. If a very large boulder is encountered, consider relocating the well.
3. *Figure 6 - Well Construction* - Board staff recommend that a longer well screen be used and the well length extended to about 30 fbs instead of the proposed 20 fbs. This is because the ground water table fluctuates greatly depending upon the wet or dry seasons and wet or dry years.

4. *Monitoring Wells* - Monitoring well permits must be obtained from Mono County Department of Health Services.
5. *Physical parameters* - Please include turbidity in addition to temperature, electrical conductivity, and pH as a physical parameter.
6. *MTBE Analysis* - Please use US EPA method 8260 for analysis of ground water samples. Report all oxygenated compounds detected. Refer to the enclosed letter from the Central Valley Regional Board, dated July 18, 1997.
7. *Reporting* - Within 90 days of the completion of field work, please submit a report describing the results of site investigation activities.
8. *Site Address* - The site address listed on your work plan and in the Leaking Underground Storage Tank's data base is 3236 Forest Trail. The second and third reports listed above are for 3262 Main Street. Please verify and report the correct address.
9. *Soil Samples* - Board staff request that the bottom recoverable soil sample from each bore hole be analyzed. This may require a minimum of two to three soil samples to be analyzed.

Board staff requests your concurrence with these comments and that you provide a letter modification to your workplan by March 1, 1998. Include an estimated time schedule for field work. We request you initiate field work no later than June 15, 1998. If you have any questions, please call me at (760) 241-7408 or Cindi Mitton at (760) 241-7413.

Sincerely,

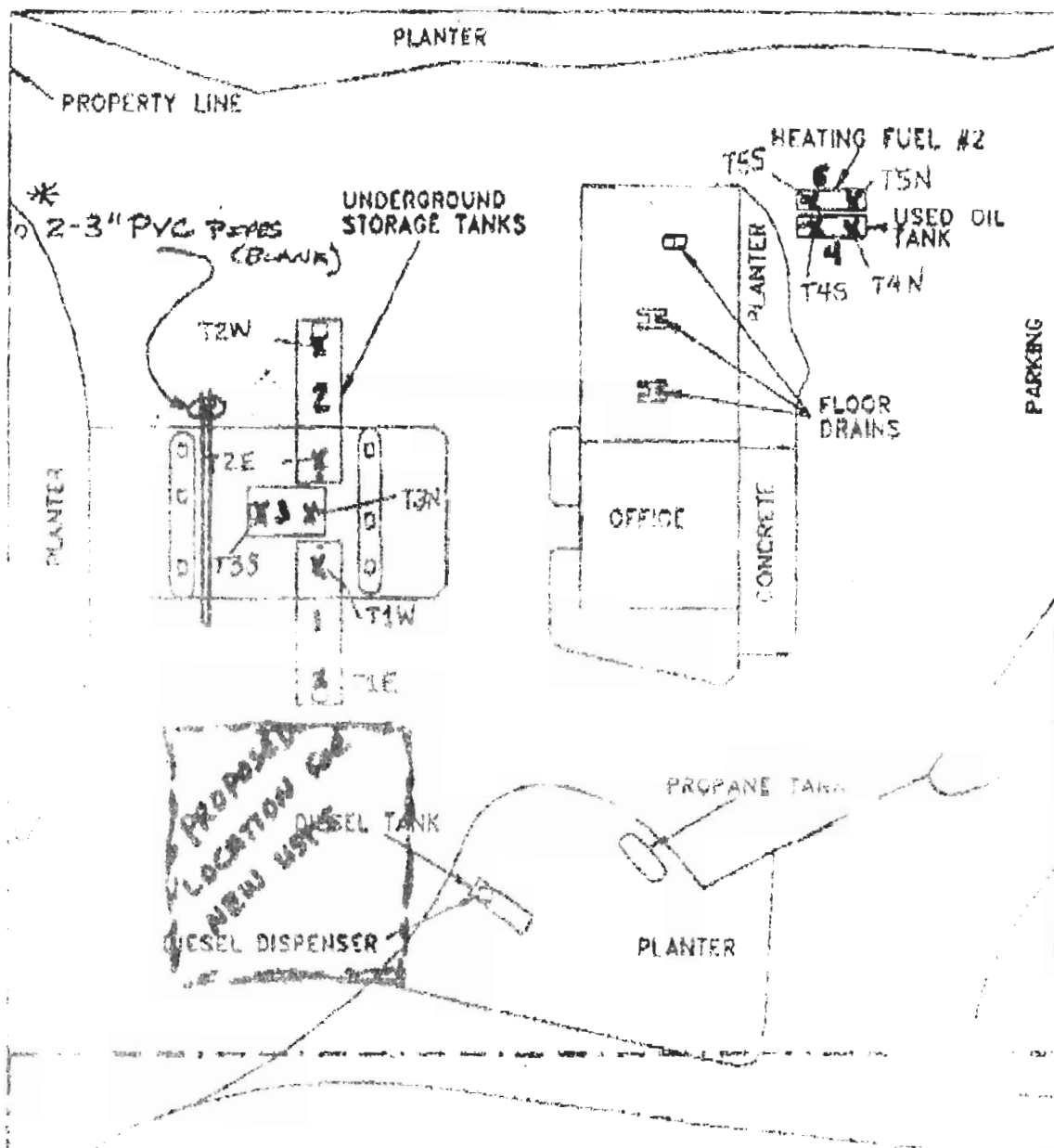

Jehiel W. Cass
Associate WRC Engineer
Toxics Section

Enc: CVRWQCB letter July 18, 1997

cc w/enc: Louis Molina
Mono County DEHS
PO Box 3329
Mammoth Lakes CA 93546

Kevin Hamilton
Flour Daniel GTI
5080 California Av, Ste 300
Bakersfield CA 93309

U.S.T SAMPLE LOCATIONS



LEGEND



GROUNDWATER TECHNOLOGY		SITE MAP			
CLIENT: CHEVRON U.S.A. INC. FACILITY NO. 9-1861		FILE: SW (1:30)	PROJECT NO.: 022500039	PM	PL/RS
LOCATION: 3262 MAIN STREET MAMMOTH LAKES, CALIFORNIA		REV.	DATE: 8/95	FIGURE: 2	



Mammoth Lakes Fire Protection District
Post Office Box 5, 1574 Old Mammoth Road
Mammoth Lakes, CA 93546
760-934-2300 Fax- 760-934-9210

February 23, 2007

Sierra Geotechnical Services
Dean Dougherty
214 West Line Street, Suite F
Bishop, CA 93514

Re: 176 Lakeview Blvd Underground Fuel Storage Tank

The address for the above identified parcel was incorrectly written as 1786 Lakeview Blvd. In a discussion with Mr. Jim Dunn, Sierra Concrete Pumping worked out of the yard associated with the duplex structure that occupies the lot at 176 Lakeview Blvd. Included as part of the operation, Sierra Concrete Pumping stored diesel fuel on site. It appears that Sierra Concrete Pumping operated out of this site until 1988.

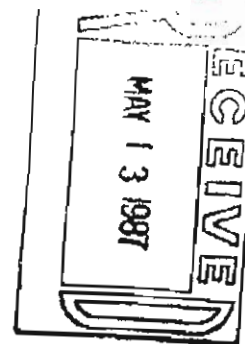
In 1989, Mr. Dunn relayed that the tanks were removed as per the letter that you provided from Mono County Health Department. A search of the records here at the Fire Station, revealed nothing about the tank or when it was removed.

If you have any additional questions, or if there is anything else that I can assist with, please contact me at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thom Heller", written over a horizontal line.

THOM HELLER
Fire Marshal



A Geological Systems
Evaluation Company

UNDERGROUND STORAGE TANK TEST CERTIFICATION

Tank Owner Big Wood Condo's
 Contact person Scott Conduct
 Address 1629 Majestic Pines Dr.
 City, State Mammoth Lakes, CA
 Telephone 619-934-8411
 Tank Address Same
 City, State Same
 Test Method Horner Ezy Chek
 Test Date 4-30-87

Tank	Capacity	Product	High Test	Low Test
<u>#1</u>	<u>550 gal</u>	<u>Diesel</u>	<u>+.003 gal/hr</u>	

REMARKS Tank is within guidelines of: California
Administration Code Title 23 Waters Subchapter 16
Underground Tank Regulations Section 2643; paragraphs
a through d

APPROVAL Jim Tharp SIGNATURE Jim Tharp

1 TANK REMOVED

EZY-CHEK WORKSHEET

Tank # 1 Test level 61911 Product Dissec Capacity 550 Char cal. .025 $\times$ 90 = .0003 (A)

Sp. Gr. 32.2 Product temp. 47 Coefficient .0045 Temp. cal. .0045 $\times$ 550 = .25 (B)

NQ.	level start	level end	gain + loss -	x(A) x(A)	level result	temp. start	temp. end	gain + loss -	x(B) x(B)	temp. result	final result	time
	51 - 40	= 11		x .0003	= .0033	.475	.489	+ .014	x .25	+ .0035	= .0068	104
	75 - 69	= 6		x .0003	= .0018	.489	.495	+ .006	x .25	+ .0015	= .0033	110
	69 - 64	= 5		x .0003	= .0015	.495	.500	+ .005	x .25	+ .0013	= .0028	115
	64 - 71	= 7		x .0003	+ .0021	.500	.503	+ .003	x .25	+ .0008	+ .0014	117
	71 - 75	= 4		x .0003	= .0012	.503	.504	+ .001	x .25	+ .0003	+ .001	119
	75 - 77	= 2		x .0003	+ .0006	.504	.505	+ .001	x .25	+ .0003	+ .0003	121
	77 - 79	= 2		x .0003	= .0006	.505	.506	+ .001	x .25	+ .0003	+ .0003	121
				x					x			

Tank location Big Wood Canyon

Address 1629 MAJESTIC PINES DR.

State MEMPHIS LAKES, ARIZ

Contact Scott Condit

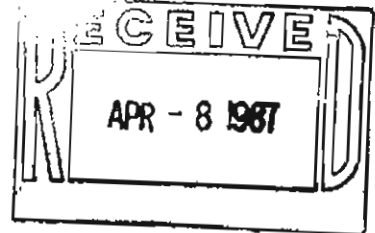
Phone 619-934-8411

Certified tight _____

Leak rate per hour + .003

Operator Jim Kay

COUNTY OF MONROE
APPLICATION FOR PERMIT
UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK



___ Permit to Operate

Construct New Tank ___ Modify Existing Tank

In or on the premises at Bigwood Condo

OWNER:

Company: Bigwood Home owners Assoc Contact: D.W. Butcher Mgr.

Mailing Address: PO Box 897 Tel: 601 934-8411
Memphis Lakes CA

OPERATOR:

Company: ___ Contact: ___

Mailing Address: ___ Tel: () ___

CONSTRUCTION: Complete only if application to construct or modify.

Company: N/A Contact: ___

Mailing Address: ___ Tel: () ___

State Contractor license No: ___

CONSTRUCTION Start Date: ___ Completion Date: ___

If this is an application to transfer ownership or operation of tank, complete following:

Previous Owner: N/A Contact: ___

Address: ___ Tel: () ___

Previous Owner: ___ Contact: ___

Address: ___ Tel: () ___

Start Up Date: in service Date Installed: N/A
(for existing tanks)

Attach a plot plan showing:

- | | |
|---|---|
| ☒ Location of all tanks & piping & their secondary containment. | ☐ Leak detection system |
| ☐ Scale | ☐ Overfill protection system |
| ☐ Property line | ☐ North arrow |
| ☐ Equipment summary | ☐ Nearest intersection or road |
| | ☐ New & existing equipment |

Signature & Title of Applicant

D.W. Butcher

Mgr.

PAGE 2

PART II

Complete for each Tank Being Installed/Modified/Permitted

Tank # _____

Proposed use of tank: Store Fuel for Loader

Past use of tank: Same as above

Material(s) to be stored in tank (attach chemical analysis): Diesel

Material(s) stored in tank in the past (include dates): _____

Volume of tank in gallons: 550

Manufacturer of Tank: N/A

Type of Containment: ☐ Concrete ☐ Fiberglass ☒ Steel ☐ Fiberglass coated steel
☐ Other

Thickness of primary containment: 1/4 inch est

Type of Secondary Containment: ☐ Concrete ☐ Fiberglass ☐ Steel
☐ Fiberglass coated steel ☒ Other NONE

Thickness of secondary containment: NONE

Piping, Materials of construction: Primary containment: _____ Thickness: _____
 Secondary containment: _____ Thickness: _____

Is any part of the system cathodically protected? yes we have a dam in the
 If yes, which part(s): conduit so the fumes can't reach the electrical source

Describe the leak detection system you plan to use: Precision Test and inventory reconciliation

Describe the overfill protection system you plan to use: we have a 550 gal. Tank we only order 400 gal when we run out.

What is the approximate depth of groundwater? 100 feet
 Basis of determination: guess

Attach a certification from the manufacturer, or his authorized representative, of the tanks and piping materials as to the capability of the tank piping material with the proposed stored materials.

REMARKS:

D. W. BUTCHER LIC. C0848700
 REBECCA M. BUTCHER LIC. C0848699
 DBA MOCOCA ENTERPRISES
 P. O. BOX 8163 619-804-4418
 MAMMOTH LAKES, CA 93546

222

5/8 19 86

90-7542/222

Who Must File: Each ground container must file by 1984 and no later than

Definition of Underground: sumps, nonvaulted burn pits, Code section 131731. A lagoon and sumps this register. A tank sitting beneath the surface are are covered if earth has the facility. Normal grade level.

Definition of Hazardous: of the Labor Code or in includes gasoline, diesel and kerosene. If the material is a hazardous heat or decomposition of

PAY TO THE
 ORDER OF

Water Resources Control Board \$ 1000

ten dollars and 100/100

DOLLARS



MEMPHIS OFFICE
 Valley
 Federal Savings
 408 NORTH MAIN ST. - MEMPHIS, CA 93546

MEMO

SIGNATURE

3222704240222 008 0000116

at retail

u liability
gallon isit laws,
and the
statusall the
re than
262 forject to
Check

NOTE: ALL UNDERGROUND CONTAINERS MUST REGISTER EVEN IF STATE AND/OR LOCAL PERMITS ARE IN FORCE.

I Owner

Name (Company, Individual or Public Agency) <u>Bigwood Center Woodstock Homeowner Assoc.</u>			
Street Address <u>2616 29 Majestic Pines Rd.</u>	City <u>Mammoth Lakes</u>	State <u>CA</u>	Zip <u>93546</u>

II Facility

Facility Name <u>DBA Bigwood Homeowners Assoc.</u>		Design/Foreman/Supervisor <u>Rebecca M. Butcher</u>	
Street Address <u>P.O. Box 8163</u>		Nearest Cross Street	
City <u>Mammoth Lakes CA</u>	County <u>Mono</u>	State <u>CA</u>	Zip <u>93546</u>
Mailing Address <u>P.O. Box 8163 Mammoth Lakes CA</u>		City <u>CA</u>	State <u>CA</u>
Phone number code <u>(619) 934-8411</u>		Type of Business ☐ Motor Vehicle Fuel Station ☒ Other: <u>Condo</u>	
Number of Tanks at this Facility <u>1 one</u>	Rural Areas Only	Township	Range
Section			

III 24 Hour Emergency Contact Person

Name (Last, first and middle) <u>D.W. Butcher</u>	Area code <u>619</u>	Phone number <u>934-8411</u>
Name (Last, first and middle) <u>D.W. Butcher</u>	Area code <u>619</u>	Phone number <u>934-8411</u>

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. ☒ Tank ☐ Sump ☐ Lagoon Pit or Pond ☐ Other: _____		Container Number (if there is no number, assign one): _____
B. Manufacturer (if appropriate) _____ Year of Mfg. _____		C. Year Installed: <u>1984</u> ☐ Unknown
D. Container Capacity: <u>550</u> gallons ☐ Unknown	E. Container Repairs: ☒ None ☐ Unknown ☐ Yes Year _____	
F. Is Container currently used? ☒ Yes ☐ No If No, year of last use _____ ☐ Unknown		
G. Does the Container Store (Check One): ☐ Waste ☒ Product		
H. Does the Container Store Motor Vehicle Fuel or Waste Oil? ☒ Yes ☐ No If Yes, Check appropriate box(es): ☐ Unleaded ☐ Regular ☐ Premium ☒ Diesel ☐ Waste Oil ☐ Other (List): _____		

V Container Construction

A. Thickness of Primary Containment: _____ ☐ Gauge ☐ Inches ☐ cm ☒ Unknown	
B. ☐ Vaulted (Located in an underground Vault) ☒ Non-vaulted ☐ Unknown	
C. ☐ Double Walled ☒ Single Walled ☐ Lined ☐ Wrapped ☐ Unknown ☐ None	
D. ☒ Carbon Steel ☐ Stainless Steel ☐ Fiberglass ☐ Polyvinyl Chloride ☐ Concrete ☐ Aluminum ☐ Steel Clad ☐ Bronze ☐ Composite ☐ Non-metallic ☐ Earthen Walls ☐ Unknown ☐ Other: _____	
E. ☐ Rubber Lined ☐ Alkyd Lining ☐ Epoxy Lining ☐ Phenolic Lining ☐ Glass Lining ☐ Clay Lining ☒ Unlined ☐ Unknown ☐ Other: _____	
F. ☐ Polyethylene Wrap ☐ Vinyl Wrapping ☐ Cathodic Protection ☐ Unknown ☒ None ☐ Other: _____	

VI Piping

A. Associated Piping	☒ 01 Above Ground	☐ 02 Underground	☐ 03 Vaulted
B. Underground Piping	☐ 01 Gravity	☐ 02 Pressure	☐ 03 Suction ☐ 04 Unknown
C. Piping Repairs	☒ 01 None	☐ 02 Unknown	☐ 03 Yes, Year of most recent repair _____

VII Leak Detection

☐ 01 Visual	☐ 02 Stock Inventory	☐ 03 Tile Drain	☐ 04 Vapor Sniff Wells	☐ 05 Sensor Instrument
☐ 06 Ground Water Monitoring Wells	☐ 07 Pressure Test	☐ 08 Internal Inspection	☒ 09 None	
☐ 10 Other _____				

VIII Chemical Composition of Materials Currently or Previously Stored in Underground Containers

If you checked yes to IV-H you are not required to complete this section

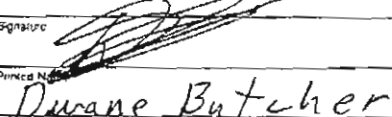
currently stored	previously stored	CAS # (if known)	Chemical Do Not Use Commercial Name Use additional paper for more room
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		
☐ 01	☐ 02		

Is Container located on an Agricultural Farm? ☐ 01 Yes ☒ 02 No

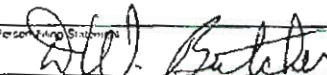
IX IMPORTANT! Read instructions before signing:

Signature: The form must be signed by 1) a principal executive officer at the level of vice-president or by an authorized representative. The representative must be responsible for the overall operation of the facility where the tank(s) are located, 2) a general partner proprietor, or 3) a principal executive officer, ranking elected official or authorized representative of a public agency.

This form has been completed under the penalty of perjury and to the best of my knowledge is true and correct.

Signature	Date
	5-9-86
Printed Name	Phone w/area code
Duane Butcher	619 9348411
Title	
Mgr.	

Send check 10: Hazardous Substance Storage Statement, State Water Resources Control Board P.O. Box 100, Sacramento, CA 95801-0100

Personnel Signature	Phone w/area code
	619 9348411

For additional forms or more information call 916/324-1262

FOR STATE USE ONLY

IO Number	IO Number	County Number
Date Received	IO #	IO #

COUNTY of MONO

DEPARTMENT OF HEALTH SERVICES

Route 1, Box 222
Mammoth Lakes, CA 93546
619-934-8109
fax: 619-934-3368



JACK BERTMAN, M.D.
HEALTH OFFICER

June 4, 1993

Jeff Hansen
Construction Specialty
P.O. Box 181
Lee Vining, CA 93541-0245

Dear Mr. Hansen:

This letter is to confirm the fact that a 550-gallon fuel tank was removed from the Chaparral Apartments, in accordance with the Mono County Health Department, on June 4, 1993. An application for a permit to abandon the tank and a fee for \$75.00 was received by this Department. A soil sample was collected from the soil beneath the tank and will be analyzed for total petroleum hydrocarbons, benzene, toluene, xylene and ethyl benzene.

Should you have any questions regarding this matter, please feel free to call me at (619) 934-8109.

Sincerely,

Louis J. Molina
Environmental Health Specialist II

AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE

COUNTY OF MONO
PUBLIC HEALTH DEPARTMENT
P.O. BOX 476
BRIDGEPORT, CALIFORNIA 93517

APPLICATION FOR PERMIT
TO ABANDON UNDERGROUND HAZARDOUS MATERIAL STORAGE TANK

ABANDONMENT: Permit fee: \$75.00 Receiver: _____ Paid: _____

in or on the premises at CHAPARRILL APTS
CHAPARRILL ST BRANMOTH LKS

OWNER:

Company: C/O Prudential Realty Contact: STACEY BRADFORD
Mailing Address: _____ Tele: () 934-4501

OPERATOR:

Company: _____ Contact: _____
Mailing Address: _____ Tele: () _____

CONTRACTOR:

Company: CONST SPECIALTY Contact: KATHY
Mailing Address: Box 181 Lee Vining Tele: () 619-647-6346

State Contractor License No# 642712

Abandonment Start Date: _____ Completion Date: _____

Past use of tank: MOTOR FUEL STORAGE
Materials store in tank: UNLEADED GASOLINE
Tank Volume: 550 GAL Tank material (i.e., steel, concrete, etc.) _____
Secondary containment (if any): _____ Estimated depth to groundwater 100 ft
Piping to be removed (describe): MISC VENT 1" & Supply 1/2"

Disposal location of tank contents (if any): Hecht ST
Waste disposal site location of abandoned tank & pipe: BROWNS Bishop

Clean-up operation proposed: AS Required

You are to notify this office at least 24 hours before work begins.
By approval of this permit, we assume no liability for handling or
transport of this tank.
Please fill out one form for each tank to be abandoned.

Date: 6/3/93 Signature of Applicant: _____
BRIDGEPORT OFFICE (619) 932-7485 or BRANMOTH LAKES OFFICE (619) 934-8109

PERMIT APPROVED BY: [Signature]

1914
Meridian
Blvd
M.L.

Closed
OST
File

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

☐ 01 NEW PERMIT ☐ 05 RENEWED PERMIT ☐ 07 TANK CLOSED ☐ 09 DELETE FROM FILE (NO FEE)
☒ 02 CONDITIONAL PERMIT ☐ 06 AMENDED PERMIT ☐ 08 MINOR CHANGE (NO SURCHARGE)

I OWNER

NAME (CORPORATION, INDIVIDUAL OR PUBLIC AGENCY) FRANK E. AXFORD		PUBLIC AGENCY ONLY () 01 FED () 02 STATE () 03 LOCAL	
STREET ADDRESS BOX 659 (LAUREL MT. RD.)	CITY MAMMOTH LAKES	STATE CA	ZIP 93546

II FACILITY

FACILITY NAME FRANK'S PLUMBING		DEALER/FOREMAN/SUPERVISOR	
STREET ADDRESS LAUREL MT. RD.		NEAREST CROSS STREET STATE HIWAY 203	
CITY MAMMOTH LAKES		COUNTY MONO	ZIP 93546
MAILING ADDRESS BOX 659		CITY MAMMOTH LAKES	STATE CA ZIP 93546
PHONE W/AREA CODE 619-934-2382	TYPE OF BUSINESS () 01 GASOLINE STATION (X) 02 OTHER PLUMBING		
NUMBER OF CONTAINERS 3	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE AXFORD, FRANK 619-934-2382	NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE AXFORD, FRANK 619-934-2382
---	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. (X) 01 TANK () 04 OTHER:		CONTAINER NUMBER #3
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG:	C. YEAR INSTALLED 1969 () UNKNOWN
D. CONTAINER CAPACITY: 550 GALLONS () UNKNOWN	E. DOES THE CONTAINER STORE: () 01 WASTE (X) 02 PRODUCT	
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? (X) 01 YES () 02 NO IF YES CHECK APPROPRIATE BOX(ES): () 01 UNLEADED () 02 REGULAR () 03 PREMIUM (X) 04 DIESEL () 05 WASTE OIL () 06 OTHER		

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: 3/16 () GAUGE (X) INCHES () CM () UNKNOWN	
B. () 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) (X) 02 NON-VAULTED () 03 UNKNOWN	
C. () 01 DOUBLE WALLED (X) 02 SINGLE WALLED () 03 LINED	
D. (X) 01 CARBON STEEL () 02 STAINLESS STEEL () 03 FIBERGLASS () 04 POLYVINYL CHLORIDE () 05 CONCRETE () 06 ALUMINUM () 07 STEEL CLAD () 08 BRONZE () 09 COMPOSITE () 10 NON-METALLIC () 12 UNKNOWN () 13 OTHER:	

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

☐ 01 NEW PERMIT ☐ 05 RENEWED PERMIT ☐ 07 TANK CLOSED ☐ 09 DELETE FROM FILE (NO FEE)
☒ 02 CONDITIONAL PERMIT ☐ 06 AMENDED PERMIT ☐ 08 MINOR CHANGE (NO SURCHARGE)

I OWNER

NAME (CORPORATION, INDIVIDUAL OR PUBLIC AGENCY) FRANK E. AXFORD		PUBLIC AGENCY ONLY () 01 FED () 02 STATE () 03 LOCAL	
STREET ADDRESS BOX 659 (LAUREL MT. RD.)	CITY MAMMOTH LAKES	STATE CA	ZIP 93546

II FACILITY

FACILITY NAME FRANK'S PLUMBING		DEALER/FOREMAN/SUPERVISOR	
STREET ADDRESS LAUREL MT. RD.		NEAREST CROSS STREET STATE HWY 203	
CITY MAMMOTH LAKES		COUNTY MONO	ZIP 93546
MAILING ADDRESS BOX 659	CITY MAMMOTH LAKES	STATE CA	ZIP 93546
PHONE W/AREA CODE 619-934-2382	TYPE OF BUSINESS () 01 GASOLINE STATION (X) 02 OTHER PLUMBING		
NUMBER OF CONTAINERS 3	RURAL AREAS ONLY :	TOWNSHIP	RANGE
SECTION			

III 24 HOUR EMERGENCY CONTACT PERSON

OAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE AXFORD, FRANK 619-934-2382	NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE AXFORD, FRANK 619-934-2382
--	--

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. (X) 01 TANK () 04 OTHER:		CONTAINER NUMBER #2
B. MANUFACTURER (IF APPROPRIATE):		YEAR MFG: C. YEAR INSTALLED 1969 () UNKNOWN
D. CONTAINER CAPACITY: 550 GALLONS () UNKNOWN	E. DOES THE CONTAINER STORE: () 01 WASTE (X) 02 PRODUCT	
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? (X) 01 YES () 02 NO IF YES CHECK APPROPRIATE BOX(ES): () 01 UNLEADED (X) 02 REGULAR () 03 PREMIUM () 04 DIESEL () 05 WASTE OIL () 06 OTHER		

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: 3/16 () GAUGE (X) INCHES () CM () UNKNOWN	
B. () 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) (X) 02 NON-VAULTED () 03 UNKNOWN	
C. () 01 DOUBLE WALLED (X) 02 SINGLE WALLED () 03 LINED	
D. (X) 01 CARBON STEEL () 02 STAINLESS STEEL () 03 FIBERGLASS () 04 POLYVINYL CHLORIDE () 05 CONCRETE () 06 ALUMINUM () 07 STEEL CLAD () 08 BRONZE () 09 COMPOSITE () 10 NON-METALLIC () 12 UNKNOWN () 13 OTHER:	

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

☐ 01 NEW PERMIT ☐ 05 RENEWED PERMIT ☐ 07 TANK CLOSED ☐ 09 DELETE FROM FILE (NO FEE)
☐ 02 CONDITIONAL PERMIT ☐ 06 AMENDED PERMIT ☐ 08 MINOR CHANGE (NO SURCHARGE)

I OWNER

NAME (CORPORATION, INDIVIDUAL OR PUBLIC AGENCY) FRANK E. AXFORD		PUBLIC AGENCY ONLY ☐ 01 FED ☐ 02 STATE ☐ 03 LOCAL	
STREET ADDRESS BOX 659 (LAUREL MT. RD.)	CITY MAMMOTH LAKES	STATE CA	ZIP 93546

II FACILITY

FACILITY NAME FRANK'S PLUMBING		DEALER/FOREMAN/SUPERVISOR	
STREET ADDRESS LAUREL MT. RD.		NEAREST CROSS STREET STATE HWY 203	
CITY MAMMOTH LAKES		COUNTY MONO	ZIP 93546
MAILING ADDRESS BOX 659		CITY MAMMOTH LAKES	STATE CA ZIP 93546
PHONE W/AREA CODE 619-934-2382	TYPE OF BUSINESS ☐ 01 GASOLINE STATION ☒ 02 OTHER PLUMBING		
NUMBER OF CONTAINERS 3	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE AXFORD, FRANK 619-934-2382	NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE AXFORD, FRANK 619-934-2382
---	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. ☒ 01 TANK ☐ 04 OTHER:		CONTAINER NUMBER #1
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG:	C. YEAR INSTALLED 1969 ☐ UNKNOWN
D. CONTAINER CAPACITY: 550 GALLONS ☐ UNKNOWN	E. DOES THE CONTAINER STORE: ☐ 01 WASTE ☒ 02 PRODUCT	
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? ☒ 01 YES ☐ 02 NO IF YES CHECK APPROPRIATE BOX(ES): ☐ 01 UNLEADED ☒ 02 REGULAR ☐ 03 PREMIUM ☐ 04 DIESEL ☐ 05 WASTE OIL ☐ 06 OTHER		

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: 3/16 ☐ GAUGE ☒ INCHES ☐ CM ☐ UNKNOWN	
B. ☐ 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) ☒ 02 NON-VAULTED ☐ 03 UNKNOWN	
C. ☐ 01 DOUBLE WALLED ☒ 02 SINGLE WALLED ☐ 03 LINED	
D. ☒ 01 CARBON STEEL ☐ 02 STAINLESS STEEL ☐ 03 FIBERGLASS ☐ 04 POLYVINYL CHLORIDE ☐ 05 CONCRETE ☐ 06 ALUMINUM ☐ 07 STEEL CLAD ☐ 08 BRONZE ☐ 09 COMPOSITE ☐ 10 NON-METALLIC ☐ 12 UNKNOWN ☐ 13 OTHER:	

Owner ID

000560

OWNER

Case # _____

Name	AXFORD, FRANK E.					
DBA	FRANK'S PLUMBING					
Street Number	Direction	Street Name	Type	Unit		
		BOX 659				
2nd Address						
City	MAMMOTH LAKES	State	CA	Zip	93546-	
Home Phone	619-934-2382	Ext				
Work Phone	- - -	Ext				
Mailing Address	BOX 659					
2nd Address						
Care Of						
City	MAMMOTH LAKES	State	CA	Zip	93546-	
Business Code	01	Nature of Business	INDIVIDUAL - TANKS			
Number of FACILITY records linked to this owner record					001	
OWNER						

Date of Recordation

This record was entered on

12/11/96

By

USERNAME

This record was last updated on

By

USERNAME

APPENDIX J

TOML Records

Parcel History Details

Assessors Parcel No.: 00-33-082-06-0000-000

Owner Information

Name 1: MAMMOTH CA HOLDINGS, LLC
 Name 2:
 Address: P.O. BOX 520370
 City/St/Zip: SALT LAKE CITY UT, 84152

Phone:

Property Information

Address: 41 ALPINE CIRCLE
 City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept	Number	Code	Description	Value
Additional Detail					
10/26/2005	BUILDING	456	Permit Finaled	The permit was finaled. MISCELLANEOUS	
	REMODEL AND REPAIRS INTERIOR OF APARTMENTS				8,000.00
06/23/2005	CODE	95	Case Closed	PROPERTY MAINTENANCE VIOLATION	
06/23/2005	CODE	95	Viol. Closed	PROPERTY MAINTENANCE VIOLATION 00	
	Violation Code: 17.16.160				
11/10/2004	CODE	95	Case Opened	PROPERTY MAINTENANCE VIOLATION	
11/10/2004	C	95	Viol. Opened	PROPERTY MAINTENANCE VIOLATION 00	
	Violation Code: 17.16.160				
08/11/2003	BUILDING	206	Permit Finaled	The permit was finaled. REROOF PERMIT	
					5,200.00
09/22/2002	BUILDING	456	Permitted	Application permitted. MISCELLANEOUS	
	REMODEL AND REPAIRS INTERIOR OF APARTMENTS				8,000.00
08/30/2002	BUILDING	5444	Appl. Opened	Application opened. MISCELLANEOUS	
	REMODEL AND REPAIRS INTERIOR OF APARTMENTS				
06/26/2002	PLANNING		EPA Compliance		
	Letter from property owner stating no woodburning appliances, only electric heaters. Building is all electric with no gas service.				
06/06/2002	BUILDING	206	Permitted	Application permitted. REROOF PERMIT	
					5,200.00
06/04/2002	BUILDING	5242	Appl. Opened	Application opened. REROOF PERMIT	
09/10/1991	BUILDING	100	Appl. Opened	Application opened. DRYWALL	
09/10/1991	BUILDING	424	Permitted	Application permitted. DRYWALL	

Parcel History Details

Assessors Parcel No.: 00-33-082-07-0000-000

Owner Information

Name 1: RUSSELL, DAVID T.
Name 2:
Address: 6182 MULHOLLAND HWY
City/St/Zip: LOS ANGELES CA, 90068
Phone:

Property Information

Address: 11 ALPINE CIRCLE
City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
01/31/2003	PLANNING			Applic. Opened	
	VTTM 36-206				
01/30/2003	PLANNING			Applic. Opened	
	ZCA 2003-01				
01/28/2003	PLANNING			Applic. Opened	
	DR 2003-01				
01/27/2003	PLANNING			Applic. Opened	
	UPA 2003-04				
03/03/1993	PLANNING		Permitted	Application permitted. SIGN	
	INSTALL HANGING SIGN " GOMEZ'S"				

Parcel History Details

Assessors Parcel No.: 00-33-082-08-0000-000

Owner Information

Name 1: RENNER, LARRY E. & CAROL T TRS
 Name 2:
 Address: 1168 THIRD AVE.
 City/St/Zip: NAPA CA, 94558

Phone:

Property Information

Address: 3704 MAIN ST
 City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
11/29/2004	BUILDING	5729	Appl. Opened	Application opened. WOOD STOVE REPLACE	
	REPLACE HEATER W/ FREESTANDING LPG DVRT36RMH				
11/29/2004	BUILDING	691	Permitted	Application permitted. WOOD STOVE REPLACE	1,800.00
	REPLACE HEATER W/ FREESTANDING LPG DVRT36RMH				
02/11/2004	BUILDING	5037	Appl. Opened	Application opened. SIGN	
	ONE (1) WALL-MOUNTED SIGN FOR TOMMY HO'S				
02/11/2004	BUILDING	38	Permitted	Application permitted. SIGN	1.00
	ONE (1) WALL-MOUNTED SIGN FOR TOMMY HO'S				
10/10/2000	BUILDING	5682	Appl. Opened	Application opened. SIGN	
	BONTON'S PIZZA				
10/10/2000	BUILDING	638	Permitted	Application permitted. SIGN	1.00
	BONTON'S PIZZA				
10/02/2000	BUILDING	5653	Appl. Opened	Application opened. SIGN	
	MAMMOTH LAKES ICE CREAMERY				
10/02/2000	BUILDING	612	Permitted	Application permitted. SIGN	1.00
	MAMMOTH LAKES ICE CREAMERY				
02/01/1999	BUILDING	5030	Appl. Opened	Application opened. SIGN	1,000.00
	WALL MOUNTED SIGN				
02/01/1999	BUILDING	27	Permitted	Application permitted. SIGN	1,000.00
	WALL MOUNTED SIGN				
10/07/1998	BUILDING	294	Permit Finaled	The permit was finaled. TENANT IMPROVEMENT	300.00
	Lighthouse Outreach				
06/11/1998	BUILDING	294	Permitted	Application permitted. TENANT IMPROVEMENT	300.00
	Lighthouse Outreach				
05/15/1998	BUILDING	5255	Appl. Opened	Application opened. TENANT IMPROVEMENT	300.00
05/05/1998	BUILDING	5214	Appl. Opened	Application opened. REROOF	
05/05/1998	BUILDING	786	Permit Finaled	The permit was finaled. REROOF	5,000.00
05/05/1998	PLANNING	1	Permit Approved	Administrative Permit 98-1	
	Conversion of retail space into Church				
05/01/1998	BUILDING	689	Permit Finaled	The permit was finaled. REROOF	8,497.00
10/24/1997	BUILDING	28345	Appl. Opened	Application opened. REROOF	8,497.00
10/24/1997	BUILDING	689	Permitted	Application permitted. REROOF	8,497.00
08/20/1996	BUILDING	1049	Permit Finaled	The permit was finaled. LPG UPGRADE	350.00
11/15/1994	BUILDING	24628	Appl. Opened	Application opened. LPG UPGRADE	350.00
11/15/1994	BUILDING	1049	Permitted	Application permitted. LPG UPGRADE	350.00
10/17/1994	BUILDING	24318	Appl. Opened	Application opened. REROOF	5,000.00
10/17/1994	BUILDING	786	Permitted	Application permitted. REROOF	5,000.00
12/15/1993	BUILDING	842	Permit Finaled	The permit was finaled. REPLACE DECK, RAILING, MIS	5,756.00
12/02/1993	BUILDING	842	Permitted	Application permitted. REPLACE DECK, RAILING, MISC	5,756.00

Parcel History Details

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
10/19/1993	BUILDING	22729	Appl. Opened	Application opened. REPLACE DECK, RAILING, MISC	5,756.00
01/01/1986	PLANNING		Permitted	Use Permit # 86-7	
Cornice Ski Shop					
01/01/1972	PLANNING		Permitted	Sign Application #1-72-69	
Freestanding Sign					

Parcel History Details

Assessors Parcel No.: 00-33-082-09-0000-000

Owner Information

Name 1: RUSSELL, DAVID T.
Name 2:
Address: 6182 MULHULAND HWY
City/St/Zip: LOS ANGELES CA, 90068

Phone:

Property Information

Address: 3730 VIEW POINT RD
City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
01/31/2003	PLANNING			Applic. Opened	
	DR 2003-01				
01/30/2003	PLANNING			Applic. Opened	
	ZCA 2003-01				
01/28/2003	PLANNING			Applic. Opened	
	UPA 2003-03				
01/27/2003	PLANNING			Applic. Opened	
	VTTM 36-206				

Parcel History Details

Assessors Parcel No.: 00-33-082-10-0000-000

Owner Information

Name 1: MELIN, MICHAEL C. & PENNY S.
 Name 2:
 Address: P.O. BOX 1035
 City/St/Zip: MAMMOTH LAKES CA, 93546

Phone:

Property Information

Address: 3752 VIEW POINT RD
 City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
01/06/2005	CODE	58	Case Closed	PROPERTY MAINTENANCE VIOLATION	
01/06/2005	CODE	62	Case Closed	PARKING VIOLATIONS	
01/30/2003	PLANNING		Applic. Opened		
DR 2003-01					
01/29/2003	PLANNING		Applic. Opened		
VTTM 36-206					
01/28/2003	PLANNING		Applic. Opened		
ZCA 2003-01					
01/27/2003	PLANNING		Applic. Opened		
UPA 2003-03					
01/22/2001	BUILDING	10	Permit Finaled	The permit was finaled. LP GAS UPGRADE	100.00
Changeover from Amerigas					
01/07/2000	BUILDING	5008	Appl. Opened	Application opened. LP GAS UPGRADE	
Changeover from Amerigas					
01/07/2000	BUILDING	10	Permitted	Application permitted. LP GAS UPGRADE	100.00
Changeover from Amerigas					
10/27/1995	PLANNING	9548	Permitted	Application permitted. SIGN	
INSTALL HANGING SIGN" CERVINOS"					
12/23/1994	BUILDING	24820	Appl. Opened	Application opened. TENANT IMPROVEMENT	
12/23/1994	BUILDING		Permit Finaled	The permit was finaled. TENANT IMPROVEMENT	1,500.00
10/27/1994	BUILDING	785	Permit Finaled	The permit was finaled. REROOF & HOT MOP	14,500.00
10/17/1994	BUILDING	24317	Appl. Opened	Application opened. REROOF & HOT MOP	14,500.00
10/17/1994	BUILDING	785	Permitted	Application permitted. REROOF & HOT MOP	14,500.00
04/29/1993	BUILDING	178	Permit Finaled	The permit was finaled. LPG UPGRADE	450.00
04/28/1993	BUILDING	2403	Appl. Opened	Application opened. LPG UPGRADE	450.00
04/28/1993	BUILDING	178	Permitted	Application permitted. LPG UPGRADE	450.00
06/18/1992	BUILDING	300	Permit Finaled	The permit was finaled. DECK & STAIRS	3,000.00
05/22/1992	BUILDING	300	Permitted	Application permitted. DECK & STAIRS	3,000.00
05/19/1992	BUILDING	1191	Appl. Opened	Application opened. DECK & STAIRS	3,000.00
05/15/1989	CODE		Nuisance	Brick retaining wall in need of repair	
10/10/1979			Permit	Exterior remodel and entry addition	

Parcel History Details

10/29/2010 10:48:33 AM

Assessors Parcel No.: 00-33-082-11-0000-000

Owner Information

Name 1: SWISS CHALET, LLC

Name 2:

Address: P.O. BOX 16

City/St/Zip: MAMMOTH LAKES CA 93546

Phone:

Property Information

Address: 3776 VIEW POINT RD

City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
01/30/2003	PLANNING			Applic. Opened	
DR 2003-01					
01/29/2003	PLANNING			Applic. Opened	
ZCA 2003-01					
01/28/2003	PLANNING			Applic. Opened	
UPA 2003-03					
01/27/2003	PLANNING			Applic. Opened	
VTTM 36-206					
10/09/1996	BUILDING	354	Permit Finaled	The permit was finaled. SIGN	3,000.00
08/15/1996	BUILDING	354	Permitted	Application permitted. SIGN	3,000.00
07/25/1996	BUILDING	26788	Appl. Opened	Application opened. SIGN	3,000.00
01/01/1986	PLANNING		Permitted	Use Permit # 86-23	
addition to motel					
01/01/1978	PLANNING		Permitted	Sign Application # 36-78-222	
Freestanding Sign					

Parcel History Details

Assessors Parcel No.: 00-33-082-12-0000-000

Owner Information

Name 1: WALKER FAMILY TRUST (ET AL)
 Name 2:
 Address: P.O. BOX 16
 City/St/Zip: MAMMOTH LAKES CA, 93546

Phone:

Property Information

Address: 3814 MAIN STREET
 City/St/Zip: MAMMOTH LAKES, CA 93546

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
05/20/2005		255	Exp Date Assign	Expire date set to: 12/03/2005	
05/20/2005	BUILDING	255	Permit Finaled	The permit was finaled. MISCELLANEOUS	5,000.00
	INSTALLL STONE FACE TO BUILDING				
03/22/2005	BUILDING	4	Case Closed	FAILURE TO FINAL PERMIT	
03/22/2005	BUILDING	4	Viol. Closed	FAILURE TO FINAL PERMIT 00	
	Violation Code: 15.04.090				
03/11/2005	BUILDING	4	Case Opened	FAILURE TO FINAL PERMIT	
03/11/2005	C	4	Viol. Opened	FAILURE TO FINAL PERMIT 00	
	Violation Code: 15.04.090				
03/11/2005	BUILDING	255	Permit Voided	The permit was voided from system. MISCELLANEOUS	5,000.00
	INSTALLL STONE FACE TO BUILDING				
03/01/2005	BUILDING	131	Permit Finaled	The permit was finaled. MISCELLANEOUS	48,929.00
	REMODEL GUEST ROOMS/REPLACE EXISTING DECK				
05/01/2002	BUILDING	131	Permitted	Application permitted. MISCELLANEOUS	48,929.00
	REMODEL GUEST ROOMS/REPLACE EXISTING DECK				
03/13/2002	BUILDING	5102	Appl. Opened	Application opened. MISCELLANEOUS	
	REMODEL GUEST ROOMS/REPLACE EXISTING DECK				
10/16/2001	BUILDING	269	Permit Finaled	The permit was finaled. RESIDENTIAL ADDITION W/ MI	16,780.00
	LAUNDRY ROOM EXPANSION				
06/06/2001	BUILDING	255	Permitted	Application permitted. MISCELLANEOUS	5,000.00
	INSTALLL STONE FACE TO BUILDING				
05/23/2001	BUILDING	5243	Appl. Opened	Application opened. MISCELLANEOUS	
	INSTALLL STONE FACE TO BUILDING				
04/13/2001	BUILDING	165	Permit Finaled	The permit was finaled. REROOF PERMIT	5,000.00
	Reroof Royal Pines Motel - 50 squares				
07/25/2000	BUILDING	178	Permit Finaled	The permit was finaled. RESIDENTIAL ADDITION W/ MI	12,500.00
	ADD GABEL ENRTYWAYS TO WEST BLDG ROYAL PINES				
04/24/2000	BUILDING	178	Permitted	Application permitted. RESIDENTIAL ADDITION W/ MIN	12,500.00
	ADD GABEL ENRTYWAYS TO WEST BLDG ROYAL PINES				
04/17/2000	BUILDING	5224	Appl. Opened	Application opened. REROOF PERMIT	
	Reroof Royal Pines Motel - 50 squares				
04/17/2000	BUILDING	165	Permitted	Application permitted. REROOF PERMIT	5,000.00
	Reroof Royal Pines Motel - 50 squares				
04/11/2000	BUILDING	5205	Appl. Opened	Application opened. RESIDENTIAL ADDITION W/ MIN PL	
	ADD GABEL ENRTYWAYS TO WEST BLDG ROYAL PINES				
06/14/1999	BUILDING	158	Permit Finaled	The permit was finaled. REROOF	24,000.00
	Royal Pines Resort 60 squares				
06/03/1999	BUILDING	269	Permitted	Application permitted. RESIDENTIAL ADDITION W/ MIN	16,780.00
	LAUNDRY ROOM EXPANSION				
04/28/1999	BUILDING	5196	Appl. Opened	Application opened. RESIDENTIAL ADDITION W/ MIN PL	16,780.00
	LAUNDRY ROOM EXPANSION				
04/27/1999	BUILDING	5190	Appl. Opened	Application opened. REROOF	24,000.00
	Royal Pines Resort 60 squares				
04/27/1999	BUILDING	158	Permitted	Application permitted. REROOF	24,000.00
	Royal Pines Resort 60 squares				
12/07/1998	BUILDING	175	Permit Finaled	The permit was finaled. OFFICE RENOVATION	4,000.00
12/08/1997	BUILDING	153	Permit Finaled	The permit was finaled. REPLACE PROPANE WH/LPG UPG	500.00

Parcel History Details

10/29/2010 10:48 48 AM

Event Date	Dept.	Number	Code	Description	Value
Additional Detail					
05/21/1997	BUILDING	175	Permitted	Application permitted. OFFICE RENOVATION	4,000.00
04/16/1997	BUILDING	27443	Appl. Opened	Application opened. OFFICE RENOVATION	4,000.00
07/08/1996	BUILDING	160	Permit Finaled	The permit was finaled. REPLACE SIGN	
05/28/1996	BUILDING	26563	Appl. Opened	Application opened. REPLACE SIGN	
05/28/1996	BUILDING	160	Permitted	Application permitted. REPLACE SIGN	
05/21/1996	BUILDING	26547	Appl. Opened	Application opened. REPLACE PROPANE WH/LPG UPGRADE	500.00
05/21/1996	BUILDING	153	Permitted	Application permitted. REPLACE PROPANE WH/LPG UPGRA	500.00
04/26/1996	PLANNING		PERMIT ISSUED	TREE REMOVAL	

APPENDIX K

MCWD Records

MAMMOTH COUNTY WATER DISTRICT
APPLICATION 5 UTILITY SERVICE AND RECEIPT F FUNDS

OWNER'S NAME: [REDACTED]
Mailing Address: [REDACTED] STORS, INC.

PERMIT NO.: 1016

Telephone:

JOB ADDRESS: ROYAL PINES MOTEL MAIN STREET (HWY 203)

SERVICE REQUESTED: (Remodeling only-Division of 2 existing rooms into four motel rooms)

WATER SERVICE CHARGES (Ordinance No. 020372-2)

Construction Permit Fees	\$ -0-	
Connection and/or Tapping Fees	<u>110.00</u>	
Fixture Unit Fees	<u>-0-</u>	
	\$ <u>110.00</u>	\$ 110.00

SEWERAGE SERVICE CHARGES (Ordinance No. 020372-1)

Construction Permit Fees	\$ -0-	
Connection and/or Tapping Fees	<u>220.00</u>	
Fixture Unit Fees	<u>-0-</u>	
	\$ <u>220.00</u>	\$ 220.00

RECEIPT FOR FUNDS

TOTAL PERMIT FEES:

\$ 330.00

Amount Rec'd. \$ 330.00 (Holiday Management Services, Trust
How Paid Ck. No 707 Account, P.O. Box 32, Mammoth Lakes: Larry K. Irion)
Date Paid 6-23-75
Rec'd. By /cp

APPLICANT'S INSTRUCTIONS AND INFORMATION REGARDING INSPECTIONS:

The application must be signed by the owner (or agent) of the property to be served. The total charge must be paid when application is submitted.

The District is responsible for the installation of the utility system extending from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline. Should a main line tap be required, the cost of District labor and materials will be deducted from applicant's deposit posted for same. After installation and determination of cost, any refund due the applicant will be issued by the Mammoth County Water District. Should installation costs exceed the amount deposited, the applicant will be billed for the additional cost.

The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to the point in the street (or easement) where connection is made to the District's service lateral. Applicant is also responsible for connection of same. The connection must be made in conformance with the District's specifications, rules and regulations; and must be inspected and approved by the District before system may be used by the applicant. Connection may be made only after written permission is given the applicant by the District.

Applicant hereby agrees that information stated on his Application for Utility Service is correct and upon acceptance of this Application agrees to the terms herein stated.

NO INSPECTION RECORD CARD ISSUED

OWNER'S SIGNATURE

DATE

Agent for Owner

MAMMOTH COUNTY WATER DISTRICT
APPLICATION FOR UTILITY SERVICE AND RECEIPT FOR FUNDS

OWNER'S NAME:
Mailing Address:

PERMIT NO.: 2335

JOB ADDRESS: Adjust permit #673 "Shakeys Pizza Parlor". - paying for 24 additional restaurant seats, for a total of 64 restaurant seats in Shakeys. This permit is enforced in accordance with ordinances of the Mammoth County Water District. No individual has the authority to amend, SERVICE REQUESTED: modify, delete or otherwise make exception to any applicable ordinance.

WATER SERVICE CHARGES (Ordinance No. 020372-2)

Construction Permit Fees (Inspection, Plan Check)	\$	DNA	
Connection and/or Tapping Fees		"	
Lateral Installation Deposit		"	
Fixture & Occupancy Unit Fees		264.00	
(24 restaurant seats @ 11.00)	\$	DNA	\$ 264.00

SEWERAGE SERVICE CHARGES (Ordinance No. 020372-1)

Construction Permit Fees (Inspection, Plan Check)	\$	DNA	
Connection and/or Tapping Fees		"	
Lateral Installation Deposit		"	
Fixture & Occupancy Unit Fees		540.00	
(24 restaurant seats)	\$	DNA	\$ 540.00

RECEIPT FOR FUNDS

TOTAL PERMIT FEES: \$ 804.00

Amount Rec'd. \$ 804.00
How Paid ck.#05425
Date Paid 4/3/81
Rec'd By kw

APPLICANT'S INSTRUCTIONS AND INFORMATION REGARDING INSPECTIONS:

The application must be signed by the owner (or agent) of the property to be served. The total charge must be paid when application is submitted.

The ^{Applicant} District is responsible for the installation of the utility system extending from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline. ~~Should a main line tap be required, the cost of District labor and materials will be deducted from applicant's deposit posted for same. After installation and determination of cost, any refund due the applicant will be issued by the Mammoth County Water District. Should installation costs exceed the amount deposited, the applicant will be billed for the additional cost.~~

The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to a point in the street (or easement) where connection is made to the District's service lateral. Applicant is also responsible for connection of same. The connection must be made in conformance with the District's specifications, rules and regulations; and must be inspected and approved by the District before system may be used by the applicant. Connection may be made only after written permission is given the applicant by the District.

Applicant hereby agrees the information stated on his Application for Utility Service is correct and upon acceptance of this Application agrees to the terms herein stated.

☒ INSPECTION RECORD CARD ISSUED

Issued by Karen Watson on April 3, 1981

Approved by Chris Pedrosa on 4-3 1981

MCWD (9/76)

OWNER'S SIGNATURE

DATE

Jerry Ranner 4-3-81

MAMMOTH COUNTY WATER DISTRICT
APPLICATION FOR UTILITY SERVICE AND RECEIPT

FOR FUNDS

PERMIT NO.: 2033

OWNER'S NAME: Folker Maninger
Mailing Address: P.O. Box 257
Mammoth Lakes, CA 93546

JOB ADDRESS: 373752 Viewpoint Rd. - MOOSTACHIE PETE'S Restaurant
Remodel existing bar into living quarters (1 unit) Remove 1 bar, 1 lavatory,
1 water closet and 1 urinal

SERVICE REQUESTED:

WATER SERVICE CHARGES (Ordinance No. 020372-2)

Construction Permit Fees (Inspection, Plan Check)	\$	DNA
Connection and/or Tapping Fees		"
Lateral Installation Deposit		"
Fixture & Occupancy Unit Fees		"
	\$	"
		\$ DNA

SEWERAGE SERVICE CHARGES (Ordinance No. 020372-1)

Construction Permit Fees (Inspection, Plan Check)	\$	DNA
Connection and/or Tapping Fees		"
Lateral Installation Deposit		"
Fixture & Occupancy Unit Fees		"
	\$	"
		\$ DNA

RECEIPT FOR FUNDS

Amount Rec'd.	\$	DNA
How Paid		"
Date Paid		"
Rec'd By		"

TOTAL PERMIT FEES: \$ DNA

APPLICANT'S INSTRUCTIONS AND INFORMATION REGARDING INSPECTIONS:

The application must be signed by the owner (or agent) of the property to be served. The total charge must be paid when application is submitted.

The District is responsible for the installation of the utility system extending from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline. Should a main line tap be required, the cost of District labor and materials will be deducted from applicant's deposit posted for same. After installation and determination of cost, any refund due the applicant will be issued by the Mammoth County Water District. Should installation costs exceed the amount deposited, the applicant will be billed for the additional cost.

The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to a point in the street (or easement) where connection is made to the District's service lateral. Applicant is also responsible for connection of same. The connection must be made in conformance with the District's specifications, rules and regulations; and must be inspected and approved by the District before system may be used by the applicant. Connection may be made only after written permission is given the applicant by the District.

Applicant hereby agrees the information stated on his Application for Utility Service is correct and upon acceptance of this Application agrees to the terms herein stated.

☒ INSPECTION RECORD CARD ISSUED

Issued by Stacy Mally-Perkins on 8-6 19 79
Approved by Chris Pedraza on 8-6 19 79
MCWD (9/76)

Folker Maninger 8.6.79
OWNER'S SIGNATURE DATE

MAMMOTH COUNTY WATER DISTRICT
APPLICATION FOR UTILITY SERVICE AND A RECEIPT FOR FUNDS

Owner's Name : [REDACTED] INC Receipt No. 673
Mailing Address: [REDACTED] Phone No. _____

Job Address: WEBB SUBDIVISION, LOT #1
Commercial Bldg. - Shakey's & Sporting Goods

SERVICE REQUESTED: Main Line Sewer Connection
CONNECTION CHARGE and Tap: 200.00

Water Service	(\$35.00)	\$100.00 X 4	\$ 400.00
Sewer Service	(\$35.00)	(\$250.00) \$50.00 X 4	200.00

for _____ (Use of building)
Number fixture units WFU: 65 X \$5 325.00
SFU: 55 X \$10 550.00

SERVICE: 40 Seats for Restaurant, w/s: X \$11 (Water) 440.00
" " " " " w/s: X \$22.50 (Sewer) 900.00

_____ ft. of _____ inch water service @ \$ _____ /ft.
_____ ft. of _____ inch sewer lateral @ \$ _____ /ft. 50.00

Inspection Fees: \$45, sewer, \$5 wtr.

Amount Rec'd \$ 3,065.00

How Paid ck # 375

Date Paid 8-28-72

Rec'd by: ch

TOTAL: \$ 3,065.00

The application must be signed by the owner (or agent) of the property to be served. The total charge must be paid when application is submitted.

The Mammoth County Water District will inspect the services. The service connection is that part of the utility system that extends from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline.

The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to the point in the street (or easement) where connection is made to the District's main or service lateral.

The connection of the applicant's pipelines to the District's main or service lateral shall be made by the applicant at his expense. The connection must be made in conformity with the District's specifications, rules and regulations; and must be inspected and approved by the District before the system may be used by the applicant. Connection can only be made after written permission is given the applicant by the District.

The undersigned hereby agrees that the above information given is correct and agrees to the conditions as stated.

INSPECTION RECORD CARD ISSUED/ch

Jerry C. Penner
Owner's Signature

8-28-72
Date

MMOOTH COUNTY WATER DISTRICT
APPLICATION FOR UTILITY SERVICE AND RECEIPT FOR FUNDS

Moostachio Pete's

OWNER'S NAME: [REDACTED] Young
Mailing Address: [REDACTED] ct 3

PERMIT NO.: 1337
Telephone: 934-3168

JOB ADDRESS: Moostachio Pete's, 343752 Viewpoint, Mammoth Lakes, CA
(Remodeling: Conversion of four existing bachelor apartments
SERVICE REQUESTED: to cocktail bar, plus addition of 26 seats)

WATER SERVICE CHARGES (Ordinance No. 020372-2)

Construction Permit Fees	\$	
Connection and/or Tapping Fees		
Fixture Unit Fees (Cocktail Bar Seats)	\$117.00	
(\$4.50 per seat)	\$117.00	\$ 117.00

SEWERAGE SERVICE CHARGES (Ordinance No. 020372-1)

Construction Permit Fees	\$	
Connection and/or Tapping Fees		
Fixture Unit Fees (Cocktail Bar Seats)	\$234.00	
(\$9.00 per seat)	\$ 234.00	\$ 234.00

RECEIPT FOR FUNDS

TOTAL PERMIT FEES: \$ 351.00

Amount Rec'd. \$ 351.00
How Paid Ck. #1509
Date Paid 10/12/76
Rec'd. By /sm

APPLICANT'S INSTRUCTIONS AND INFORMATION REGARDING INSPECTIONS:

The application must be signed by the owner (or agent) of the property to be served. The total charge must be paid when application is submitted.

The District is responsible for the installation of the utility system extending from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline. Should a main line tap be required, the cost of District labor and materials will be deducted from applicant's deposit posted for same. After installation and determination of cost, any refund due the applicant will be issued by the Mammoth County Water District. Should installation costs exceed the amount deposited, the applicant will be billed for the additional cost.

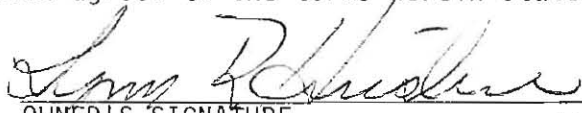
The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to the point in the street (or easement) where connection is made to the District's service lateral. Applicant is also responsible for connection of same. The connection must be made in conformance with the District's specifications, rules and regulations; and must be inspected and approved by the District before system may be used by the applicant. Connection may be made only after written permission is given the applicant by the District.

Applicant hereby agrees that information stated on his Application for Utility Service is correct and upon acceptance of this Application agrees to the terms herein stated.

/XX/ INSPECTION RECORD CARD ISSUED

Issued by Tracy Möller 8-26-76

Approved by Kathy Dennis


OWNER'S SIGNATURE
DATE 10-22-76

MAMMOTH COUNTY WATER DISTRICT
APPLICATION . UTILITY SERVICE AND RECEIPT F FUNDS

OWNER'S NAME: _____
Mailing Address: _____
_____6_____

PERMIT NO.: 1217
Telephone: 934-6394

JOB ADDRESS: Baskin-Robbins 31 Flavors Ice Cream Hwy. 203 & Mountain
Boulevard

SERVICE REQUESTED: (Omitting 3 businesses w/fixture units: Remodeling to install
Ice Cream Parlor)

WATER SERVICE CHARGES (Ordinance No. 020372-2)

Construction Permit Fees	\$ _____	
Connection and/or Tapping Fees	_____	
Fixture Unit Fees	_____	
	\$ NA	\$ NA

SEWERAGE SERVICE CHARGES (Ordinance No. 020372-1)

Construction Permit Fees	\$ _____	
Connection and/or Tapping Fees	_____	
Fixture Unit Fees	_____	
	\$ NA	\$ NA

RECEIPT FOR FUNDS

Amount Rec'd. \$ -0-
How Paid N/A
Date Paid 5-10-76
Rec'd. By /cp

TOTAL PERMIT FEES: \$ NA

APPLICANT'S INSTRUCTIONS AND INFORMATION REGARDING INSPECTIONS:

The application must be signed by the owner (or agent) of the property to be served.
The total charge must be paid when application is submitted.

The District is responsible for the installation of the utility system extending from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline. Should a main line tap be required, the cost of District labor and materials will be deducted from applicant's deposit posted for same. After installation and determination of cost, any refund due the applicant will be issued by the Mammoth County Water District. Should installation costs exceed the amount deposited, the applicant will be billed for the additional cost.

The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to the point in the street (or easement) where connection is made to the District's service lateral. Applicant is also responsible for connection of same. The connection must be made in conformance with the District's specifications, rules and regulations; and must be inspected and approved by the District before system may be used by the applicant. Connection may be made only after written permission is given the applicant by the District.

Applicant hereby agrees that information stated on his Application for Utility Service is correct and upon acceptance of this Application agrees to the terms herein stated.

☒ NO
☐ INSPECTION RECORD CARD ISSUED

Construction will comply with Ordinance No. 04-14-76-58 and 59. Chris Pedraza 5-10-76
Issued by Chris Pedraza OWNER'S SIGNATURE Date

MAMMOTH COUNTY WATER DISTRICT
PERMIT FOR UTILITY SERVICE AND RECEIPT FOR FUNDS

OWNER'S NAME: Swiss Chalet Motel/Lodge

PERMIT No. 2739

Mailing Address:

JOB ADDRESS: Viewpoint Road, Webb Subdivision, ~~AP#59-08-33-11~~ AP#59-08-33-082-11

TYPE OF CONSTRUCTION/NUMBER OF UNITS: Adding one jacuzzi/spa to existing Lodge

This permit is enforced in accordance with ordinances of the Mammoth County Water District. No individual has the authority to amend, modify, delete or otherwise make exception to any provisions of applicable ordinances.

SERVICE REQUESTED:

WATER SERVICE CHARGES (Ordinance No. 020372-2)

Construction Permit Fees (Inspection, Plan Check)	\$	50.00	
Connection and/or Tapping Fees		-0-	
Fixture & Occupancy Unit Fees		20.00	
Water Meter		-00	 \$ 70.00

SEWERAGE SERVICE CHARGES (Ordinance No. 020372-1)

Construction Permit Fees (Inspection, Plan Check)	\$	50.00	
Connection and/or Tapping Fees		-0-	
Fixture & Occupancy Unit Fees		40.00	 \$ 90.00

PERMIT FEES: \$ 160.00

LESS PRE-PLAN CHECK FEE,
Receipt No. : - 50.00

TOTAL PERMIT FEES: \$ 110.00

RECEIPT FOR FUNDS

Amount Rec'd. \$ 160.00
How Paid Check 2353
Date Paid 9-23-85 + 9-27-85
Rec'd. By J. Watson

PERMITTEE'S INSTRUCTIONS AND INFORMATION REGARDING INSTALLATION AND INSPECTIONS:

This permit must be signed by the owner (or agent) of the property to be served. The total charge must be paid when the permit is obtained. Pursuant to Ordinance Numbers 020372-1 and 020372-2, Sections 4.03, respectively, no refunds will be given if a plan check has been performed or work commenced.

The permittee is responsible for the installation, construction and connection of the utility system extending from the main in the street (or easement) to the point where the service is connected to the permittee's structure.

The connection must be made and maintained in conformance with the District's specifications rules, regulations and ordinances, and must be inspected and approved by the District before the system may be used by the permittee.

Permittee hereby agrees the information stated on this permit is correct, and agrees to the terms stated on this permit. This permit is automatically null and void unless accompanied by a second page bearing the same Permit Number. (SEE PAGE 2, ATTACHED).

J. Williams
C. Liberato
L. Buech

MAMMOTH COMMUNITY WATER DISTRICT**CONNECTION PERMIT FOR UTILITY SERVICE AND RECEIPT OF FUNDS****OWNER'S NAME AND ADDRESS**

Tel:

Receipt : \$ _____ Date ____/____/____

JOB ADDRESS AND INFORMATION

WEBB TRACT

LOT: 005

APN:

0 ALPINE CIRCLE

TYPE OF CONSTRUCTION: APT RES

NO. OF UNITS:

WATER SERVICE CHARGES

Water Connection Fees	\$100.00	
Inspection Fees	\$5.00	
Plan Check Fees	\$0.00	
Water Meter	\$0.00	
SUBTOTAL WATER:		\$105.00

SEWER SERVICE CHARGES

Sewer Connection Fees	\$0.00	
Inspection Fees	\$0.00	
Plan Checking Fees	\$0.00	
SUBTOTAL SEWER:		\$0.00

TOTAL WATER AND SEWER PERMIT FEES

\$105.00

LESS PRE-PAID FEES

\$0.00

TOTAL PERMIT FEES DUE**\$105.00**

FIXTURE UNITS		PRIVATE		COMMERCIAL		WATER	SEWER
		W	S	W	S		
BAR SINK	0 x	(1)	(1)	(2)	(2)	0	0
BATHTUBS OR BATH/SHO COMBO	0 x	(4)	(2)	(4)	(2)	0	0
HOSEBIBBS (EACH ADDITIONAL=1)	0 x	(2.5)	(0)	(2.5)	(0)	0	0
CLOTHESWASHER	0 x	(4)	(3)	(4)	(3)	0	0
LAVATORY	0 x	(1)	(1)	(1)	(1)	0	0
SHOWER	0 x	(2)	(2)	(2)	(2)	0	0
DISHWASHER	0 x	(1.5)	(2)	(1.5)	(2)	0	0
KITCHEN SINK (LAUNDRY SINK = 2)	0 x	(1.5)	(2)	(1.5)	(2)	0	0
WATER CLOSET	0 x	(2.5)	(3)	(2.5)	(4)	0	0
Total Fixture Units						0	0

7/13/1970

MAMMOTH COMMUNITY WATER DISTRICT**CONNECTION PERMIT FOR UTILITY SERVICE AND RECEIPT OF FUNDS****OWNER'S NAME AND ADDRESS**

Tel: _____ 0
 Receipt : \$ _____ Date ____/____/____

JOB ADDRESS AND INFORMATION

ROYAL PINES MOTEL
 LOT: _____ APN: _____
 0 HWY 203
 TYPE OF CONSTRUCTION: MOT COM
 NO. OF UNITS: _____

WATER SERVICE CHARGES

Water Connection Fees	\$0.00	
Inspection Fees	\$5.00	
Plan Check Fees	\$0.00	
Water Meter	\$0.00	
SUBTOTAL WATER:		\$5.00

SEWER SERVICE CHARGES

Sewer Connection Fees	\$0.00	
Inspection Fees	\$0.00	
Plan Checking Fees	\$0.00	
SUBTOTAL SEWER:		\$0.00

TOTAL WATER AND SEWER PERMIT FEES	\$5.00
LESS PRE-PAID FEES	\$0.00
TOTAL PERMIT FEES DUE	\$5.00

FIXTURE UNITS		PRIVATE		COMMERCIAL		WATER	SEWER
		W	S	W	S		
BAR SINK	0 x	(1)	(1)	(2)	(2)	0	0
BATHUBS OR BATH/SHO COMBO	0 x	(4)	(2)	(4)	(2)	0	0
HOSEBIBBS (EACH ADDITIONAL=1)	0 x	(2.5)	(0)	(2.5)	(0)	0	0
CLOTHESWASHER	0 x	(4)	(3)	(4)	(3)	0	0
LAVATORY	0 x	(1)	(1)	(1)	(1)	0	0
SHOWER	0 x	(2)	(2)	(2)	(2)	0	0
DISHWASHER	0 x	(1.5)	(2)	(1.5)	(2)	0	0
KITCHEN SINK (LAUNDRY SINK = 2)	0 x	(1.5)	(2)	(1.5)	(2)	0	0
WATER CLOSET	0 x	(2.5)	(3)	(2.5)	(4)	0	0
Total Fixture Units						0	0

MAMMOTH COMMUNITY WATER DISTRICT**CONNECTION PERMIT FOR UTILITY SERVICE AND RECEIPT OF FUNDS****OWNER'S NAME AND ADDRESS**

Tel:

Receipt : \$ _____ Date ____/____/____

JOB ADDRESS AND INFORMATION

WEBB TRACT

LOT: 003

APN:

0 HWY 203

TYPE OF CONSTRUCTION: RST COM

NO. OF UNITS:

WATER SERVICE CHARGES

Water Connection Fees	\$0.00	
Inspection Fees	\$0.00	
Plan Check Fees	\$0.00	
Water Meter	\$0.00	
SUBTOTAL WATER:		\$0.00

SEWER SERVICE CHARGES

Sewer Connection Fees	\$100.00	
Inspection Fees	\$5.00	
Plan Checking Fees	\$0.00	
SUBTOTAL SEWER:		\$105.00

TOTAL WATER AND SEWER PERMIT FEES

\$105.00

LESS PRE-PAID FEES

\$0.00

TOTAL PERMIT FEES DUE**\$105.00**

FIXTURE UNITS		PRIVATE		COMMERCIAL		WATER	SEWER
		W	S	W	S		
BAR SINK	0 x	(1)	(1)	(2)	(2)	0	0
BATHTUBS OR BATH/SHO COMBO	0 x	(4)	(2)	(4)	(2)	0	0
HOSEBIBBS (EACH ADDITIONAL=1)	0 x	(2.5)	(0)	(2.5)	(0)	0	0
CLOTHESWASHER	0 x	(4)	(3)	(4)	(3)	0	0
LAVATORY	0 x	(1)	(1)	(1)	(1)	0	0
SHOWER	0 x	(2)	(2)	(2)	(2)	0	0
DISHWASHER	0 x	(1.5)	(2)	(1.5)	(2)	0	0
KITCHEN SINK (LAUNDRY SINK = 2)	0 x	(1.5)	(2)	(1.5)	(2)	0	0
WATER CLOSET	0 x	(2.5)	(3)	(2.5)	(4)	0	0
Total Fixture Units						0	0

3547

MAMMOTH COUNTY WATER DISTRICT

PERMIT FOR UTILITY SERVICE AND RECEIPT OF FUNDS.

OWNERS NAME AND ADDRESS

PETRELLO, FRANK
P.O. BOX 10029
SOUTH LAKE TAHOE, CA 96158
TEL: 934-6767
RECEIPT: \$ 100.00 NO: 5554 DATE: 05/19/92

JOB ADDRESS AND INFORMATION

PETRELLO'S RESTAURANT
LOT: APN: 00-33-082-10
3752 VIEW POINT RD
TYPE OF CONSTRUCTION: RES
NO. OF UNITS :

SERVICES REQUESTED AND COMPUTATION OF SERVICE CHARGES

WATER SERVICE CHARGES

WATER CONNECTION FEES	(\$2704.00/UNIT) X		
WATER FIXTURE UNIT FEES	(\$135.00/UNIT) X		
TAPPING FEES			
INSPECTION FEES		25.00	
PLAN CHECKING FEES		25.00	
WATER METER	@		50.00

SEWER SERVICE CHARGES

SEWER CONNECTION FEES	(\$2154.00/UNIT) X		
SEWER FIXTURE UNIT FEES	(\$108.00/UNIT) X		
TAPPING FEES			
INSPECTION FEES		25.00	
PLAN CHECKING FEES		25.00	50.00

TOTAL WATER AND SEWER PERMIT FEES	100.00
LESS PRE-PLAN CHECKING FEE	100.00
LESS PROPERTY TAX CREDIT	
TOTAL PERMIT FEES DUE	0.00

FIXTURE UNIT COUNT

FIXTURE UNITS	PRIVATE	COMMERCIAL	WATER	SEWER
BAR SINKS	(1)	(2)		
BATHTUBS	(2)	(4)		
HOSE BIBBS	(3)	(5)		
CLOTHESWASHER	(2)	(4)		
LAVATORY	(1)	(2)		
SHOWER	(2)	(4)		
DISHWASHER	(2)	(4)		
SINK	(2)	(4)		
WATER CLOSET	(3)	(5)		
SPA OR JACUZZI	(2)	(4)		
OTHER	()	()		
OTHER	()	()		

TOTAL FIXTURE UNITS

ISSUED BY: R. S. Farden DATE: 05/20/92 APPROVED BY: James H. Hake DATE: 05/20/92

Owner hereby acknowledges receipt of any applicable ordinances and that he has read and understood all conditions specified on the rear of permit number 3547R, and agrees to abide by all said conditions.

OWNERS SIGNATURE: Walter J. Conner DATE: 5/20/92

EXPIRATION DATE: 05/20/94

RESTAURANT REMODEL, NO ADDITIONAL SEATING

Owner's Name : P. C. Stecker
Mailing Address: _____

Receipt No. 172
Phone No. _____

Job Address: ROYAL PINES RESORT, Huray 203

SERVICE REQUESTED:
CONNECTION CHARGE

Water Service (\$35.00) \$ _____
Sewer Service (\$35.00) (\$250.00) _____

for _____ (Use of building)
Number fixture units _____

SERVICE:

_____ ft. of _____ inch water service @ \$ _____ /ft.
_____ ft. of _____ inch sewer lateral @ \$ _____ /ft.

Amount Rec'd \$ 5.00
How Paid _____
Date Paid 10/13/67
Rec'd by: [Signature]

TOTAL: \$ 5.00

The application must be signed by the owner (or agent) of the property to be served. The total charge must be paid when application is submitted.

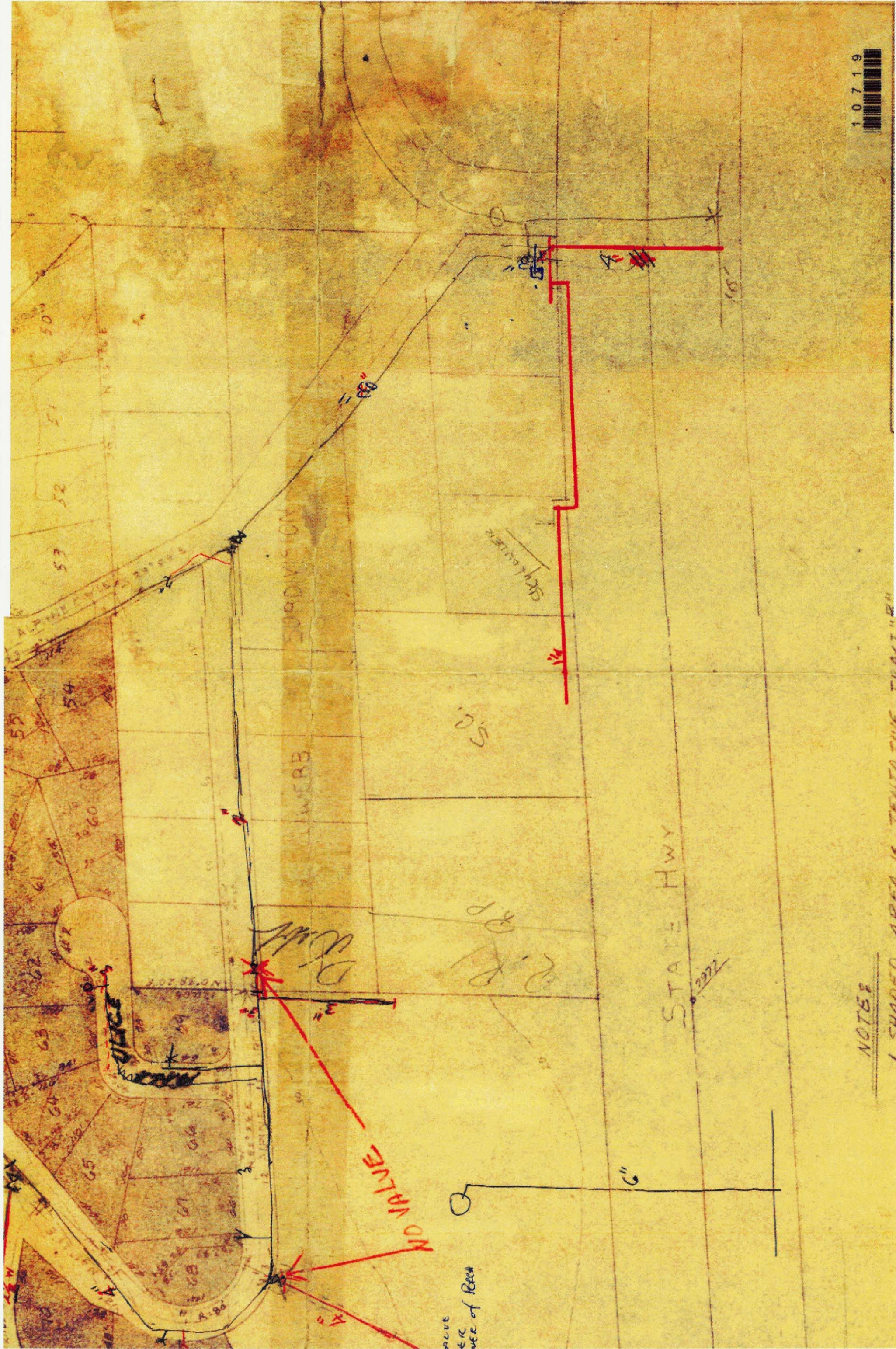
The Mammoth County Water District will inspect the services. The service connection is that part of the utility system that extends from the main in the street (or easement) to the point in the street (at or near the applicant's property line) where the service is connected to the applicant's pipeline.

The applicant is responsible for the construction, at applicant's expense, of the sewer pipeline or water main from the applicant's plumbing to the point in the street (or easement) where connection is made to the District's main or service lateral.

The connection of the applicant's pipelines to the District's main or service lateral shall be made by the applicant at his expense. The connection must be made in conformity with the District's specifications, rules and regulations; and must be inspected and approved by the District before the system may be used by the applicant. Connection can only be made after written permission is given the applicant by the District.

The undersigned hereby agrees that the above information given is correct and agrees to the conditions as stated.

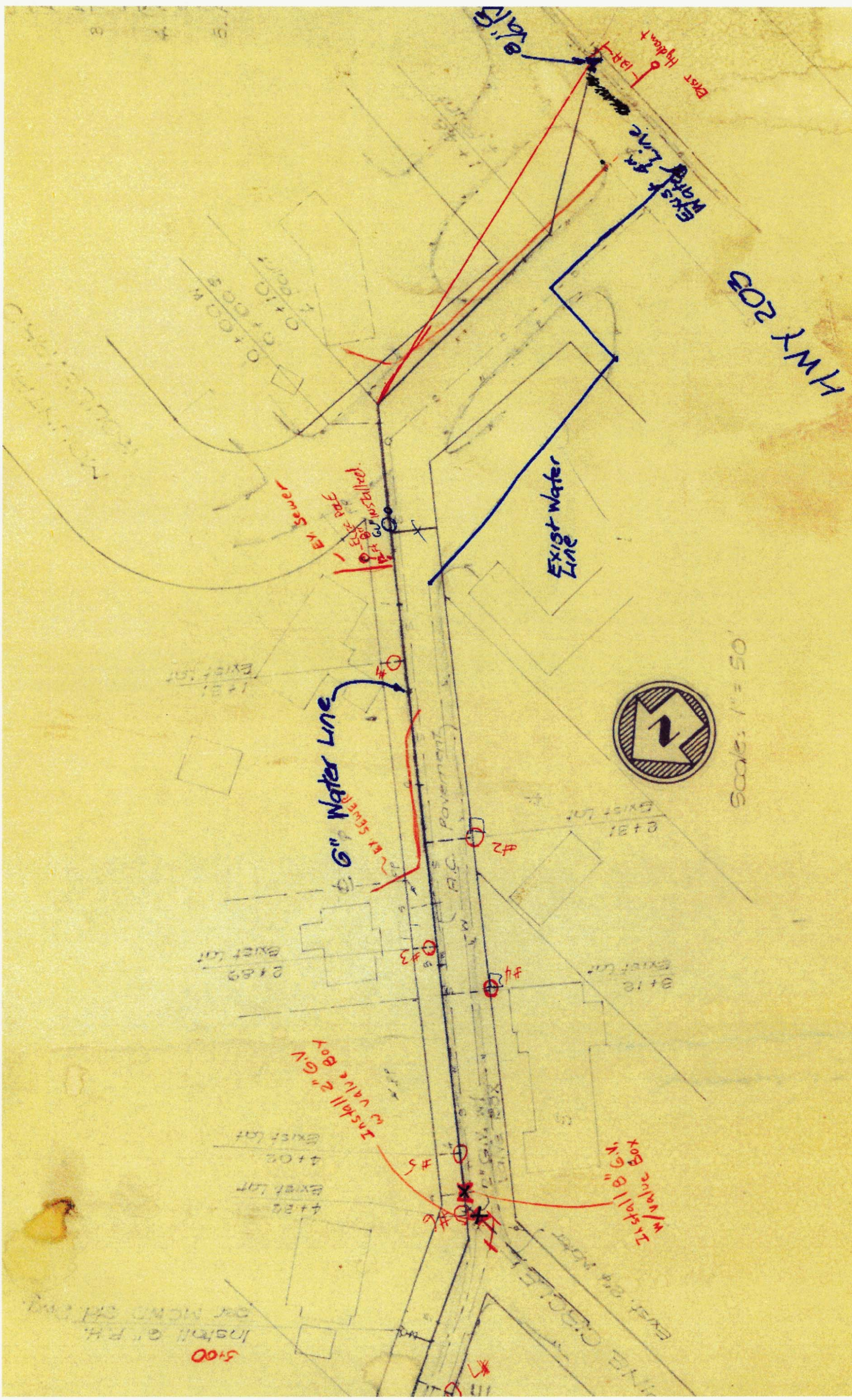
P. C. Stecker Sr. 10-13-67
Owner's Signature Date



10719

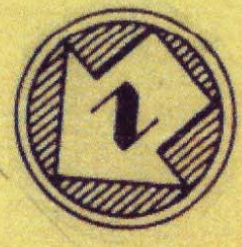
NOTE:

1 SHAPED AREA IS TENTATIVE PLANTING

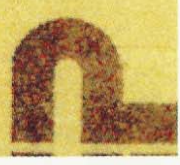


HWX 203

Scale: 1" = 50'

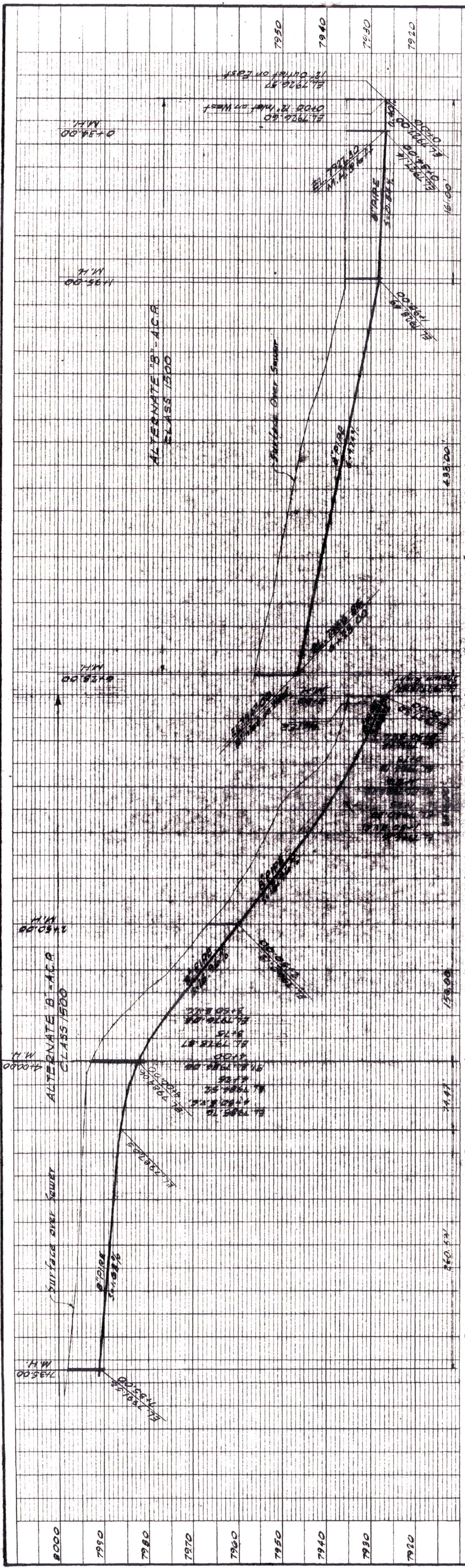


GRAM/PHILLIPS ASSOCIATES, INC.



ENGINEERING / RESEARCH

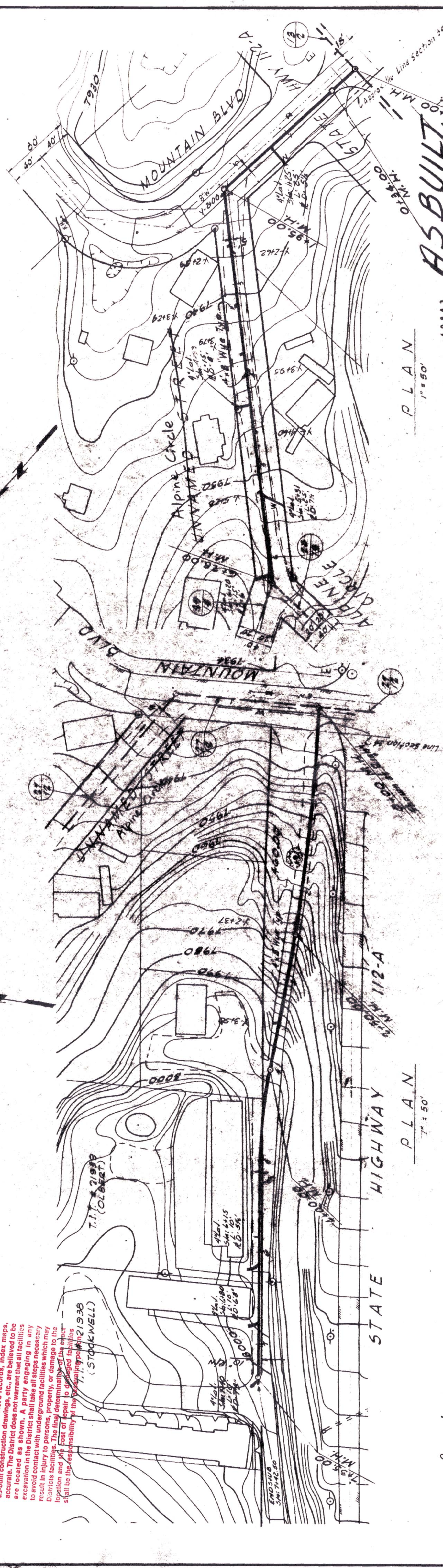
1000 EAST WALNUT STREET SUITE 222 DENVER, CO 80202



PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=10'

PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=10'

WARNING NOTICE: The locations of Mammoth Community Water District underground facilities shown in and on the District's records, index maps, as-built construction drawings, etc., are believed to be accurate. The District does not warrant that all facilities are located as shown. A party engaging in any excavation in the District shall take all steps necessary to avoid contact with underground facilities. Any necessary result in injury to persons, property, or damage to the District's facilities. The City of Mammoth is not responsible for the location and depth of repair to damaged facilities. The City of Mammoth is not responsible for the location and depth of repair to damaged facilities.



PLAN
1"=50'

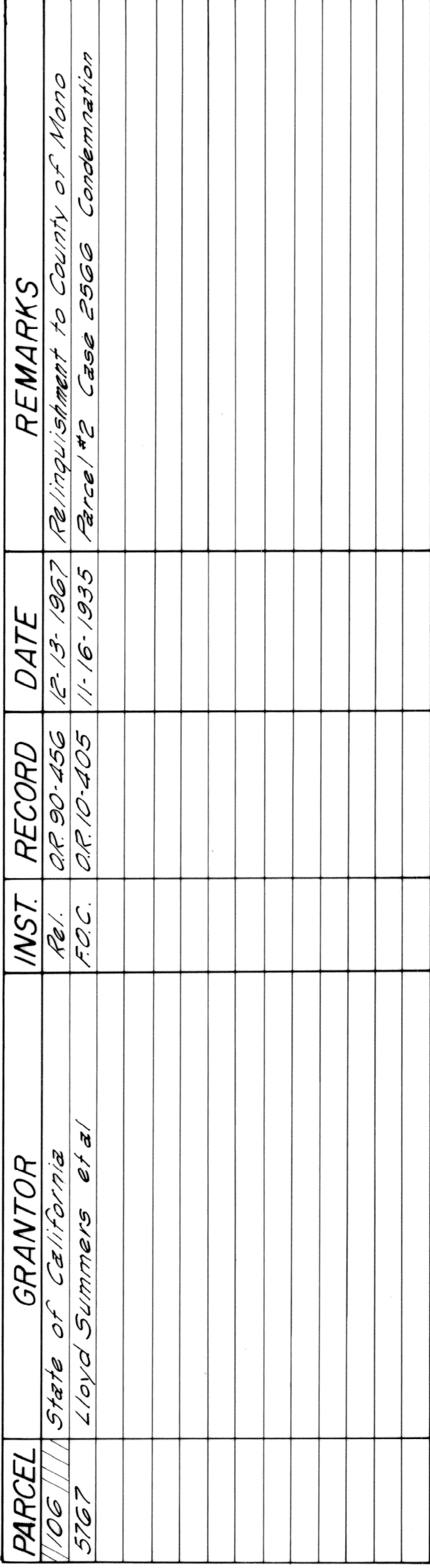
PLAN
1"=50'

DATE	550 B	REVISION	
DATE	Dec. 1985	NOV 01 1986	K.L.
BY	B.M.	NOV 01 1986	
CHECK	C.A.M.	NOV 29 1986	
PROJECT	9395		

ASBUILT

APPENDIX L

Caltrans Records



A vertical scale labeled "SCALE IN FEET" with markings at 0, 50, and 100.

Note:
R/W Monuments are C.H.C.
Brass Caps set in concrete
unless otherwise stated.

California Coordinate System (27) Zone 3
Grid Bearings - Ground Distances
G.F. Minaret Junction 0999536
G.F. East of Junction 0999554

APPROVED David L. Loom C21728 TITLE P/W Engineer

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DISTRICT	COUNTY	POST MILE	MAP NUMBER
09	MCNO	49	203.530
DATE	REMARKS		
8-9-74	Photo District File No 75-09		
4-76	R/W Engr. B. Goen Drwn By C. Gillem		
10-1-92	J. Beischeil-Engr. Minor Rev. P. Enright-Draft.		

APPENDIX M
California Geological Survey Letter

Department of Conservation
Division of Mines & Geology
801 K Street, MS 12-31
Sacramento, CA 95814-3531



Robert H. Sydnor
RG 3267, CHG 6, CEG 968
Senior Engineering Geologist

Office Phone: (916) 323-4399
State e-mail: RSydnor@consrv.ca.gov
Office fax: (916) 322-4765
CDMG home page: www.consrv.ca.gov/dmg

September 29, 1999

Ms. Karen Johnson, *Senior Planner*
Planning Division
Community Development Department
Town of Mammoth Lakes
437 Old Mammoth Road
Post Office Box 1609
Mammoth Lakes, CA 93546
telephone (619) 934-8989

Subject: Carbon Dioxide Hazard at Mammoth Mountain
Town of Mammoth Lakes, Mono County

Dear Ms. Johnson:

The California Division of Mines & Geology is the state's geological survey and the publisher of *California Geology* magazine. In the current September/October 1999 issue of *California Geology* is a report by an interdisciplinary team of five federal geologists, geochemists, atmospheric physicists, and ecologists regarding the hazard of carbon dioxide at Mammoth Mountain, on the southwest side of the Town of Mammoth Lakes.

The principal government agency that performed this research is the U.S. Geological Survey, with assistance from the University of California national laboratories (sponsored by the U.S. Department Energy) at Livermore and Berkeley. The chief scientist at the Long Valley Caldera is Dr. David P. Hill, a U.S. Geological Survey seismologist stationed at 345 Middlefield Road, Menlo Park, CA 94025. It is recommended that you be in periodic contact with Dr. Hill by mail, e-mail <hill@andreas.wr.usgs.gov>, and telephone (650-329-4795) regarding volcanic hazards, seismology hazards, and carbon dioxide hazards associated with the Long Valley Caldera. Dr. Hill has been studying the Mammoth Lakes – Long Valley area for about 25 years, so he is very experienced with the recent history of this active volcanic area and its geologic hazards.

The California Division of Mines & Geology and the U.S. Geological Survey jointly advise you that there is a significant health-and-safety issue outlined in this report. It is recommended that this report and related USGS reports be used and cited for planning documents prepared under the California Environmental Quality Act (CEQA). There is both an "air quality" aspect to carbon

dioxide and a “geologic hazard” aspect to this volcanic gas, so it should be repeated twice in any CEQA document for the Town of Mammoth Lakes. The bibliography in the back of the report will lead you to pertinent geology and seismology publications by the U.S. Geological Survey and academia regarding the Long Valley Caldera. You can also download pertinent seismology information about Long Valley Caldera and the Mammoth Lakes area from the USGS website at: < [www.quake.wr.usgs.gov/volcanoes/Long Valley/index.html](http://www.quake.wr.usgs.gov/volcanoes/Long%20Valley/index.html) > Dr. Hill will be pleased to put your town planning office on his quarterly mailing list for the USGS Long Valley Caldera report.

In addition to the *California Geology* publication we are sending the following USGS Fact Sheets that pertain to the Town of Mammoth Lakes:

USGS Fact Sheet 172-96

Invisible CO₂ Gas Killing Trees at Mammoth Mountain, California

USGS Fact Sheet 108-96 (revised 1997)

Living With a Restless Caldera – Long Valley, California

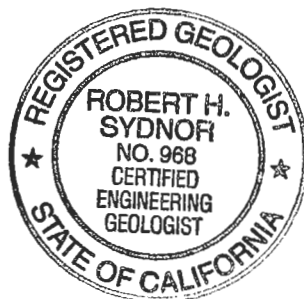
Please use and cite this in all your CEQA documents.

USGS Fact Sheet 073-97

Future Eruptions in California’s Long Valley Area – What’s Likely?

Please use and cite this in all your CEQA documents.

We trust that the USGS Fact Sheets and the USGS report published in *California Geology* on the hazard of carbon dioxide will be *used and cited* for Environmental Impact Reports pertaining to current and future projects within the Town of Mammoth Lakes. All of these reports contain ready-made figures, maps, and diagrams that can be spliced directly into your CEQA documents for quick, efficient, and reliable graphics at no cost. Proper scientific credit should be given to the USGS for all graphics used in environmental documents by the Town of Mammoth. Simply put the authors, USGS, year, and document number in the corner of each illustration. If you have further questions, please call me at 916-323-4399.



Sincerely yours,

Robert H. Sydnor

Robert H. Sydnor
Senior Engineering Geologist
RG 3267, CHG 6, CEG 968



Cc:

Dr. David P. Hill, *USGS Menlo Park*

Attachments:

3 copies of Sept/Oct 1999 issue of *California Geology*

USGS Fact Sheets (colored original versions are available by mail from the USGS at no charge)

APPENDIX N
Mammoth Lakes Fire Department Letter



Mammoth Lakes Fire Protection District
Post Office Box 5, 3150 Main Street
Mammoth Lakes, CA 93546
760-934-2300 Fax- 760-934-9210

December 3, 2010

Sierra Geotechnical Services, Inc.
Mr. Dean Dougherty
873 North Main Street, Suite 150
Bishop, CA 93514

Re: Record Check for Mammoth View and Alpine Circle Properties

Dean,

We have had several calls to this location for routine types of incidents, such as medical calls, smoke and carbon dioxide alarms, and such, but nothing more extensive. If you need any additional information, please feel free to contact me at your convenience.

Sincerely,

THOM HELLER
Fire Marshal

APPENDIX G

Drainage Report

Mammoth View Mammoth Lakes, California

Preliminary Drainage Study

Project 542.1.1

February 2011

Prepared for:
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546



Engineer:
triad/holmes associates

**Post Office Box 1570
Mammoth Lakes, Ca 93546
Phone: (760) 934-7588
Fax: (760) 934-5619
triad@THAinc.com
David Lavery, LS, Principal
Tom Platz, RCE, Principal**



Paul E. Roten, P.E. C56891

February 9, 2011

Date

Mammoth View Drainage Study

INDEX

1	Project.....	1
2	Objective.....	2
3	Assumptions.....	2
4	Project Background	3
5	Observations	4
6	Methods	4
7	Off-site Drainage.....	5
8	On-site Drainage	5
9	Retention/Infiltration Facilities.....	6
10	Conclusion.....	7

APPENDIX

Figures	A
Existing Conditions	Figure 1
Proposed Conditions	Figure 2
Reference (excerpts)	B

- The Town of Mammoth Lakes 2005 Storm Drain Master Plan Update, 2005
- Design Manual, Mammoth Lakes Storm Drainage and Erosion Control, Prepared for Mono County Public Works Department, July 1984, Brown and Caldwell and Triad Engineering
- Water Quality Control Plan for the Lahontan Region, North and South Basins, prepared by the State of California, Regional Water Quality Control Board, Lahontan Region

1. Project

This drainage study has been prepared for the Mammoth View Project. The Mammoth View Project encompasses 5.51 acres of property located north of Highway 203 (Main Street) and west of Alpine Circle. The proposed project has 128,454 square feet of impervious surfaces including building footprints, decks over 8 feet at 50%, hardscape, roads, driveways and parking lots. The proposed project includes a 54 room hotel, 24 townhouse condominium units in two buildings and 28 freestanding condominium cabin units, along with parking area and associated appurtenances. Figures 1.1 and 1.2, show the location of the subject site within California:

Figure 1.1

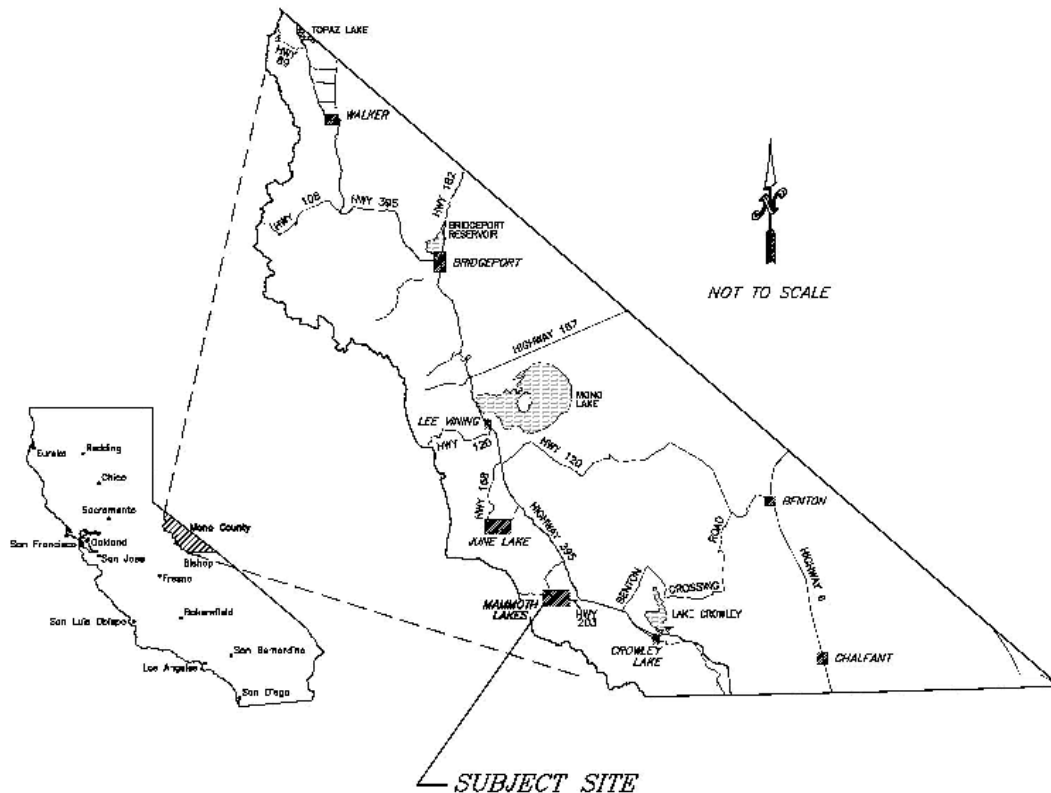
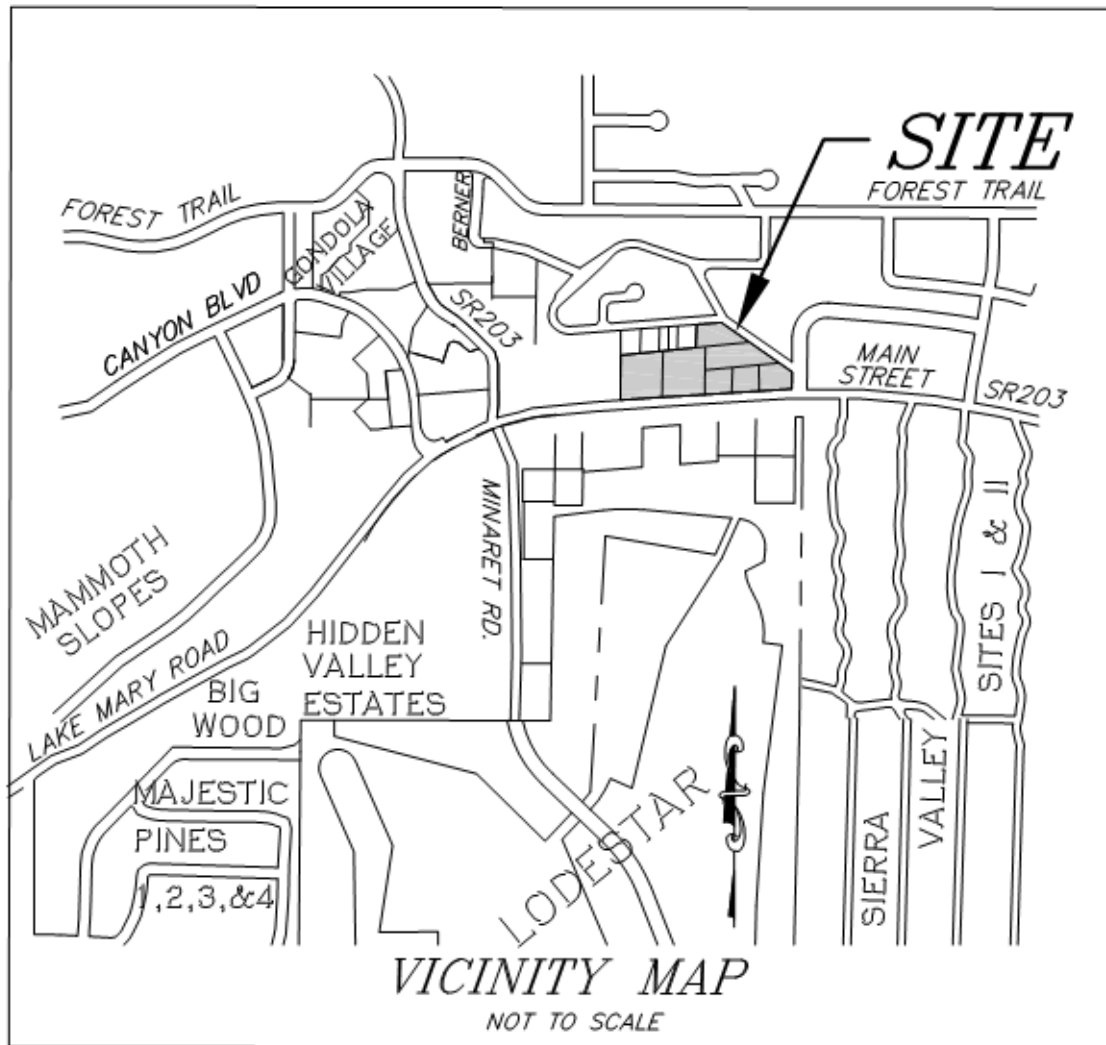


Figure 1.2



The project area is currently developed. Some of the existing development on the subject property has been demolished. The project site is zoned CG (commercial general).

2. **Objective**

The objective of this study is to provide preliminary information useful in determining the feasibility of the proposed Mammoth View.

3. Assumptions

Runoff rate calculations are based on the Town of Mammoth Lakes 2005 Master Plan Update (Master Plan¹). These calculations are included in Appendix B. On-site drainage facilities including inlets, storm drain pipes, earth swales, and storm drain manholes shall be designed for 20-year storm intensity. Refer to Appendix C for hydraulic calculations.

Retention facilities shall be designed based on the Water Quality Plan for the Lahontan Region³ to contain 1 hour of a 20 year intensity storm, which is assumed to be 1 inch (0.83 feet) * Area (square feet) * C (infiltration coefficient). There will be some reduction in peak flow due to these retention systems, so the conveyance systems are conservatively sized.

4. Project Background

The subject site slopes steeply from west to east. Ground surface elevations range from approximately 7936' MSL in the southeast corner of the site to approximately 8026' MSL in the northwest. Existing hotels, pavement, areas of demolished buildings and various utilities occupy the site.

Soils are granular, typical of SCS Type "B" based on Figure 1-7 in the Town of Mammoth Lakes Design Manual². Native vegetation includes pine trees and shrubs.

The existing site has impervious surfaces that equal approximately 120,000 square feet or approximately 50% of the site, including the buildings that have been recently demolished. The remaining area of the site is landscaped or left in a natural state.

There is presently and entitled project design (2003) that would allow lot coverage in excess of 54%. There has been a proposed project design of a condo-hotel from 2007 that had a lot coverage of 59%.

5. Observations

The presently proposed project has lot coverage of 128,454 square feet or 52% of the site, which is approximately the same as the existing lot coverage and much less than previously proposed projects.

For the purposes of this report, on-site refers to project area within the property designated to the Mammoth View (5.5 acres). "Off-site" refers to areas directly adjacent to "on-site" that may or may not affect the site.

There is no offsite runoff that enters the site from the south – Highway 203 (Main Street). There is no offsite runoff that enters the site from the east – Alpine Circle. From the west, there is some runoff that has historically run along the westerly property line of the project site toward Main Street. Along the north runoff is conveyed overland – offsite – through the existing residential home properties to the further most north part of the property.

Based on the Master Plan¹, there is a storm drainage system in Alpine Circle that connects to the storm drainage system in Main Street. It is a single 54 inch to 60 inch concrete pipe. There is an inlet at the intersection of Alpine Circle and Main Street. This inlet connects to the 54 inch culvert.

6. Methods

An estimate of existing and potential Hydrologic Runoff quantity calculations have been prepared using Excel Spreadsheets following the methodologies described in the Master Plan¹. Runoff rates are based on the following table from page 17 of the Master Plan¹.

Land Use Type	20-Year	100-Year
Natural	0.23	0.43
Single Family Residence	0.65	1.30
High Density Residence	1.14	1.90
Commercial	1.22	1.93

Hydraulic calculations shall be preformed to develop the facilities chosen as the design develops.

7. Off-site Drainage

Several offsite drainage areas are considered for this project. Runoff from offsite west flows onto the west side of the project site – Offsite area W. Runoff from offset north flows onto the north part of site – Offsite area N.

- Area Offsite W (west) is tributary to the west edge of the property. A swale is proposed at this location to maintain to as close to historic flow conditions as practicable
- Area Offsite N (north) is tributary to the northern piece of the property. It is proposed to develop a swale that will convey the runoff at this location around the new development to exit at the street in its historic condition.
- Runoff from the remaining streets that are not tributary to the site will continue to flow in its historic condition.

Tributary Area		Existing		Proposed	
Tributary Area	Acres	Q20	Q100	Q20	Q100
Offsite N	1.98	2.42	3.82	2.42	3.82
Offsite W	2.08	2.54	4.01	2.54	4.01

8. On-site Drainage

On-Site Drainage

On-Site drainage is divided into Areas 1-3 as shown in Figure 1 and 2. Based on the methodology set in the Master Plan¹, there will be no changes in runoff rates due to the proposed scheme. Since there will be retention / infiltration facilities in the proposed scheme, runoff will be reduced in some storm conditions.

	Existing			Proposed		
Tributary Area	Acres	Q20	Q100	Acres	Q20	Q100
1	0.71	0.87	1.37	0.32	0.39	0.62
2	2.39	2.92	4.61	2.37	2.89	4.57
3 (total of 3.1 and 3.2)	2.41	2.94	4.65	2.82	3.44	5.44
3.1 (sub area of 3 for proposed)				2.21	2.70	4.27
3.2 (sub area of 3 for proposed)				0.61	0.74	1.18
Total	5.51	6.72	10.63	5.51	6.72	10.63

The following are the proposed drainage design concepts:

- Area 1 will continue to flow to the north as it did historically. The runoff from this area will join the runoff from offsite area N which then flows toward the east back into the project site and then is directed to outflow in its historic location.
- Area 2 will be conveyed to an infiltration facility, and then piped to the inlet that connects to the 54 inch RCP located in Alpine Circle.
- Area 3.1 will flow as historic toward the south. Area 3.2 will be directed toward a retention / infiltration facility that then is directed toward the historic outflow location.

9. Retention / Infiltration Facilities

To infiltrate on-site runoff into the ground, an infiltration basin system is proposed, in conformance with the Water Quality Control Plan for the Lahontan Region³, to contain a 20 year intensity storm for 1 hour, which is assumed to be 1 inch (0.83 feet) * Area (square feet) * C (infiltration coefficient). Infiltration basins shall be placed in locations that allow minimal impact to new or existing facilities. Final design of retention / infiltration facilities will be based on input from the Town of Mammoth Lakes. The specific type of retention / infiltration facilities shall be determined during the design process. Preliminary retention / infiltration facility locations have been shown on the plans.

10. Conclusion

This project will have no significant affect on runoff quantities. Final drainage facilities designed and selected will be based on the final project. Offsite and onsite drainage facilities have been adequately designed to handle the required flows. The criteria followed during the design process will address issues such as safety, erosion protection and water quality.

Based on the Master Plan¹, and since this was a completely developed site with a proposed redevelopment, and since this site will now have infiltration facilities added per Town of Mammoth Lakes and Lahontan Regional Water Quality requirements, the runoff from this site will likely be reduced. The existing site has some exposed surfaces, and the project proponent is proposing erosion resistant surfaces over the entire site, so erosion and conveyance of eroded materials will likely be reduced. Runoff entering the site from offsite will be maintained in its historic outlet from the site, so there will be no significant change to offsite runoff.

The area of disturbance for this project is greater than 1 acre, so this project is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) for construction projects enforced by the State Water Quality Control Board – Lahontan Region.

Though the requirements of permits are not anticipated, work shall conform to conditions of the Army Corp of Engineers, Lahontan Regional Quality Control Board, and State of California Fish and Game. Any work done in this area shall conform to Federal, State, and local requirements.

Both the on-site and off-site storm drainage facilities must be maintained to continue to work as designed. Particular items requiring maintenance include, but are not limited to, cleaning of the grates, removal of foreign materials from storm drainage pipes, maintenance as necessary to outlet facilities, and repairs as necessary to damaged facilities. Special attention should be paid to a storm drain at the northern part of the site, which has a slope of 0.7%. This storm drain will required more frequent maintenance due to its low incline. Additionally, snow removal must be performed in a way so as not to restrict drainage collection in gutters, inlets, and flow paths.

¹The Town of Mammoth Lakes 2005 Storm Drain Master Update, May 2005, Boyle Engineering Corporation.

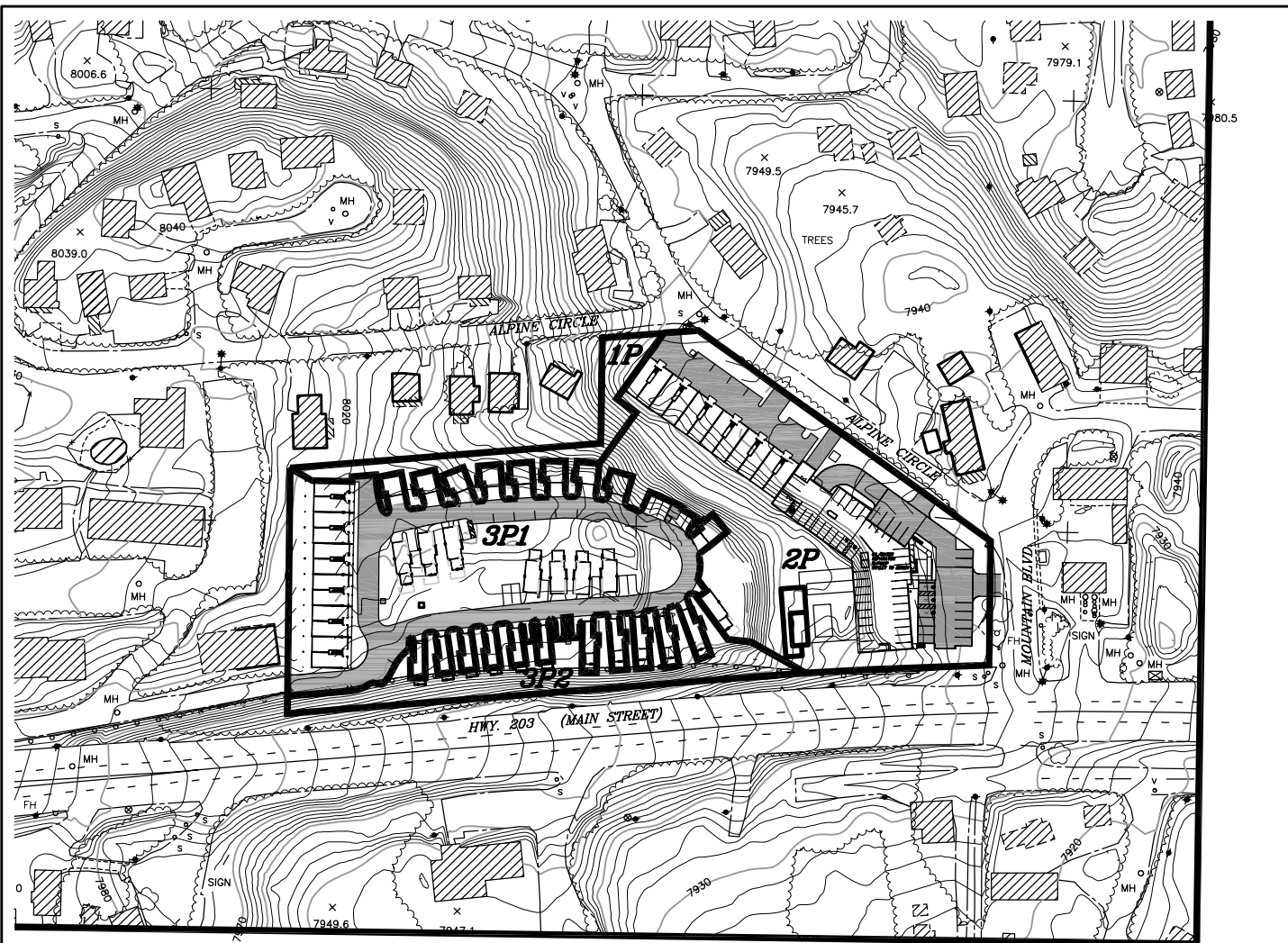
²Design Manual, Mammoth Lakes Storm Drainage and Erosion Control, Prepared for Mono County Public Works Department, July 1984, Brown and Caldwell and Triad Engineering

³Water Quality Control Plan for the Lahontan Region, North and South Basins, prepared by the State of California, Regional Water Quality Control Board, Lahontan Region.

***Preliminary Drainage Study
Mammoth View***

APPENDIX A

FIGURES

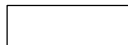


LEGEND

PAVED SURFACE



BUILDINGS



PROPERTY LINE



THE PROPOSED SCHEME HAS:
128,454 SQ FT OF IMPERVIOUS SURFACES

DRAINAGE AREAS

1P	- 14,090 SQ FT	0.32 AC
2P	- 103,085 SQ FT	2.37 AC
3P1	- 96,210 SQ FT	2.21 AC
3P2	- 26,720 SQ FT	0.61 AC



GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

MAMMOTH VIEW

EXHIBIT

JOB NO.
554.1.1
DWG
SCR



triad/holmes associates

2010/12/06

K: \01 Mammoth\554-1-1\documents\Drainage

***Preliminary Drainage Study
Mammoth View***

APPENDIX B
REFERENCES

B. Procedure A Development

Two types of rare event precipitation-runoff conditions pertain to the meteorological characteristics of the Town and need to be considered jointly. They are subject to two physically distinct events: a rainfall-only condition and the rainfall-on-snow condition, referred to as the summer and winter conditions, respectively. The idea that one should consider each condition separately and then choose the most extreme result is a sound one and will be adopted in this study as well.

The methodology used to determine peak flows is based on the Rational Formula

$$Q = CiA$$

Where:

Q	=	the discharge measured in cfs
C	=	the runoff coefficient, having no physical dimensions
i	=	the rainfall intensity measured in inches per hour
A	=	the area of the watershed basin measured in acres

The above formula is simply a version of the “continuity equation” in the study of hydraulics. Any consistent set of units may be chosen, however the customary units for Q, i, and A are cubic feet per second (cfs), inches per hour (in/hr), and acres (ac) respectively. For this particular choice of units, the product CiA is to be multiplied by a small correction factor of 1.008, which is often neglected in view of the probabilistic nature of hydrologic calculations mentioned above.

It was observed from the 1984 study that flows within the local storm drains experience little attenuation. In other words, individual hydrographs from individual storm drains have nearly coincidental (in time) peaks when a flow confluence occurs. This finding from the 1984 study helps to provide a simple way to determine peak discharge values. Additionally, the assumption of no attenuation is a conservative one.

While it is true that any point on a stream has a watershed area associated with it, one should not compare watersheds having widely ranging area values. Former procedures specified in the 1984 study allow for areas within the town to have an area anywhere between 0 and 1,600 acres, which is too much of a variation. Problems with

comparing a 10 acre subarea with a 1000 acre subarea are obvious in that calculated times of concentrations (t_c) would be vastly different. Hence for this updated study a standard of 40-80 acres is taken as the range of watershed size used to apply cfs/acre peak values³. In practice, developers within subareas (if more than one subarea is involved a weighted average should be taken) of this order of magnitude can design systems for their projects using the cfs/acre values that are called out in this study (see **Table 3-1A**).

Another fact that applies to storm drains in the Town is that peak flows within the local storm drain system occur at a time much earlier than offsite flows in major streams. Hence, storm drain design in the Town is mainly independent of offsite drainage and drainage methodology (with the exception of conveyance structures that route large offsite watersheds). For those properties that are affected by large offsite watersheds, a reduction factor may be applied, as shown in **Table 3-1B**.

In order to develop a “cfs/acre” approach in lieu of a detailed hydrograph for storm drain flows, a lower bound for cfs/acre value within the Mammoth Basin was first established for comparative purposes. By the term “lower bound”, we mean that the estimates made by the following analysis are expected to be less than cfs/acre values that actually apply within the Town for the purpose of pipe design. Such an estimate has some value, since it acts as a safeguard against the use of values that would result in the design of conveyance systems that are inadequate for a given return period.

From the Federal Emergency Management Agency (FEMA) Flood Insurance study [6], it was estimated that the 100-year⁴ discharge rate for Mammoth Creek was 640 cubic feet per second (cfs) for a tributary watershed area of 13.12 square miles (8,397 acres) at a stream location taken 650 feet downstream of Old Mammoth Road. Hence for this

³ This standard is used in several communities within the State of California, including Los Angeles [5] and Ventura Counties.

⁴ A 10-year storm is defined as a storm event that is equaled or exceeded every 10 years on average. Another way to define a 10-year storm is to say that the probability of an event of having a 10-year magnitude or more has a 1/10 chance in a given year. Likewise, a 100-year storm is defined as a storm that is equaled or exceeded every 100 years on average. The 100-year storm can alternatively be defined by saying that the probability of an event of having a 100-year magnitude or more has a 1/100 chance in a given year [7].

watershed, a cfs/acre ratio is equal to $640/8397 \approx 0.076$ cfs/acre for 100-year conditions. This value is clearly low since it includes an extremely large and predominantly natural watershed (consisting of subareas including portions of the Town) subject to the attenuation process. From the same study, it was estimated that the 100-year discharge rate for Mammoth Creek increased from 350 cfs to 610 cfs between Waterford Street upstream and a point 650 feet upstream of Minaret Road downstream. The increase in the watershed area between these two stations is given as 0.49 square miles (314 acres) and lies within the Town. For this watershed from Waterford Street to 650 feet upstream of Minaret Road, the cfs/acre ratio is equal to $(610 - 350)/314 \approx 0.828$ cfs/acre for 100-year conditions.

Next, a statistical analysis was made of the cfs/acre data contained in the 1984 study. Not surprisingly, a strong dependence (on cfs/acre rates) was found on the degree of natural land cover. This data was applied to the individual subareas delineated in this study for the purpose of obtaining a reasonable estimate of cfs/acre value for particular land use types, and were adjusted for consistency. These values were conservatively estimated to be those as given in **Table 3-1** below:

**Table 3-1A. Applicable cfs/acre
Values by Land Use Type**

Land Use Type	20-Year	100-Year
Natural	0.23	0.43
Single Family Residence	0.65	1.30
High Density Residence	1.14	1.90
Commercial	1.22	1.93

Table 3-1B. Reduction Factors for Large Basins

Drainage Area (acres)	Reduction Factor
80	1.00
100	0.97
200	0.88
500	0.77
1,000	0.69
2,000	0.63
5,000	0.55
7,744	0.52

The values for the tables above were determined primarily for the purpose of determining the discharge values within the elements of the storm drain system as outlined in Section 5.

C. Procedure B Development

Procedure B is intended for use in larger, natural areas. A flow-frequency analysis approach was adopted, based on the flow data available and the ease with which it could be applied. Sufficient concurrent precipitation and runoff data were not available to develop a hydrograph method with reasonable accuracy.

The flow out of a large, natural basin in the Mammoth Lakes area has two principal components--snowmelt and rain flood flows. In general, flow records indicate that the peak flows in Mammoth Creek at Highway 395 are produced by snowmelt. Extreme rainfall events may produce short-term peaks on an annual hydrograph, which is dominated by flows produced by snowmelt. This situation is typical of major basins on the eastern side of the Sierra Nevada.

The mean daily flow records for Hot Creek at Highway 395 were used to develop the flow-frequency relationships. Snowmelt flows were segregated from rain flood flows by plotting flow-frequency relationships separately for rainy and non-rainy periods.

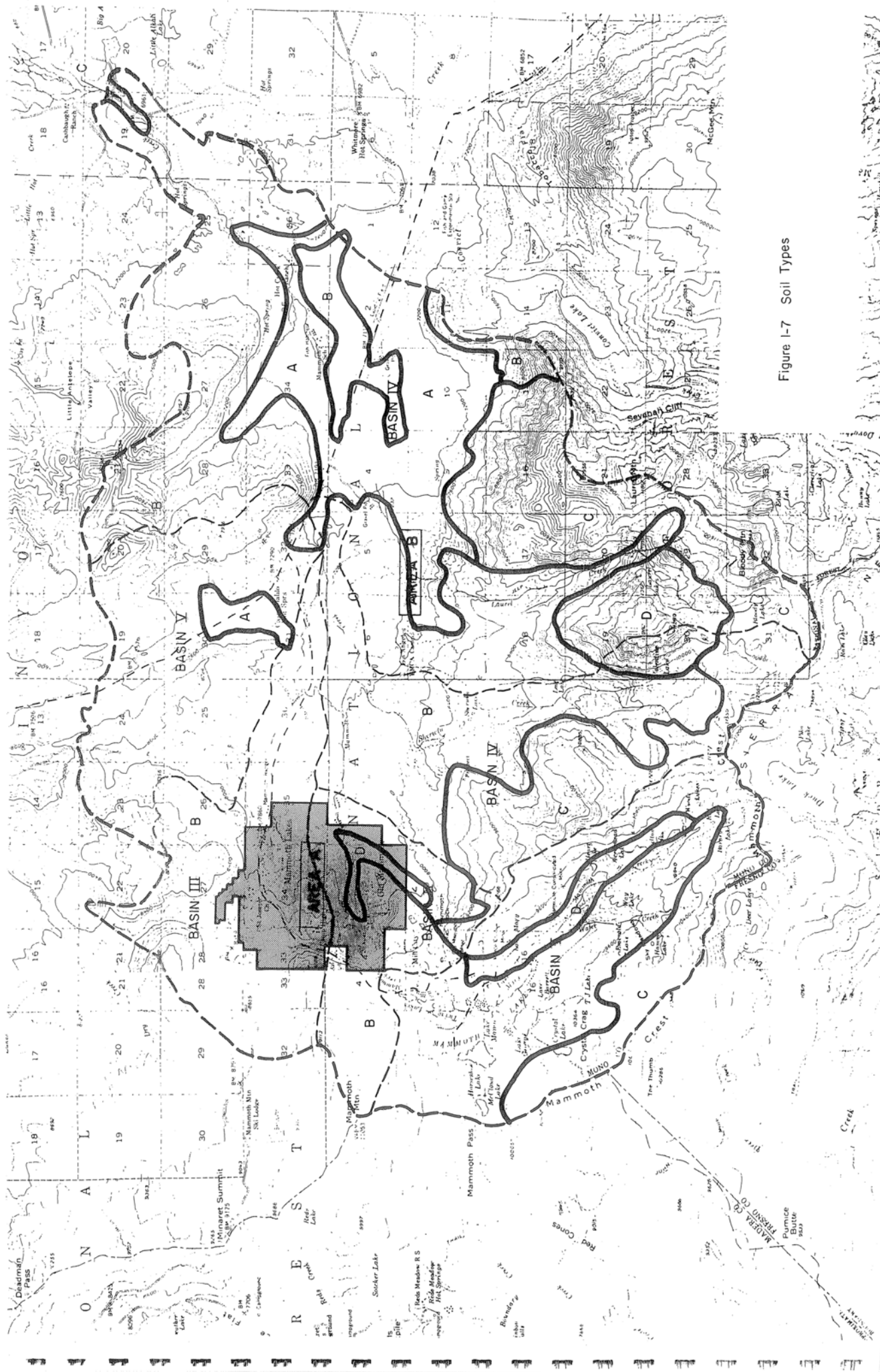


Figure 1-7 Soil Types

4.8 LAND DEVELOPMENT

The construction and maintenance of urban and commercial developments can impact water quality in many ways. Construction activities inherently disturb soil and vegetation, often resulting in accelerated erosion and sedimentation. Stormwater runoff from developed areas can also contain petroleum products, nutrients, and other contaminants.

This section contains a discussion of the potential water quality impacts expected to result from land development activities, followed by control measures to reduce or offset water quality impacts from such activities.

Construction Activities and Guidelines

Construction activities often produce erosion by disturbing the natural ground surface through scarifying, grading, and filling. Floodplain and wetland disturbances often reduce the ability of the natural environment to retain sediment and assimilate nutrients. Construction materials such as concrete, paints, petroleum products, and other chemicals can contaminate nearby water bodies. Construction impacts such as these are typically associated with subdivisions, commercial developments, and industrial developments.

Control Measures for Construction Activities

The Regional Board regulates the construction of subdivisions, commercial developments, industrial developments, and roadways based upon the level of threat to water quality. The Regional Board will request a Report of Waste Discharge and consider the issuance of an appropriate permit for any proposed project where water quality concerns are identified in the California Environmental Quality Act (CEQA) review process. Any construction activity whose land disturbance activities exceed five acres must also comply with the statewide general NPDES permit for stormwater discharges (see "Stormwater" section of this Chapter).

The following are guidelines for construction projects regulated by the Regional Board, particularly for projects located in portions of the Region where

erosion and stormwater threaten sensitive watersheds. The Regional Board recommends that each county within the Region adopt a grading/erosion control ordinance to require implementation of these same guidelines for all soil disturbing activities:

1. Surplus or waste material should not be placed in drainageways or within the 100-year floodplain of any surface water.
2. All loose piles of soil, silt, clay, sand, debris, or other earthen materials should be protected in a reasonable manner to prevent any discharge to waters of the State.
3. Dewatering should be performed in a manner so as to prevent the discharge of earthen material from the site.
4. All disturbed areas should be stabilized by appropriate soil stabilization measures by October 15th of each year.
5. All work performed during the wet season of each year should be conducted in such a manner that the project can be winterized (all soils stabilized to prevent runoff) within 48 hours if necessary. The wet season typically extends from October 15th through May 1st in the higher elevations of the Lahontan Region. The season may be truncated in the desert areas of the Region.
6. Where possible, existing drainage patterns should not be significantly modified.
7. After completion of a construction project, all surplus or waste earthen material should be removed from the site and deposited in an approved disposal location.
8. Drainage swales disturbed by construction activities should be stabilized by appropriate soil stabilization measures to prevent erosion.
9. All non-construction areas should be protected by fencing or other means to prevent unnecessary disturbance.
10. During construction, temporary protected gravel dikes, protected earthen dikes, or sand bag dikes should be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

Ch. 4, IMPLEMENTATION

11. Impervious areas should be constructed with infiltration trenches along the downgradient sides to dispose of all runoff greater than background levels of the undisturbed site. Infiltration trenches are not recommended in areas where infiltration poses a risk of ground water contamination.
12. Infiltration trenches or similar protection facilities should be constructed on the downgradient side of all structural drip lines.
13. Revegetated areas should be continually maintained in order to assure adequate growth and root development. Physical erosion control facilities should be placed on a routine maintenance and inspection program to provide continued erosion control integrity.
14. Waste drainage waters in excess of that which can be adequately retained on the property should be collected before such waters have a chance to degrade. Collected water shall be treated, if necessary, before discharge from the property.
15. Where construction activities involve the crossing and/or alteration of a stream channel, such activities should be timed to occur during the period in which stream flow is expected to be lowest for the year.
16. Use of materials other than potable water for dust control (i.e., reclaimed wastewater, chemicals such as magnesium chloride, etc.) is strongly encouraged but must have prior Regional Board approval before its use.

Specific Policy and Guidelines for Mammoth Lakes Area

To control erosion and drainage in the Mammoth Lakes watershed at an elevation above 7,000 feet (Figure 4.8-1), the following policy and guidelines apply:

Policy:

A Report of Waste Discharge is required not less than 90 days before the intended start of construction activities of a **new development** of either (a) six or more dwelling units, or (b)

commercial developments involving soil disturbance on one-quarter acre or more.

The Report of Waste Discharge shall contain a description of, and time schedule for implementation, for both the **interim erosion control measures** to be applied during project construction, and **short- and long-term erosion control measures** to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations.

Guidelines:

1. Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall.
2. Surplus or waste materials shall not be placed in drainageways or within the 100-year flood plain of surface waters.
3. All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State.
4. Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site.
5. All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.
6. All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.
7. Where possible, existing drainage patterns shall not be significantly modified.
8. After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal.

9. Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods.
10. All nonconstruction areas shall be protected by fencing or other means to prevent unnecessary disturbance.
11. During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.
12. Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.
13. Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.
3. The Regional Board shall encourage and assist other agencies in watershed restoration efforts along the Susan River.
4. The Regional Board shall encourage the City of Susanville and Lassen County to adopt a comprehensive grading ordinance. These ordinances should require, for all proposed land disturbing activities, the use of Best Management Practices to reduce erosion and stormwater runoff, including but not limited to temporary and permanent erosion control measures.
5. The Regional Board shall encourage the City of Susanville, Lassen County and Caltrans to implement Best Management Practices to reduce erosion and stormwater runoff when constructing and maintaining roads, both paved and unpaved, under their jurisdiction.

Road Construction and Maintenance

Road construction activities often involve extensive earth moving, including clearing, scarifying, excavating for bridge abutments, disturbing or modifying floodplains, cutting, and filling. Additionally, the potential for land disturbance exists from construction materials, equipment maintenance, fuel storage facilities, and general equipment use.

Once constructed, impervious road surfaces create another source of water pollution. Oils, greases, and other petroleum products, along with such toxic materials as battery acid, antifreeze, etc., may be deposited along the road surfaces. These contaminants become suspended or dissolved in any stormwater runoff that is generated on the road surfaces. Unless otherwise treated, these contaminants will flow toward local surface or ground waters. (See "Stormwater" section of this Chapter.)

Road maintenance can be potentially threatening to water quality in a number of ways. Below-grade culverts slowly fill with sediment and are cleaned out periodically, sometimes by flushing accumulated sediment into downstream drainageways. Grading of shoulders and drainageways can detach sediments and increase the risk of erosion into nearby surface waters. Road surfaces may be repainted or resealed

Land Development/Urban Runoff Control Actions for Susan River Watershed

1. To protect riparian vegetation and wetlands from land disturbance activities, the Regional Board shall recommend that Lassen County and the City of Susanville require new development or any land disturbing activities to include buffer strips of undisturbed land, especially along the Susan River and its tributaries.
2. The Regional Board, with assistance from the City of Susanville and the California Department of Transportation (Caltrans), should conduct monitoring of the Susan River and Piute Creek within the City of Susanville to assess impacts from urban runoff. Control measures should be planned and implemented based on the results of the monitoring. The monitoring plan should be developed to identify nonpoint sources needing control. Monitoring proposals will be submitted by the Regional Board, and work will be conducted as resources allow and as the Susan River gains priority.

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with materials that harden quickly, but which can be washed off while still fresh by stormwater runoff.

In the winter, roads are often snowy, icy, or wet. To reduce winter road hazards, maintenance crews may remove the snow or ice, apply sand to provide added traction, and/or apply deicing chemicals to melt the snow and ice. Sand is rapidly dissipated or crushed by the traffic, and must be replaced frequently. Great quantities of sediment enter drainageways and/or surface waters due to this practice. Snow may be removed mechanically via snowplow or snowblower. This practice is not particularly detrimental to water quality in itself, but the snow often carries substances from the roadway when removed. Sediments, chemical deicers, and vehicle fluids may travel much farther than they would otherwise, possibly reaching area surface waters. Ice and small accumulations of snow may be removed with chemical deicers. The deicer in widest use is rock salt (sodium chloride), due to its low cost, high availability, and predictable results.

Winter road maintenance was brought to the forefront in 1989 when significant numbers of roadside trees in the Lake Tahoe Basin suddenly started dying. The public outcry caused many environmental groups and regulatory agencies, including the Regional Board, to look more closely at what had been a more or less unscrutinized, unregulated process in the past. Data began to show that Caltrans was using very high amounts of salt each winter, and the figure seemed to increase from one year to the next. The consensus of the various regulatory agencies was that Caltrans should reduce salt use, explore various alternate deicers, and monitor the impacts of salt applications on soil, water, and vegetation. Salt use decreased significantly from 1989-1992, due to more careful application procedures and to drought conditions.

At least three alternate deicers have been explored: calcium magnesium acetate, potassium acetate, and magnesium chloride with corrosion inhibitors. These products have shown some promise, but further study is required. The cost to switch to an alternate deicer will be significant. The road departments are unwilling to make the switch unless an alternate deicer is demonstrably better environmentally, will not require too much adjustment on the part of the maintenance crews and equipment, and will actually do an effective and predictable job when applied.

However, Caltrans' monitoring of vegetation showed minimal and temporary salt accumulation within the vegetation. During the spring, any salt that had accumulated in the vegetation was flushed out from the plant material. The impacts of chemical deicers on fish and wildlife within the Lahontan Region have not been studied.

Control Measures for Road Construction and Maintenance

(Additional control measures for roads are included in the "Stormwater" section of this Chapter.)

The Regional Board regulates road construction and maintenance projects within the Lahontan Region, concentrating efforts on major construction and construction in sensitive areas. Major construction projects and those projects in sensitive areas are most often regulated under individual WDRs, and are routinely inspected. Less significant projects may be issued conditional waivers of WDRs. The Regional Board has also adopted road maintenance waste discharge requirements for some county governments in the Region. Road construction and maintenance in the Lake Tahoe Basin is also regulated under municipal NPDES Stormwater Permits (see Chapter 5).

For all road projects, the Board requires that construction be conducted in a manner which is protective to water quality, and that, at the end of a given project, the site be restabilized and revegetated. These requirements are detailed in a Management Agency Agreement with Caltrans regarding the implementation of BMPs. Additionally, all road projects are to be in compliance with the Caltrans Statewide 208 Plan (CA Dept. of Transportation 1980), which was approved by the State Board in 1979. This Plan contains a commitment to implement BMPs, but does not include great detail on the BMPs themselves. The State Board should encourage Caltrans to update its 208 plan to provide such detail, with particular attention to:

- stormwater/erosion control along existing highways
- erosion control during highway construction and maintenance

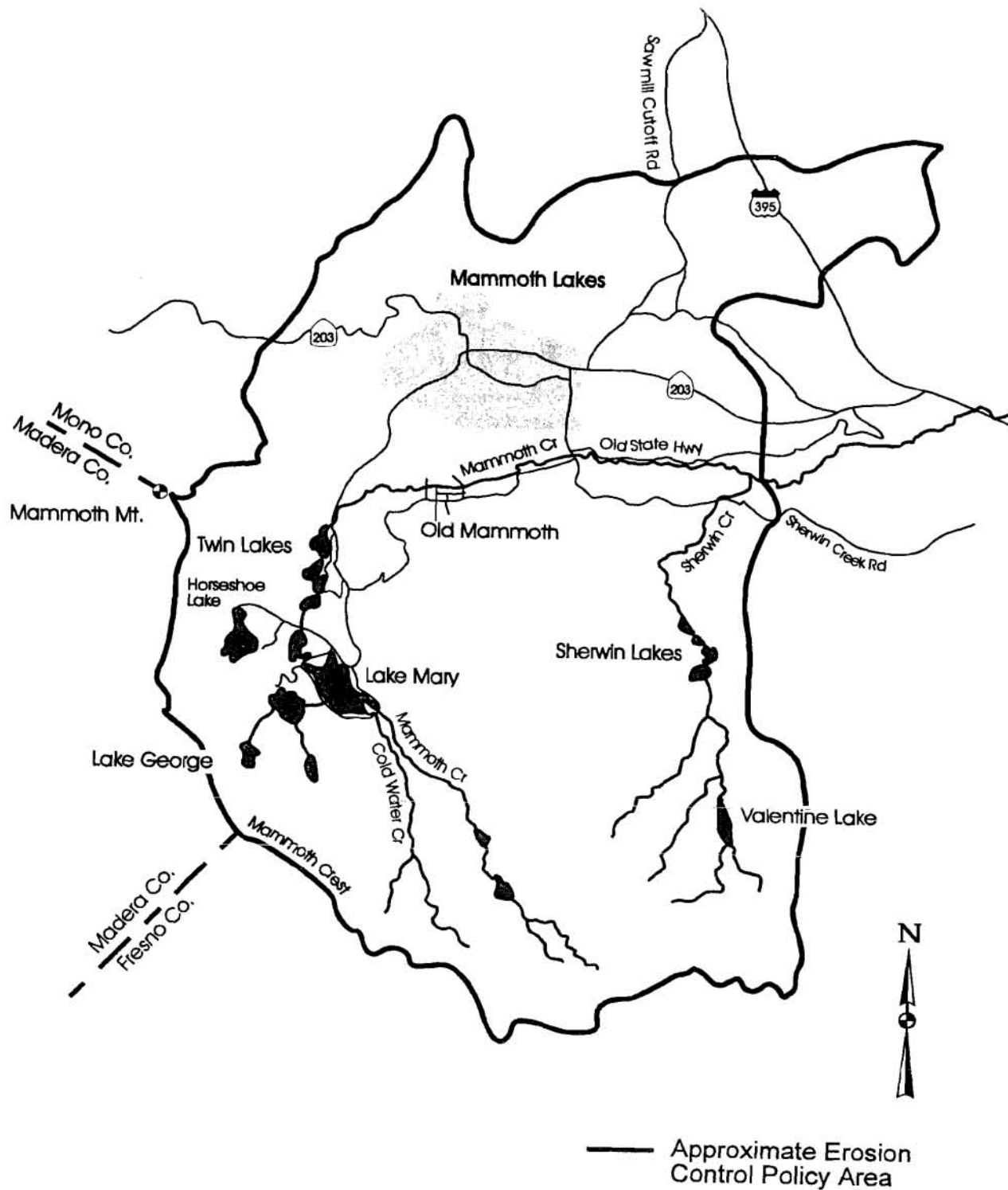
- reduction of direct discharges (e.g., through culverts)
- reduction of runoff velocity
- infiltration, detention and retention practices
- management of deicing compounds, fertilizer, and herbicide use
- spill cleanup measures
- treatment of toxic stormwater pollutants

Since much of the implementation of BMPs on highways is done by Caltrans' contractors, the selection of qualified contractors and ongoing education of construction and maintenance personnel on BMP techniques are particularly important.

In the Lake Tahoe Basin, all governmental agencies assigned to maintain roads are required to bring all roads in the Lake Tahoe Basin into compliance with current "208" standards within a specified time schedule. That is, all existing facilities must be retrofitted to handle the stormwater runoff from the 20-year, 1-hour storm, and to restabilize all eroding slopes. The twenty-year time frame for this compliance process ends in 2008.

The Regional Board should allow salt use to continue as one component of a comprehensive winter maintenance program. However, the Regional Board should continue to require that it be applied in a careful, well-planned manner, by competent, trained crews. Should even the "proper" application of salt be shown to cause adverse water quality impacts, the Regional Board should then require that it no longer be used in environmentally sensitive areas, such as the Lake Tahoe Basin. Similarly, should an alternate deicer be shown to be effective, environmentally safe, and economically feasible, its use should be encouraged in lieu of salt.

**Figure 4.8-1
OWENS HYDROLOGIC UNIT**



APPENDIX H

Land Use Consistency Table

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
ECONOMY ELEMENT	
Economic Development Policies	
E.1.D Encourage restaurants, retail, entertainment, lodging, and services.	Consistent. The Project includes development of the Project site with a 54-room hotel, 24 townhouse condominium units in two buildings, and 28 freestanding condominium cabin units along Main Street, near existing commercial, retail, and restaurant land uses. The Project would offer many outdoor summer and winter activities, which would reinforce the Project as a year-round attraction. In the summer, meadows would offer residents a place to picnic, bird watch, swim, and walk in the landscape. In the winter, the meadows and other open spaces would form the function of snow storage and allow for snowmelt to occur on site and to feed into the stormwater system of the dry creek bed. The site's steep slopes would be used for sledding and other snow play. The Project also includes a restaurant/bar, spa, and small housekeeping structures.
Sustainable Tourism	
E.2.A Support a range of outdoor and indoor events, facilities, and services that enhance the community's resort economy.	Consistent. Refer to the discussion of the Project's consistency with Policy E.1.D.
Diversify Economy	
E.3.A Encourage mix of uses in the Main Street, Old Mammoth Road, and Shady Rest District, and the North Village District.	Consistent. The Project site is located within the Main Street District. Refer to the discussion of the Project's consistency with Policy E.1.D.
E.3.C Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	Consistent. Refer to the discussion of the Project's consistency with Policy E.1.D.
Business and Employment	
E.3.E Support establishment and expansion of industries complementary to the community, its environment and economy.	Consistent. Refer to the discussion of the Project's consistency with Policy E.1.D.
E.3.F Encourage a wider range of employment opportunities within the community.	Consistent. The Project would provide new employment opportunities associated with the proposed hotel use, which also would include a restaurant/bar, gear shop/rental and ski tuning area, and a spa.
COMMUNITY DESIGN	
Celebrate Public Spaces	
C.2.A Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.	Consistent. The design of the Project takes advantage of the natural topography and vegetation by working around existing trees, clustering buildings on the Project site, maintaining large trees, and creating three distinct development areas associated with the site's topography, which offers views of the mountains in the Project region. The color and texture of the Project's building materials would mimic the natural environmental of the site. The design and architecture of the proposed structures within each of the three development areas would respond to the purpose and need of the development area (refer to Figures II-7 through II-42). The Project's Basecamp development area would serve as an arrival point, a place to meet, greet, gather, and regroup for not only patrons of the Project but also for the public.
C.2.B Maximize opportunities for public spaces	Consistent. The Project includes outdoor picnic areas,

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
that support community interaction, such as outdoor cafe and restaurant patios, performance and arts spaces, and child activity centers through public-private partnerships.	playground, and meadows that could be used for field sports, Frisbee, and other similar activities for not only patrons of the Project but also for visitors.
C.2.D Preserve and enhance special qualities of districts through focused attention on land use, community design and economic development.	Consistent. The Project would complement the design of the Main Street District through conforming with design for the area, proposing land uses in an efficient fashion, and contributing to the resort environment of the Town.
C.2.F Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.	Consistent. The Project includes demolition and removal of existing rundown motel structures and development of the Project site with a 54-room hotel, 24 townhouse condominium units in two buildings, 28 freestanding condominium cabin units, a restaurant/bar, and a spa. The Project would offer many outdoor summer and winter activities, which would reinforce the Project as a year-round attraction. The Project would help contribute to the resort character of the Town.
C.2.G Ensure that development in commercial areas provides for convenient pedestrian movement between adjoining and adjacent properties.	Consistent. The Project would connect to existing and future sidewalks in the vicinity of the site.
C.2.H Support transit ridership and pedestrian activity by emphasizing district parking, shared parking, mixed use and other strategies to achieve a more efficient use of land and facilities.	Consistent. The Project's Basecamp development area would serve as an arrival point, a place to meet, greet, gather, and regroup for not only patrons of the Project but also for the public. The Project would place a hotel within walking distance of Main Street and a transit stop.
Celebrate the Spectacular Natural Surroundings	
C.2.I Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.	Consistent. Also, as discussed in response to Checklist Question 1(c), the Project would not result in any significant impacts related to visual character. The Project is subject to design review by the Town Community Development Department. As part of the approval process, the Town would review the location of the proposed structures, bulk/massing, and the use of building materials, colors, and landscaping to ensure consistency with the Town Development Code. Landscaping would incorporate some native trees and shrubs to re-vegetate disturbed areas, to buffer or frame views to allow summertime shading of outdoor places, to allow transition in scale and to soften building massing, and to introduce decoration and color into outdoor use areas. Planting on the Project site would use some native conifers, deciduous trees, and shrubs.
C.2.J Be stewards in preserving public views of surrounding mountains, ridgelines, and knolls.	Consistent. As discussed in response to Checklist Question 1(b), the Project would not result in any significant impacts related to scenic vistas.
C.2.L Create a visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.	Consistent. Refer to the Project's consistency with Policy C.2.A. Also, as discussed in response to Checklist Question 1(c), the Project would not result in any significant impacts related to visual character.
C.2.M Enhance community character by ensuring that all development, regardless of scale or density, maximizes provision of all types of open space, particularly scenic open space.	Consistent. Refer to the Project's consistency with Policy C.2.A and Policy C.2.B.
C.2.N Plan the siting and design of buildings to	Consistent. Refer to the Project's consistency with Policy C.2.A

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
preserve the maximum amount of open space, trees and natural features to be consistent with themes and district character.	and Policy C.2.B.
C.2.O Site development adjustments may be considered to preserve significant groups of trees or individual specimens. Replanting with native and compatible non-native trees to mitigate necessary tree removal is required.	Consistent. Refer to the Project's consistency with Policy C.2.A, Policy C.2.B, and Policy C.2.I.
C.2.Q Design development so that public spaces contribute to an overall sense of security and lack of vulnerability to crimes of opportunity.	Consistent. Design for the Project would be consistent with traditional security approaches for the region (e.g., lighting, controlled access, site management) would address current needs, codes, regulations, and environmental considerations; would enhance the user experience, safety, and enjoyment.
C.2.S Ensure that pedestrian facilities have adequate non-glare lighting, visible signage and markings for pedestrian safety.	Consistent. The Project would comply with the Town's Lighting Ordinance (Chapter 17.34 of the Municipal Code). Excessive illumination would be avoided and lighting would be designed and placed to minimize glare and reflection. The Project would be subject to design review by the Town Community Development Department, which would consider the adequacy of signage and markings for pedestrian safety.
Distinctive Architecture	
C.2.T Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	Consistent. Refer to the Project's consistency with Policy C.2.A.
C.2.U Require unique, authentic and diverse design that conveys innovation and creativity and discourages architectural monotony.	Consistent. Refer to the Project's consistency with Policy C.2.A.
Comfortable Building Height, Mass, and Scale	
C.2.V Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Consistent. As discussed in response to Checklist Question 1(b), the Project would not result in any significant impacts related to scenic vistas.
C.2.W Maintain scenic public views and view corridors as shown in Figures 1 and 2 that visually connect community to surroundings.	Consistent. As discussed in response to Checklist Question 1(b), the Project would not result in any significant impacts related to scenic vistas.
C.2.X Limit building height to the trees on development sites where material tree coverage exists and use top of forest canopy in general area as height limit if no trees on site.	Consistent. None of the proposed building heights would extend beyond the trees in proximity to the buildings.
Community Design and Streetscape	
C.3.D Development shall provide pedestrian-oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	Consistent. Refer to the Project's consistency with Policy C.2.A, Policy C.2.B, and Policy C.2.H.
C.3.E Ensure that landscaping, signage, public art, street enhancements, and building design result in a more hospitable and attractive pedestrian environment. Require an even higher level of design quality and detail in commercial mixed-use areas.	Consistent. The proposed landscaping includes a series of meadows that would guide pedestrians as "programmatic stepping-stones" through the site. An intertwining dry creek and landscape path that meander from the Summit, down to Basecamp would act as integrating features. Amenities and open spaces, which would serve a diversity of activities and programs, would be distributed along the dry creek and path. Besides being an

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
	aesthetic element, the dry creek and meadows would perform a crucial function as a drainage network for cleansing, retaining, and conveying stormwater for the proposed development. The Project would improve the frontage along Main Street, with new buildings and landscaping, as well as the hotel. The hotel also would include an outdoor dining and open space area near the intersection of Main Street and Mountain Boulevard that would create an attractive pedestrian environment and draw people in from the street. Signage would be consistent with the Town's Signage Ordinance.
C.3.F Underground utilities within the community.	Consistent. The Project is subject to design review by the Town Community Development Department, other departments and divisions, and outside agencies. All new on-site utilities would be located underground.
Natural Environment	
C.4.A Development shall be designed to provide stewardship for significant features and natural resources of the site.	Consistent. Refer to the Project's consistency with Policy C.2.A.
C.4.B To retain the forested character of the town, require use of native and compatible plant species in public and private developments and aggressive replanting with native trees.	Consistent. Refer to the Project's consistency with Policy C.2.A and Policy C.2.I.
C.4.C Retain overall image of a community in a forest by ensuring that native trees are protected wherever possible and remain an important component of the community.	Consistent. Refer to the Project's consistency with Policy C.2.A and Policy C.2.I.
C.4.D Retain the forested character of the town by requiring development to pursue aggressive replanting with native trees and other compatible species.	Consistent. Refer to the Project's consistency with Policy C.2.A and Policy C.2.I.
Night Sky, Light Pollution, and Glare	
C.5.A Require outdoor light fixtures to be shielded and down-directed so as to minimize glare and light trespass.	Consistent. See response to Policy C.2.S.
C.5.C Improve pedestrian safety by eliminating glare for motorists through use of non-glare roadway lighting. A light fixture's source of illumination shall not be readily visible at a distance. Number of fixtures used shall be adequate to evenly illuminate for pedestrian safety.	Consistent. See response to Policy C.2.S.
Quiet Community	
C.6.A Minimize community exposure to noise by ensuring compatible land uses around noise sources.	Consistent. As discussed in Response to Checklist Question 12 (a), the Project would not result in a noticeable increase in noise levels.
C.6.B Allow development only if consistent with the Noise Element and the policies of this Element. Measure noise use for establishing compatibility in dBA CNEL and based on worst-case noise levels, either existing or future, with future noise levels to	Consistent. As discussed in Response to Checklist Question 12 (a), the Project would not result in a noticeable increase in noise levels.

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
be predicted based on projected 2025 levels.	
C.6.C Development of noise-sensitive land uses shall not be permitted in areas where the noise level from existing stationary noise sources exceeds the noise level standards described in the Noise Element.	Consistent. As discussed in Response to Checklist Question 12 (a), the Project would not be exposed to excessive noise levels.
C.6.F Require mitigation of all significant noise impacts as a condition of project approval.	Consistent. Refer to the Project's consistency with Policy C.6.B.
C.6.G Require preparation of a noise analysis or acoustical study, which is to include recommendations for mitigation, for all proposed projects that may result in potentially significant noise impacts.	Consistent. Refer to Response to Checklist topic 12. A noise analysis was prepared for the Project to ensure compliance with the Town's noise ordinances.
NEIGHBORHOOD AND DISTRICT CHARACTER	
Main Street	
The Main Street, Old Mammoth Road, and Shady Rest areas should invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial, and workforce housing. Development should be attractive with a high level of detail and active storefront uses resulting in a pleasing pedestrian-oriented streetscape. Commercial corridors should be walkable year-round, vibrant, colorful, and accessible. Uses should be mixed to allow offices, residential housing and visitor accommodations above ground floor retail. Buildings should have distinctive mountain architecture and varied roof forms with accentuating physical landmarks at intersections, street corners and other appropriate locations. The streetscape should be safe and designed for the pedestrian with the inclusion of street furniture, trees, flowers and planters, interesting sidewalk surfaces and public art. New development should improve connectivity and circulation with bike and pedestrian paths, sidewalks and roads. General characteristics: 1. Maintain views of the Sherwin Range, the Knolls and Mammoth Mountain from public spaces 2. Landscaping reinforces Eastern Sierra native pine, fir, aspen, ground cover and wildflowers 3. Landscaping establishes scale and street edge 4. Pedestrian-oriented sidewalk/boardwalk with public art, centrally located parks, plazas, courtyards and pedestrian links that create a sense of exploration 5. Walk-to neighborhood or community parks in	Consistent. Refer to the Project's consistency with Policy E.1.D, Policy C.2.A, Policy C.2.B, Policy C.2.D, Policy C.2.I, and C.3.E.

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
all districts 6. Mid-block pedestrian access 7. Occasional small plazas and courts visible from the public way that can be used as public event venues 8. Active day and evening and through all four seasons 9. Retail and services in storefront setting, located next to the sidewalk 10. District animation with retail oriented to the street 11. Higher lot coverage may be acceptable with pockets of effective landscaping and open space 12. Encourage transit-oriented development 13. Strip mall development pattern shifted to a pattern of commercial in front and parking in back 14. Convenient structured parking and small-scale surface parking 15. Shared and pooled parking 16. Alley and side street access for deliveries, service and emergency access and pedestrian connections appropriate to district character Main Street characteristics: 1. Grand boulevard, most significant entry and exit for the town 2. Primary intersections (Old Mammoth Road, Manzanita Road, Minaret Road) create visual book-ends to neighborhoods 3. Multiple safe pedestrian crossings from north to south side of Main Street 4. Landscaping and commercial mixed use development located so as to frame and enclose the boulevard 5. Incorporate Murphy Gulch as a natural landscape amenity. 6. Reduction or elimination of frontage roads 7. Long major street divided into distinct and unique areas: a. From town entry to Laurel Mountain Road: (1) Landmark entrance architectural design (2) Integrates civic center design with Eastern Sierra forest (3) Inspirational and inviting to the community, a town square (4) Mixed use and shared parking resource	

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
(5) Old Mammoth Road entrance (6) Connected and integrated with Shady Rest workforce neighborhood and Sierra Nevada Road b. From Laurel Mountain Road to Manzanita Road/Sierra Blvd: (1) Create a vibrant mix of retail, commercial and workforce housing (2) Neighborhood commercial for central Mammoth neighborhood (3) Outdoor enjoyment (4) Forested and natural c. From Sierra Blvd to Minaret Road and Lake Mary Road: (1) Mountain portal and gateway to the North Village District (2) Lake Mary Road gateway (3) Smooth transition and connectivity from commercial to commercial (4) Mixed use, lodging and residential (5) Heavily forested, greater setbacks and acknowledgement of slopes (6) Lower lot coverage (7) Promenade on both sides	
LAND USE	
Livability	
L.1.A Limit total peak population of residents, visitors, and employees to 52,000 people.	Consistent. Refer to Response to Checklist Question 13 (a).
L.1.B Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.	Consistent. Sustainability and energy savings would be integrated into the design, programming, functionality, and operations of this Project. In addition to the major design moves of preserving significant portions of the existing mature pines which minimizes the grading on the site, the Project Applicant is exploring a number of other sustainability measures, including geothermal or geoexchange heating and cooling, localized district heating system, use of a bio-swale (dry creek) for drainage on-site, passive heating and cooling, water/energy reduction fixtures, and the use of locally sourced materials. Additionally, the Project Applicant is exploring registering the Project with the LEED sustainability rating system in either the LEED for Homes, LEED for New Construction, or LEED for Neighborhood Development categories. Even if the Project Applicant elects not to proceed with the certification itself, the Project Applicant is committed to implementing some of the sustainability industry's best practices promoted by the US Green Building Council (USGBC) in order for the Project to be exceptionally eco-friendly, from a reduced carbon footprint to improved interior air quality to energy-efficient heating systems. The advantages of best sustainability practices is

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
	that the focus would be on more than green building practices but also emphasize design and construction elements that bring buildings and infrastructure together into a neighborhood and relate the neighborhood to its landscape as well as its local and regional context.
L.1.C Give preference to infill development.	Consistent. Refer to the Project's consistency with Policy C.2.F.
L.2.B Encourage a mix of housing types and forms consistent with design and land use policies.	Consistent. Refer to the Project's consistency with Policy E.1.D.
Small Town Character	
L.3.A Achieve a diversity of uses and activities and efficient use of land by maintaining a range of development types.	Consistent. Refer to the Project's consistency with Policy E.1.D.
L.3.F Ensure appropriate community benefits are provided through district planning and development projects.	Consistent. Refer to the Project's consistency with Policy C.2.A.
Accommodations and Community Amenities	
L.5.A Encourage and support a range of visitor accommodations that include a variety of services and amenities.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy C.2.A.
L.5.B Locate visitor lodging in appropriate areas.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy C.2.A.
L.5.C Ensure there are an adequate number of units available for nightly rental.	Consistent. Refer to the Project's consistency with Policy E.1.D.
L.5.E Development shall complement and diversify the range of resort community activities and amenities.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy C.2.A.
L.5.F Require all multi-family, resort, and specific plan development to include activities, amenities and services to support long-term visitation.	Consistent. Refer to the Project's consistency with Policy E.1.D.
Urban Growth Boundary	
L.6.A No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary (UGB) identified in Figure 4.	Consistent. All of the proposed Project development would be located inside the UGB.
MOBILITY	
Regional Transportation	
M.2.A Maintain and expand access to recreation areas via coordinated system of shuttle and bus services, scenic routes, trails and highways.	Consistent. Refer to the Project's consistency with Policy C.2.H.
In-Town Transportation	
M.3.A Maintain a Level of Service D or better on the Peak Design Day at intersections along arterial and collector roads.	Consistent. Refer to response to Checklist Question 16(a).

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
M.3.B Reduce automobile trips by promoting and facilitating: • Walking • Bicycling • Local and regional transit • Innovative parking management • Gondolas and trams • Employer-based trip reduction programs • Alternate work schedules • Telecommuting • Ride-share programs • Cross-country Skiing and Snowshoeing	Consistent. Refer to the Project's consistency with Policy C.2.G and Policy C.2.H.
M.3.C Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact, pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood-serving commercial mixed use centers.	Consistent. Refer to the Project's consistency with Policy C.2.A, Policy C.2.F, Policy C.2.G, and Policy C.2.H.
M.3.D Encourage visitors to leave vehicles at their lodging by developing pedestrian, bicycle, transit and parking management strategies.	Consistent. Refer to the Project's consistency with Policy M.3.B and Policy M.3.C.
M.3.E Require development to implement Transportation Demand Management (TDM) measures.	Consistent. The Project would incorporate the following TDM measures: (1) future residents/guests would be provided with information on local transit systems, (2) future residents/guests will be afforded easy access to the closest public transit stop to the site, (3) bicycle parking and storage shall be provided on-site at a minimum rate of 1 space for every 5 condominium/hotel units and shall be safe and secure and located both indoors and outdoors in a visible/accessible location, and (4) changing rooms and lockers shall be provided on-site for employees of the hotel who choose to walk or bike to work with the exact configuration and operational details of the changing rooms to be determined during the building permit approval.
M.3.G Construction activities shall be planned, scheduled and conducted to minimize the severity and duration of traffic impediments.	Consistent. As a condition of approval, Project construction activities would be planned and scheduled and would be limited to set hours.
M.3.H Commercial developments shall not allow delivery vehicles and unloading activity to impede traffic flow through adequate delivery facilities and/or delivery management plans.	Consistent. All delivery vehicles associated with the Project would access the Project site via private driveways and/or private driveways and would load and unload at the site.
Walking and Bicycling	
M.4.B Provide a high-quality pedestrian system linked throughout the community with year round access.	Consistent. Refer to the Project's consistency with Policy C.2.G.
M.4.C Design streets, sidewalks and trails to ensure public safety such as: • adequate dimensions and separation • glare-free lighting at intersections • directional and informational signage • trash receptacles • benches	Consistent. All pedestrian pathways would meet the Town's design standards and would incorporate safety lighting, trash and recycling receptacles, and landscaping. Additionally, the Project would implement a snow removal plan.

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
- shuttle shelters - protected roadway crossings - landscaping - groomed community trails - remove snow from sidewalks	
M.4.E Development shall improve existing conditions to meet Town standards.	Consistent. The Project would be subject to design review by the Town Community Development Department, other departments and divisions, and outside agencies. The proposed roadway system would be reviewed by the Town to ensure consistency with its design standards.
Transit System	
M.5.B Encourage transit use by requiring development and facility improvements to incorporate such features as shelters, safe routes to transit stops, year-round access, etc.	Consistent. Refer to the Project's consistency with Policy C.2.H.
Parking	
M.6.A Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.	Consistent. The Project proposes both surface and understructure parking, as well as pedestrian trails and pathways.
Streets	
M.7.D Monitor impact of development on local and regional traffic conditions and roadway network to plan for future improvements in network.	Consistent. A traffic impact analysis was prepared for the Project to assess potential impacts to roadways. Refer to response to Checklist Question 16(a).
M.7.E Require all development to construct improvements and/or pay traffic impact fees to adequately mitigate identified impacts. Mitigation of significant project-related impacts may require improvements beyond those addressed by the current Capital Improvement Program and Town of Mammoth Lakes Air Quality Management Plan and Particulate Emissions Regulations.	Consistent. Refer to response to Checklist Question 16(a).
M.7.F Plan new and/or reroute existing streets and circulation facilities where required by new development or to achieve circulation objectives.	Consistent. The Project internal access roads will be privately owned and maintained consistent with the Town Development Code, in consideration of the climatic extremes of the region.
M.7.G Identify and protect future public rights-of-way and facilities in development.	Consistent. The Project site plans would be reviewed by the Town to ensure that future public rights-of-ways are protected. A right-of-way dedication of 10 feet along Alpine Circle/Mountain Boulevard would be provided for sidewalks, snow storages, utilities, and street purposes.
M.7.H Development shall dedicate, design and construct internal and adjacent streets, sidewalks and trails to Town standards.	Consistent. See response to Policy M.7.F.
Traffic Calming	
M.8.A Encourage traffic-calming techniques that protect residential neighborhoods and streets, enhance public safety, maintain small-town character, and enhance resort design objectives.	Consistent. The Project would be subject to design review by the Town Community Development Department. The proposed roadway and pedestrian facility system would be reviewed by the Town to ensure that residential neighborhoods and streets are protected, public safety is enhanced, and to enhance and maintain small-town character.
Snow Management	
M.9.A Require snow management methods that	Consistent. The Project would incorporate snow management

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
minimize environmental damage while optimizing road and pedestrian safety.	devices and roof drainage systems in the roof and building design, so that snow would not be permitted to shed freely into active pedestrian or vehicular areas. The Project Applicant also could participate in a snow removal maintenance district.
M.9.B Increase year-round pedestrian access to sidewalks and transit stops.	Consistent. See response to Policy M.9.A.
M.9.C Support development of geothermal and solar heating opportunities for snow removal.	Consistent. The Project applicant is exploring the use of geothermal heating opportunities for heating.
PARKS, OPEN SPACE, AND RECREATION	
Recreational Opportunities	
P.4.B Provide an affordable and wide range of year-round recreational opportunities to foster a healthy community for residents and visitors. Activities include: • downhill skiing & snowboarding • day & backcountry hiking • cross-country skiing • walking • back-country skiing & snowboarding • interpretive trails & signage • snowshoeing • climbing • sledding • touring • dog sledding • street & mountain biking • ice skating • camping • snowmobiling • fishing • sleigh rides • fall-color viewing • tennis • birding • swimming • health & fitness • soccer • off-highway vehicles • racquetball • equestrian activities • snow play • BMX • Skateboarding	Consistent. Refer to the Project's consistency with Policy E.1.D.
RESOURCE MANAGEMENT AND CONSERVATION	
Habitat Resources	
R.1.A Be stewards of important wildlife and biological habitats within the Town's municipal boundary.	Consistent. As discussed in response to Checklist Topic 4 (Biological Resources), the Project would not result in any significant impacts related to wildlife or biological habitats.
R.1.B Development shall be stewards of Special Status plant and animal species and natural	Consistent. Refer to Project's consistency with Policy R.1.A.

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
communities and habitats.	
R.1.C Prior to development, projects shall identify and mitigate potential impacts to site-specific sensitive habitats, including special status plant, animal species, and mature trees.	Consistent. Refer to Project's consistency with Policy R.1.A.
R.1.D Be stewards of primary wildlife habitats through public and/or private management programs. For example, construction of active and passive recreation and development areas away from the habitat.	Consistent. Refer to Project's consistency with Policy R.1.A.
R.1.J Live safely with wildlife within our community.	Consistent. Refer to Project's consistency with Policy R.1.A.
R.2.A Trash enclosures, receptacles and food storage areas shall be animal resistant.	Consistent. The Project would incorporate animal resistant trash enclosures, receptacles and food storage areas.
R.2.B Be stewards of forested areas, wetlands, streams, significant slopes and rock outcroppings. Allow stands of trees to continue to penetrate the community to retain mountain character of Mammoth Lakes. Minimize tree removal for development to the greatest extent possible.	Consistent. Refer to the Project's consistency with Policy C.2.A.
R.2.C. Policy: Avoid wetland disturbance to greatest extent possible by requiring all feasible project modifications.	Consistent. Refer to the Project's consistency with Policy R.1.A.
Water Resources	
R.4.B Support and encourage water conservation and recycling practices within private and public developments.	Consistent. Refer to the Project's consistency with Policy L.1.B. Perimeter plantings (hydroseed) and tree replacements would receive a temporary irrigation system that would be removed after a one-year maintenance and establishment period. A limited area of core plantings of trees, shrubs, and groundcovers would have a permanent irrigation system. The irrigation system would be telemetry based, automatically downloading local climate data and eT rates from a Mammoth CIMIS station. This system would function to greatly reduce overwatering. The use of potable water for this area would be reduced by 20 percent with the reuse of water captured in two cisterns.
R.4.C Require drought-tolerant landscaping and water-efficient irrigation practices for all development and Town-maintained landscaped areas, parks and park improvement projects. Development design, including parks, may include limited turf as appropriate to the intended use.	Consistent. Project landscaping would include drought resistant designs and planting and would conform to the Town's adopted water-efficient landscape regulations. Additionally Mammoth Community Water District policies regarding water conservation would be followed.
R.4.D Require development to use native and compatible non-native plants, especially drought-resistant species, to greatest extent possible when fulfilling landscaping requirements.	Consistent. See response to Policy R.4.C.
R.4.E Limit use of turf over root zones of native trees to avoid or minimize adverse impacts of excessive water to root zones of native trees.	Consistent. The Project is subject to design review by the Town Community Development Department. The Project landscaping would be drought resistant and would conform to the Town's adopted water-efficient landscape regulations. Additionally, Mammoth Community Water District policies regarding water conservation would be followed.

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
Erosion and Sedimentation	
R.5.A Wisely manage natural and historic drainage patterns.	Consistent. Refer to response to Checklist Question 9(c).
R.5.B Require parking lot storm drainage systems to include facilities to separate oils and silt from storm water where practical and when warranted by the size of the project.	Consistent. The Project will follow the Lahontan Regional Water Quality Control Board guidelines for drainage and water retention facilities.
R.5.C Prevent erosion, siltation, and flooding by requiring use of Best Management Practices (BMPs) during and after construction.	Consistent. The proposed Project will follow the Lahontan Regional Water Quality Control Board BMPs and guidelines during and after construction.
Energy Resources	
R.6.A Reduce energy demand by promoting energy efficiency in all sectors of the community.	Consistent. Refer to the Project's consistency with Policy L.1.B.
R.6.C Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials.	Consistent. Refer to the Project's consistency with Policy L.1.B.
Green Technology	
R.7.A Use green building practices to greatest extent possible in all construction projects.	Consistent. Refer to the Project's consistency with Policy L.1.B.
R.7.B Encourage development of housing close to work, commercial services, recreation areas and transit routes to reduce fuel consumption.	Consistent. Refer to the Project's consistency with Policy C.2.A, Policy C.2.G, and Policy C.2.H.
R.9.A Support programs to recycle materials such as paper, cardboard, glass, metal, plastics, motor oil; and programs to compost or chip for mulch tree cuttings, brush, and other vegetation.	Consistent. As discussed in response to Checklist Question 17(f), the Project would utilize any available recycling programs.
Air Quality	
R.10.A Support regional air quality improvement efforts.	Consistent. Refer to the responses to Checklist Questions 3(a) and 3(b).
R.10.B Promote land use patterns that reduce number and length of motor vehicle trips, including: - development of in-Town workforce housing - residential and mixed use development adjacent to commercial centers - mountain portals and transit corridors - provision of a mix of support services in employment areas	Consistent. Refer to the Project's consistency with Policy E.1.D, Policy E.3.J, and Policy C.2.G.
R.10.C Support strategies for development that reduce projected total vehicle miles traveled including, but are not limited to: - circulation system improvements - mass transit facilities - private shuttles - design and location of facilities to encourage pedestrian circulation	Consistent. Refer to the Project's consistency with Policy E.1.D, Policy E.3.J, and Policy C.2.G.
R.10.D Mitigate impacts on air quality resulting from development through design, participation in Town air pollution reduction programs, and/or other measures that assure compliance with adopted air quality standards.	Consistent. Refer to the responses to Checklist Questions 3(a) and 3(b).
R.10.E Reduce air pollutants during construction	Consistent. The Project would incorporate BMPs during

Comparison of Project Characteristics to Applicable Policies in the General Plan

Policy	Consistency Discussion
through implementation of Best Management Practices (BMPs).	construction to reduce air pollutant emissions.
R.10.F Develop an efficient transportation system to reduce CO ₂ emissions and air pollutants.	Consistent. See response to Policy R.10.A.
R.10.H No solid fuel burning appliances will be installed within any multi-unit development.	Consistent. The Project would not include any solid fuel-burning appliances in any residential unit.
PUBLIC HEALTH AND SAFETY	
Public Safety	
S.2.A Maintain safe and efficient municipal operations and services.	Consistent. Refer to the responses to Checklist Questions 14(ai) through 14(av) and 17(a) through 17(f).
Police Enforcement	
S.2.B Ensure effective code enforcement and policing programs.	Consistent. Refer to the response to Checklist Question 14(aii).
Snow Management	
S.3.A. Policy: Design all structures in Mammoth Lakes to withstand snow loads and to reduce any additional hazards created by snow accumulation.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy M.4.C.
S.3.B Design buildings so that snow shed, ice shed and snowmelt are not a hazard to people and property.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy M.4.C.
S.3.C All developments shall provide and maintain adequate on-site snow storage or maintain a Town-approved snow-hauling program.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy M.4.C.
S.3.D Maintain safe public access and circulation through comprehensive snow removal programs provided by the Town or by private entities.	Consistent. Refer to the Project's consistency with Policy E.1.D and Policy M.4.C.
Geologic and Seismic	
S.3.H Restrict development in areas with steep slopes.	Consistent. Refer to the response to Checklist Question 6(aiv).
S.3.I Require geotechnical evaluations and implement mitigation measures prior to development in areas of potential geologic or seismic hazards.	Consistent. Refer to the response to Checklist Questions 6(a) through 6(e).
Fire	
S.3.L All construction shall comply with wildland fire-safe standards, including standards established for emergency access, signing and building numbering, private water supply reserves available for fire use, and vegetation modification.	Consistent. Refer to the response to Checklist Question 7(h).
S.3.M Involve local fire department in the development review process.	Consistent. Refer to the response to Checklist Question 14(ai).
S.3.N Minimize the incidence of fires by supporting the Mammoth Lakes Fire Protection District's ("MLFPD") ability to respond to emergencies.	Consistent. Refer to the response to Checklist Question 14(ai).
S.3.O Support provision of adequate water flow throughout the town and provision of adequate water storage to meet peak fire demand during times of peak domestic demands.	Consistent. The Project is subject to design review by the Town Community Development Department, other departments and divisions, and outside agencies. The Town would review the Project for conformance with the design and fire suppression standards and requirements as provided in the Mammoth Lakes Fire Protection District Plan.

**Comparison of Project Characteristics
to Applicable Policies in the General Plan**

Policy	Consistency Discussion
Hazardous Materials	
S.3.R Provide for safe use and disposal of hazardous materials.	Consistent. Project uses include residential and hotel uses. A small amount of everyday chemicals would be used including solvents and cleaners. These materials would be disposed of in compliance with all hazardous waste regulations.
S.3.S Require a Hazardous Materials Disclosure form from all development.	Consistent. The Project developer would be required to submit a Hazardous Materials Disclosure form during both construction and operation of the Project.
Emergency Preparedness	
S.4.A Aid emergency vehicle access and emergency evacuation of residents and visitors by providing and maintaining secondary access routes to all portions of the community, consistent with the Mammoth Lakes Fire Protection District (“MLFPD”) requirements.	Consistent. Refer to the response to Checklist Questions 14(ai) and 16(e).
S.4.B Maintain an Emergency Plan.	Consistent. The Project’s emergency plan would be consistent with the Town’s adopted plans and policies.
S.4.C Cooperate with emergency response agencies to maintain preparedness to respond to all types of emergencies.	Consistent. The Project design has been reviewed by the Mammoth Lakes Fire Protection District and would conform with design and fire suppression standards and requirements in the Mammoth Lakes Fire Protection District Plan. Additionally, the Town of Mammoth Lakes Police Department has been contacted to verify that it would have sufficient resources to adequately satisfy the Project’s demand for police protection service in addition to the existing demand for such service in the community.

APPENDIX I

Traffic Noise Modeling Results

Scenario: Existing Conditions
Period: PM Peak Hour

Scenario: Existing W/Project
Period:

Scenario: Cumulative W/O Project
Period:

ROAD SEGMENT			TOTAL		VEHICLE TYPE %						VEHICLE SPEED						calveno factors			(15 meters from roadway center)	Roadway Center (m.)	Level (dBA)	
			# VEHICLES		Auto	Medium Truck	Heavy Truck	Auto	k/h	MT	k/h	HT	k/h	Auto	MT	HT							
from:	to:		%	Auto	%	MT	%	HT		Auto	k/h	MT	k/h	HT	k/h	Auto	MT	HT					
Minaret	North of	Forest Trail	876	98	858	1	4	1	4	35	56	35	56	35	56	63.6	50.4	57.2	64.7	15	64.7	0.2	
Minaret	South of	Forest Trail	955	98	936	1	10	1	10	35	56	35	56	35	56	64.0	53.8	60.5	65.9	15	65.9	0.2	
Forest Trail	East of	Minaret	151	98	148	1	1	1	1	45	72	45	72	45	72	59.2	44.5	50.5	59.8	15	59.8	0.7	
Forest Trail	West of	Minaret	223	98	219	1	1	1	1	45	72	45	72	45	72	60.8	46.2	52.2	61.5	15	61.5	0.3	
Canyon	North of	Lake Mary	232	98	227	1	1	1	1	45	72	45	72	45	72	61.0	46.4	52.4	61.7	15	61.7	0.2	
Canyon	South of	Lake Mary	0	98	0	1	0	1	0	45	72	45	72	45	72	#NUM!	#NUM!	#NUM!	#NUM!	15	#NUM!	#NUM!	
Lake Mary	East of	Canyon	837	98	820	1	8	1	8	45	72	45	72	45	72	66.6	55.0	61.0	67.9	15	67.9	0.3	
Lake Mary	West of	Canyon	396	98	388	1	4	1	4	45	72	45	72	45	72	63.3	51.7	57.7	64.6	15	64.6	0.5	

Minaret	North of	Main	552	98	541	1	6	1	6	35	56	35	56	35	56	61.6	51.5	58.2	63.5	15	63.5	0.4
Minaret	South of	Main	548	98	537	1	5	1	5	35	56	35	56	35	56	61.6	51.4	58.1	63.5	15	63.5	0.5
Main	East of	Minaret	1,356	98	1,329	1	7	1	7	25	40	25	40	25	40	61.3	50.1	57.7	63.1	15	63.1	0.4
Main	West of	Minaret	1,211	98	1,187	1	6	1	6	25	40	25	40	25	40	60.8	49.6	57.2	62.6	15	62.6	0.5
Mountain	North of	Main	84	98	82	1	1	1	1	35	56	35	56	35	56	53.5	43.3	50.0	55.4	15	55.4	1.5
Mountain	South of	Main	79	98	77	1	1	1	1	35	56	35	56	35	56	53.2	43.0	49.7	55.1	15	55.1	1.2
Main	East of	Mountain	1,438	98	1,409	1	14	1	14	35	56	35	56	35	56	65.8	55.6	62.3	67.7	15	67.7	0.1
Main	West of	Mountain	1,445	98	1,416	1	14	1	14	35	56	35	56	35	56	65.8	55.6	62.3	67.7	15	67.7	0.2
Old Mammoth	North of	Main	0	98	0	1	0	1	0	35	56	35	56	35	56	#NUM!	#NUM!	#NUM!	#NUM!	15	#NUM!	#NUM!
Old Mammoth	South of	Main	671	98	658	1	7	1	7	35	56	35	56	35	56	62.5	52.3	59.0	64.4	15	64.4	0.1
Main	East of	Old Mammoth	631	98	618	1	3	1	3	25	40	25	40	25	40	58.0	46.7	54.4	59.8	15	59.8	0.1
Main	West of	Old Mammoth	880	98	862	1	4	1	4	25	40	25	40	25	40	59.5	48.2	55.8	61.2	15	61.2	0.2

Scenario: Cumulative W/Project
Period:

ROAD SEGMENT			TOTAL # VEHICLES	VEHICLE TYPE %						VEHICLE SPEED						calveno factors			(15 meters from roadway center)	Roadway Center (m.)	Level (dBA)	
				Auto %	Auto	Medium Truck %	MT	Heavy Truck %	HT	Auto k/h	MT k/h	HT k/h	Auto	MT	HT							
from:	to:																					
Minaret	North of	Forest Trail	879	98	861	1	4	1	4	35	56	35	56	35	56	63.7	50.5	57.2	64.7	15	64.7	0.0
Minaret	South of	Forest Trail	959	98	940	1	10	1	10	35	56	35	56	35	56	64.0	53.9	60.6	65.9	15	65.9	0.0
Forest Trail	East of	Minaret	151	98	148	1	1	1	1	45	72	45	72	45	72	59.2	44.5	50.5	59.8	15	59.8	0.0
Forest Trail	West of	Minaret	223	98	219	1	1	1	1	45	72	45	72	45	72	60.8	46.2	52.2	61.5	15	61.5	0.0
Canyon	North of	Lake Mary	234	98	229	1	1	1	1	45	72	45	72	45	72	61.1	46.4	52.4	61.7	15	61.7	0.0
Canyon	South of	Lake Mary	0	98	0	1	0	1	0	45	72	45	72	45	72	#NUM!	#NUM!	#NUM!	#NUM!	15	#NUM!	#NUM!
Lake Mary	East of	Canyon	841	98	824	1	8	1	8	45	72	45	72	45	72	66.6	55.0	61.0	67.9	15	67.9	0.0
Lake Mary	West of	Canyon	396	98	388	1	4	1	4	45	72	45	72	45	72	63.3	51.7	57.7	64.6	15	64.6	0.0
Minaret	North of	Main	555	98	544	1	6	1	6	35	56	35	56	35	56	61.7	51.5	58.2	63.6	15	63.6	0.0
Minaret	South of	Main	550	98	539	1	6	1	6	35	56	35	56	35	56	61.6	51.4	58.1	63.5	15	63.5	0.0
Main	East of	Minaret	1,373	98	1,346	1	7	1	7	25	40	25	40	25	40	61.4	50.1	57.8	63.2	15	63.2	0.1
Main	West of	Minaret	1,217	98	1,193	1	6	1	6	25	40	25	40	25	40	60.9	49.6	57.2	62.7	15	62.7	0.0
Mountain	North of	Main	97	98	95	1	1	1	1	35	56	35	56	35	56	54.1	43.9	50.6	56.0	15	56.0	0.6
Mountain	South of	Main	79	98	77	1	1	1	1	35	56	35	56	35	56	53.2	43.0	49.7	55.1	15	55.1	0.0
Main	East of	Mountain	1,445	98	1,416	1	14	1	14	35	56	35	56	35	56	65.8	55.6	62.3	67.7	15	67.7	0.0
Main	West of	Mountain	1,442	98	1,413	1	14	1	14	35	56	35	56	35	56	65.8	55.6	62.3	67.7	15	67.7	0.0
Old Mammoth	North of	Main	0	98	0	1	0	1	0	35	56	35	56	35	56	#NUM!	#NUM!	#NUM!	#NUM!	15	#NUM!	#NUM!
Old Mammoth	South of	Main	673	98	660	1	7	1	7	35	56	35	56	35	56	62.5	52.3	59.0	64.4	15	64.4	0.0
Main	East of	Old Mammoth	634	98	621	1	3	1	3	25	40	25	40	25	40	58.0	46.8	54.4	59.8	15	59.8	0.0
Main	West of	Old Mammoth	888	98	870	1	4	1	4	25	40	25	40	25	40	59.5	48.2	55.9	61.3	15	61.3	0.0

APPENDIX J

Public Services Response Letters

From: Thom Heller [mailto:Thom@mlfd.ca.gov]
Sent: Friday, April 29, 2011 4:33 PM
To: Seth Wulkan
Subject: RE: Request for Fire Services Information

Seth, call if you have any questions. Take care and be well.

Thom Heller, Fire Marshal/Division Chief
Mammoth Lakes Fire Protection District
PO Box 5, 3150 Main Street
Mammoth Lakes, CA 93546
(760) 934-2300 (o), (760) 934-9210 (f), (760) 914-0194 (c)
thom@mlfd.ca.gov

From: Seth Wulkan [mailto:seth@ceqa-nepa.com]
Sent: Friday, April 15, 2011 4:16 PM
To: Thom Heller
Subject: Request for Fire Services Information

April 15, 2011

Fire Marshall Thom Heller
Mammoth Lakes Fire Protection District
Post Office Box 5
Mammoth Lakes, CA. 93546
Sent via email: thom@mlfd.ca.gov

RE: Request for Fire Services Information

Dear Fire Marshall Heller,

CAJA Environmental Services is working with the Town of Mammoth Lakes Community Development Department to prepare an Environmental Impact Report (EIR) for the Mammoth View Hotel (the "Project") in accordance with the California Environmental Quality Act (CEQA). Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potential impacts to the Mammoth Lakes Fire Protection District that may occur as a result of the Project, as well as any mitigation measures that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the questions listed below would be greatly appreciated.

A site plan and map are attached.

PROJECT DESCRIPTION

Location

The Project site is located in the City of Mammoth Lakes (the “City”), just north of State Highway 203 (“Main Street”). The 5.51-acre Project site comprises nine parcels, as shown on Table 1. The Project site is generally bound by Viewpoint Road to the south; Mountain Boulevard to the east; Alpine Circle to the north and northeast; single-family residential land uses to the north and northwest; and Put Road to the west.

Table 1

Parcel Address	APN	Size (acres)	Existing Land Uses	Structures	Existing Zoning
3730 Viewpoint Road	33-082-09	0.41	vacant	none	CL
3752 Viewpoint Road	33-082-10	0.41	vacant	none	CL
3776 Viewpoint Road	33-082-11	1.11	hotel	1 building	CL
3814 Viewpoint Road	33-082-12	1.10	hotel	2 buildings	CL
n/a	33-082-13	0.70	vacant	none	CL
41 Alpine Circle	33-082-06	0.52	vacant	none	CL
11 Alpine Circle	33-082-07	0.65	vacant	none	CL
3704 Main Street	33-082-08	0.46	vacant	none	CL
n/a	33-082-14	0.16	vacant	none	CL
<i>APN = Assessors Parcel Number CL = Commercial Lodging n/a = not applicable</i>					
<i>Source: Mammoth View Planning Application Submission, December 2010.</i>					

Existing Uses

The Project site contains two operational buildings on site: the 29-room Royal Pines motel and the 25-room Swiss Chalet motel. Both of these structures were developed in the 1960s and have surface parking lots.

Proposed Uses

The Project includes removal of the existing motel structures from the Project site and development of the site with a 54-room hotel, 24 townhouse condominium units in two buildings, and 28 freestanding condominium cabin units.

A swimming pool, fire pit, hot tub/sauna, and rock climbing wall, would be developed. The hotel would include a restaurant/bar, gear shop/rental and ski tuning area, and indoor/outdoor gear storage.

The Project would include 173 parking spaces, in a combination of surface spaces, individual garages, and below-grade parking, which is consistent with the City’s parking requirements.

QUESTIONS

1. Which fire station(s) would serve the Project? For each station, please provide the following:

- a. The numbers and rank of staff There are approximately 50 members of the department with approximately 2/3 at Station #1 on Main Street and 1/3 at Station #2 in Old Mammoth. We have one Chief, 3 Division Chiefs, 8 Captains, 9 Engineers, and the remainder are firefighters and dispatchers.
 - b. The equipment types (engines, trucks, rescue ambulances, etc.) The department has 5 engines, 2 ladder trucks, an ambulance, 2 hazardous materials trailers, 1 urban search and rescue trailer, 4 chief vehicles, and 4 utility vehicles and 2 loaders.
 - c. The distance and estimated response times to the Project site The project is ½ mile from Station 1 and 1 ½ miles from Station #2.
 - d. The call types/volumes within a given time frame (month, year-to-date, etc.) Last year the department responded to 753 incidents, approximately 70% were medical calls.
 - e. Any other unique or distinct function (USAR, helicopters, boats, etc)
2. What is the current average response? What is the desired response time? Do the fire stations meet the desired response times of the City? Within the private land boundary, the department gets the first engine on scene within 4 minutes; in the surrounding area within our District response area the department arrives within ten to twenty minutes; and within the mutual response area the department arrives within ten to twenty minutes depended upon weather, road conditions, and distance from stations.
 3. What is the current average types and volume of calls within the City? Are the project fire stations above or below average for calls? The Fire District averages 10 structure fires a year, 10 wildland fires, 50 hazardous materials calls, 100 assistance related incidents, approximately 450 medical calls, and approximately 50 false alarms.
 4. Would the Project result in the need for the expansion of existing or the construction of new fire stations? No, the project would be served with the current facilities and staffing.
 5. How does the Fire Department determine when new fire stations/facilities are required (e.g., how is cumulative growth and demand for fire protection services in the City addressed)? The Fire District has maintained a Strategic Plan for the last twenty years and has identified the future expansion needs for department staffing, apparatus, and facilities. In addition to growth of the community and demand for service, staffing and travel challenges associated with weather and road conditions are taken into consideration.
 6. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the proposed project. If the project is constructed as proposed and with the required mitigation measures, the impacts of this project should not pose a significant burden on the Fire District.

Your timely response (via mail, email, or fax) would be greatly appreciated. We are also available to discuss this request for information over the phone or in person. Thank you for your assistance, which will help us ensure that our analysis of the Project's impacts on fire service is accurate and complete.

Sincerely,

Assistant Environmental Planner

CAJA Environmental Services, LLC
11990 West San Vicente Blvd, Suite 200
Los Angeles, CA 90049

Seth@cega-nepa.com
310-469-6704 (direct)
310-806-9801 (fax)

From: John Mair [mailto:JMair@mammothlakespd.org]
Sent: Monday, May 02, 2011 6:09 PM
To: Seth Wulkan
Subject: RE: Request for Police Services Information

Mr. Wulkan,

In response to your request for information, I will be happy to assist as needed. To answer your questions:

1. 19 sworn (includes Chief and lieutenant) and 3 civilian employees.
2. Existing equipment inventory includes patrol vehicles, plain cars, and necessary equipment (how detailed do you need?).
3. Staffing level currently is adequate to handle demands for services on most occasions.
4. I estimate the average response time to be 4 minutes or less which is adequate.
5. Crime stats (see attached from chief Watson).
6. The project WOULD NOT require the expansion of the current facility.
7. The Town and Police Department have been monitoring the need for a facility for several years to the point a facility was designed, a parcel located and purchased, but due to economic uncertainty, the project has been halted.
8. We do not see any special concerns that this project will have upon the Police Department.

Lieutenant John Mair
Mammoth Lakes Police Department
PO Box 2799, 568 Old Mammoth Road
Mammoth Lakes, CA 93546
Phone 760 934 2011 ext. 44
Fax 760 934 2490
jmair@mammothlakespd.org

MAMMOTH LAKES POLICE DEPARTMENT

568 Old Mammoth Rd., P.O. Box 2799, Mammoth Lakes, CA 93546

** NEWS RELEASE **

A review of Part I Crimes shows that there was a 27% reduction in crime in Mammoth Lakes in 2010 when compared to 2009. The crimes, by category, are listed below:

<u>Crime</u>	<u>2009</u>	<u>2010</u>	<u>% Change</u>
Homicide	0	0	No Change
Rape	2	6	+300%
Robbery	2	2	No Change
Assault	109	88	-19%
Burglary	96	68	-29%
Larceny	225	156	-31%
Motor Vehicle Theft	10	6	-40%
Total	444	326	-27%

A review of traffic collision data shows that there was an 18% increase in injury collisions and hit and run collisions in 2010.

	<u>2009</u>	<u>2010</u>	<u>% Change</u>
Injury Collisions	16	21	+31%
Hit & Run Collisions	44	50	+14%
Total	60	71	+18%

While the overall crime statistics reflect a positive change, the Town of Mammoth Lakes gets relatively little crime, so it's not unusual for the numbers to fluctuate dramatically. Crime was down in all categories except robberies where there was no change and rape, where there was an increase of 4 crimes.

The traffic collision data is not a positive trend. Perhaps the severe winter contributed to the increase in collisions. The data will be further analyzed to determine where directed traffic patrols should focus attention.

Prepared by Chief Dan Watson

FOR TIPS, VISIT OUR WEBSITE www.mammothlakespd.org AND SEND AN EMAIL OR CALL OUR TIP HOT LINE @ 760 934-3261.

From: Robin Davis [mailto:rdavis@mammothusd.org]
Sent: Tuesday, April 26, 2011 7:44 AM
To: Seth Wulkan
Cc: Jim Maxey; Rich Boccia
Subject: Request for School Services Information

This request for information was referred to me from our district Superintendent, Rich Boccia. Hopefully, this satisfactorily answers your questions, if not or you have further questions, please don't hesitate to contact me.

QUESTIONS

1. Which schools would serve the proposed project?

Mammoth High School, Mammoth Middle School, Mammoth Elementary School

2. What are the current enrollments and total student capacities of each school?

MHS- 280 current enrollment / approx. 600 capacity MMS- 250 current enrollment / approx. 375 capacity, MES- 586 current enrollment / approx. 750 capacity

3. Are there plans to build any new schools or expansions that would serve the project area?

No plans for any new facilities but possible renovations of High School and Elementary School.

4. Please provide the current school developer fees for the land uses in the proposed project (hotel, condominium).

\$2.63/ sq.ft. for residential and \$.42/sq.ft. for commercial

5. Please provide student generation rates for the land uses in the proposed project (hotel, condominium).

N/A

1. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts associated with the proposed project.

None.

Your timely response (via mail, email, or fax) would be greatly appreciated. We are also available to discuss this request for information over the phone or in person. Thank you for your assistance, which will help us ensure that our analysis of the Project's impacts on school service is accurate and complete.

Sincerely,

Assistant Environmental Planner

CAJA Environmental Services, LLC
11990 West San Vicente Blvd, Suite 200
Los Angeles, CA 90049

Seth@ceqa-nepa.com
310-469-6704 (direct)
310-806-9801 (fax)

Robin Davis
Director of MOT
Mammoth Unified School District
PO Box 3509
Mammoth Lakes, CA 93546
ph. 760-934-6802x507
rdavis@mammothusd.org

APPENDIX K

Traffic Study

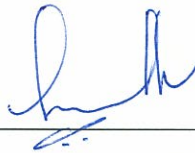
TRAFFIC IMPACT ANALYSIS

MAMMOTH VIEW

TOWN OF MAMMOTH LAKES, CALIFORNIA

This traffic impact analysis has been prepared
by Pritam Deshmukh, P.E.

Signed _____



LSA

May 2011

TRAFFIC IMPACT ANALYSIS

MAMMOTH VIEW TOWN OF MAMMOTH LAKES, CALIFORNIA

Submitted to:

Mammoth View LLC
621 Capitol Mall, Suite 1900
Sacramento, California 95814

Prepared by:

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California 92614-4731
(949) 553-0666

LSA Project No. MMV1001

The logo for LSA Associates, Inc. consists of the letters 'L', 'S', and 'A' in a bold, blue, sans-serif font, spaced out horizontally.

May 2011

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MAMMOTH VIEW TRAFFIC IMPACT ANALYSIS

INTRODUCTION

The purpose of this Traffic Impact Analysis (TIA) is to assess potential circulation impacts associated with the development of the Mammoth View project on the existing circulation system of the Town of Mammoth Lakes (Town).

This report will focus on the existing and short-range (2016/near-term) impacts of the Mammoth View project. The existing typical winter Saturday condition will be considered to be the baseline condition while the short-range (2016) will be considered to be the cumulative condition in this TIA. This analysis provides an assessment of the Mammoth View traffic impacts and the determination of traffic mitigation as required for California Environmental Quality Act (CEQA) compliance.

PROJECT DESCRIPTION

The Mammoth View project is located on the northwest corner of the intersection of Mountain Boulevard and Main Street. The project consists of 106 traffic-generating units, including a 54-room hotel; 24 townhouse condominium units; and 28 freestanding condominium cabin units. The project also includes a spa that will be available to hotel and condominium patrons only, and would therefore not generate additional vehicle trips.

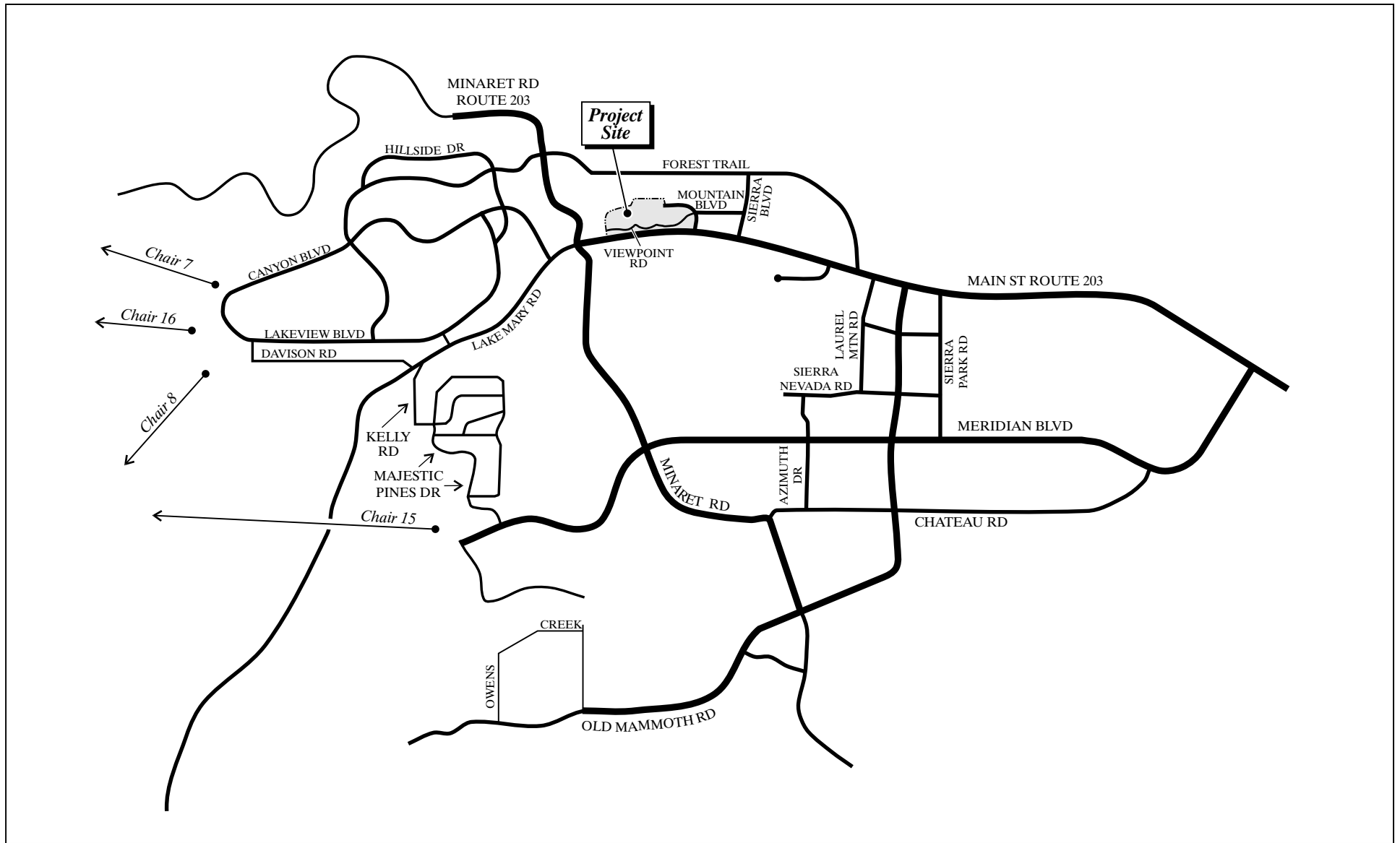
The hotel portion of the project includes an approximately 1,500 square foot (sf) restaurant/bar, and an approximately 900 sf sports equipment rental shop. These two amenities are intended for use by hotel guests only and would not generate additional vehicle trips. Similarly, two housekeeping buildings will be constructed to support the hotel. Trips generated by the housekeeping buildings are included in the hotel trip generation rate.

Primary access to the project site will be provided from the intersections of Mountain Boulevard/Main Street, which will provide indirect access to 66 units, and Viewpoint Road/Main Street, which will provide direct access to 40 units. The location of Mammoth View is shown on Figure 1. The project site plan is illustrated on Figure 2.

METHODOLOGY

The analysis of traffic impacts examines the following conditions:

1. Existing Conditions (2010)
2. Cumulative Baseline Conditions (2016)
3. Existing plus Project Conditions
4. Cumulative (2016) plus Project Conditions (estimated project completion)



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NOT TO SCALE

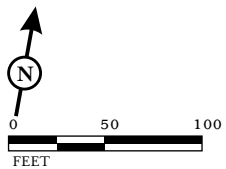
FIGURE 1

Mammoth View
Project Site Location



FIGURE 2

LSA



Mammoth View
Site Plan

Typical winter Saturday peak-hour baseline conditions were used to analyze traffic impacts for the existing (2010) and cumulative (2016) conditions. The design day used in this study is a typical winter Saturday, which occurs 15–20 times a year. In the context of standard engineering practice, even the typical winter Saturday represents a conservative approach to traffic planning and mitigation. Typical winter Saturday peak-hour traffic counts were obtained from the Town. The existing count data is provided in Appendix A.

The study area intersections as prescribed by the Town are as follows:

1. Minaret Road/Forest Trail
2. Canyon Boulevard/Lake Mary Road
3. Minaret Road/Main Street
4. Mountain Boulevard/Main Street
5. Old Mammoth Road/Main Street

Figure 3 shows the location of the five study area intersections, as well as the Town's General Plan Roadway Classifications for the surrounding circulation system.

A cumulative scenario has been included in this analysis to account for traffic growth from 2010 through 2016. Traffic growth from 2010 to 2016 was based on an increase in traffic volumes forecast by the Town's traffic model.

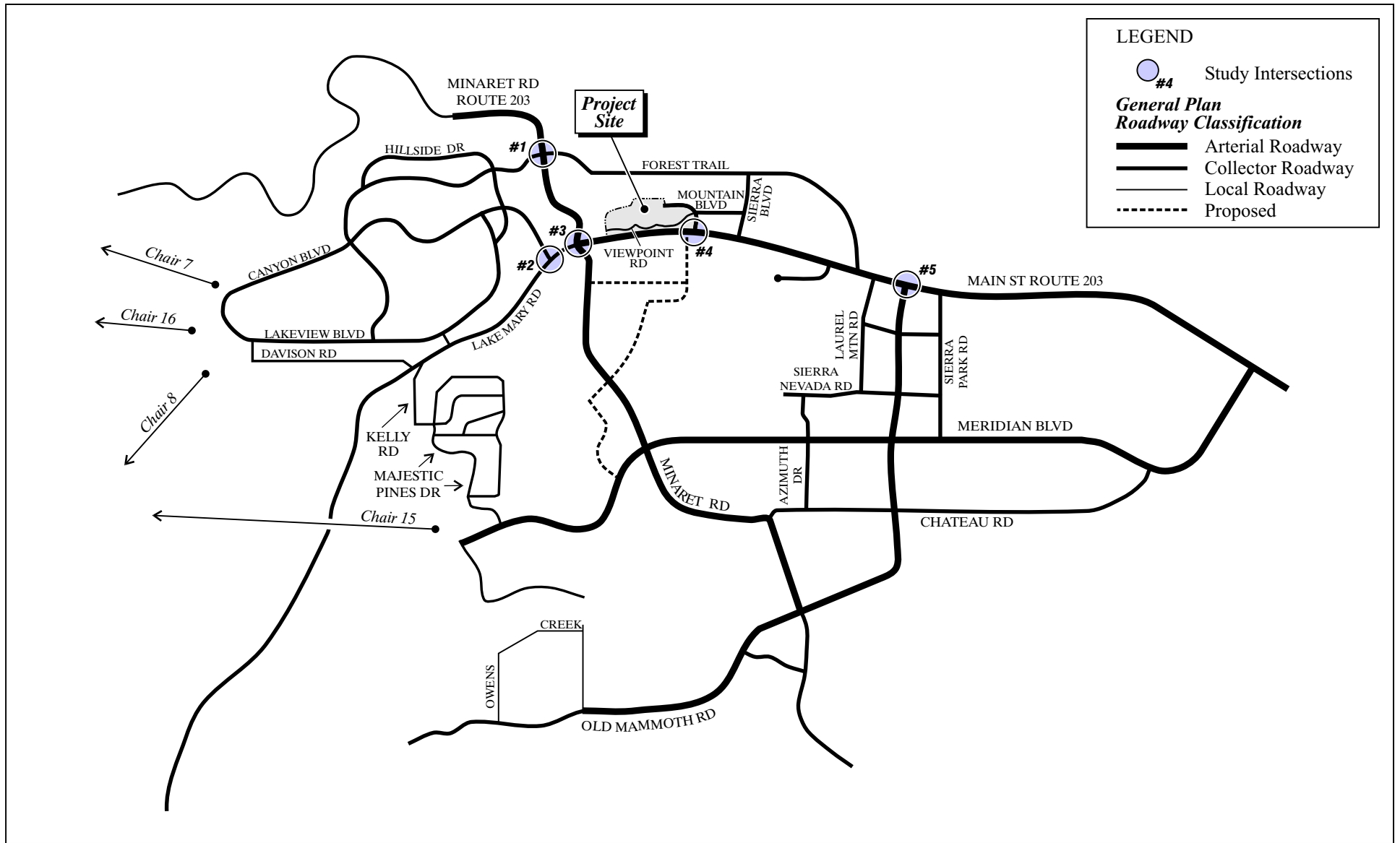
Peak winter Saturday daily and p.m. peak-hour trips were generated for the proposed Mammoth View project using standard trip rates from the Town and the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Eighth Edition. Trip distribution and assignment were determined by the relationship of prominent attractions to the project.

LEVEL OF SERVICE STANDARDS

The Town's level of service (LOS, which is defined using letter grades A–F) standard for intersections is LOS D, which corresponds to a delay of 55 seconds for signalized intersections. An intersection is considered satisfactory when it operates at LOS A–D. An unsignalized intersection would be considered deficient if an individual minor street movement operates at LOS E or F and total minor approach delay exceeds 4 vehicle-hours for a single-lane approach and 5 vehicle-hours for a multilane approach, which is consistent with the General Plan Update Traffic Analysis.

Methodology

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of LOS. These levels recognize that, while an absolute limit exists regarding the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. There is general instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stalls) can cause considerable fluctuations in



LSA



NOT TO SCALE

FIGURE 3

Mammoth View
Study Area Intersections
and Circulation System

speed and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity has been exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will then form and continue to expand in length until the demand volume again declines.

A complete description of the meaning of LOS can be found in the Transportation Research Board Special Report 209, *Highway Capacity Manual* (HCM). The Manual establishes LOS A–F. Brief descriptions of the six LOS, as abstracted from the Manual, are shown in Table A. The LOS criteria for unsignalized and signalized intersections are shown in Table B.

Table A: Intersection LOS Descriptions

LOS	Description
A	No approach phase is fully utilized by traffic, and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily, and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally, drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted but not objectionably so.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced-flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially, and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

Table B: Level of Service Parameters

Level of Service	Signalized Intersections	Unsignalized Intersections
	Delay (seconds)	Delay (seconds) ¹
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0–15.0
C	> 20.0 and ≤ 35.0	> 15.0–25.0
D	> 35.0 and ≤ 55.0	> 25.0–35.0
E	> 55.0 and ≤ 80.0	> 35.0 seconds/vehicle and > 4.0-hour cumulative delay for single lane or > 5.0-hour cumulative delay for two-lane approach
F	> 80.0	> 35.0 seconds/vehicle and > 4.0-hour cumulative delay for single lane or > 5.0-hour cumulative delay for two-lane approach

¹ If the intersection exceeds the LOS D criteria, the hourly total criteria (4 vehicle-hours for a single-lane approach and 5 vehicle-hours for a multilane approach) standard applies.

For all study area intersections, the *2000 Highway Capacity Manual* analysis methodologies were used to determine intersection LOS. All LOS were calculated using the Traffix Version 7.8 software, which uses the HCM 2000 methodologies.

Signalized Intersections and Unsignalized Intersections

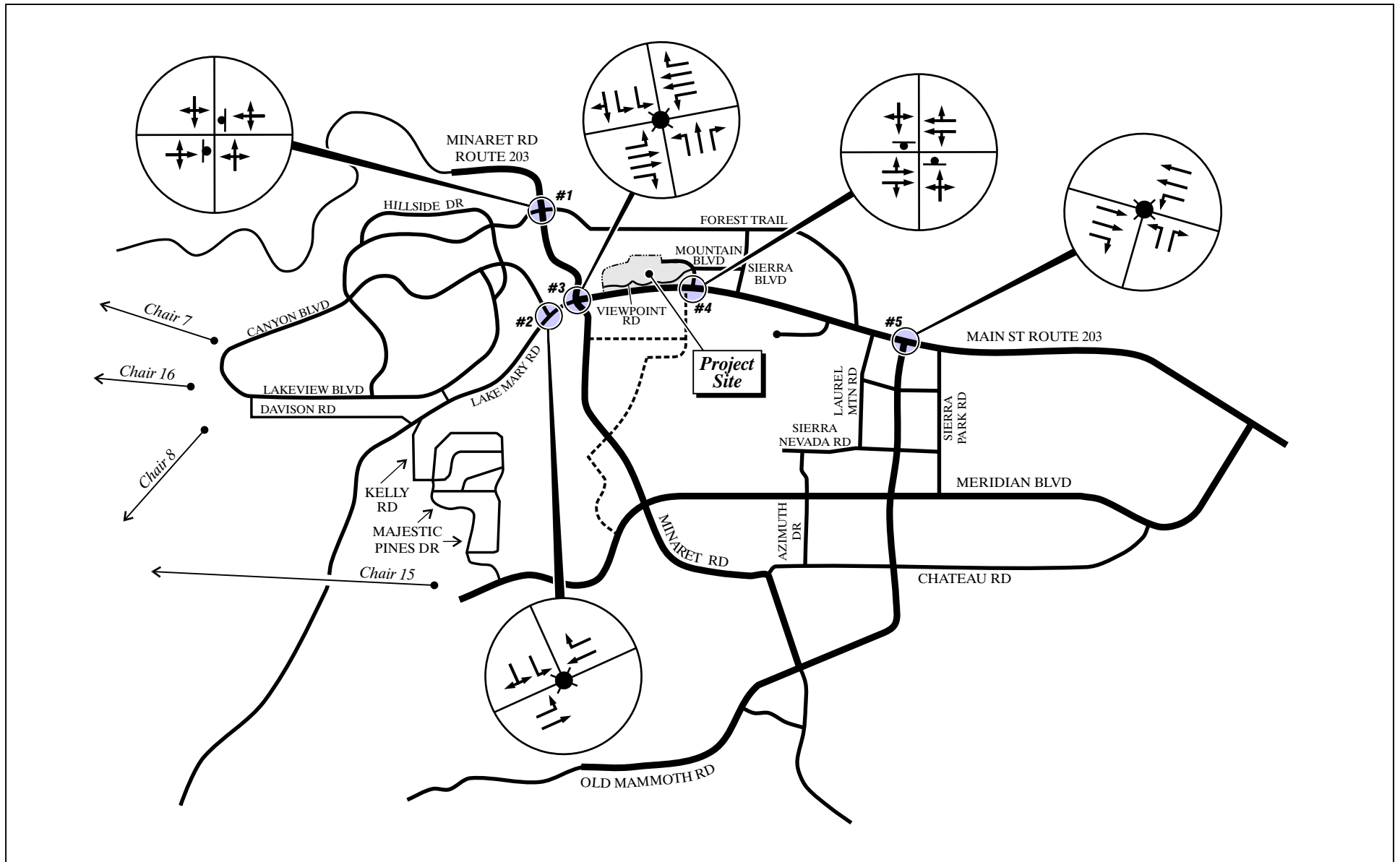
LOS for signalized and unsignalized intersections are determined using the methodology set forth in the 2000 HCM, where the calculation of LOS is dependent on the occurrence of gaps in the through traffic flow of the major street. Using data collected describing the intersection configuration and traffic volumes at the study area intersections, the delay (in seconds per vehicle) of each minor street or major street conflicting movement is estimated. These delays are used to calculate the intersection's average delay per vehicle, which is used to determine the intersection LOS. It should be noted that at two-way, stop-controlled intersections, the intersection delay refers only to the delay experienced by vehicles on the stop-controlled minor street. At locations where a higher volume of through traffic is experienced on the major street, fewer gaps will be experienced in the through traffic flow of the major street. As a result, the addition of only one or two vehicles to the stop-controlled minor street could result in the rapid deterioration of LOS at that intersection, although most vehicles at the intersection do not experience any delay.

It should be noted that the LOS threshold at unsignalized intersections can easily be exceeded when only a few vehicles experience a delay greater than 50 seconds. Furthermore, application of this threshold would substantially increase the frequency of identified failure of intersections, along with the need for intersection improvements. For these reasons, the Town has identified unsignalized intersection LOS standards that allow greater delay on low-volume approaches. These thresholds of significance identify a deficiency if an individual minor street movement operates at LOS E or F and total minor approach delay exceeds 4 vehicle-hours for a single-lane approach and 5 vehicle-hours for a multilane approach. In other words, a deficiency is found to occur if the average number of vehicles queued over the peak hour exceeds 4 at a single-lane approach, or exceeds 5 at a multilane approach. This threshold has the advantage of being relatively easy to calculate, as well as to explain to the public. Therefore, as delay exceeds the 50-second threshold, the 4 vehicle-hour and 5 vehicle-hour standard applies.

EXISTING (WINTER 2010) CONDITIONS

Figure 4 presents the existing number of lanes and intersection control for the study area intersections. Figure 5 shows the existing typical winter Saturday peak-hour traffic volumes at each study area intersection. Existing LOS at study area intersections are shown in Table C. Existing LOS worksheets are presented in Appendix B.

As shown in Table C, all study area intersections currently operate at satisfactory LOS (LOS D or better) in the existing condition except for the intersection of Minaret Road/Forest Trail. The intersection of Minaret Road/Forest Trail is an unsignalized intersection that operates at LOS E, but the hourly total criteria of 4 vehicle-hours for a single-lane approach is not exceeded. Therefore, the intersection is not considered deficient.



LSA



LEGEND

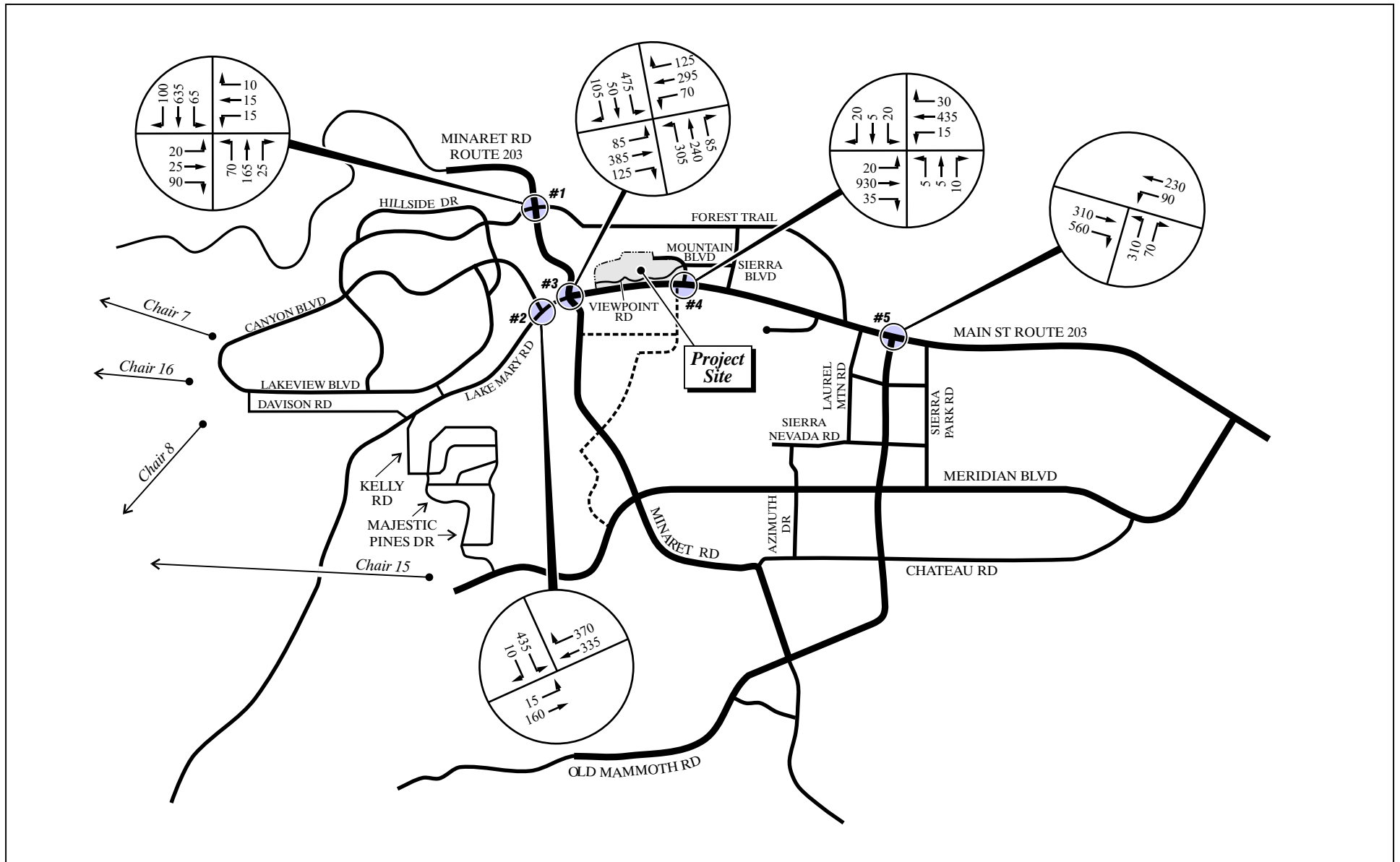
- Travel Lane
- Stop Sign
- Traffic Signal

NOT TO SCALE

I:\DVH0601\G\Geometrics.cdr (3/14/07)

FIGURE 4

Mammoth View
Study Area Intersection Geometrics
and Control Devices



LSA

Note: Existing volumes provided by the City of Mammoth Lakes.

FIGURE 5



NOT TO SCALE

I:\MMV1001\G\Ex Vols.cdr (12/13/10)

Mammoth View
Existing Condition Typical Winter Saturday
Peak Hour Traffic Volumes

Table C: Existing (2010) Typical Winter Saturday Intersection Level of Service

Intersection	Delay (seconds)	LOS
1. Minaret Road/Forest Trail ¹	> 35.0 seconds and < 4.0-hour cumulative delay on minor street approach	E
2. Canyon Boulevard/Lake Mary Road	11.0	B
3. Minaret Road/Main Street	26.0	C
4. Mountain Boulevard/Main Street ¹	31.2	D
5. Old Mammoth Road/Main Street	15.8	B

¹ Unsignalized intersection.

LOS = level of service

CUMULATIVE (2016) BASELINE CONDITIONS

For the cumulative (2016) baseline condition, LSA utilized traffic growth projections from the Town's traffic model. The turning movement volumes for 2010 existing conditions and the 2030 General Plan Buildout conditions were obtained from the Town. The existing turning movement volumes were subtracted from the year 2030 (General Plan Buildout) turning movement volumes to estimate the total traffic growth at each study area intersection. The total growth between 2010 and 2030 was then used to calculate the annual traffic growth at each study area intersection. Since the proposed project is projected to be constructed by 2016, the annual growth was multiplied by six to develop the total traffic growth between 2010 and 2016 at the study area intersections. This growth was then added to the existing (2010) traffic volumes, resulting in 2016 cumulative baseline volumes without the project. The cumulative baseline traffic volumes at each intersection are illustrated on Figure 6. An LOS analysis at study area intersections was prepared for the cumulative baseline condition. The cumulative baseline LOS are shown in Table D, and the LOS worksheets are presented in Appendix C.

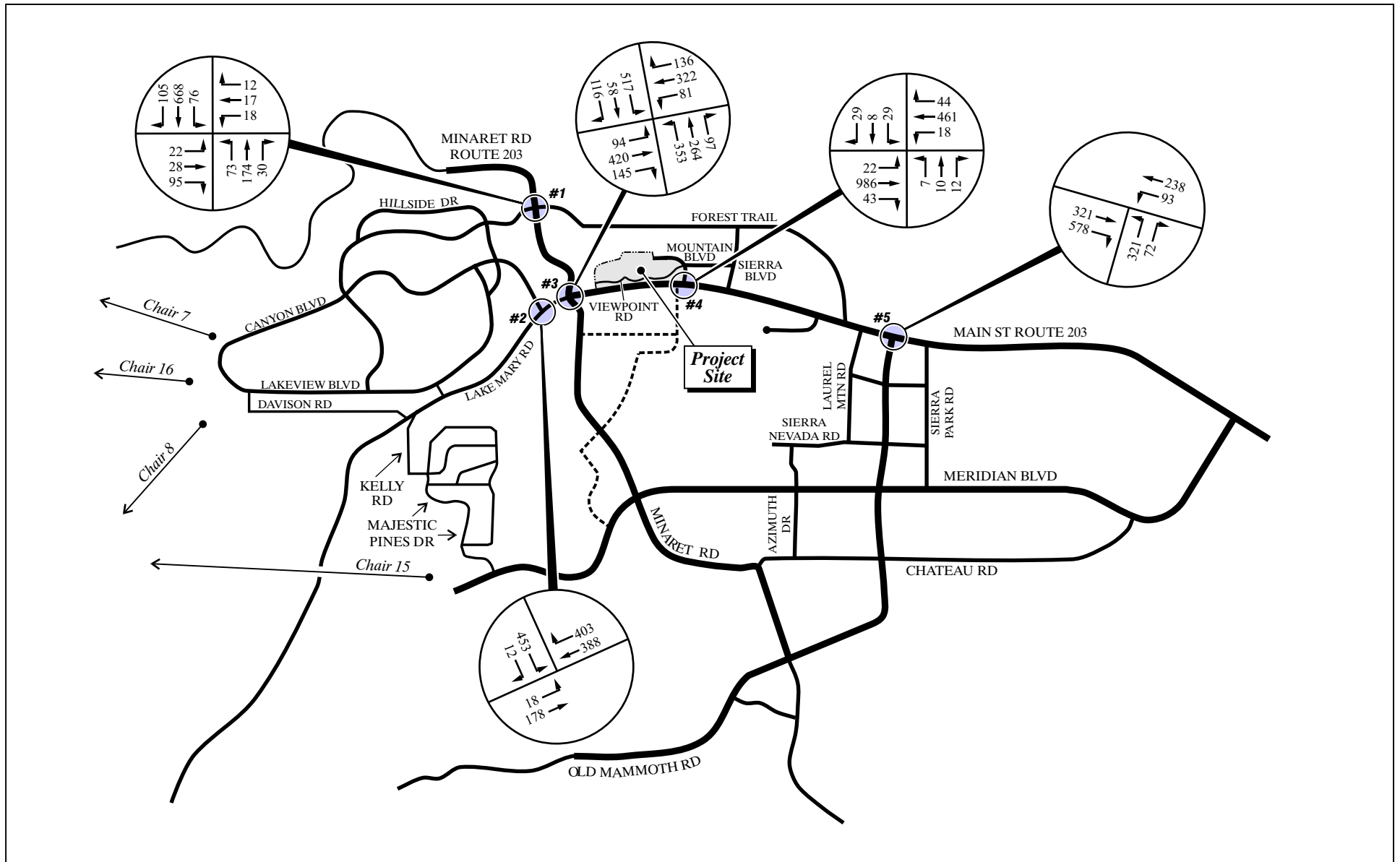
Table D: Cumulative Typical Winter Saturday Intersection Levels of Service

Intersection	Delay (seconds)	LOS
1. Minaret Road/Forest Trail ¹	> 35.0 seconds but < 4.0-hour cumulative delay on minor street approach	F
2. Canyon Boulevard/Lake Mary Road	11.2	B
3. Minaret Road/Main Street	28.0	C
4. Mountain Boulevard/Main Street ¹	> 35.0 seconds but < 4.0-hour cumulative delay on minor street approach	E
5. Old Mammoth Road /Main Street	16.3	B

¹ Unsignalized intersection.

LOS = level of service

As shown in Table D, all study area intersections currently operate at satisfactory LOS (LOS D or better) in the existing condition except for the unsignalized intersections of Minaret Road/Forest Trail and Mountain Boulevard/Main Street. The intersection of Minaret Road/Forest Trail operates at LOS F while the intersection of Mountain Boulevard/Main Street operates at LOS E, but the hourly total criteria of 4 vehicle-hours for a single-lane approach is not exceeded at either of these locations. Therefore, the intersections are not considered deficient.



LSA



NOT TO SCALE

I:\MMV1001\G\Cumulative Baseline Vols.cdr (12/13/10)

FIGURE 6

Mammoth View
Cumulative Baseline Typical Winter Saturday
Peak Hour Traffic Volumes

PROJECT TRIP GENERATION AND DISTRIBUTION

Project trips were generated based on the land uses of the proposed project. Winter Saturday daily and peak-hour trips were generated for the proposed Mammoth View project using trip rates from the ITE *Trip Generation Manual*, Eighth Edition (2008). The trip rates for Hotel (Land Use Code 310) were used to calculate trips generated by the proposed project. It should be noted that the project traffic generation takes credit for existing uses currently on site. Therefore, the traffic generation of the existing uses is subtracted from the traffic generation of the proposed project, resulting in a net new traffic generation for the Mammoth View project. The proposed restaurant/bar, rental shop and Spa are intended to be amenities for guests of the project; therefore, no additional trip generation has been calculated for these uses. It is also noted that since the townhouse and condominium units will likely be included in a rental pool and function much like hotel units, the same hotel trip generation rate will be applied to them. The project trip rates and trip generation are shown in Table E.

Table E: Project Trip Generation

Land Use	Size	Units	Weekend Peak Hour			
			ADT	In	Out	Total
Trip Rate ¹						
Motel		Unit	8.840	0.342	0.418	0.760
Hotel		Rooms	8.190	0.403	0.317	0.720
Existing Trip Generation						
Swiss Chalet Motel	25	Unit	221	9	10	19
Royal Pines Motel	29	Unit	256	10	12	22
Total Existing Trip Generation			477	18	23	41
Project Trip Generation						
Condominiums ²	52	DU	424	21	16	37
Hotel	54	Rooms	442	22	17	39
Total Trip Generation			868	43	34	76
Total Mammoth View Trip Generation (Proposed–Existing)			391	24	11	35

¹ Trip rates referenced from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Eighth Edition (2008).

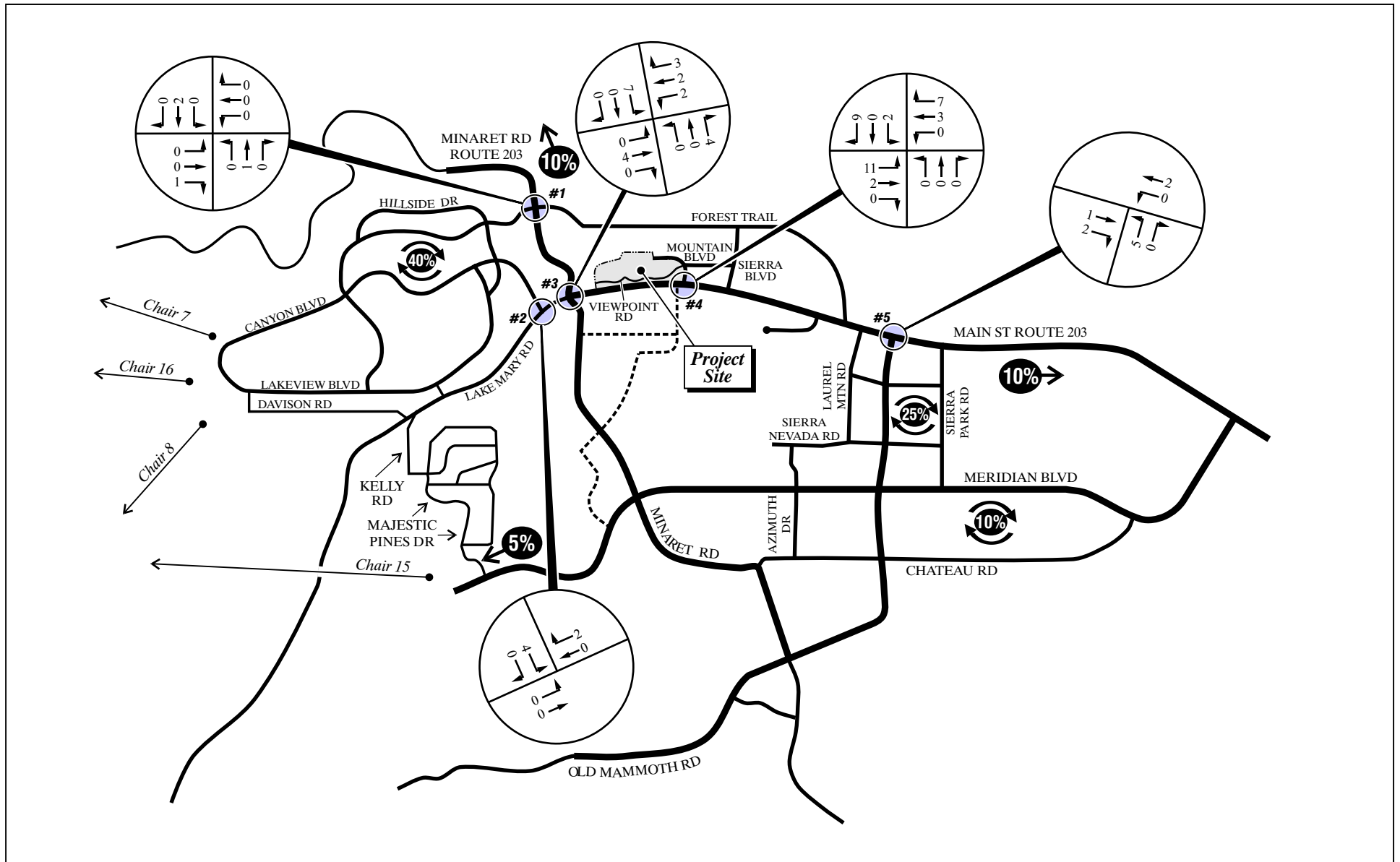
² Hotel trip generation applied as condominium/townhouse units will be in the rental program.

ADT = average daily traffic

DU = dwelling unit

As shown in Table E, the net proposed Mammoth View project generates approximately 391 daily trips and 35 peak-hour trips.

The project trips were distributed to the surrounding circulation system based on the location of activity centers in the Town and the location of the proposed project in relation to the Town's recreational and commercial areas. The trip distribution and project trips at study area intersections are illustrated on Figure 7.



LSA



LEGEND:

- Percent Trip Distribution
- In This Area

FIGURE 7

NOT TO SCALE

I:\MMV1001\G\Trip Dist.cdr (12/13/10)

Mammoth View
Project Trip Distribution and Assignment

Since there is no direct connection between the hotel and the condominiums, the condominium renters must check in at the hotel on Mountain Boulevard and then reenter the property again via Main Street through Viewpoint Road. The additional trips generated due to this reentering (one-third of the applicable condominium inbound trips) were included in the analysis of the 'with project' conditions.

EXISTING PLUS PROJECT CONDITIONS

Traffic volumes generated by the proposed project were added to the existing traffic volumes and LOS were calculated for the existing plus project conditions. Existing plus project traffic volumes are shown on Figure 8. LOS at study area intersections were analyzed and are shown in Table F. The LOS worksheets for the existing plus project conditions are presented in Appendix D.

Table F: Existing Plus Project Typical Winter Saturday Intersection Level of Service

Intersection	Existing + Project	
	Delay (sec)	LOS
1. Minaret Road/Forest Trail ¹	> 35.0 seconds but < 4.0-hour cumulative delay on minor street approach	E
2. Canyon Boulevard/Lake Mary Road	11.0	B
3. Minaret Road/Main Street	26.1	C
4. Mountain Boulevard/Main Street ¹	33.0	D
5. Old Mammoth Road /Main Street	16.0	B

¹ Unsignalized intersection.

LOS = level of service

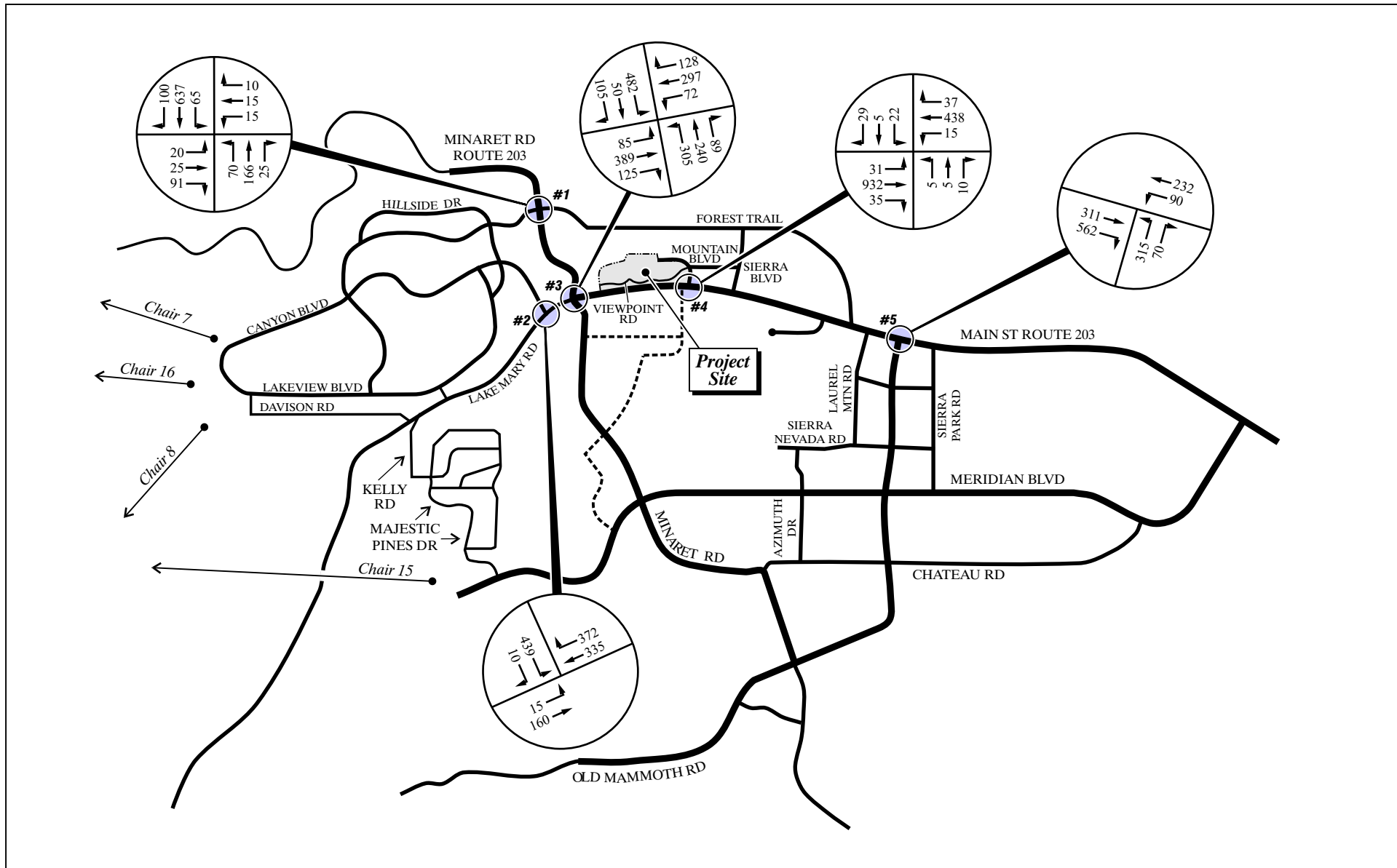
sec = seconds

As shown in Table F, all study area intersections are projected to operate at satisfactory LOS (LOS D or better) in the existing plus project condition except for the intersection of Minaret Road/Forest Trail. The intersection of Minaret Road/Forest Trail is an unsignalized intersection that is projected to operate at LOS E, but the hourly total criteria of 4 vehicle-hours for a single-lane approach will not be exceeded. Per Town criteria, this intersection is therefore not considered deficient in the existing plus project conditions.

CUMULATIVE PLUS PROJECT CONDITIONS

Cumulative plus project traffic volumes are shown on Figure 9. LOS at study area intersections were analyzed and are shown in Table G. The LOS worksheets for the cumulative plus project conditions are presented in Appendix E.

As shown in Table G, all study area intersections currently operate at satisfactory LOS (LOS D or better) in the existing condition except for the unsignalized intersections of Minaret Road/Forest Trail and Mountain Boulevard/Main Street. The intersection of Minaret Road/Forest Trail operates at LOS F while the intersection of Mountain Boulevard/Main Street operates at LOS F, but the hourly total criteria of 4 vehicle-hours for a single-lane approach is not exceeded at either of these locations.



LSA

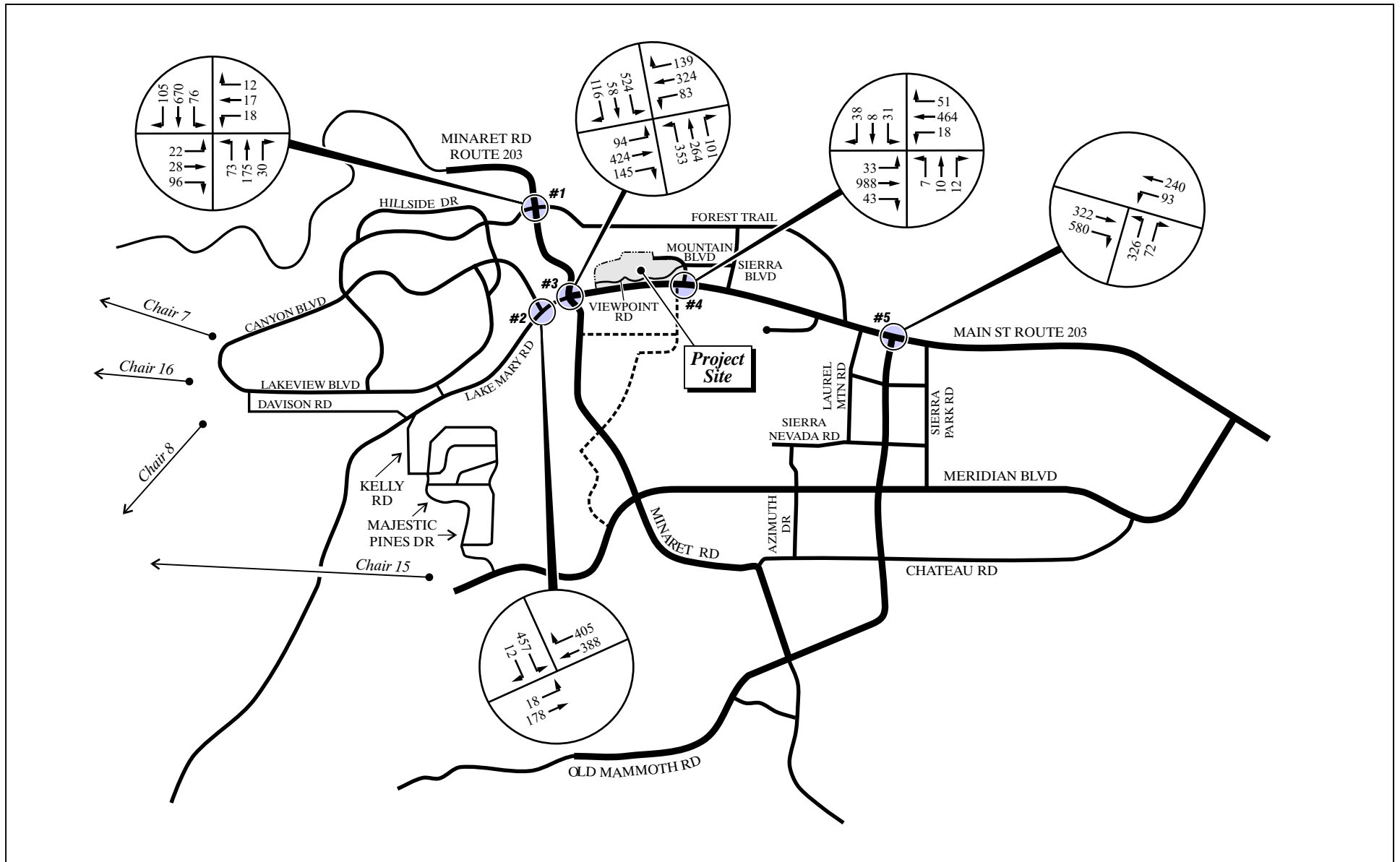


NOT TO SCALE

I:\MMV1001\G\Exist+Proj Vols.cdr (12/13/10)

FIGURE 8

Mammoth View
Existing Plus Project Typical Winter Saturday
Peak Hour Traffic Volumes



LSA



NOT TO SCALE

I:\MMV1001\G\Cumulative+Proj W Vols.cdr (12/13/10)

FIGURE 9

Mammoth View
Cumulative Plus Project Typical Winter Saturday
Peak Hour Traffic Volumes

Table G: Cumulative Plus Project Typical Winter Saturday Intersection Level of Service

Intersection	Cumulative + Project	
	Delay (sec)	LOS
1. Minaret Road/Forest Trail ¹	> 35.0 seconds but < 4.0-hour cumulative delay on minor street approach	F
2. Canyon Boulevard/Lake Mary Road	11.2	B
3. Minaret Road/Main Street	28.1	C
4. Mountain Boulevard/Main Street ¹	> 35.0 seconds but < 4.0-hour cumulative delay on minor street approach	F
5. Old Mammoth Road /Main Street	16.5	C

¹ Unsignalized intersection.
LOS = level of service
sec = seconds

Per Town criteria, these intersections are therefore not considered deficient in the cumulative plus project conditions.

PROJECT ACCESS

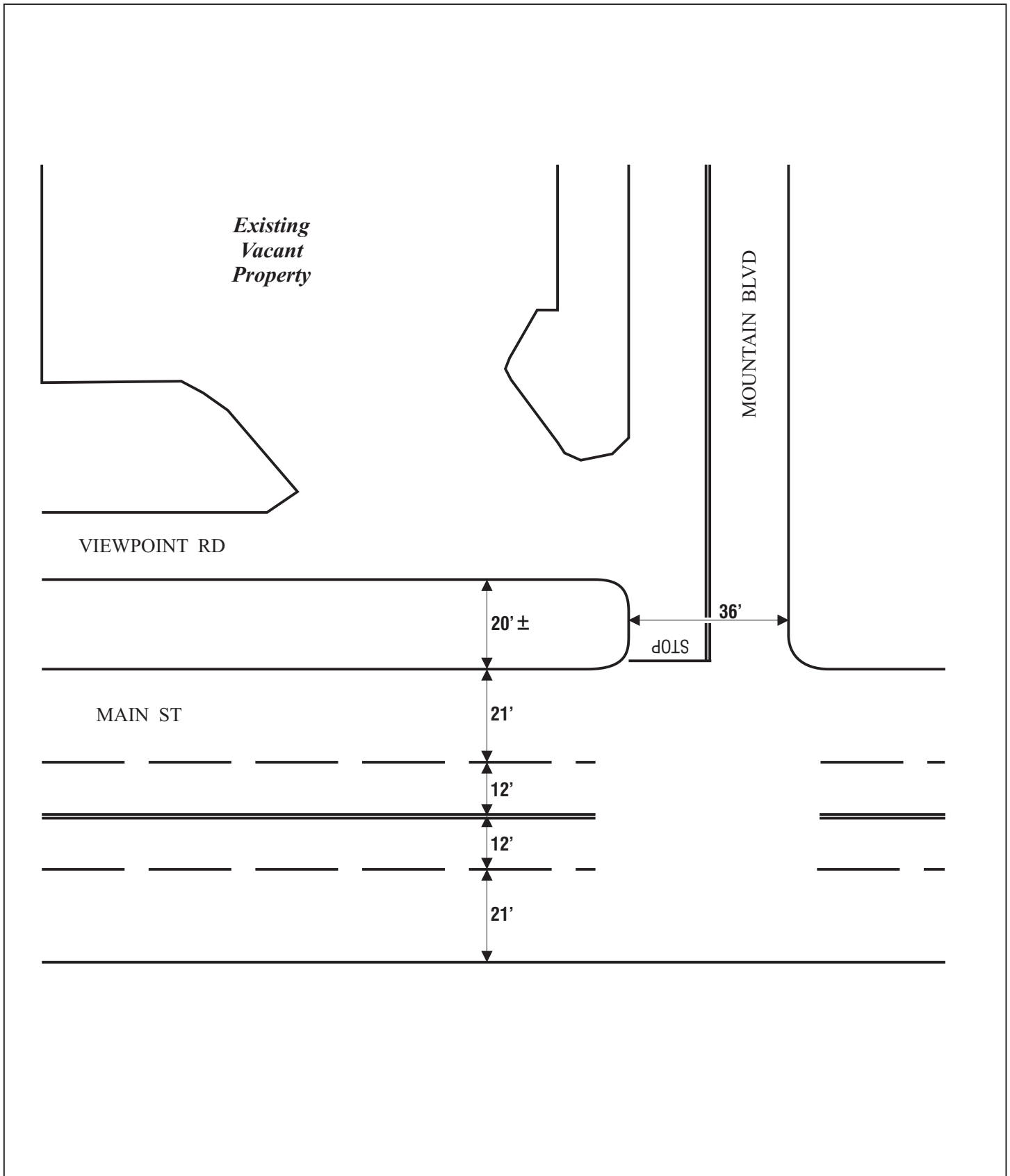
The traffic operations of the intersections that will provide direct or indirect access to the project site were evaluated. The intersections of Mountain Boulevard/Main Street, Viewpoint Road/Main Street, and Mountain Boulevard/Alpine Circle were reviewed.

Access to the project site will be provided via Viewpoint Road (frontage road) at Main Street, Mountain Boulevard, and Alpine Circle. Mountain Boulevard is approximately 36 feet (ft) wide, Viewpoint Road is approximately 20 ft wide, and Alpine Circle is approximately 25 ft wide. The frontage road, Viewpoint Road, is located approximately 20 ft north of and parallel to Main Street. Figure 10 illustrates the existing configuration at this intersection.

Mountain Boulevard/Main Street

The proposed project will include improvements to the intersection of Mountain Boulevard/Main Street. The existing lane geometrics along Main Street will remain; however, the configuration of Mountain Boulevard will be improved. The improvements to the intersection include the widening of Mountain Boulevard from 36 ft to approximately 40 ft, which will provide a wider (approximately 20 ft) southbound approach lane (shared left-turn/through/right-turn lane). Also, the project proposes to close a section of Viewpoint Road, resulting in the elimination of the intersection of Mountain Boulevard/Viewpoint Road, which is located just north of the intersection of Mountain Boulevard/Main Street.

The project proposes an access driveway (to the proposed hotel) along Mountain Boulevard approximately 100 ft from the intersection of Mountain Boulevard/Main Street. The elimination of Viewpoint Road and the proposed location of the project access driveway will provide adequate



LSA



NO SCALE

FIGURE 10

Mammoth View
Mountain Blvd/Main St - Existing Conditions

stacking distance (in the southbound direction) along Mountain Boulevard to accommodate four vehicles between Main Street and Project Driveway. Based on the operations analysis for this intersection, the queue on the stop-controlled approach (Mountain Boulevard) in the cumulative (2016) plus project conditions will be approximately two cars, which will be adequate. Figure 11 illustrates the proposed configuration at this intersection and the proposed driveways along Mountain Boulevard and Alpine Circle.

Additionally, the stopping sight distance at the project driveway along Mountain Boulevard was reviewed. The stopping sight distance is the distance required by the driver of a vehicle to bring the vehicle to a stop after an object is detected. Based on the design speed of 25 miles per hour (mph) along Mountain Boulevard the required stopping sight distance is 150 ft. The stopping sight distance provided for eastbound drivers along Alpine Circle (which merges into Mountain Boulevard) to detect a vehicle exiting the proposed project driveway on Mountain Boulevard is limited by the horizontal curvature of the roadway, as well as by existing and proposed trees and vegetation. Hence the final landscaping plans should provide at least 150 ft of stopping sight distance at this location.

Viewpoint Road/Main Street

The existing condition along Main Street at Viewpoint Road, west of the project site, consists of two eastbound and westbound lanes with a continuous left-turn lane in the median. There are 62 ft of storage (approximately three vehicles) available for eastbound vehicles to stack along the continuous left-turn lane from the Viewpoint Road intersection to the back of the opposing westbound left-turn pocket at Minaret Road. Viewpoint Road is approximately 40 ft wide and provides southbound left- and right-turn movements onto Main Street. The operation of the intersection is adequate for the existing on-site uses. Additionally, a traffic operations analysis was conducted for this intersection. Based on this analysis, the queue on the stop-controlled approach (Viewpoint Road) in the cumulative (2016) with project conditions will be less than one car. Therefore, the existing conditions at the intersection of Viewpoint Road and Main Street are adequate for the proposed project. Figure 12 illustrates the existing configuration at this intersection. The worksheet for the analysis is included in Appendix F.

Mountain Boulevard/Alpine Circle

Access to the project site will also be provided via three driveways along Alpine Circle. Based on the number of condominiums located along Alpine Circle and the hotel patrons using the secondary access driveway, less than 25 percent of the total project traffic will use Alpine Circle to enter/exit the project site. A review of the peak traffic volume along Mountain Boulevard just north of the intersection of Mountain Boulevard/Main Street shows that the total peak-hour traffic (both northbound and southbound) is projected to be 161 vehicles in the cumulative (2016) plus project condition. The traffic added by the project at this location is 27 vehicles. The average daily traffic (ADT)¹ is estimated at about 1,600 vehicles at the intersection of Mountain Boulevard/Alpine Circle. This volume is less than the threshold volume of 2,000 vehicles² to consider a stop-controlled

¹ Estimated using peak-hour traffic volume by applying the rule of thumb (i.e., peak-hour traffic is approximately 10 percent of the ADT).

² Per Manual on Uniform Traffic Control Devices (MUTCD), Section 2B.04.

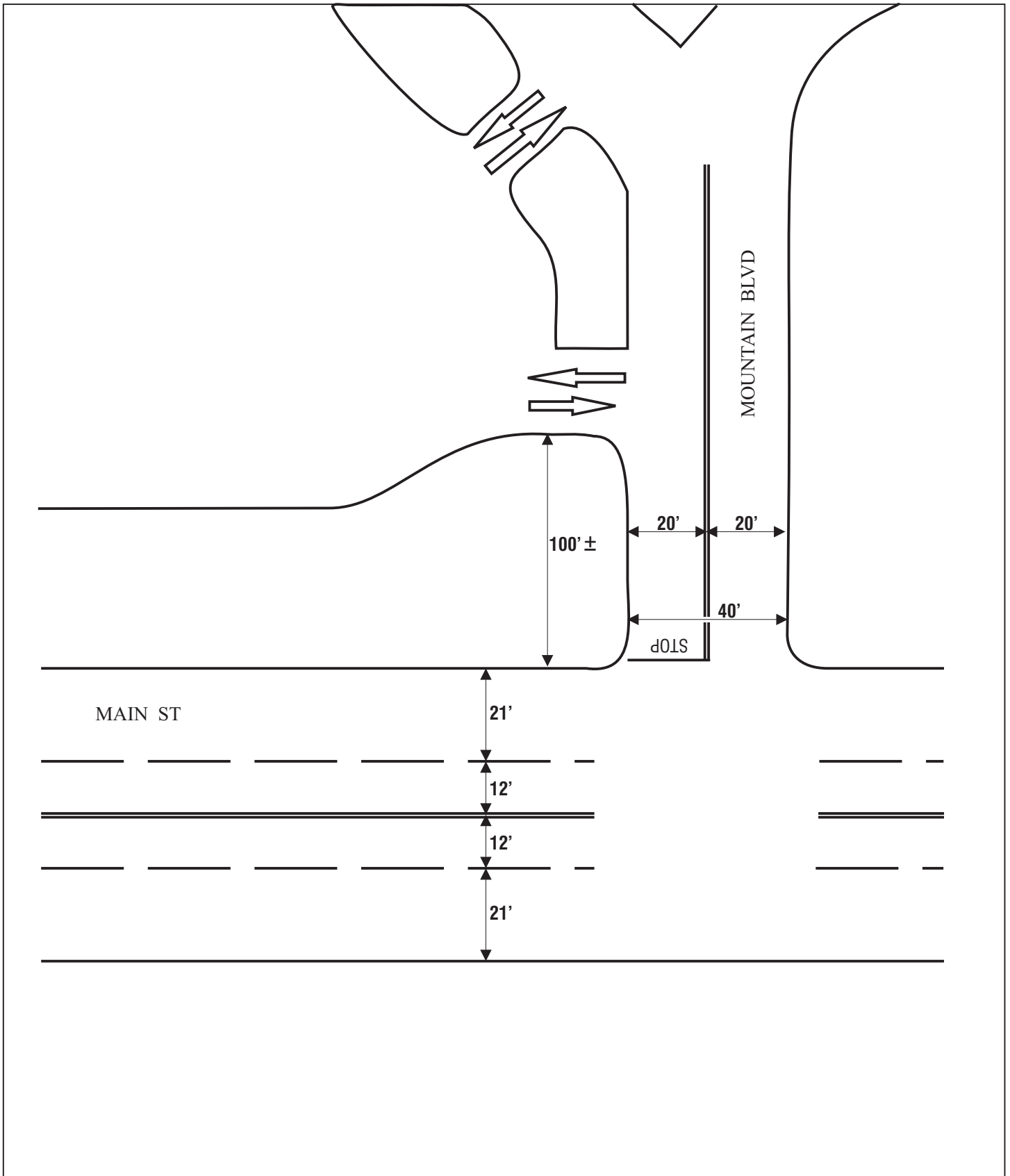


FIGURE 11

LSA



NO SCALE

Mammoth View
Mountain Blvd/Main St - Proposed Conditions

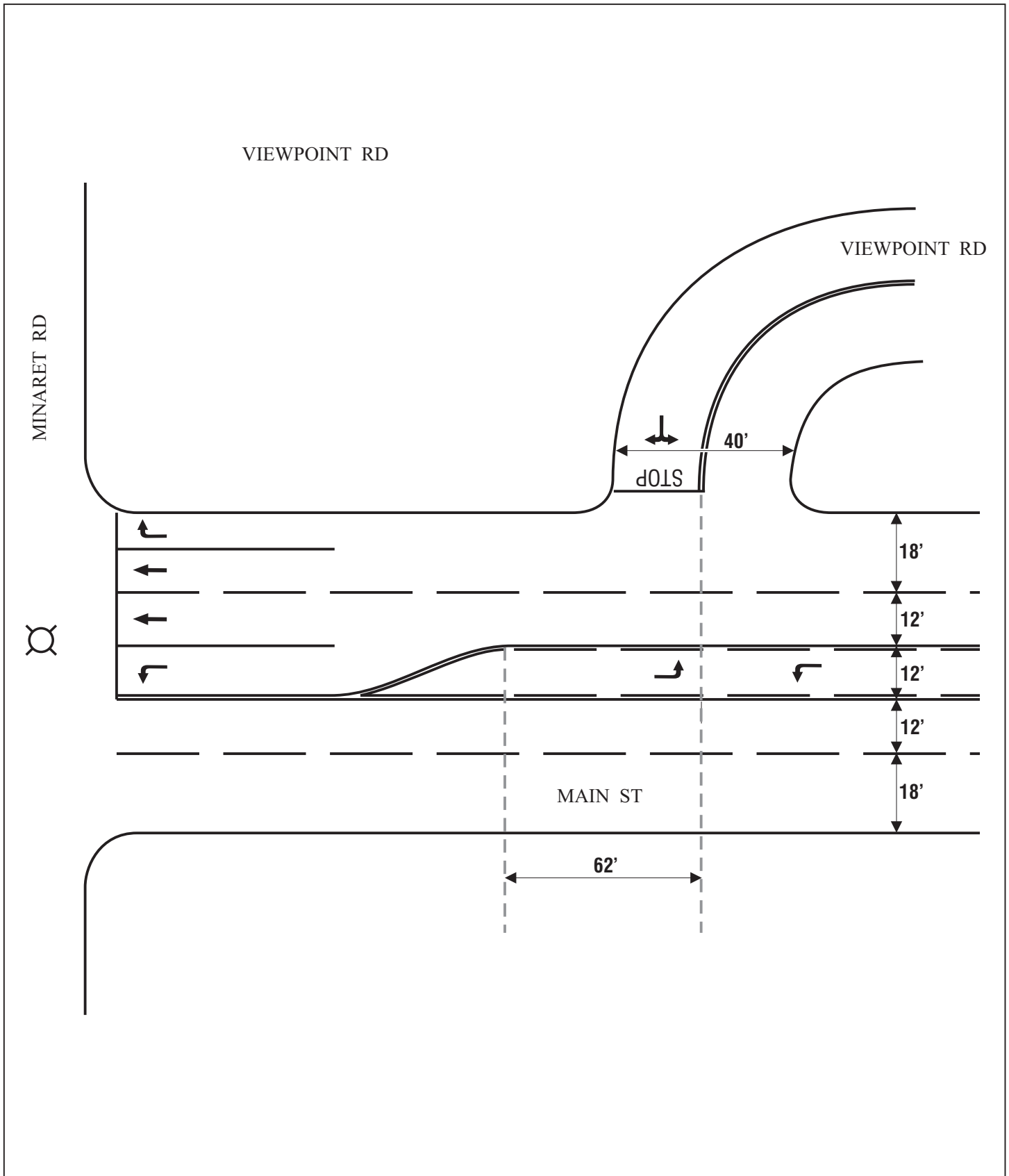


FIGURE 12

NO SCALE

Mammoth View
Viewpoint Rd/Main St-Existing Conditions

intersection. The existing and cumulative with project traffic volumes can be accommodated with existing geometrics at the intersection of Mountain Boulevard/Alpine Circle.

MITIGATION MEASURES

Existing Plus Project

No mitigation measures in the existing plus project conditions are required.

Cumulative Plus Project

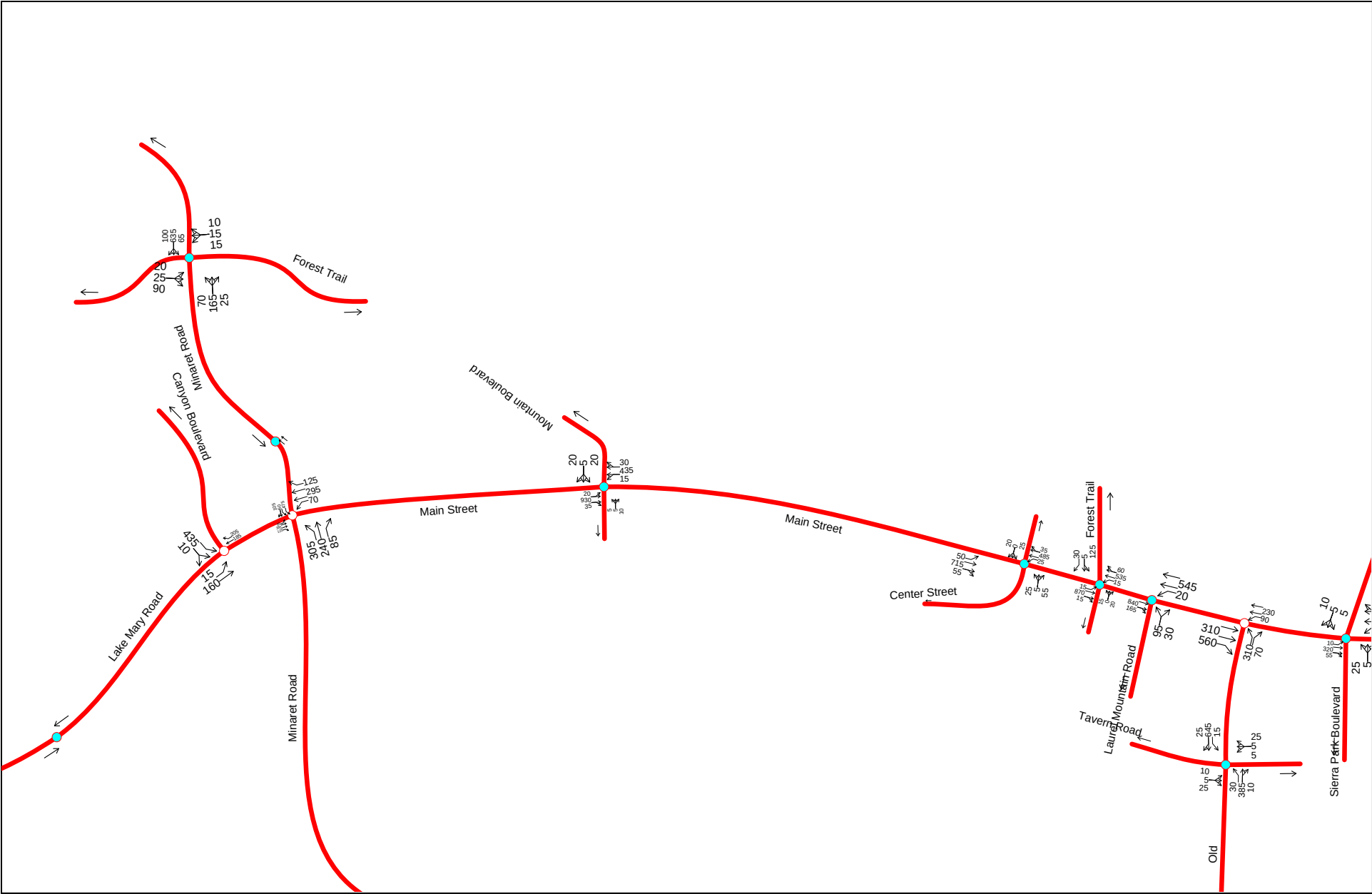
No mitigation measures in the cumulative plus project conditions are required.

CONCLUSIONS

Based on the results of this analysis, the Mammoth View development of 106 traffic-generating units (i.e., a 54-room hotel, 24 townhouse condominium units, and 28 freestanding condominium cabin units) can be implemented, resulting in no significant impacts to the surrounding roadway system.

APPENDIX A

EXISTING COUNT DATA



APPENDIX B

EXISTING LEVEL OF SERVICE WORKSHEETS

Scenario:

Existing Weekend

Scenario Report

Command:

Existing Weekend

Volume:

2010

Geometry:

Existing

Impact Fee:

Default Impact Fee

Trip Generation:

Project

Trip Distribution:

Project

Paths:

Default Path

Routes:

Default Route

Configuration:

Existing Weekend

Impact Analysis Report									
Level Of Service									
Intersection		Base			Future			Change in	
		LOS	Veh	V/ C	LOS	Veh	V/ C		
# 1	Minaret Road/Forest Trail	E	48.4	0.000	E	48.4	0.000	+ 0.000	D/V
# 2	Canyon/Lake Mary Road	B	11.0	0.519	B	11.0	0.519	+ 0.000	D/V
# 3	Minaret Rd/Main St-Lake Mary R	C	26.0	0.648	C	26.0	0.648	+ 0.000	D/V
# 4	Mountain Blvd/Main Street	D	31.2	0.000	D	31.2	0.000	+ 0.000	D/V
# 5	Old Mammoth Rd/ Main St	B	15.8	0.702	B	15.8	0.702	+ 0.000	D/V

Existing Weekend Tue May 3, 2011 14:24:44 Page 3-1

Mammoth View
Existing (2010) Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Minaret Road/Forest Trail

Average Delay (sec/veh): 7.2 Worst Case Level Of Service: E[48.4]

Street Name: Minaret Road Forest Trail
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
-----|-----|-----|-----|
Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 1! 0 0 0 0 1! 0 0 0 0 1! 0 0
-----|-----|-----|-----|

Volume Module:
Base Vol: 70 165 25 65 635 100 20 25 90 15 15 10
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 70 165 25 65 635 100 20 25 90 15 15 10
Added Vol: 0 0 0 0 0 0 0 0 0 0 0 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 70 165 25 65 635 100 20 25 90 15 15 10
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90
PHF Volume: 78 183 28 72 706 111 22 28 100 17 17 11
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
FinalVolume: 78 183 28 72 706 111 22 28 100 17 17 11
-----|-----|-----|-----|

Critical Gap Module:
Critical Gp: 4.1 xxxx xxxx 4.1 xxxx xxxx 7.1 6.5 6.2 7.1 6.5 6.2
FollowUpTim: 2.2 xxxx xxxx 2.2 xxxx xxxx 3.5 4.0 3.3 3.5 4.0 3.3
-----|-----|-----|-----|

Capacity Module:
Cnflct Vol: 817 xxxx xxxx 211 xxxx xxxx 1272 1272 761 1322 1314 197
Potent Cap.: 820 xxxx xxxx 1371 xxxx xxxx 146 169 409 135 160 849
Move Cap.: 820 xxxx xxxx 1371 xxxx xxxx 116 144 409 77 135 849
Volume/Cap: 0.09 xxxx xxxx 0.05 xxxx xxxx 0.19 0.19 0.24 0.22 0.12 0.01
-----|-----|-----|-----|

Level Of Service Module:
2Way95thQ: 0.3 xxxx xxxx 0.2 xxxx xxxx xxxx xxxx xxxx xxxx xxxx xxxx
Control Del: 9.8 xxxx xxxx 7.8 xxxx xxxx xxxx xxxx xxxx xxxx xxxx xxxx
LOS by Move: A * * A * * * * * * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxx xxxx xxxx xxxx 238 xxxx xxxx 126 xxxx
SharedQueue:xxxxx xxxx xxxx xxxx xxxx 3.8 xxxx xxxx 1.4 xxxx
Shrd ConDel:xxxxx xxxx xxxx xxxx xxxx 42.9 xxxx xxxx 48.4 xxxx
Shared LOS: * * * * * E * * * * * E *
ApproachDel: xxxxxx xxxxxx 42.9 48.4
ApproachLOS: * * E E

Note: Queue reported is the number of cars per lane.

Existing Weekend Tue May 3, 2011 14:24:44 Page 4-1

Mammoth View
Existing (2010) Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #2 Canyon/Lake Mary Road

Cycle (sec): 50 Critical Vol./Cap.(X): 0.519
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 11.0
Optimal Cycle: 38 Level Of Service: B

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
-----|-----|-----|-----|
Control: Split Phase Split Phase Permitted Permitted
Rights: Include Include Include Include
Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0
Lanes: 0 0 0 0 0 1 0 1! 0 0 1 0 1 0 1
-----|-----|-----|-----|

Volume Module:
Base Vol: 0 0 0 435 0 10 15 160 0 0 335 370
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 0 0 435 0 10 15 160 0 0 335 370
Added Vol: 0 0 0 0 0 0 0 0 0 0 0 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 0 0 0 435 0 10 15 160 0 0 335 370
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90 0.90
PHF Volume: 0 0 0 483 0 11 17 178 0 0 372 411
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Reduced Vol: 0 0 0 483 0 11 17 178 0 0 372 411
PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
FinalVolume: 0 0 0 483 0 11 17 178 0 0 372 411
-----|-----|-----|-----|

Saturation Flow Module:
Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment: 1.00 1.00 1.00 0.95 1.00 0.95 0.52 1.00 1.00 1.00 1.00 0.85
Lanes: 0.00 0.00 0.00 1.96 0.00 0.04 1.00 1.00 0.00 0.00 1.00 1.00
Final Sat.: 0 0 0 3531 0 79 996 1900 0 0 1900 1615
-----|-----|-----|-----|

Capacity Analysis Module:
Vol/Sat: 0.00 0.00 0.00 0.14 0.00 0.14 0.02 0.09 0.00 0.00 0.20 0.25
Crit Moves: ****
Green/Cycle: 0.00 0.00 0.00 0.27 0.00 0.27 0.49 0.49 0.00 0.00 0.49 0.49
Volume/Cap: 0.00 0.00 0.00 0.51 0.00 0.52 0.03 0.19 0.00 0.00 0.40 0.52
Delay/Veh: 0.0 0.0 0.0 15.9 0.0 16.0 6.6 7.3 0.0 0.0 8.4 9.3
User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh: 0.0 0.0 0.0 15.9 0.0 16.0 6.6 7.3 0.0 0.0 8.4 9.3
LOS by Move: A A A B A B A A A A A A
HCM2kAvgQ: 0 0 0 4 0 4 0 2 0 0 4 5

Note: Queue reported is the number of cars per lane.

Existing Weekend Tue May 3, 2011 14:24:44 Page 5-1

Mammoth View
Existing (2010) Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #3 Minaret Rd/Main St-Lake Mary Rd

Cycle (sec): 70 Critical Vol./Cap.(X): 0.648
Loss Time (sec): 16 (Y+R=4.0 sec) Average Delay (sec/veh): 26.0
Optimal Cycle: 57 Level Of Service: C

Street Name:	Minaret Rd			Main St-Lake Mary Rd		
Approach:	North Bound		South Bound	East Bound		West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Split Phase		Split Phase	Protected		Protected
Rights:	Include		Include	Include		Ovl
Min. Green:	0	0	0	0	0	0
Lanes:	1 0 1 0 1	2 0 0 1 0	1 0 2 0 1	1 0 2 0 1		

Volume Module:

Base Vol:	305	240	85	475	50	105	85	385	125	70	295	125
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	305	240	85	475	50	105	85	385	125	70	295	125
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	305	240	85	475	50	105	85	385	125	70	295	125
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	339	267	94	528	56	117	94	428	139	78	328	139
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	339	267	94	528	56	117	94	428	139	78	328	139
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	339	267	94	528	56	117	94	428	139	78	328	139

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	0.92	0.90	0.90	0.95	0.95	0.85	0.95	0.95	0.85
Lanes:	1.00	1.00	1.00	2.00	0.32	0.68	1.00	2.00	1.00	1.00	2.00	1.00
Final Sat.:	1805	1900	1615	3502	550	1156	1805	3610	1615	1805	3610	1615

Capacity Analysis Module:

Vol/Sat:	0.19	0.14	0.06	0.15	0.10	0.10	0.05	0.12	0.09	0.04	0.09	0.09
Crit Moves:	****											
Green/Cycle:	0.29	0.29	0.29	0.23	0.23	0.23	0.09	0.18	0.18	0.07	0.16	0.39
Volume/Cap:	0.65	0.48	0.20	0.65	0.43	0.43	0.57	0.65	0.47	0.65	0.57	0.22
Delay/Veh:	24.6	21.2	19.0	26.1	23.7	23.7	35.4	28.8	26.8	43.6	28.7	14.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	24.6	21.2	19.0	26.1	23.7	23.7	35.4	28.8	26.8	43.6	28.7	14.4
LOS by Move:	C	C	B	C	C	C	D	C	C	D	C	B
HCM2kAvgQ:	7	5	2	6	4	4	3	6	3	3	4	2

Note: Queue reported is the number of cars per lane.

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Mammoth View
Existing (2010) Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Mountain Blvd/Main Street

Average Delay (sec/veh): 1.4 Worst Case Level Of Service: D[31.2]

Approach:	North Bound			South Bound			East Bound			West Bound				
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R			
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled				
Rights:	Include			Include			Include			Include				
Lanes:	0	0	1 0 0	0	0	1 0 0	0	1	0	1	0	0	1	0

Volume Module:

Base Vol:	5	5	10	20	5	20	20	930	35	15	435	30
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	5	5	10	20	5	20	20	930	35	15	435	30
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	5	5	10	20	5	20	20	930	35	15	435	30
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	6	6	11	22	6	22	22	1033	39	17	483	33
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	6	6	11	22	6	22	22	1033	39	17	483	33

Critical Gap Module:

Critical Gp:	7.5	6.5	6.9	7.5	6.5	6.9	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	1375	1647	536	1097	1650	258	517	xxxx	xxxxx	1072	xxxx	xxxxx
Potent Cap.:	106	100	494	170	100	747	1059	xxxx	xxxxx	658	xxxx	xxxxx
Move Cap.:	95	95	494	153	95	747	1059	xxxx	xxxxx	658	xxxx	xxxxx
Volume/Cap:	0.06	0.06	0.02	0.15	0.06	0.03	0.02	xxxx	xxxx	0.03	xxxx	xxxx

Level Of Service Module:

2Way95thQ: xxxx xxxx xxxxx xxxx xxxx xxxxx 0.1 xxxx xxxxx 0.1 xxxx xxxxx
Control Del:xxxxx xxxx xxxxx xxxxx xxxx xxxxx 8.5 xxxx xxxxx 10.6 xxxx xxxxx
LOS by Move: * * * * * A * * B * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx 160 xxxxx xxxx 214 xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx
SharedQueue:xxxxx 0.5 xxxxx xxxxx 0.9 xxxxx 0.1 xxxx xxxxx 0.1 xxxx xxxxx
Shrd ConDel:xxxxx 31.2 xxxxx xxxxx 26.8 xxxxx 8.5 xxxx xxxxx 10.6 xxxx xxxxx
Shared LOS: * D * * D * A * * B * *
ApproachDel: 31.2 26.8 xxxxxx xxxxxx
ApproachLOS: D D * *

Note: Queue reported is the number of cars per lane.

Mammoth View
Existing (2010) Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #5 Old Mammoth Rd/ Main St

Cycle (sec): 70 Critical Vol./Cap.(X): 0.702
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 15.8
Optimal Cycle: 54 Level Of Service: B

Street Name:	Old Mammoth Rd				Main St				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Split Phase		Split Phase		Prot+Permit		Prot+Permit		
Rights:	Include		Include		Include		Include		
Min. Green:	0	0	0	0	0	0	0	0	
Lanes:	1	0	0	1	0	0	2	0	1

Volume Module:	Old Mammoth Rd				Main St				
	L	T	R	L	T	R	L	T	R
Base Vol:	310	0	70	0	0	0	0	310	560
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	310	0	70	0	0	0	0	310	560
Added Vol:	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0
Initial Fut:	310	0	70	0	0	0	0	310	560
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	344	0	78	0	0	0	0	344	622
Reduct Vol:	0	0	0	0	0	0	0	0	0
Reduced Vol:	344	0	78	0	0	0	0	344	622
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	344	0	78	0	0	0	0	344	622

Saturation Flow Module:	Old Mammoth Rd				Main St				
	L	T	R	L	T	R	L	T	R
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	1.00	1.00	1.00	1.00	0.95	0.98
Lanes:	1.00	0.00	1.00	0.00	0.00	0.00	0.00	2.00	1.00
Final Sat.:	1805	0	1615	0	0	0	0	3610	1857

Capacity Analysis Module:	Old Mammoth Rd				Main St				
	L	T	R	L	T	R	L	T	R
Vol/Sat:	0.19	0.00	0.05	0.00	0.00	0.00	0.00	0.10	0.34
Crit Moves:	0.27	0.00	0.27	0.00	0.00	0.00	0.00	0.48	0.48
Green/Cycle:	0.70	0.00	0.18	0.00	0.00	0.00	0.00	0.20	0.70
Volume/Cap:	27.4	0.0	19.7	0.0	0.0	0.0	0.0	10.6	16.9
Delay/Veh:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
User DelAdj:	27.4	0.0	19.7	0.0	0.0	0.0	0.0	10.6	16.9
AdjDel/Veh:	C	A	B	A	A	A	A	B	B
LOS by Move:	8	0	1	0	0	0	0	2	12
HCM2kAvgQ:	1	1	1	0	0	0	0	1	1

Note: Queue reported is the number of cars per lane.

APPENDIX C

**CUMULATIVE BASELINE
LEVEL OF SERVICE WORKSHEETS**

Mammoth View

Cumulative (2016) Conditions

Scenario Report

Scenario: Cumulative 2016

Command: Cumulative (2016)

Volume: 2016

Geometry: Existing

Impact Fee: Default Impact Fee

Trip Generation: None

Trip Distribution: None

Paths: Default Path

Routes: Default Route

Configuration: Cumulative (2016)

Mammoth View

Cumulative (2016) Conditions

Impact Analysis Report

Level Of Service

Intersection	Base			Future			Change in
	LOS	Veh	V/ C	LOS	Veh	V/ C	
# 1 Minaret Road/Forest Trail	F	71.3	0.000	F	71.3	0.000	+ 0.000 D/V
# 2 Canyon/Lake Mary Road	B	11.2	0.558	B	11.2	0.558	+ 0.000 D/V
# 3 Minaret Rd/Main St-Lake Mary R	C	28.0	0.727	C	28.0	0.727	+ 0.000 D/V
# 4 Mountain Blvd/Main Street	E	46.2	0.000	E	46.2	0.000	+ 0.000 D/V
# 5 Old Mammoth Rd/ Main St	B	16.3	0.725	B	16.3	0.725	+ 0.000 D/V

Cumulative 2016 Tue May 3, 2011 14:26:32 Page 3-1

Mammoth View
Cumulative (2016) Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Minaret Road/Forest Trail

Average Delay (sec/veh): 10.6 Worst Case Level Of Service: F[71.3]

Street Name: Minaret Road Forest Trail

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Uncontrolled	Uncontrolled	Stop Sign	Stop Sign
Rights:	Include	Include	Include	Include
Lanes:	0 0 1! 0 0	0 0 1! 0 0	0 0 1! 0 0	0 0 1! 0 0

Volume Module: >> Count Date: 22 Feb 2003 <<

	Base Vol:	73	174	30	76	668	105	22	28	95	18	17	12
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	73	174	30	76	668	105	22	28	95	18	17	12	
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	73	174	30	76	668	105	22	28	95	18	17	12	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	81	193	33	84	742	117	24	31	106	20	19	13	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	81	193	33	84	742	117	24	31	106	20	19	13	

Critical Gap Module:

Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	7.1	6.5	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	859	xxxx	xxxxx	227	xxxx	xxxxx	1358	1358	801	1410	1400	210
Potent Cap.:	791	xxxx	xxxxx	1354	xxxx	xxxxx	127	150	388	117	142	835
Move Cap.:	791	xxxx	xxxxx	1354	xxxx	xxxxx	96	125	388	61	118	835
Volume/Cap:	0.10	xxxx	xxxxx	0.06	xxxx	xxxxx	0.25	0.25	0.27	0.33	0.16	0.02

Level Of Service Module:

2Way95thQ:	0.3	xxxx	xxxxx	0.2	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	10.1	xxxx	xxxxx	7.8	xxxx	xxxxx	xxxxxx	xxxx	xxxxx	xxxxxx	xxxx	xxxxx
LOS by Move:	B	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	208	xxxxx	xxxx	103	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxxx	5.4	xxxxx	xxxxx	2.3	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxxx	64.3	xxxxx	xxxxx	71.3	xxxxx
Shared LOS:								F			F	
ApproachDel:	xxxxxx			xxxxxx				64.3			71.3	
ApproachLOS:	*			*				F			F	

Note: Queue reported is the number of cars per lane.

Cumulative 2016 Tue May 3, 2011 14:26:32 Page 4-1

Mammoth View
Cumulative (2016) Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #2 Canyon/Lake Mary Road

Cycle (sec): 50 Critical Vol./Cap.(X): 0.558
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 11.2
Optimal Cycle: 40 Level Of Service: B

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Split Phase	Split Phase	Permitted	Permitted
Rights:	Include	Include	Include	Include
Min. Green:	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
Lanes:	0 0 0 0 0	1 0 1! 0 0	1 0 1 0 0	0 0 1 0 1

Volume Module:

	Base Vol:	0	0	0	453	0	12	18	178	0	0	388	403
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	453	0	12	18	178	0	0	388	403	
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	453	0	12	18	178	0	0	388	403	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	0	0	0	503	0	13	20	198	0	0	431	448	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	503	0	13	20	198	0	0	431	448	
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	0	0	503	0	13	20	198	0	0	431	448	

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.95	1.00	0.95	0.47	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	0.00	0.00	1.95	0.00	0.05	1.00	1.00	0.00	0.00	1.00	1.00
Final Sat.:	0	0	0	3520	0	91	893	1900	0	0	1900	1615

Capacity Analysis Module:

Vol/Sat:	0.00	0.00	0.00	0.14	0.00	0.15	0.02	0.10	0.00	0.00	0.23	0.28
Crit Moves:				****								****
Green/Cycle:	0.00	0.00	0.00	0.26	0.00	0.26	0.50	0.50	0.00	0.00	0.50	0.50
Volume/Cap:	0.00	0.00	0.00	0.54	0.00	0.56	0.05	0.21	0.00	0.00	0.46	0.56
Delay/Veh:	0.0	0.0	0.0	16.5	0.0	16.7	6.5	7.2	0.0	0.0	8.5	9.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	16.5	0.0	16.7	6.5	7.2	0.0	0.0	8.5	9.6
LOS by Move:	A	A	A	B	A	B	A	A	A	A	A	A
HCM2kAvgQ:	0	0	0	4	0	4	0	2	0	0	5	6

Note: Queue reported is the number of cars per lane.

Mammoth View
Cumulative (2016) ConditionsLevel Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #3 Minaret Rd/Main St-Lake Mary Rd

Cycle (sec): 70 Critical Vol./Cap.(X): 0.727
 Loss Time (sec): 16 (Y+R=4.0 sec) Average Delay (sec/veh): 28.0
 Optimal Cycle: 65 Level Of Service: C

Street Name:	Minaret Rd			Main St-Lake Mary Rd		
Approach:	North Bound		South Bound	East Bound		West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Split Phase		Split Phase	Protected		Protected
Rights:	Include		Include	Include		Ovl
Min. Green:	0	0	0	0	0	0
Lanes:	1	0	1	0	1	0
Volume Module: >> Count Date: 3 Feb 2007 <<						
Base Vol:	353	264	97	517	58	116
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	353	264	97	517	58	116
Added Vol:	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0
Initial Fut:	353	264	97	517	58	116
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	392	293	108	574	64	129
Reduct Vol:	0	0	0	0	0	0
Reduced Vol:	392	293	108	574	64	129
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	392	293	108	574	64	129
Saturation Flow Module:						
Sat/Lane:	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	0.92	0.90	0.90
Lanes:	1.00	1.00	1.00	2.00	0.33	0.67
Final Sat.:	1805	1900	1615	3502	570	1140
Capacity Analysis Module:						
Vol/Sat:	0.22	0.15	0.07	0.16	0.11	0.11
Crit Moves:	****					
Green/Cycle:	0.30	0.30	0.30	0.23	0.23	0.23
Volume/Cap:	0.73	0.52	0.22	0.73	0.50	0.50
Delay/Veh:	26.9	21.2	18.7	28.5	24.7	24.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	26.9	21.2	18.7	28.5	24.7	24.7
LOS by Move:	C	C	B	C	C	C
HCM2kAvgQ:	9	6	2	8	4	4

Note: Queue reported is the number of cars per lane.

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Mammoth View
Cumulative (2016) ConditionsLevel Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Mountain Blvd/Main Street

Average Delay (sec/veh): 2.6 Worst Case Level Of Service: E[46.2]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1	0	0	1	0	0	1	0	0	1
Volume Module: >> Count Date: 3 Feb 2007 <<												
Base Vol:	7	10	12	29	8	29	22	986	43	18	461	44
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	7	10	12	29	8	29	22	986	43	18	461	44
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	7	10	12	29	8	29	22	986	43	18	461	44
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	8	11	13	32	9	32	24	1096	48	20	512	49
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	8	11	13	32	9	32	24	1096	48	20	512	49
Critical Gap Module:												
Critical Gp:	7.5	6.5	6.9	7.5	6.5	6.9	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx
Capacity Module:												
Cnflct Vol:	1469	1769	572	1179	1769	281	561	xxxx	xxxxx	1143	xxxx	xxxxx
Potent Cap.:	91	84	469	148	84	723	1020	xxxx	xxxxx	618	xxxx	xxxxx
Move Cap.:	76	79	469	123	79	723	1020	xxxx	xxxxx	618	xxxx	xxxxx
Volume/Cap:	0.10	0.14	0.03	0.26	0.11	0.04	0.02	xxxx	xxxxx	0.03	xxxx	xxxxx
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	0.1	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	8.6	xxxx	xxxxx	11.0	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	B	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	119	xxxxx	xxxx	175	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	1.0	xxxxx	xxxxx	1.9	xxxxx	0.1	xxxx	xxxxx	0.1	xxxx	xxxxx
Shrd ConDel:	xxxxx	46.2	xxxxx	xxxxx	39.6	xxxxx	8.6	xxxx	xxxxx	11.0	xxxx	xxxxx
Shared LOS:	*	E	*	*	E	*	A	*	*	B	*	*
ApproachDel:	46.2			39.6			xxxxxx	*	*	xxxxxx	*	*
ApproachLOS:	E			E			*	*	*	*	*	*

Note: Queue reported is the number of cars per lane.

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Mammoth View
Cumulative (2016) Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #5 Old Mammoth Rd/ Main St

Cycle (sec): 70 Critical Vol./Cap.(X): 0.725
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 16.3
Optimal Cycle: 57 Level Of Service: B

Street Name:	Old Mammoth Rd				Main St													
Approach:	North Bound		South Bound		East Bound		West Bound											
Movement:	L	T	R	L	T	R	L	T	R									
Control:	Split Phase		Split Phase		Prot+Permit		Prot+Permit											
Rights:	Include		Include		Include		Include											
Min. Green:	0	0	0	0	0	0	0	0	0									
Lanes:	1	0	0	1	0	0	0	0	0	0	2	0	1	1	0	2	0	0

Volume Module: >> Count Date: 3 Feb 2007 <<												
Base Vol:	321	0	72	0	0	0	0	321	578	93	238	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	321	0	72	0	0	0	0	321	578	93	238	0
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	321	0	72	0	0	0	0	321	578	93	238	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	357	0	80	0	0	0	0	357	642	103	264	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	357	0	80	0	0	0	0	357	642	103	264	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	357	0	80	0	0	0	0	357	642	103	264	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	1.00	1.00	1.00	1.00	0.95	0.98	0.95	0.95	1.00
Lanes:	1.00	0.00	1.00	0.00	0.00	0.00	0.00	2.00	1.00	1.00	2.00	0.00
Final Sat.:	1805	0	1615	0	0	0	0	3610	1857	1805	3610	0

Capacity Analysis Module:												
Vol/Sat:	0.20	0.00	0.05	0.00	0.00	0.00	0.00	0.10	0.35	0.06	0.07	0.00
Crit Moves:	*****											
Green/Cycle:	0.27	0.00	0.27	0.00	0.00	0.00	0.00	0.48	0.48	0.61	0.56	0.00
Volume/Cap:	0.72	0.00	0.18	0.00	0.00	0.00	0.00	0.21	0.72	0.17	0.13	0.00
Delay/Veh:	28.4	0.0	19.7	0.0	0.0	0.0	0.0	10.7	17.6	5.8	7.5	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	28.4	0.0	19.7	0.0	0.0	0.0	0.0	10.7	17.6	5.8	7.5	0.0
LOS by Move:	C	A	B	A	A	A	A	B	B	A	A	A
HCM2kAvgQ:	9	0	1	0	0	0	0	2	12	1	1	0

Note: Queue reported is the number of cars per lane.

APPENDIX D

**EXISTING PLUS PROJECT
LEVEL OF SERVICE WORKSHEETS**

Scenario: Existing + Project

Command: Existing + Project
Volume: 2010
Geometry: Existing
Impact Fee: Default Impact Fee
Trip Generation: Project
Trip Distribution: Project
Paths: Default Path
Routes: Default Route
Configuration: Existing + Project

Trip Generation Report									
Forecast for Project									
Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total Trips	% Of Total
35	Mammoth View	1.00	Hotel/Condo	24.00	11.00	24	11	35	100.0
Zone 35 Subtotal						24	11	35	100.0
TOTAL						24	11	35	100.0

Mammoth View

Existing (2010) With Project Conditions

Trip Distribution Report

Percent Of Trips Project

Zone	1		3		To Gates 4		6		16		17	
	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
35	10.0	10.0	10.0	10.0	5.0	40.0	25.0	10.0	10.0	10.0	10.0	10.0

Mammoth View

Existing (2010) With Project Conditions

Impact Analysis Report

Level Of Service

Intersection		Base				Future			Change in
		LOS	Veh	V/ C		LOS	Veh	V/ C	
# 1 Minaret Road/Forest Trail	E	48.2	0.000		E	48.8	0.000		+ 0.579 D/V
# 2 Canyon/Lake Mary Road	B	11.0	0.519		B	11.0	0.523		+ 0.040 D/V
# 3 Minaret Rd/Main St-Lake Mary R	C	26.0	0.648		C	26.1	0.654		+ 0.082 D/V
# 4 Mountain Blvd/Main Street	D	31.1	0.000		D	33.0	0.000		+ 1.888 D/V
# 5 Old Mammoth Rd/ Main St	B	15.8	0.702		B	16.0	0.707		+ 0.145 D/V

Existing + Project Wed May 4, 2011 13:49:27 Page 5-1

Mammoth View
Existing (2010) With Project Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Minaret Road/Forest Trail

Average Delay (sec/veh): 7.3 Worst Case Level Of Service: E[48.8]

Street Name: Minaret Road Forest Trail

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Uncontrolled	Uncontrolled	Stop Sign	Stop Sign
Rights:	Include	Include	Include	Include
Lanes:	0 0 1! 0 0	0 0 1! 0 0	0 0 1! 0 0	0 0 1! 0 0

Volume Module:

Base Vol:	70	165	25	65	635	100	20	25	90	15	15	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	70	165	25	65	635	100	20	25	90	15	15	10
Added Vol:	0	1	0	0	2	0	0	0	1	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	70	166	25	65	637	100	20	25	91	15	15	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	78	184	28	72	708	111	22	28	101	17	17	11
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	78	184	28	72	708	111	22	28	101	17	17	11

Critical Gap Module:

Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	7.1	6.5	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	819	xxxx	xxxxx	212	xxxx	xxxxx	1276	1276	763	1326	1317	198
Potent Cap.:	818	xxxx	xxxxx	1370	xxxx	xxxxx	145	168	407	134	159	848
Move Cap.:	818	xxxx	xxxxx	1370	xxxx	xxxxx	115	143	407	76	135	848
Volume/Cap:	0.10	xxxx	xxxxx	0.05	xxxx	xxxxx	0.19	0.19	0.25	0.22	0.12	0.01

Level Of Service Module:

2Way95thQ:	0.3	xxxx	xxxxx	0.2	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	9.9	xxxx	xxxxx	7.8	xxxx	xxxxx	xxxxxx	xxxx	xxxxx	xxxxxx	xxxx	xxxxxx
LOS by Move:	A	*	RT	A	*	*	*	*	*	*	*	RT
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	238	xxxxx	xxxx	125	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxxx	3.9	xxxxx	xxxxx	1.4	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxxx	43.2	xxxxx	xxxxx	48.8	xxxxx
Shared LOS:			*	*	*	*	*	E	*	*	E	*
ApproachDel:	xxxxxx			xxxxxx				43.2			48.8	
ApproachLOS:	*			*				E			E	

Note: Queue reported is the number of cars per lane.

Existing + Project Wed May 4, 2011 13:49:27 Page 6-1

Mammoth View
Existing (2010) With Project Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #2 Canyon/Lake Mary Road

Cycle (sec): 50 Critical Vol./Cap.(X): 0.523
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 11.0
Optimal Cycle: 38 Level Of Service: B

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Split Phase	Split Phase	Permitted	Permitted
Rights:	Include	Include	Include	Include
Min. Green:	0 0 0 0 0	0 0 0 0 0	0 0 1 0 0	0 0 1 0 0
Lanes:	0 0 0 0 0	1 0 1! 0 0	1 0 1 0 0	0 0 1 0 1

Volume Module:

Base Vol:	0	0	0	435	0	10	15	160	0	0	335	370
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	435	0	10	15	160	0	0	335	370
Added Vol:	0	0	0	4	0	0	0	0	0	0	0	2
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	439	0	10	15	160	0	0	335	372
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	0	0	0	488	0	11	17	178	0	0	372	413
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	488	0	11	17	178	0	0	372	413
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	0	0	488	0	11	17	178	0	0	372	413

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.95	1.00	0.95	0.52	1.00	1.00	1.00	1.00	0.85
Lanes:	0.00	0.00	0.00	1.96	0.00	0.04	1.00	1.00	0.00	0.00	1.00	1.00
Final Sat.:	0	0	0	3532	0	79	996	1900	0	0	1900	1615

Capacity Analysis Module:

Vol/Sat:	0.00	0.00	0.00	0.14	0.00	0.14	0.02	0.09	0.00	0.00	0.20	0.26
Crit Moves:				****								****
Green/Cycle:	0.00	0.00	0.00	0.27	0.00	0.27	0.49	0.49	0.00	0.00	0.49	0.49
Volume/Cap:	0.00	0.00	0.00	0.51	0.00	0.52	0.03	0.19	0.00	0.00	0.40	0.52
Delay/Veh:	0.0	0.0	0.0	15.9	0.0	16.0	6.6	7.3	0.0	0.0	8.4	9.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	15.9	0.0	16.0	6.6	7.3	0.0	0.0	8.4	9.4
LOS by Move:	A	A	A	B	A	B	A	A	A	A	A	A
HCM2kAvgQ:	0	0	0	4	0	4	0	2	0	0	4	5

Note: Queue reported is the number of cars per lane.

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Mammoth View
Existing (2010) With Project Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #3 Minaret Rd/Main St-Lake Mary Rd

Cycle (sec): 70 Critical Vol./Cap.(X): 0.654
 Loss Time (sec): 16 (Y+R=4.0 sec) Average Delay (sec/veh): 26.1
 Optimal Cycle: 57 Level Of Service: C

Street Name:	Minaret Rd			Main St-Lake Mary Rd		
Approach:	North Bound		South Bound	East Bound		West Bound
Movement:	L	T	R	L	T	R
Control:	Split Phase		Split Phase	Protected		Protected
Rights:	Include		Include	Include		Ovl
Min. Green:	0	0	0	0	0	0
Lanes:	1	0	1	0	1	0

Volume Module:

Base Vol:	305	240	85	475	50	105	85	385	125	70	295	125
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	305	240	85	475	50	105	85	385	125	70	295	125
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	305	240	85	475	50	105	85	385	125	70	295	125
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	339	267	99	536	56	117	94	432	139	80	330	142
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	339	267	99	536	56	117	94	432	139	80	330	142
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	339	267	99	536	56	117	94	432	139	80	330	142

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	0.92	0.90	0.90	0.95	0.95	0.85	0.95	0.95	0.85
Lanes:	1.00	1.00	1.00	2.00	0.32	0.68	1.00	2.00	1.00	1.00	2.00	1.00
Final Sat.:	1805	1900	1615	3502	550	1156	1805	3610	1615	1805	3610	1615

Capacity Analysis Module:

Vol/Sat:	0.19	0.14	0.06	0.15	0.10	0.10	0.05	0.12	0.09	0.04	0.09	0.09
Crit Moves:	*****											
Green/Cycle:	0.29	0.29	0.29	0.23	0.23	0.23	0.09	0.18	0.18	0.07	0.16	0.39
Volume/Cap:	0.65	0.49	0.21	0.65	0.43	0.43	0.57	0.65	0.47	0.65	0.57	0.22
Delay/Veh:	24.9	21.4	19.2	26.2	23.6	23.6	35.3	28.9	26.7	43.9	28.6	14.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	24.9	21.4	19.2	26.2	23.6	23.6	35.3	28.9	26.7	43.9	28.6	14.3
LOS by Move:	C	C	B	C	C	C	D	C	C	D	C	B
HCM2kAvgQ:	8	5	2	7	4	4	3	6	3	3	4	2

Note: Queue reported is the number of cars per lane.

Existing + Project Wed May 4, 2011 13:49:27 Page 8-1

Mammoth View
Existing (2010) With Project Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Mountain Blvd/Main Street

Average Delay (sec/veh): 1.7 Worst Case Level Of Service: D[33.0]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1	0	0	1	0	0	1	0	0	1

Volume Module:

Base Vol:	5	5	10	20	5	20	20	930	35	15	435	30
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	5	5	10	20	5	20	20	930	35	15	435	30
Added Vol:	0	0	0	2	0	4	8	2	0	0	3	5
PasserByVol:	0	0	0	0	0	5	3	0	0	0	0	2
Initial Fut:	5	5	10	22	5	29	31	932	35	15	438	37
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	6	6	11	24	6	32	34	1036	39	17	487	41
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	6	6	11	24	6	32	34	1036	39	17	487	41

Critical Gap Module:

Critical Gp:	7.5	6.5	6.9	7.5	6.5	6.9	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	1403	1685	537	1130	1684	264	528	xxxx	xxxxx	1074	xxxx	xxxxx
Potent Cap.:	101	95	493	161	95	741	1050	xxxx	xxxxx	657	xxxx	xxxxx
Move Cap.:	88	89	493	143	90	741	1050	xxxx	xxxxx	657	xxxx	xxxxx
Volume/Cap:	0.06	0.06	0.02	0.17	0.06	0.04	0.03	xxxx	xxxx	0.03	xxxx	xxxx

Level Of Service Module:

2Way95thQ: xxxx xxxx xxxxx xxxx xxxx xxxxx 0.1 xxxx xxxxx 0.1 xxxx xxxxx

Control Del:xxxxx xxxx xxxxx xxxxx xxxx xxxxx 8.5 xxxx xxxxx 10.6 xxxx xxxxx

LOS by Move: * * * * * A * B *

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx 150 xxxxx xxxx 225 xxxxx xxxx xxxx xxxxx xxxx xxxx xxxxx

SharedQueue:xxxxx 0.5 xxxxx xxxxx 1.1 xxxxx 0.1 xxxx xxxxx 0.1 xxxx xxxxx

Shrd ConDel:xxxxx 33.0 xxxxx xxxxx 27.0 xxxxx 8.5 xxxx xxxxx 10.6 xxxx xxxxx

Shared LOS: * D * D * A * B *

ApproachDel: 33.0 27.0 xxxxxx xxxxxx

ApproachLOS: D D * *

Note: Queue reported is the number of cars per lane.

Mammoth View
Existing (2010) With Project Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #5 Old Mammoth Rd/ Main St

Cycle (sec): 70 Critical Vol./Cap.(X): 0.707
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 16.0
Optimal Cycle: 55 Level Of Service: B

Street Name:	Old Mammoth Rd				Main St				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Split Phase		Split Phase		Prot+Permit		Prot+Permit		
Rights:	Include		Include		Include		Include		
Min. Green:	0	0	0	0	0	0	0	0	
Lanes:	1	0	0	1	0	0	2	0	1

Volume Module:	Old Mammoth Rd				Main St			
Base Vol:	310	0	70	0	0	0	310	560
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	310	0	70	0	0	0	310	560
Added Vol:	5	0	0	0	0	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0
Initial Fut:	315	0	70	0	0	0	311	562
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	350	0	78	0	0	0	346	624
Reduct Vol:	0	0	0	0	0	0	0	0
Reduced Vol:	350	0	78	0	0	0	346	624
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	350	0	78	0	0	0	346	624

Saturation Flow Module:	Old Mammoth Rd				Main St			
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	1.00	1.00	1.00	0.95	0.98
Lanes:	1.00	0.00	1.00	0.00	0.00	0.00	2.00	1.00
Final Sat.:	1805	0	1615	0	0	0	3610	1857

Capacity Analysis Module:	Old Mammoth Rd				Main St			
Vol/Sat:	0.19	0.00	0.05	0.00	0.00	0.00	0.10	0.34
Crit Moves:	0.27	0.00	0.27	0.00	0.00	0.00	0.48	0.48
Green/Cycle:	0.71	0.00	0.18	0.00	0.00	0.00	0.20	0.71
Volume/Cap:	27.5	0.0	19.6	0.0	0.0	0.0	10.7	17.1
Delay/Veh:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
User DelAdj:	27.5	0.0	19.6	0.0	0.0	0.0	10.7	17.1
AdjDel/Veh:	C	A	B	A	A	A	B	A
LOS by Move:	8	0	1	0	0	0	2	12
HCM2kAvgQ:	1	1	1	0	0	0	1	1

Note: Queue reported is the number of cars per lane.

APPENDIX E

**CUMULATIVE PLUS PROJECT
LEVEL OF SERVICE WORKSHEETS**

Scenario:Scenario Report

Cumulative 2016 + Project

Command:Command: Cumulative (2016) + Project

Volume:2016

Geometry:Existing

Impact Fee:Default Impact Fee

Trip Generation:Project

Trip Distribution:Project

Paths:Default Path

Routes:Default Route

Configuration:Cumulative (2016) + Project

Trip Generation Report

Forecast for Project

Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total % Of Trips	Total
35	Mammoth View	1.00	Hotel/Condo	24.00	11.00	24	11	35	100.0
	Zone 35 Subtotal					24	11	35	100.0
TOTAL						24	11	35	100.0

Mammoth View

Cumulative (2016) With Project Conditions

Trip Distribution Report

Percent Of Trips Project

Zone	1	3	To Gates 4	6	16	17
35	10.0	10.0	5.0	40.0	25.0	10.0

Mammoth View

Cumulative (2016) With Project Conditions

Impact Analysis Report

Level Of Service

Intersection	Base Del/ LOS VehC	Future Del/ LOS VehC	Change in
# 1 Minaret Road/Forest Trail	F 71.3 0.000	F 72.4 0.000	+ 1.153 D/V
# 2 Canyon/Lake Mary Road	B 11.2 0.558	B 11.2 0.561	+ 0.044 D/V
# 3 Minaret Rd/Main St-Lake Mary R	C 28.0 0.727	C 28.1 0.733	+ 0.124 D/V
# 4 Mountain Blvd/Main Street	E 46.2 0.000	F 50.0 0.000	+ 3.817 D/V
# 5 Old Mammoth Rd/ Main St	B 16.3 0.725	B 16.5 0.730	+ 0.157 D/V

Mammoth View
Cumulative (2016) With Project Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Minaret Road/Forest Trail

Average Delay (sec/veh): 10.8 Worst Case Level Of Service: F[72.4]

Street Name: Minaret Road Forest Trail

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Uncontrolled	Uncontrolled	Stop Sign	Stop Sign
Rights:	Include	Include	Include	Include
Lanes:	0 0 1! 0 0	0 0 1! 0 0	0 0 1! 0 0	0 0 1! 0 0

Volume Module: >> Count Date: 22 Feb 2003 <<

	Base Vol:	73	174	30	76	668	105	22	28	95	18	17	12
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	73	174	30	76	668	105	22	28	95	18	17	12	
Added Vol:	0	1	0	0	2	0	0	0	1	0	0	0	
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	
Initial Fut:	73	175	30	76	670	105	22	28	96	18	17	12	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
PHF Volume:	81	194	33	84	744	117	24	31	107	20	19	13	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	
FinalVolume:	81	194	33	84	744	117	24	31	107	20	19	13	

Critical Gap Module:

Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.1	6.5	6.2	7.1	6.5	6.2
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	861	xxxx	xxxxx	228	xxxx	xxxxx	1361	1362	803	1414	1403	211
Potent Cap.:	789	xxxx	xxxxx	1352	xxxx	xxxxx	127	149	387	116	141	834
Move Cap.:	789	xxxx	xxxxx	1352	xxxx	xxxxx	96	125	387	60	118	834
Volume/Cap:	0.10	xxxx	xxxxx	0.06	xxxx	xxxxx	0.26	0.25	0.28	0.33	0.16	0.02

Level Of Service Module:

2Way95thQ:	0.3	xxxx	xxxxx	0.2	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	10.1	xxxx	xxxxx	7.8	xxxx	xxxxx	xxxxxx	xxxx	xxxxx	xxxxxx	xxxx	xxxxx
LOS by Move:	B	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
SharedCap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	208	xxxxx	xxxx	102	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxxx	5.5	xxxxx	xxxxx	2.3	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxxx	65.4	xxxxx	xxxxx	72.4	xxxxx
Shared LOS:								F			F	
ApproachDel:	xxxxxx			xxxxxx				65.4			72.4	
ApproachLOS:	*			*				F			F	

Note: Queue reported is the number of cars per lane.

Mammoth View
Cumulative (2016) With Project Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #2 Canyon/Lake Mary Road

Cycle (sec): 50 Critical Vol./Cap.(X): 0.561
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 11.2
Optimal Cycle: 40 Level Of Service: B

Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Split Phase	Split Phase	Permitted	Permitted
Rights:	Include	Include	Include	Include
Min. Green:	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
Lanes:	0 0 0 0 0	1 0 1! 0 0	1 0 1 0 0	0 0 1 0 1

Volume Module:

	Base Vol:	0	0	0	453	0	12	18	178	0	0	388	403
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	453	0	12	18	178	0	0	388	403	
Added Vol:	0	0	0	4	0	0	0	0	0	0	0	0	
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	
Initial Fut:	0	0	0	457	0	12	18	178	0	0	388	405	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
PHF Volume:	0	0	0	508	0	13	20	198	0	0	431	450	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	
Reduced Vol:	0	0	0	508	0	13	20	198	0	0	431	450	
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
FinalVolume:	0	0	0	508	0	13	20	198	0	0	431	450	

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	1.00	1.00	1.00	0.95	1.00	0.95	0.47	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	0.00	0.00	1.95	0.00	0.05	1.00	1.00	0.00	0.00	1.00	1.00
Final Sat.:	0	0	0	3521	0	90	893	1900	0	0	1900	1615

Capacity Analysis Module:

Vol/Sat:	0.00	0.00	0.00	0.14	0.00	0.15	0.02	0.10	0.00	0.00	0.23	0.28
Crit Moves:				****								****
Green/Cycle:	0.00	0.00	0.00	0.26	0.00	0.26	0.50	0.50	0.00	0.00	0.50	0.50
Volume/Cap:	0.00	0.00	0.00	0.55	0.00	0.56	0.05	0.21	0.00	0.00	0.46	0.56
Delay/Veh:	0.0	0.0	0.0	16.5	0.0	16.7	6.5	7.2	0.0	0.0	8.6	9.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	16.5	0.0	16.7	6.5	7.2	0.0	0.0	8.6	9.7
LOS by Move:	A	A	A	B	A	B	A	A	A	A	A	A
HCM2kAvgQ:	0	0	0	4	0	4	0	2	0	0	5	6

Note: Queue reported is the number of cars per lane.

Mammoth View
Cumulative (2016) With Project Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #3 Minaret Rd/Main St-Lake Mary Rd

Cycle (sec): 70 Critical Vol./Cap.(X): 0.733
Loss Time (sec): 16 (Y+R=4.0 sec) Average Delay (sec/veh): 28.1
Optimal Cycle: 65 Level Of Service: C

Street Name:	Minaret Rd			Main St-Lake Mary Rd		
Approach:	North Bound		South Bound	East Bound		West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Split Phase		Split Phase	Protected		Protected
Rights:	Include		Include	Include		Ovl
Min. Green:	0	0	0	0	0	0
Lanes:	1	0	1	0	1	0

Volume Module: >> Count Date: 3 Feb 2007 <<	Minaret Rd		Main St-Lake Mary Rd	
Base Vol:	353	264	97	517
Growth Adj:	1.00	1.00	1.00	1.00
Initial Bse:	353	264	97	517
Added Vol:	0	0	4	7
PasserByVol:	0	0	0	0
Initial Fut:	353	264	101	524
User Adj:	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90
PHF Volume:	392	293	112	582
Reduct Vol:	0	0	0	0
Reduced Vol:	392	293	112	582
PCE Adj:	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00
FinalVolume:	392	293	112	582

Saturation Flow Module:	Minaret Rd		Main St-Lake Mary Rd	
Sat/Lane:	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	0.92
Lanes:	1.00	1.00	1.00	2.00
Final Sat.:	1805	1900	1615	3502

Capacity Analysis Module:	Minaret Rd		Main St-Lake Mary Rd	
Vol/Sat:	0.22	0.15	0.07	0.17
Crit Moves:	0.30	0.30	0.30	0.23
Green/Cycle:	0.73	0.52	0.23	0.73
Volume/Cap:	27.3	21.4	18.9	28.6
Delay/Veh:	1.00	1.00	1.00	1.00
User DelAdj:	27.3	21.4	18.9	28.6
AdjDel/Veh:	27.3	21.4	18.9	28.6
LOS by Move:	C	C	B	C
HCM2kAvgQ:	9	6	2	8

Note: Queue reported is the number of cars per lane.

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Mammoth View
Cumulative (2016) With Project Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Mountain Blvd/Main Street

Average Delay (sec/veh): 3.1 Worst Case Level Of Service: F[50.0]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	1	0	0	1	0	0	1	0	0	1

Volume Module: >> Count Date: 3 Feb 2007 <<	North Bound		South Bound		East Bound		West Bound	
Base Vol:	7	10	12	29	8	29	22	986
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	7	10	12	29	8 <td>29</td> <td>22</td> <td>986</td>	29	22	986
Added Vol:	0	0	0	2	0	4	8	2
PasserByVol:	0	0	0	0	0	5	3	0
Initial Fut:	7	10	12	31	8 <td>38</td> <td>33</td> <td>988</td>	38	33	988
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	8	11	13	34	9 <td>42</td> <td>37</td> <td>1098</td>	42	37	1098
Reduct Vol:	0	0	0	0	0	0	0	0
FinalVolume:	8	11	13	34	9 <td>42</td> <td>37</td> <td>1098</td>	42	37	1098

Critical Gap Module:	North Bound		South Bound		East Bound		West Bound	
Critical Gp:	7.5	6.5	6.9	7.5	6.5	6.9	4.1	xxxx
FollowUpTim:	3.5	4.0	3.3	3.5	4.0	3.3	2.2	xxxx

Capacity Module:	North Bound		South Bound		East Bound		West Bound	
Cnflct Vol:	1497	1807	573	1212	1803	286	572	xxxx
Potent Cap.:	86	80	468	140	80	717	1011	xxxx
Move Cap.:	70	74	468	114	75	717	1011	xxxx
Volume/Cap:	0.11	0.15	0.03	0.30	0.12	0.06	0.04	xxxx

Level Of Service Module:	North Bound		South Bound		East Bound		West Bound	
2Way95thQ:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	0.1	xxxx
Control Del:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	8.7	xxxx
LOS by Move:	*	*	*	*	*	*	A	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	111	xxxx	xxxx	178	xxxx	xxxx	xxxx
SharedQueue:	xxxx	1.1	xxxx	xxxx	2.3	xxxx	0.1	xxxx
Shrd ConDel:	xxxx	50	xxxx	xxxx	42.5	xxxx	8.7	xxxx
Shared LOS:	*	F	*	*	E	*	A	*
ApproachDel:	50.0				42.5		xxxxxx	
ApproachLOS:	F				E		*	

Note: Queue reported is the number of cars per lane.

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Mammoth View
Cumulative (2016) With Project Conditions

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #5 Old Mammoth Rd/ Main St

Cycle (sec): 70 Critical Vol./Cap.(X): 0.730
Loss Time (sec): 12 (Y+R=4.0 sec) Average Delay (sec/veh): 16.5
Optimal Cycle: 58 Level Of Service: B

Street Name:	Old Mammoth Rd				Main St					
Approach:	North Bound		South Bound		East Bound		West Bound			
Movement:	L	T	R	L	T	R	L	T	R	
Control:	Split Phase		Split Phase		Prot+Permit		Prot+Permit			
Rights:	Include		Include		Include		Include			
Min. Green:	0	0	0	0	0	0	0	0		
Lanes:	1	0	0	1	0	0	2	0	1	
Volume Module: >> Count Date: 3 Feb 2007 <<										
Base Vol:	321	0	72	0	0	0	321	578	93	238
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	321	0	72	0	0	0	321	578	93	238
Added Vol:	5	0	0	0	0	0	0	1	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0
Initial Fut:	326	0	72	0	0	0	322	580	93	240
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	362	0	80	0	0	0	358	644	103	267
Reduct Vol:	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	362	0	80	0	0	0	358	644	103	267
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	362	0	80	0	0	0	358	644	103	267
Saturation Flow Module:										
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	1.00	0.85	1.00	1.00	1.00	0.95	0.98	0.95	0.95
Lanes:	1.00	0.00	1.00	0.00	0.00	0.00	2.00	1.00	1.00	2.00
Final Sat.:	1805	0	1615	0	0	0	3610	1857	1805	3610
Capacity Analysis Module:										
Vol/Sat:	0.20	0.00	0.05	0.00	0.00	0.00	0.10	0.35	0.06	0.07
Crit Moves:										
Green/Cycle:	0.27	0.00	0.27	0.00	0.00	0.00	0.48	0.48	0.61	0.55
Volume/Cap:	0.73	0.00	0.18	0.00	0.00	0.00	0.21	0.73	0.17	0.13
Delay/Veh:	28.5	0.0	19.6	0.0	0.0	0.0	10.8	17.9	5.9	7.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	28.5	0.0	19.6	0.0	0.0	0.0	10.8	17.9	5.9	7.6
LOS by Move:	C	A	B	A	A	A	B	B	A	A
HCM2kAvgQ:	9	0	1	0	0	0	2	13	1	1

Note: Queue reported is the number of cars per lane.

APPENDIX F

HCM WORKSHEET – QUEUE ANALYSIS

Mammoth View
Existing (2010) With Project Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #61 Viewpoint Road/Main Street

Average Delay (sec/veh): 0.1 Worst Case Level Of Service: B[15.0]

Street Name:	Viewpoint Road						Main Street					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	1	0	2	0	0	0	1

Volume Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
Base Vol:	0	0	0	0	0	0	0	945	0	0	490	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	945	0	0	490	0
Added Vol:	0	0	0	2	0	3	6	8	0	0	4	3
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	2	0	3	6	953	0	0	494	3
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	0	0	0	2	0	3	7	1059	0	0	549	3
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	0	0	2	0	3	7	1059	0	0	549	3

Critical Gap Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
Critical Gp:	xxxxx	xxxx	xxxxx	6.8	6.5	6.9	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
Cnflct Vol:	xxxx	xxxx	xxxxx	1093	1623	276	552	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	212	104	727	1028	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	211	103	727	1028	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	0.00	0.00	0.01	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	8.5	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	367	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Shared Queue:	xxxxx	xxxx	xxxxx	xxxxx	0.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	15.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	B	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			15.0			xxxxxx			xxxxxx		
ApproachLOS:	*			B			*			*		

Note: Queue reported is the number of cars per lane.

Mammoth View
Cumulative (2016) With Project Conditions

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #61 Viewpoint Road/Main Street

Average Delay (sec/veh): 0.1 Worst Case Level Of Service: C[16.3]

Street Name:	Viewpoint Road						Main Street						
Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled			
Rights:	Include			Include			Include			Include			
Lanes:	0	0	0	0	0	1	0	2	0	0	0	1	1

Volume Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
Base Vol:	0	0	0	0	0	0	0	1034	0	0	539	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	1034	0	0	539	0
Added Vol:	0	0	0	2	0	3	6	8	0	0	4	3
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	2	0	3	6	1042	0	0	543	3
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	0	0	0	2	0	3	7	1158	0	0	603	3
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	2	0	3	7	1158	0	0	603	3

Critical Gap Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
Critical Gp:	xxxxx	xxxx	xxxxx	6.8	6.5	6.9	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
Cnflct Vol:	xxxx	xxxx	xxxxx	1197	1776	303	607	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	181	84	699	981	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	180	83	699	981	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	0.00	0.00	0.01	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:	Viewpoint Road			Viewpoint Road			Main Street			Main Street		
2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	8.7	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	325	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.1	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	16.3	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	C	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			16.3			xxxxxx			xxxxxx		
ApproachLOS:	*			C			*			*		

Note: Queue reported is the number of cars per lane.
