



5.0 INVENTORY OF MITIGATION MEASURES

Aesthetics

- AES-1 Landscape design shall be consistent with the Town of Mammoth Lakes Municipal Code Chapter 17.20.040, property development standards. The landscape shall enhance the character of the on-site development and shall be compatible with, and complementary to, the natural environment in Mammoth Lakes and the surrounding region.
- AES-2 All appurtenances (i.e., meters, roof vents and electrical equipment, etc.) shall be integrated into the project design to minimize visual detection by pedestrians and nearby properties. These appurtenances shall be screened or placed in areas that are not highly visible, where feasible.
- AES-3 Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations and screening techniques shall be indicated on Final Development Plans and Grading Plans.
- AES-4 The overall color scheme shall be determined by the Town Design Guidelines and Town of Mammoth Lakes Advisory Design Panel, subject to approval by the Town of Mammoth Lakes Planning Commission. The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or man-made. Accent colors shall integrate with the overall color scheme and form of the building.
- AES-5 Fencing and outdoor enclosures shall be compatible in material, color, and design to adjacent structures, and the neighborhood and regional character. Fences and enclosures shall be designed to withstand heavy snowfall conditions and snow removal operations. Fences, walls, and enclosures shall be no higher than necessary to perform the intended function. Landscape features, fences, and walls in dedicated snow shed and snow storage areas shall be designed to accommodate snow storage and removal activities.
- AES-6 Prior to issuance of the Certificate of Occupancy, a snow melt system shall be implemented for the proposed driveway, entryways, and walkways located on the north side of the structure as well as in the patio area proposed to the south of the building.
- AES-7 All construction-related lighting shall be located and oriented away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A Construction Safety Lighting Plan shall be submitted to the Community Development Department for review concurrent with Grading Permit application.



- AES-8 The Town shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.050, *General Requirements*, and Chapter 17.34.060, *Outdoor Lighting Plans*, of the Municipal Code) to the Community Development Director that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors.
- AES-9 The proposed building materials (including cladding and windows) shall integrate low-reflective materials into the project design to minimize reflective glare impacts to the extent feasible.

Air Quality

Construction Impacts

- AQ-1 Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with GBUAPCD Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the GBUAPCD Rules and Regulations. In addition, GBUAPCD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:
- All active portions of the construction site shall be watered to prevent excessive amounts of dust;
 - On-site vehicles' speed shall be limited to 15 miles per hour (mph);
 - All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized;
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
 - If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and
 - All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- AQ-2 Under GBUAPCD Rule 200-A and 200B, the project Applicant shall apply for a Permit to Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution.



- AQ-3 Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the project Applicant shall complete the necessary permitting approvals prior to commencement of construction activities.
- AQ-4 Prior to demolition activities, the Applicant shall demonstrate to the GBUAPCD that the project is consistent with the Toxic Substance Control Act (TSCA), (15 U.S.C. Section 2601 et. seq.) Title 2 - Asbestos Hazard Emergency Response for handling asbestos.

Operational Impacts

- AQ-5 The project shall implement the following measures to reduce overall VMT per day and associated PM₁₀ emissions:
- The project shall include a transportation demand management program to reduce overall VMTs, in order to demonstrate compliance with the Federal PM₁₀ standard of 150 µg/m³. The program shall include, but not be limited to circulation system improvements, shuttles to and from major destinations like the Mammoth Mountain Ski Area ski area, and the location of facilities to encourage pedestrian circulation;
 - Contribute to a Townwide traffic monitoring program to reduce VMTs;
 - The project shall be linked to existing developed areas through existing road networks, public transit system, open space systems, and bicycle and pedestrian systems;
 - The project shall implement trip reduction measures particularly during PM peak hours to disperse trips between areas and mountain pedestrian systems; and
 - Hotel Condominium units shall enter into a transit fee agreement with the Town consistent with the Town's established Transit Fee Agreement Program.
- AQ-6 Prior to approval of building plans, the Applicant shall provide confirmation, to the satisfaction of the Town of Mammoth Lakes Community Development Department, that wood fired stoves or appliances would not be used on-site.

Biological Resources

- BIO-1 In order to avoid impacting breeding or hibernating bats, tree and snag removal shall occur in September and October, after the bat breeding season and before the bat hibernation season. If snag and tree removal is to take place outside of this time frame, a pre-construction bat survey shall be conducted. If no roosting bats are found during the survey, no further mitigation would be required. If bats are detected, a 50-foot buffer



exclusion zone should be established around each occupied snag or tree until the roosting activities have ceased.

BIO-2 To avoid nesting birds and/or raptors, one of the following must be implemented:

- Conduct vegetation removal and other ground disturbance activities associated with construction during September through March, when birds are not nesting; or
- Conduct pre-construction surveys for nesting birds if construction is to take place during the nesting season. A qualified wildlife biologist shall conduct a pre-construction raptor survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity (at least 300 feet around the project site). If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Game (CDFG) and implemented to prevent abandonment of the active nest. At a minimum grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 25 feet is required by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified wildlife biologist verifying that the young have fledged shall be submitted to the Town prior to initiation of grading in the nest-setback zone.

BIO-3 Prior to the removal of any trees greater than six inches in diameter, a final analysis of the value of trees removed shall be prepared by a licensed forester or arborist. Prior to removal of any trees greater than six inches in diameter a development permit or a tree removal permit must be approved by the Town. Tree replacement shall be within the project area, or off-site; as may be approved by the Community Development Director.

Cultural Resources

CUL-1 If cultural materials or archaeological remains are encountered during the course of grading or construction, the project contractor shall cease any ground disturbing activities near the find. A qualified archaeologist, approved by the Town, shall be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town.



Geology and Soils

- GEO-1 Prior to grading operations, a soils report shall be prepared for the proposed development to identify the potential for liquefaction, expansive soils, ground settlement, and slope failure. The report shall also:
- Specify loose alluvium that shall be excavated and removed from the site as it is considered unsuitable for reuse as structural fill.
 - Specify remedial measures that could be feasible implemented to minimize potential impact.
 - Analyze the potential for groundwater within the study area and recommend measures to remediate associated conditions.
 - Determine the potential for groundwater seepage that may occur where excavation would be the greatest.
 - Determine the need for dewatering of areas during parking garage construction to remove all water within the excavation perimeter and recommend appropriate method of dewatering.
- GEO-2 Permanent perimeter subsurface drains shall be installed to intercept perched groundwater associated with snowmelts.

Hazards and Hazardous Materials

- HHM-1 Prior to demolition activities, an asbestos survey shall be conducted by a qualified environmental professional to determine the presence or absence of asbestos. If present, asbestos removal shall be performed by a State-certified asbestos containment contractor in accordance with the Toxic Substance Control Act (TSCA), (15 U.S.C. Section 2601 et. seq.) Title 2 – Asbestos Hazard Emergency Response for handling asbestos.
- HHM-2 If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified environmental professional to determine its proper management. According to the Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material may be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials, if necessary.

Hydrology and Water Quality

- HWQ-1 The Town shall comply with the National Pollution Discharge Elimination System requirements for construction projects (General Permit #CAS000002) enforced by the Lahontan Regional Water Quality Control



Board (RWQCB). Construction activities subject to this permit shall include clearing, grading and disturbances to the ground such as stockpiling or excavation, but not including regular maintenance activities performed to restore the original line, grade, or capacity of the facility. Prior to any site disturbance, the Town shall submit a Notice of Intent (NOI) to the Lahontan RWQCB for coverage under the General Permit. Also, prior to any site disturbance, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Town Public Works Department for review and approval. The SWPPP shall be designed such that no off-site Best Management Practices (BMPs) are required in the Town right-of-way (R/W) after October 15 or before April 30 each year. The applicant shall maintain the SWPPP on site at all times and shall conform to the SWPPP during construction.

- HWQ-2 All proposed driveways and construction parking areas shall be paved, if construction continues past October 15th, in order to minimize erosion and sedimentation on roadways.
- HWQ-3 Prior to grading operations, the applicant shall comply with each of the recommendations detailed in the Preliminary Drainage Study (Triad/Holmes Associates, February 2008), and other such measure(s) as the Town Public Works Department deems necessary to adequately mitigate project impacts.
- HWQ-4 In consultation with the Town, prior to submittal of grading plans, the project applicant shall identify and implement a suite of stormwater quality BMPs designed to address the most likely sources of stormwater pollutants resulting from operation of the proposed project. Pollutant sources and pathways to be addressed by these BMPs include, but are not necessarily limited to, parking lots, maintenance areas, trash storage locations, rooftops, interior public and private roadways, and storm drain inlets. The design and location of these BMPs will be subject to review and comment by the Town but shall generally adhere to the standards associated with the Phase II NPDES stormwater permit program. Implementation of these BMPs shall be assured by the Community Development Director and Town Engineer prior to the issuance of Grading or Building Permits.
- HWQ-5 The applicant shall install a sump pump system that lifts stormwater to the surface within the underground parking garage, which conveys water through a device that removes oil and silt, prior to reintroduction into the storm water system. The sump pump system shall be installed prior to use of the parking structure.
- HWQ-6 The applicant shall design and construct improvements identified in the 2005 Storm Drain Master Plan or other Town document to the extent necessary, as determined by the Town's Public Works Department, to increase the capacity of the Town's drainage facilities including the downstream Sierra Valley Sites if no such improvements have been made by the time occupancy of the Project occurs.



Noise

- N-1 Prior to grading operations, the project shall demonstrate, to the satisfaction of the Town of Mammoth Lakes Community Development Department, that the project complies with the following through a construction management plan reviewed and approved by the Town:
- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
 - Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;
 - During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
 - During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
 - Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and
 - A project sign shall be clearly posted at the primary construction entrance, as an information resource for surrounding property owners and residents. The sign shall include the following minimum project information: project name, general contractor, normal construction hours, normal workdays, and local telephone number of the Job Superintendent. If the Town or the Job Superintendent receives a complaint, the Superintendent shall investigate, take appropriate corrective action, and report the action taken to the Town.

Public Services

- PS-1 In the event that the Intrastar 7B Road is not constructed prior to project implementation, the project shall implement the Fire Access Road Alternative as determined by the Town.

Utilities and Service Systems

- USS-1 The Town of Mammoth Lakes shall not approve the proposed development, if the MCWD determines the project would result in a water demand in excess of available supplies. The Town shall work with the MCWD to ensure that the development of necessary water supply sources is established prior to approval of the proposed project.



This page intentionally left blank.