

Lodestar

at Mammoth

Master Plan

Adopted May 1991

Ordinance 1991-06

AMENDMENTS

Ordinance 1992-16 (11-4-1992)

Ordinance 2001-01 (2-21-2001)

Ordinance 2003-01 – ZCA 2002-04 (1-15-2003)

Ordinance 2004-11 – ZCA 2004-01 (7-7-2004)

Ordinance 2005-05 – DZA 2005-01 (5-4-2005)

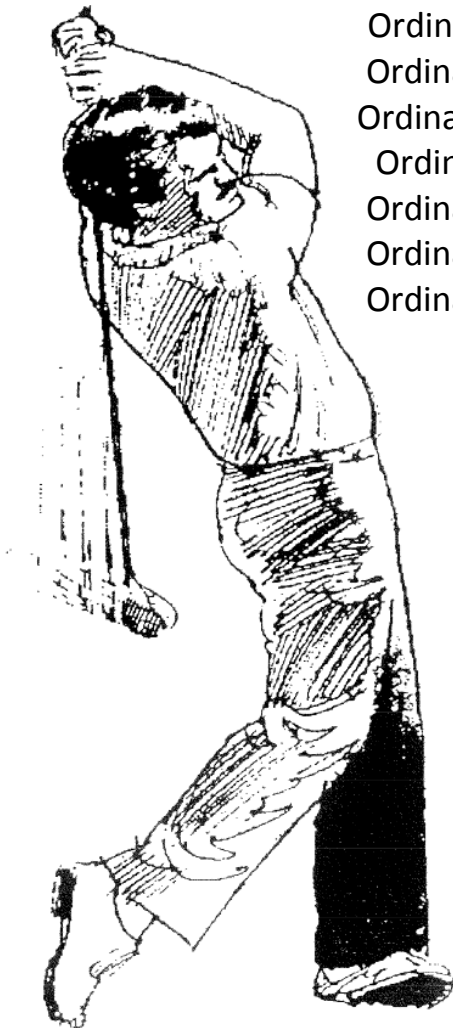
Ordinance 2005-07 – DZA 2005-01 (6-15-2005)

Ordinance 2007-02 – DZA 06-02 (3-21-2007)

Ordinance 2013-06 – DZA 12-002 (6-19-2013)

Ordinance 2016-01 – DZA 16-001 (3-16-2016)

Ordinance 2016-03 – DZA 15-001 (4-16-2016)



Lodestar at Mammoth Master Plan

Adopted by the Mammoth Lakes Town Council

May 1991, Amended June 19, 2013, March 16, 2016, and April 6, 2016

Town Council

Gordon Alper

Duffy Wright, Mayor Pro Tem

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Project Proponents

The Lodestar Company

James T. Kelley & Associates

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Lodestar at Mammoth Lakes Master Plan
Land Use and Development Standards and Conditions of Approval

The following land use and development standards shall apply to all development within the area of the Lodestar Master Plan as shown on Exhibit C, and as modified herein.

1. Density

For each Development Area the maximum density or yield of development shall be:

Development Area 1.	180 Dwellings
Development Area 2.	210 Dwellings
Development Area 3.	61 Dwellings
Development Area 4.	112 Dwellings*
Development Area 4A	44 units
Development Area 5.	200 Dwellings 500 Hotel Guest Rooms 80,000 sq. ft. of Resort Related Commercial

*Density increases for affordable housing projects shall be granted pursuant to Municipal Code Section 17.16.040 B4.

Development Areas shall conform substantially to the areas shown on Exhibit C.

Density transfers between Development Areas shall be reviewed and approved by the Planning and Economic Development Commission prior to permit issuance.

2. Permitted and Conditional Uses

A. The following uses are permitted within the Lodestar Master Plan area:

1. Golf Course.
2. Tennis Courts.
3. Swimming pools and spas.
4. Single Family Detached Dwellings within Development Areas 1, 2, 3, and 4, and Single Family Detached Dwellings within Area 5 south of West Bear Lake Road and east of Sierra Star Parkway.
5. Multiple Family Structures with four or fewer dwellings per structure within Development Areas 1, 2, 4, and 5.

6. Full Service Hotels in Development Area 5. Each Hotel shall provide for conference/meeting facilities within or in proximity to the hotel.
 7. Transient Occupancies within Development Areas 1 and 5.
 8. Commercial uses within a hotel in Development Area 5.
 9. Recreational facilities within a hotel.
 10. Cross country skiing, ice skating and similar recreational activities using the golf course, ponds, or other approved facilities.
 11. For fractional ownership development on area 4A, a front/concierge desk is required. This desk shall be staffed in accordance with a plan that is designed to meet the typical peak service demand periods in Mammoth. The plan is to be included in the project CC&R's after review and approval by Town staff. At a minimum, the staffing shall provide for coverage until midnight during usual high occupancy periods to accommodate late check-ins, and the plan shall include telephone access to front desk and concierge services at all other times.
- B. The following uses may be permitted subject to the granting of a use permit by the Planning Commission.
1. Overhead (e.g., chair lift) or fixed route (e.g., rail transit).
 2. Within Development Area 5, retail and service commercial uses not located within a hotel. These may include restaurants, retail shops, golf and tennis pro shops, and other uses which the Planning Commission determines to be similar in nature and ancillary to a resort development.
 - a. The use permit shall only allow an inclusive amount of commercial floor space for the resort area which can be demonstrated by an independent analysis to be fully supportable by the resort development only.
 3. Major community oriented businesses not normally ancillary to a resort setting, such as hardware stores and supermarkets are not permitted.
 4. Within Development Areas 1, 2, 4, and 5, multiple family structures with 5 or more dwellings per structure.
 5. Within Development Area 3, multiple family structures.
 6. Recreational facilities and amenities not listed above.
 7. Transient occupancies within Development Area 2.
3. Building Height
- A. The maximum permissible building height is:
1. Development Areas 1,2,3, and 4 35 feet
 2. Development Area 5 65 feet*
 3. Development Area 4A 63 feet
 4. Affordable Housing Projects in Development Area 4, fronting Main Street 45 feet

*Single-family detached structures on individual lots in Development Area 2 north and west of East Bear Lake Drive and in Development Area 5 south of West Bear Lake Road and east of Sierra Star Parkway shall comply with the height standards in the Residential Single Family (RSF) Zone.

- B. Building height shall be measured from natural grade. At no point shall any structure exceed the maximum height above natural grade. For affordable housing projects in Development Area 4, fronting Main Street, building height shall be measured from the average existing grade (as determined at building perimeter) to the top of the ridgeline of the roof.
 - C. Where understructure parking is provided under 70% of more of a structure's footprint, the height of the structure may be measured from the ceiling of the garage, provided that the total building height is not increased by more than eight feet.
 - D. Chimneys may exceed the height limit by a maximum of four feet. Chimneys and other architectural appurtenances may exceed the height limit by up to 4 feet in Development Area 4A.
4. Setbacks – Building Separation – Lot Size
- A. Setbacks
 - 1. Except for the exceptions listed below, structures located on the perimeter of the project shall be subject to the following setbacks:
 - a. Located a minimum of 50 feet away from any residential or resort zoned properties;
 - b. Located a minimum of 20 feet away from any commercially zoned properties; and
 - c. Located a minimum of 100 feet away from any arterial street.
 - d. Exceptions:
 - i. Workforce housing development located near the northeast section of the Lodestar Master Plan Area (development area 4), south of Main Street, shall have a minimum setback of 10 feet from property lines.
 - ii. Properties fronting on Minaret Road, south of Meridian Boulevard shall have a front setback of not less than 40 feet from Minaret Road.
 - iii. The 100 foot setback to arterial streets may be reduced to 20 feet if the arterial street has a 200 foot right-of-way.
 - iv. Except for access roadways which may extend approximately 450 feet south of Main Street frontage road, project circulation roads may not be located less than 50 feet from any residential or resort zoned properties not a part of the

Lodestar Master Plan unless the applicant implements noise control measures approved by the Town and complying with Town noise regulations.

- v. For Development Area 4A, the Minaret Road setback shall be a minimum of 30 feet.
 - vi. Parcels within Development Area 2
 - vii. For parcels within Development Area 2 that are located north and west of East Bear Lake Drive, accessory structures (i.e., accessory to the primary use on the site) shall be located a minimum of 10 feet from any residential, resort, or commercially zoned property and be subject to the requirements and limitations listed below.
 - viii. For parcels within Development Area 2 that are adjacent to Meridian Blvd., accessory structures (i.e., accessory to the primary use on the site) shall be located a minimum of 10 feet from any residential, resort, or commercially zoned property and be located a minimum of 50 feet from any arterial street and be subject to the requirements and limitations listed below.
2. Accessory structures are subject to the following requirements and limitations:
- a. Accessory structures approved as secondary residential dwelling units on single-family lots are subject to the development standards in Municipal Code section 17.52.270 (Second Dwelling Units).
 - b. Accessory structures approved as on-site manager's units shall be subject to the following limitations:
 - i. An on-site manager's unit shall be used exclusively by an on-site manager or other employee of the development, and at no time shall the unit be used as a transient rental. A deed restriction or covenant acknowledging the requirements contained in section 4.A.2.b of the Lodestar Master Plan shall be recorded prior to issuance of a Certificate of Occupancy for the unit.
 - ii. An on-site manager's unit shall be owned and maintained by the HOA for the development and shall not be otherwise sold or separated from the Common Area parcel.
 - iii. At least one enclosed parking space shall be provided for an on-site manager's unit and shall meet the Town Standards for parking space size.

- iv. The maximum floor area for an on-site manager's unit shall be 1,200 square feet.
 - v. An on-site manager's unit shall be constructed to be architecturally compatible with the remainder of the development. Compatibility includes the coordination of exterior colors, materials, roofing, other architectural features, and landscaping.
 - vi. An on-site manager's unit shall at a minimum contain a kitchen, bathroom, and sleeping area.
3. Single-family detached structures on individual lots, except lots in Development Area 5 south of West Bear Lake Road and east of Sierra Star Parkway, shall maintain the following setbacks:
 - a. Front 25 feet
 - b. Side $\frac{1}{2}$ building height but not less than 10 feet. If the Town adopts new RSF setback standards, the more restrictive shall apply.
 - c. Rear 20 feet
 4. Parcels within Development Area 2 that are located north and west of East Bear Lake Drive, shall maintain the following setbacks:
 - a. Front 20 feet
 - b. Side 10 feet
 - c. Rear 20 feet, except for lots not adjacent to the golf course, which shall maintain a 10 foot rear setback.
 5. Single-family detached structures on individual lots in Development Area 5 south of West Bear Lake Road and east of Sierra Star Parkway shall maintain the setbacks required in the Residential Single Family (RSF) Zone.
 6. Residential developments containing single-family, duplexes, triplexes, fourplexes, fiveplexes, and sixplexes may have front yard setbacks of no less than twenty feet from the edge of access road pavement. It must be demonstrated that sufficient roadway and project snow storage areas are immediately available for the project to have twenty-foot setbacks. Where these snow storage areas cannot be provided for the project area, a minimum 30-foot setback from the edge of pavement of interior circulation streets shall be required. All other structures shall maintain a minimum setback of 30 feet from the edge of pavement of interior circulation streets. Parking structures with no doors or windows facing the street may be built to within 15 feet of the edge of pavement.

7. For Development Area 4A, the following setback encroachments may be permitted:
 - No more than 3 vertical rows of balconies may encroach into front and side yard setbacks a maximum of 5 feet.
 - One pedestrian porte-cochere may encroach into the front setback a maximum of 15 feet.

B. Building Separation

1. Within all Development Areas, minimum building separation for single-family detached structures on individual lots shall be determined by setback regulations.
2. Within Development Areas 1 and 3, minimum average building separation for all structures other than single-family detached dwellings on individual lots is 50% of the combined height of the adjacent structures, but in no case, less than 25 feet.
3. Within Development Area four, minimum building separation is 15 feet when roof snow shed restraints are provided and where it can be demonstrated that sufficient roadway and project snow storage areas are not compromised within the project. Where adequate snow storage areas cannot be provided for the project area, a minimum 20 feet separation between buildings is required.
4. Within Development Area five, minimum building separation is 20 feet for resort residential structures. For commercial and hotel structures, minimum building separation shall be as required by the Uniform Building Code and Title 15 (Building and Construction) of the Town of Mammoth Lakes Municipal Code.
5. Within Development Area 2, minimum building separation is 20 feet.

C. Lot size

For single family lots, the minimum lot depth of the Town zoning regulations may be reduced by up to 15 feet provided that the minimum lot area remains at 7500 square feet and that the resulting lot(s) have an adequate building pad(s).

5. Site Coverage – Building Footprint

1. Maximum allowable site coverage, including all structures and paved or other impervious surfaces is:
 - a. Development Areas 1 and 2 60%
 - b. Development Area 3 40%
 - c. Development Area 4 70%
 - d. Development Area 5 70%*

*Single-family detached structures on individual lots in Development Area 5 south of West Bear Lake Road and east

of Sierra Star Parkway shall comply with the lot coverage standards in the Residential Single Family (RSF) Zone.

2. The maximum allowable building footprint is limited to:

- | | |
|------------------------------|----------------|
| a. Development Areas 1 and 2 | 10,000 sq. ft. |
| b. Development Area 3 | 4000 sq. ft. |
| c. Development Areas 4 and 5 | No Limit |

6. Off Street Parking

All parking requirement of the zoning regulations of the Town of Mammoth Lakes shall apply to the uses developed under the Lodestar master Plan with the following modifications:

- A. Except for Workforce Housing projects within Planning Area 4, all required parking for multiple family residential structures and nonresidential uses must be understructure with the exception of parking required for residential visitor/guest parking and short-term registration and loading and unloading areas. When surface parking is proposed, the project proponent shall demonstrate that adequate snow storage areas are provided for the roadways, driveways, and parking areas serving the development. For the Bear Lake Lodge project, one parking stall for each one and two bedroom units and 1.75 stalls for each three bedroom unit and larger, with a minimum two-thirds of the stalls understructure.
- B. For commercial retail and service uses located wholly within a hotel, no additional parking, beyond that required for the hotel, shall be required.
- C. For retail and service commercial uses not located wholly within a hotel, parking shall be provided at 75% of the rate required by the Town zoning regulations.
- D. For the golf course, a minimum of 36 spaces shall be provided. These spaces may be uncovered.
- E. For affordable housing projects fronting Main Street, as defined in Municipal Code Section 17.16.040 B4, parking requirements shall be as follows: seasonal or short-term housing - .25 spaces per bed plus 5% of the total number of bedrooms for guest parking. One-bedroom long-term living units – 1 space per unit plus 20% of the total number of units. Two-bedroom long-term living units – 1.5 spaces per unit plus 20% of the total number of units for guest parking. Three or more bedroom long-term living units – 2 spaces per unit plus 20% of the total number of units for guest parking.
- F. Driveway length shall be a minimum of 20 feet to provide adequate space for guest parking and snow removal operations, and to avoid obstructions in the travel way.

7. Design Review/ Environmental Review

- A. All uses or structures with the exception of single family detached residences are subject to the design review requirements of the Town

of Mammoth Lakes and shall be reviewed by the Planning Commission for conformance with Town design policies.

- B. If detailed design identifies environmental impacts or mitigation measures not included in the program EIR, the uses or structures shall be subject to further environmental review as determined by the Planning Director or Planning Commission.

8. Grading and Landscaping

- A. All grading must conform to the requirements of the Town of Mammoth Lakes grading regulations. Mitigation measures in the Program EIR of subsequent Environmental Document shall be incorporated into grading design.
- B. Tree removal is subject to Town design review procedures and the Lodestar at Mammoth EIR mitigation measures.
- C. With the exception of the golf course, common recreation areas in Development Area 5, and single family residences, there shall be no lawn used for landscaping. All landscaped areas shall be left in natural condition or planted with low water using shrubs and flowers.
- D. Areas of native riparian vegetation shall be protected to the maximum extent feasible. Where disturbance is unavoidable, similar vegetation shall be provided along the lakes and artificial drainage ways in the golf course. The area of replacement vegetation shall be equal to twice the area disturbed. All permitting for such disturbances and replacement shall be handled through the Grading Permit process.
- E. Wherever possible, perimeter trees should be maintained or replaced where feasible considering fire safety standards.

9. Affordable and Employee Housing

- A. The project is required to provide housing equal to 100 percent of the demand created by the project. The types and cost of the dwellings provided shall be in proportion to the employee mix. In conjunction with applications for building permits for any phase of development, an affordable/employee housing plan shall be submitted to the Town for approval. This plan shall include the types as well as number of units to be provided. Said housing must be ready for occupancy prior to or at the same time as the structure or use generating the demand. A certificate of Occupancy shall not be issued for the structure generating the demand until the required housing is available for occupancy, except as permitted by the Town Council.
- B. Based upon the numbers in the Lodestar EIR, the proponent must provide a minimum of 472 housing units of which 231 must be affordable to households of low and very low income. All required housing units shall be located within the Lodestar Master plan boundaries and shall be considered in the total density for the project. If the Town adopts a Town wide housing policy which provides for development of required housing off site, said policy may be applied to this development.

- C. For each development phase, the applicant must provide a calculation of the number of full-time-equivalent (FTE) positions to be filled. The applicant will be required to provide on affordable dwelling unit for each 2.6 total FTE's. For the purposes of this analysis, a dwelling shall be considered to be two bedrooms.
- D. For Development Area 4A, the employee generation rates provision of mitigation housing shall be as prescribed in Chapter 17.36 of the Mammoth Lakes Municipal Code, or successor regulation, on the date of application for a development permit. Said housing may be mitigated by paying an in-lieu fee of \$1.83 million subject to the approval of an Alternative Housing Mitigation Plan as authorized by the Municipal Code and approved by the Planning Commission.

10. Street Standards

- A. All interior circulation streets serving residential development shall be constructed with a minimum of 24 feet of pavement width within at least a 40-foot wide private easement or right-of-way with 10-foot wide snow storage easements on each side, except that the Public Works Director may approve reduced snow storage easements where golf course is located on both sides of the road, and shall meet the construction standards of the Town Department of Public Works. All interior streets serving nonresidential development shall have a minimum pavement width of twenty-four feet and shall be constructed to the standards of the Town Department of Public Works and the Mammoth Lakes Fire Protection District. For nonresidential access roadways of less than thirty feet of pavement width, a Traffic Analysis shall be provided during the discretionary permit review to assure adequate traffic flows, levels of service, and to establish roadway speed limits. Interior streets serving 20 residential units or less may have reduced pavement widths if found operational by Public Works and the Fire District, and approved by the Planning Commission. A 100-foot roadway centerline radius may be approved by the Town Department of Public Works based upon approved Average Daily Traffic (ADT) counts for the proposed project area.
- B. The project shall be limited to the number of entry points as shown on the Master Plan. Additional entry points on Main Street may be constructed only with the approval of the California Department of Transportation.
- C. All street signal and improvements must be constructed at the same time as the access streets.
- D. All golf cart crossings of public thoroughfares shall comply with the requirements of state law and of the Town of Mammoth Lakes Department of Public Works. All crossings shall be on grade or under the street.

11. Utilities

- A. All utility lines must be placed underground and must be constructed to the standards of the entity providing the utility service.

- B. Storage tanks for propane must be located in accordance with all applicable fire and building codes and must be substantially screened with berms, fencing, or landscaping. Tank placement and screening is subject to the Design Review regulations of the Town.

12. Golf Course Standards

- A. The golf course shall be constructed in substantial conformance with the plan attached as Exhibit 2, and is subject to design review by the Planning Commission. Planning Commission approval is required prior to the issuance of a grading permit and removal of vegetation.
- B. For irrigation, the golf course shall use only reclaimed effluent or other non-potable water, as approved by the Regional Water Quality Control Board (RWQCB) and the Town.
- C. The golf course shall employ a certified greenskeeper with a California applicators license for maintenance of green and fairways. The greenskeeper shall be responsible for the application of pesticides and fertilizer and shall report the use of said chemicals to the Mammoth County Water District (MCWD) and the RWQCB. The proponent shall provide or fund downstream monitoring as required by the RWQCB or MCWD.
- D. An irrigation plan shall be submitted to the Regional Water Quality Control Board and the Mammoth County Water District and must meet the approval of both agencies.
- E. The golf course shall be open to the public.
- F. The potential for use of the golf course in the winter for cross-country skiing may be considered and implemented if feasible.

13. Signs

- A. All signs shall conform to the sign regulations of the Town Municipal Code. Sign plans shall be submitted concurrent with each building phase. For commercial uses, sign standards shall be submitted concurrent with the use permit application.
- B. All major land use applications should incorporate a detailed signage program, including both wayfinding and interpretive signage.

14. Solid Waste

- A. The project applicant shall provide a recycling collection station or contract with a solid waste disposal company which will offer a convenient system of recycling stations for project residents and guests.
- B. The project developer shall, at a minimum, provide each residence with a divided cabinet suitable for aluminum cans, glass bottles, and plastic bottles.
- C. The developer shall provide enclosed trash facilities.
The solid waste reduction facilities shall be constructed in conjunction with each development phase.

15. Motorized and non-motorized Transportation

- A. Each project phase shall provide pedestrian pathways or sidewalks which will connect to the hotel and commercial areas and to public

sidewalks and paths. A master trail plan shall be submitted to the Town for approval and approved in conjunction with the first phase of development.

- B. A through bicycle route shall be constructed which will connect to the Town bicycle trail system. This route shall be constructed to the standards of the Town and shall be constructed in conjunction with development of the project phases which it crosses.
- C. Facilities for public transportation shall be constructed in conjunction with each development phase. At a minimum, these shall include bus shelters and turnouts. The project applicant shall provide shuttle busses for each phase sufficient to meet the requirements of that phase sufficient to meet the requirements of that phase and a transportation plan to be approved by the Town in conjunction with the application for each phase. The transportation plan shall show how vehicle trips can be reduced through implementation of the plan. The Town may waive the shuttle requirement if a Town wide public transportation system is implemented.
- D.
 - 1. At the time of issuance of building permits, the developer(s) shall pay to the Town the proportional share of the cost of required roadway improvements as outlined in Table 4.6-10 of the Final EIR for Lodestar at Mammoth, 1991 (Exhibit 3 column b).
 - 2. The fee shall be calculated based upon the project's proportional share of the cost of the improvements listed, multiplied by the fraction of the project being built.
 - 3. Items five, six, nine and ten, Meridian Blvd. Majestic to Minaret, Meridian Blvd. Manzanita to Azimuth, and Minaret Rd. between Main St, and Meridian Blvd. shall be excluded from these fees in exchange for dedication of right-of-way and improvements.
 - 4. The applicant may choose to construct the required improvements instead of payment to the Town.
 - 5. These fees and/or improvements may be modified by the Town Council in exchange for public transit improvements or contributions.
- E. Where traffic signals are warranted at access points to the project, the developer shall be responsible for the full cost of those signals.

16. Recreational amenities

- A. The developer shall provide recreational amenities as required by Section 17.16.040 of the municipal Code. Affordable, seasonal or short-term housing fronting Main Street shall provide 100% of the required recreational facilities identified in Municipal Code Section 17.16.040. Projects may combine their requirements into one or more shared facilities by contributing to a fund and establishing a site in the vicinity of all sharing developments.

- B. The developer shall be required to provide 4.02 acres of land to the Town for public parks or pay an in lieu fee to the Town for parkland acquisition and development. This requirement is due at the time of each subdivision or development approval and shall be pro rated. This requirement may be waived in part or in full upon a determination by the Town Council that the developer has provided on site an equivalent value of public recreational amenities. If the development is built at lesser densities, reducing the permanent population increase, the contribution may be reduced by the Town Council.
17. Where not modified by the standards outlined above, the standards of the Town of Mammoth Lakes Municipal Code shall apply to this project.

Master Plan Conditions of Approval

This master plan for Lodestar shall not be implemented until the following conditions are met:

1. The Minaret Road right-of-way and existing improvements shall be dedicated to the Town as a public street. Said dedication shall be by grant deed without reservations or exceptions of any kind, and shall be free of encumbrances. The applicant may apply for and the Town shall grant encroachment permits for all access roads and other facilities on the approved master plan.
2. The applicant shall donate land and/or pay a fee to the Mammoth Unified School District for development of additional classroom facilities. The fee shall be based upon a student generation of 190 students and the cost of land for a facility or portion of a facility serving that number of students. This fee or donation would not be in lieu of construction impact fees unless specifically permitted by MUSD. The amount and timing of the fee or donation shall be determined by the Mammoth Unified School District.
3. The applicant shall fund one additional patrol car for the Mammoth Lakes Police Department. The payment for this car shall be prior to the issuance of a Certificate of Occupancy for the first hotel or portion thereof.
4. Transit/shuttle stop(s) shall be required to be constructed with the next multi-family phase of development along East or West Bear Lake Road as approved by the Public Works Director (Ordinance 13-06, Condition of Approval 23).
5. As required by Mammoth Lakes Fire Protection District, any additional structure development in Lodestar Master Plan Area 2 shall extend East Bear Lake Road to a public thoroughfare. The current configuration of the fire lane passing through the parking lot of San Joaquin Villas will not meet Code if more than 49 units are constructed that are accessed by East Bear

Lake Road (Ordinance 13-06, Condition of Approval 24).

6. As required by Mammoth Lakes Fire Protection District, prior to the number of units in Lodestar Master Plan Area 5 accessed off of West Bear Lake Road exceeding 49 (from the intersection of Sierra Star Parkway and West Bear Lake Road), there shall be two public thoroughfares serving the area. At that time, the West Bear Lake Road shall no longer be a dead end road and shall either be extended to create a loop road (with a minimum of three lanes and a turn lane) from the intersection of Sierra Star Parkway and West Bear Lake Road to Minaret Road, or Bear Court shall be extended to connect to Majestic Pines Drive (a 24-foot wide street with a minimum of two lanes) (Ordinance 13-06, Condition of Approval 25).

Lodestar at Mammoth Lakes

Exhibits and Tables

- Exhibit A: Existing Site Conditions
- Exhibit B: Anticipated Circulation Improvements
- Exhibit C: Lodestar Master Plan Development Areas
- Table 2: Detailed Comparison of Existing 1991 Lodestar Master Plan Development Areas and 2012 DZA Development Areas
- Lodestar at Mammoth EIR Addendum Mitigation Monitoring and Reporting Program

LEGEND

Land Development Status

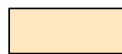
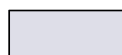
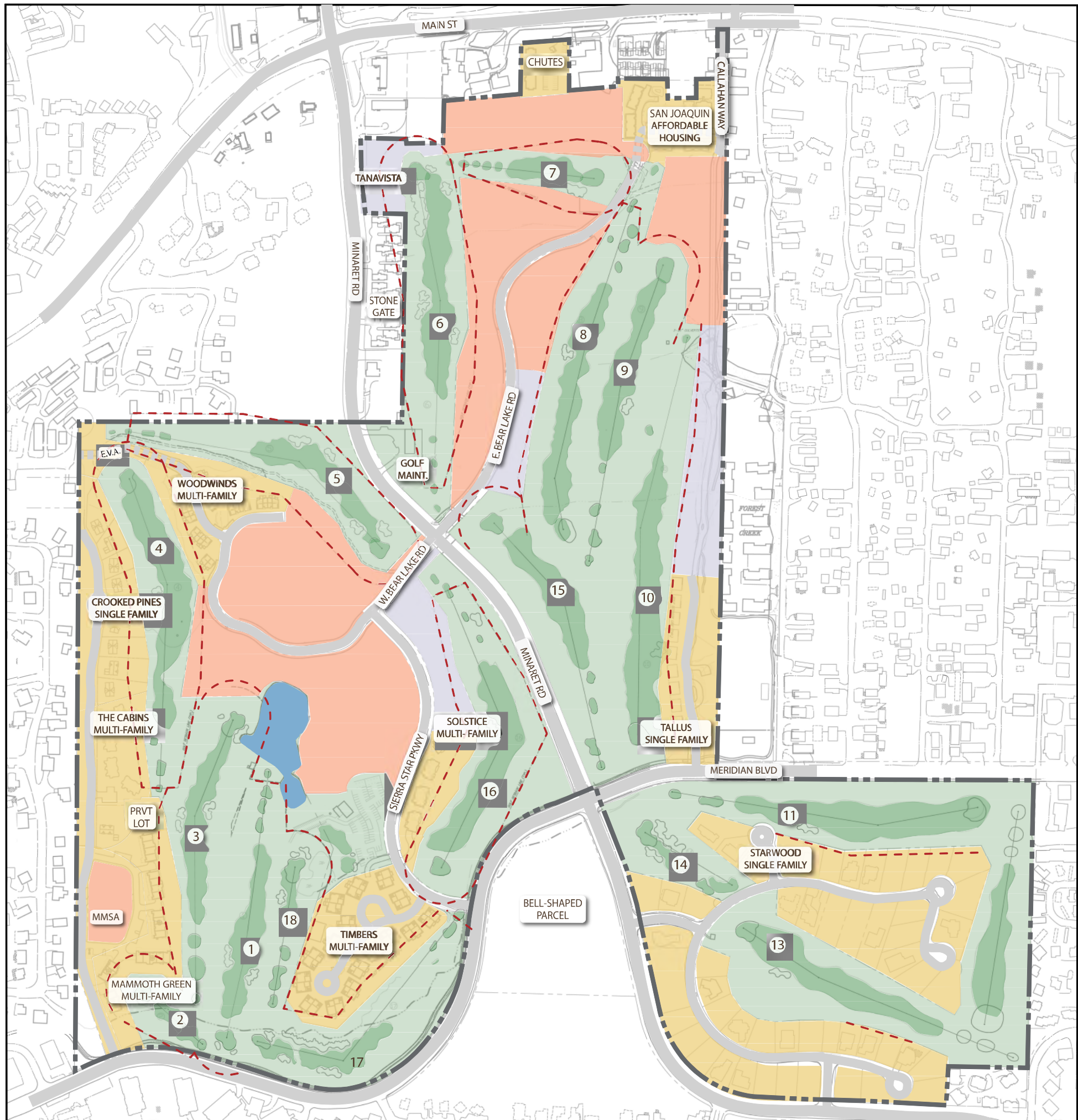
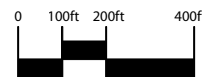
-  Built under 1991 Lodestar Master Plan
 -  Approved under 1991 Lodestar Master Plan
 -  Undeveloped Land
 -  Existing Golf Course
-
-  Existing Roads
 -  Emergency Vehicle Access (EVA)
 -  Golf Setbacks
 -  Master Plan Area Site Boundary

Exhibit A: Existing Site Conditions

1991 Lodestar Master Plan
Amended June 19, 2013



LEGEND

Land Development Status

- Built under 1991 Lodestar Master Plan
- Approved under 1991 Lodestar Master Plan
- Undeveloped Land
- Existing Golf Course

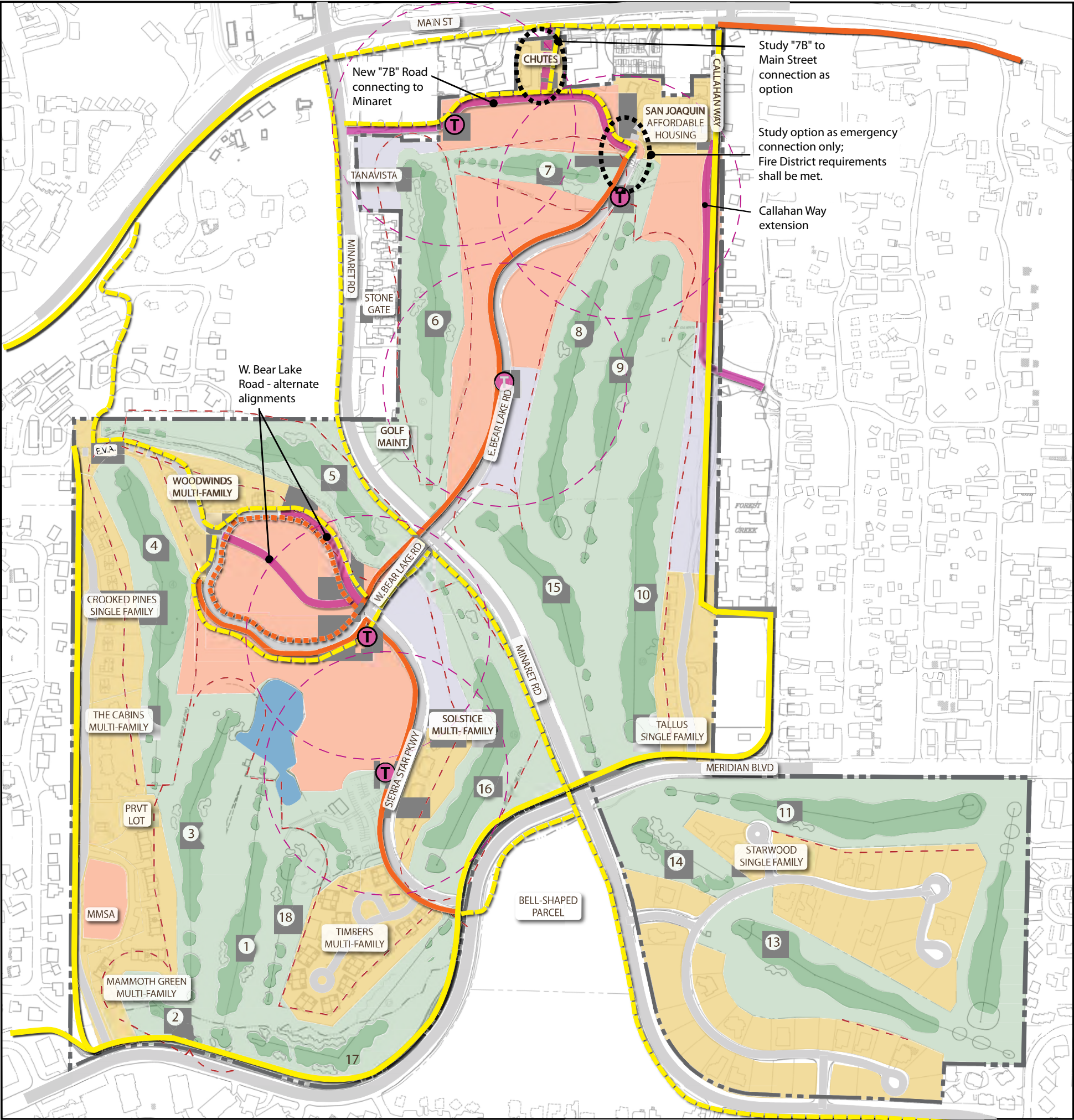
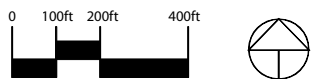
- Existing Roads
- Emergency Vehicle Access (EVA)
- Golf Setbacks
- Master Plan Area Site Boundary

Land Development Status

- Existing Sidewalk
- Potential Sidewalk
- Existing Multi-Use Path/Class II Bikeway
- Potential Multi-Use Path
- Potential Street
- Potential Street Connections
- Potential Transit/Shuttle Stop
- 500 foot walking radius from Proposed Transit/Shuttle Stop

Exhibit B:
Anticipated Circulation Improvements

1991 Lodestar Master Plan
Amended June 19, 2013



LEGEND

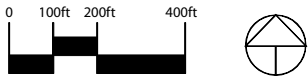
Master Plan Development Areas

- Development Area 1
- Development Area 2
- Development Area 3
- Development Area 4
- Development Area 4A
- Development Area 5

- Existing Golf Course
- Existing Roads
- Emergency Vehicle Access (EVA)
- Roads Proposed/For Study
- Master Plan Area Site Boundary

Exhibit C: LMP Development Areas

1991 Lodestar Master Plan
Amended June 19, 2013



LODESTAR MASTER PLAN DENSITY TABLE (Updated 1/27/2020)

1991 LODESTAR MASTER PLAN					2016 LODESTAR MASTER PLAN UPDATE						
Development Area	Acres	Density (Units Approved)	Site Coverage (Building Footprint)	Notes	Development Area	Acres	Density (Units Approved)	Approved Units Built	Approved Units Not Built	Site Coverage (Building Footprint)	Notes
Area 1	20.0	180	60% (10,000 square feet)		Area 1	15.4	180	85	20	60% (10,000 square feet)	
					Mammoth Green	5.4	46	46	0		
					Cabins	2.0	24	24	0		
					Crooked Pines	6.3	10	6	4		
					MMSA Property	1.2	24	8	16		
					Severy Parcel	0.5	1	1	0		
					Remaining	0.0	75	0	0		
Area 2	23.0	210	60% (10,000 square feet)		Area 2	26.4	210	49	161	60% (10,000 square feet)	
					Tallus Phase 1	3.8	9	9	0		
					Tallus Phase 2 (includes Clubhouse rental unit)	--	21	1	20		Manager's unit excluded from density
					Tallus Unused Density	0.0	5	0	0		48 units sold to Tallus; 11 units entitled in Ph. 2 of Tallus (37 units remaining); 32 units transferred to 100 Callahan (5 units remaining). Unused units sold to others are not available for transfer within the Master Plan area unless authorized by the owner of those unused units. Permits not issued for lots: 5 and 12
					Gray Bear I	3.9	12	10	2		Permit not issued for lot 18
					Gray Bear II	6.8	25	24	1		Permits not issued for lots: 1, 6, and 7
					Gray Bear III	4.0	8	5	3		32 units assigned to property (See Jan-2020 Assignment Agreement between Obsidian and PFLP)
					100 Callahan Way	4.1	32	0	0		
					Internal Roads	2.0	0	0	0		
					Remaining	1.9	98	0	135		
Area 3	22.0	100	40% (4,000 square feet)		Area 3	22.4	61	36	25	40% (4,000 square feet)	
					Starwood	18.5	61	36	25		
					Internal Roads	3.9	0	0	0		
					Remaining	0.0	0	0	0		
Area 4	4.0	112	70%	Callahan property added 1.01 acres and 12 units (2005)	Area 4	4.9	119	64	55	70%	
					San Joaquin Villas	2.5	40	40	0		11 additional units at Chutes once fire access issues are addressed
					Chutes	1.0	35	24	11		
					Tanavista (Area 4A)	1.4	44	0	44		An additional 7 units were approved beyond allocated density
					Excess units approved		-7		-7		
Area 5	25.0	(see below)	70%		Area 5	32.7	(see below)	92		70%	
Resort Hotel Rooms	10.0	500			Resort Hotel Rooms	0.0	500	0	500		Acreage to be determined
Resort Residential Dwellings	10.0	200			Resort Residential Dwellings	0.0	200	92	108		Acreage to be determined
Resort Commercial	5.0	(80,000 sf of commercial area)			Solstice I	1.9	25	25	0		
					Graystone (Solstice II)	2.4	7	7	0		
					Timbers	6.2	32	32	0		
					Woodwinds	4.9	28	28	0		
					Sierra Star Parkway	2.5	0	0	0		
					West Bear Lake Road	1.2	0	0	0		
					Remaining	13.5	108	0	108		
					Resort Commercial	0.0	(80,000 sf of commercial area)	0	0		Acreage to be determined
Total Developed Area	94.0	1,302			Total Developed Area	101.8	1,263	326	862		
Open Area					Open Area						
Golf	116.0				Golf	113.8					
Roads	12.0				Roads	12.0					
Open Space	5.0				Open Space	0.0					5.0 acres of open space included in Golf / Road acreages
					Southwest Corner	0.7					
Total Open Area	133.0				Total Open Area	126.5					The 1991 open space included an estimated projection of in-parcel open space, based on site coverage. Total here does not include in-parcel open space.
Total Developed and Open Area	227.0			1992 Table contained error (Total = 226 , not 222), so total here is 226 + 1.01 (Callahan) = 227 acres	Total Developed and Open Area	228.2					



Town of Mammoth Lakes
ADDENDUM #3
Lodestar at Mammoth
Environmental Impact Report
(State Clearinghouse No. 1991105212)

Mitigation Monitoring and Reporting Program

February 10, 2016

[Note: No changes to the Mitigation Measures from the
2014 Addendum]

Lead Agency:

Town of Mammoth Lakes
PO Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, California 93546

Contact: Ms. Ruth Traxler, Associate Planner
(760) 934-8989 ext. 233
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INTRODUCTION

The Environmental Impact Report (EIR) Addenda have been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (see Public Resources Code Section 21000 et seq.), as well as the State CEQA Guidelines (see Title 14 of the California Code of Regulations Section 15000 et seq.).

The EIR was made available for public review and comment pursuant to State CEQA Guidelines Section 15070 et seq. The EIR and supporting appendices were available for review by the general public at the offices of the Town of Mammoth Lakes Community Development Department, 437 Old Mammoth Road, Suite R, Mammoth Lakes, California.

Mitigation Monitoring and Reporting Program

CEQA requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, the attached Section 3, *Mitigation Monitoring and Reporting Program*, has been prepared for the Lodestar at Mammoth Project. This Mitigation Monitoring and Reporting Program is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Lodestar at Mammoth Master Plan file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the project, but also allows the Town of Mammoth Lakes (“Town”) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the attached Mitigation Monitoring and Reporting Program table. If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- Departments/agencies with reporting responsibilities will review the Initial Study, which provides general background information on the reasons for including specified mitigation measures.



- The Town will distribute reporting forms to the appropriate entities for verification of compliance.
- Problems or exceptions to compliance will be addressed to the Town as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the Town with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The Town prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring and Reporting Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the Town. Such changes could include reassignment of monitoring and reporting responsibilities, program redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code Section 21081.6.



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
4.1 GEOLOGY, SOILS AND SEISMICITY							
4.1.1(a)	Soils and foundation analysis shall be approved by the Public Works Director prior to final Project design approval, as stipulated in the Town’s Safety Policy #18. All measures required by the Public Works Director shall be incorporated into grading plans and building plans.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			
4.1-1(b)	New slopes shall be constructed at an angle and degree of compaction that will ensure stability, as stipulated in the standards of the Town’s Municipal Code.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			
4.1-1(c)	The ponds and man-made lakes shall be constructed and operated to prevent downslope saturation or stress that could lead to slope instability.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			Completed in conjunction with golf course development.
4.1-1(d)	All work shall be overseen by a licensed Civil Engineer (CE), Certified Engineering Geologist (CEG), or similar appropriately qualified professional, who shall report to the Town in order to ensure the standards of the applicable Codes are met.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			
4.1-1(e)	Subsequent development phases will require additional environmental review and approval by the Planning Commission.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.1-2	A comprehensive Erosion and Sediment Transport Control Plan shall be prepared and	Review and Approval of Building Permits	Prior to Issuance of Building	Applicant, Town of Mammoth Lakes PWD			Master grading plan was prepared and approved with the golf course

¹ CEDD = Community and Economic Development Department; PWD = Public Works Department



Town of Mammoth Lakes
ADDENDUM #3 – Lodestar at Mammoth EIR
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	approved by the Town prior to issuance of any grading or building permit. The Plan shall be included in the Project design, as stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the Lahontan Regional Water Quality Control Board (LRWQCB) and the Town Municipal Code.		Permits				development.
4.1-3	Prior to issuance of grading or building permits, geotechnical studies shall be completed and their recommendations shall be incorporated in the Project design, as stipulated in the Town's Safety Policy #26. Any grading in the southwest portion of the site shall consider the potentially high groundwater in that area.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD and PWD			
4.1-4(a)	Two measures specifically designed for the geological environment would reduce the number of lives that could be adversely impacted in the event of either an earthquake or volcanic eruption: (i) The USGS is actively monitoring both volcanic and seismic activities in the Long Valley area. (ii) The Project Sponsor is assisting the Town in completing the existing and emergency access roadway system (Safety Policy #29).	Ongoing	N/A	Applicant, Town of Mammoth Lakes CEDD			(i) USGS continues to monitor. (ii) Minaret Road is complete.
4.1-4(b)	The Town shall require the Project Sponsor's cooperation in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise (Safety Policy #31).	Ongoing	Prior to Certificate of Occupancy	Applicant, Town of Mammoth Lakes CEDD			Required with the development of high density projects, such as the resort hotel.



Town of Mammoth Lakes
ADDENDUM #3 – Lodestar at Mammoth EIR
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
4.1-4(c)	All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.	Review and Approval of Building Permits	Prior to Certificate of Occupancy	Applicant, Town of Mammoth Lakes CEDD			
4.1-5	Implement Mitigation Measures 4.1-4(a) and (b)	See Mitigation Measures 4.1-4(a) and (b)			See Mitigation Measures 4.1-4(a) and (b)		
4.2 HYDROLOGY AND WATER QUALITY							
4.2-1(a)	Prior to approval of the final project design, a final project-specific hydrology analysis for design purposes shall be required to estimate the amounts of runoff which would be required to be retained onsite and held within the lakes onsite.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			Hydrology study completed with master grading plan for golf course; drainage studies required for future phases of development.
4.2-1(b)	Runoff control shall be designed to meet the Lahontan Regional Water Quality Control Board’s requirements and must be approved by the Town prior to issuance of any grading permits.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			
4.2-1(c)	The following water conservation procedures shall be incorporated into project elements where feasible: • Landscape with low water-using plants; • Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; • Use pervious paving material whenever feasible.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.2-5	To avoid impacts resulting from upkeep of greens and fairways, the following measures or equivalent shall be completed: • A certified greenskeeper with	Ongoing	Ongoing/Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD and PWD			Completed in conjunction with the master grading permit for the golf course; ongoing.



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
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	appropriate state-approved applicator's license for use of fertilizers and pesticides shall be employed for maintenance of greens and fairways. • A fertilization program shall be specifically developed to match application rate with the known uptake rate for each turf grass species. • Pesticides, herbicides, and fertilizers which are rapidly degradable, are relatively insoluble in water and exhibit significant soil adaption shall be chosen for use. These chemicals shall comply with the requirements of the LRWQCB and the Soil Conservation Service. • The golf course operator shall submit to the LRWQCB and the MCWD a list of chemicals to be used on the golf course. This list shall be updated annually, before any chemicals are applied, and at any time new chemicals are proposed for use. No chemicals shall be used on the golf course which are prohibited by the LRWQCB or the Department of Health Services (DHS). • During periods when fertilizers and other chemicals are used watering shall be kept to a minimum. • Installation of automatic irrigation timers to implement an irrigation schedule to maximize infiltration. • Installation of automatic rain and soil						



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	moisture sensors that will override irrigation programs to reduce excess watering of fairways. - Specific chemical analysis shall be required in the project proponents downstream discharge monitoring program to account for compounds that could indicate contamination by fertilizers, pesticides, or other chemical agents used in golf course maintenance. Should evidence of such contamination occur, use of pesticides or fertilizes shall cease until appropriate contamination prevention measures can be implemented. The monitoring plan shall be developed in accordance with waste discharge requirements established by the LRWQCB and the well water testing required by the DHS. - Compliance with the LRWQCB “Guidelines for Erosion Control.”						



Town of Mammoth Lakes
ADDENDUM #3 – Lodestar at Mammoth EIR
Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
4.2-6(a)	For each individual project considered under this development concept, disturbance of soil requires a Water Discharge Report to be filed with the LRWQCB and a Waste Discharge Permit to be issued for the project to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the project.	Ongoing	Ongoing	Applicant, Town of Mammoth Lakes PWD			
4.2-6(b)	See Mitigation Measure 4.1-2.	See Mitigation Measure 4.1-2.			See Mitigation Measure 4.1-2.		
4.2-7	Installation of oil and grease separators shall be required in the inlets of catch basins where necessary, particularly at the collection points from parking areas, to minimize pollution of downstream water courses. The separators shall be maintained regularly (at least twice a year) to ensure efficient pollution removal.	Ongoing	Prior to Certificate of Occupancy/ Ongoing	Applicant, Town of Mammoth Lakes PWD			
4.2-8(a)	Weeds and algae in the man-made lakes shall be harvested and removed on a regular as-needed basis. Removal shall be complete-not temporary control through application of chemicals and algicides.	Ongoing	Ongoing (monthly)	Applicant, Town of Mammoth Lakes CEDD and PWD			
4.2-8(b)	Grass swales shall be used to convey runoff from major portions of the site towards the lakes. The swales would promote sedimentation of contaminants in the particulate or absorbed phase, and may allow some capture of dissolved contaminants through infiltration.	Ongoing	Ongoing (monthly)	Applicant, Town of Mammoth Lakes PWD			Completed on the golf course; to be addressed on future development phases.
4.2-8(c)	Implementation of an irrigation schedule (as previously required in Mitigation Measure 4.2-5) to reduce inflow from irrigated areas and to reduce nutrient inflows.	Ongoing	Ongoing (monthly)	Applicant, Town of Mammoth Lakes CEDD and PWD			Completed in conjunction with the golf course approvals.
4.3 BIOTIC RESOURCES							
4.3-1	To the maximum extent feasible, the Project shall preserve existing native vegetation.	Review and Approval of	Prior to Issuance of	Applicant, Town of Mammoth Lakes			



Town of Mammoth Lakes
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Mitigation Monitoring and Reporting Program

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest, Sagebrush Scrub, and Riparian plant communities. Whenever possible, native plants used onsite shall be selected for their replacement habitat value.	Grading and Building Permits	Building Permits	CEDD			
4.3-2	Implement Mitigation Measure 4.3-1.	See Mitigation Measure 4.3-1.			See Mitigation Measure 4.3-1.		
4.3-4(a)	All trees greater than 12 inches dbh (diameter breast height) and significant stands on the Project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made those trees should be retained and integrated into the design of the Project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidably by the final Project approval shall be replaced in accordance with Town Policies. Off-site replacement will need the approval of the Town Planning Director.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.3-4(b)	Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface	Review and Approval of Grading and Building Permits	During Construction Phase	Applicant, Town of Mammoth Lakes CEDD and PWD			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	within the dripline of existing trees.						
4.3-4(c)	Landscape materials shall be incorporated into a landscape plan which allows for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The landscape plan shall be approved by the Planning Director prior to issuance of any construction permits.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.3-4(d)	Irrigation, fertilization, and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.3-4(e)	Proper disposal methods for all coniferous slash shall be used in order to prevent the spread of bark beetles.	Review and Approval of Grading, Tree Removal, and Building Permits	Ongoing	Applicant, Town of Mammoth Lakes CEDD			
4.3-5(a)	In order to maintain plant and animal diversity, the design of the Project shall take both of these elements into account. Ideally, the preservation of all of the high-value wildlife habitat areas would preserve an important corridor for the movement of larger species through the area and provide a genetic linkage for smaller less mobile species such as the lodgepole chipmunk. As it now exists, the Project would eliminate a significant portion of	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			Army Corps of Engineers permit issued for the golf course.



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	these high-value wildlife habitat areas. The project will largely avoid riparian areas. If disturbance is necessary, the applicant shall meet all applicable California Department of Fish and Game (CDFG) and U.S. Corps of Engineers policies.						
4.3-5(b)	To retain wildlife values, as much native vegetation as possible should be retained and protected during construction. A Revegetation Plan, prepared by a qualified botanist and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the Project which will describe in detail the species of trees and shrubs which will be uses, where they will be planted and in what numbers, and the methods of planting and maintenance which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken wherever possible to enhance wildlife use of cleared areas.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			Revegetation plan completed with golf course development; landscape plans required for future development phases.
4.3-5(c)	Under mitigation monitoring, once mitigation plans designed to offset habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this	Ongoing (three to five years)	Following Habitat Mitigation Plan Approval	Applicant, Town of Mammoth Lakes CEDD			More than five years has passed since golf course was development; monitoring is complete.



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Mitigation Monitoring and Reporting Program

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					Initials	Date	Remarks
	measure.						
4.3-6	All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in Project construction. Any damaged vegetation shall be replaced on a one-to-one basis on- or off-site. Off-site replacement will need the approval of the Town Planning Director.	Review and Approval of Grading and Building Permits	During Construction Phase	Applicant, Town of Mammoth Lakes CEDD and PWD			
4.3-7(a)	To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized as quickly as possible after clearing and grading. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the dry summer months.	Review and Approval of Grading and Building Permits	During Construction Phase	Applicant, Town of Mammoth Lakes CEDD and PWD			
4.3-7(b)	To prevent disruptions of normal stream flows and ensure maintenance of water quality for down-stream habitats during the critical low-water summer period, all creek waters should be collected above and continuously piped through any construction zone on or near drainages.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD and PWD			Completed with construction of the golf course; to be evaluated with future development phases.
4.3-8(a)	Final construction plans shall include provisions for construction of retention basins for on-site retention of runoff from roadways, home sites and golf facilities or equivalent alternative measures approved by the Public Works Director (refer to Impact 4.2-1, Hydrology). Such retention basins shall be cleaned on a	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes PWD			Grading plans and permits are approved for individual construction phases to address retention and runoff.



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	regular basis and accumulated pollutants and debris properly disposed of in areas which will assure that no aquatic habitats onsite or downstream from the Project site are damaged.						
4.3-8(b)	Development of on-site water bodies shall include the creation of native riparian habitat. All such design and construction shall be subject to California Department of Fish and Game review.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD and PWD			The golf course grading plans addressed on-site water bodies and CDFG requirements.
4.4 JOBS/HOUSING							
4.4-1(a)	One hundred percent of housing for employees generated by uses within the Project shall be provided onsite, including affordable employee housing based upon Health and Safety code section 53379.5 and 50105 criteria unless the Town Council allows a portion of this housing need offsite, through an in-lieu of fee, or equivalent program. If the Town adopts an employee/affordable housing program, requiring on- or off-site housing or in-lieu fees prior to any phase of development, provision of housing in accordance with that ordinance shall constitute adequate mitigation.	Review and Approval of Land Use Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			The provision of affordable housing is on-going with each phase of development.
4.4-1(b)	Any housing constructed offsite shall be subject to further environmental review to ensure that significant or cumulative environmental effects are mitigated on a site-specific basis.	Review and Approval of Offsite Affordable Housing Land Use Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.4-1(c)	Employee housing, an in-lieu fee, or equivalent program as approved by the Town Council shall be in place prior to or concurrent with the non-	Review and Approval of Non-Residential Land Use Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	residential development generating the need for such housing.						
4.5 UTILITIES							
4.5-1(a)	In the event that the Dry Creek wells are not developed in a timely fashion, development shall be deferred pending the availability of adequate water as determined by the Mammoth Community Water District (MCWD).	Review and Approval of Land Use Permits, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			Resolved with the development of additional wells.
4.5-1(b)	Golf course water bodies and irrigation shall use reclaimed water to the fullest extent possible. If reclaimed water or domestic water is not available to allow for the water bodies as determined by MCWD, the water bodies shall be reduced in size to obtain MCWD approval or be eliminated in the final Project design. Approval by the County Health Department shall be obtained prior to final Project approval regarding the use of reclaimed water.	Review and Approval of Grading and Building Permits; Prior to Use of Reclaimed Water	Prior to Issuance of Certificate of Occupancy/ Ongoing	Applicant, Town of Mammoth Lakes CEDD and PWD			Reclaimed water is used on the golf course; MCWD is responsible for implementation.
4.5-1(c)	Maximum feasible water conservation measures shall be used in all structures, including reuse and recycling of water, low-use water fixtures, and drought resistant landscaping.	Review and Approval of Grading and Building Permits	Prior to Issuance of Certificate of Occupancy/ Ongoing	Applicant, Town of Mammoth Lakes CEDD			Reclaimed water is used on the golf course; water conservation measures evaluated for each phase.
4.5-1(d)	The Project proponent shall contribute mitigation fees, as determined by MCWD, for any expanded facilities needed to serve the development.	Review and Approval of Land Use Permits and Building Permits	Prior to Issuance of Building Permits/ Ongoing	Applicant, Town of Mammoth Lakes CEDD			MCWD is responsible for implementation; ongoing with the issuance of development permits.
4.5-1(e)	Landscaping shall be predominately native and drought resistant vegetation.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			



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Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
4.5-2	The Project shall comply with all requirements of MCWD regarding flow reduction and sewer system design and operations.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.5-3(a)	Drainage collectors, retention and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour storm from the proposed Project site.	Review and Approval of Grading and Building Permits	Prior to Issuance of Building Permits; Ongoing	Applicant, Town of Mammoth Lakes PWD			Golf course master grading plan addressed; will be addressed with future phases of development.
4.5-3(b)	The requirements of the Lahonton RWQCB as specified in the "Erosion Control Guidelines" shall be met while construction is being undertaken and during project operation.	Review and Approval of Grading and Building Permits	During Construction; Ongoing	Applicant, Town of Mammoth Lakes PWD			
4.5-4(a)	Alternate methods of solid waste disposal, such as onsite compaction, shall be incorporated into the final Project design subject to the approval of the Mammoth Lakes Planning Department.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.5-4(b)	All visible trash collection facilities and features of the development shall be designed to complement the Project design scheme.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.5-4(c)	The Project applicant shall provide a recycling collection station or contract a solid waste disposal company which will offer a system of convenient recycling stations for Project residents. Placement and design shall be subject to the review and approval of the Planning Director.	Review and Approval of Building Permits	Prior to Issuance of Building Permits; Ongoing	Applicant, Town of Mammoth Lakes CEDD			Recycling collection required for multi-unit projects pursuant to State law.
4.5-4(d)	The Project applicant shall provide each residence with a divided cabinet suitable for aluminum cans, glass bottles, and plastic bottles.	Review and Approval of Building Permits	Prior to Issuance of Building	Applicant, Town of Mammoth Lakes CEDD			



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			Permits				
4.5-4(e)	A portion of the golf course shall be reserved for the processing of green wastes generated by the golf course. The processing of green wastes shall be the responsibility of the golf course management for the life of the Project.	Review and Approval of Building Permits	Prior to Issuance of Building Permits	Applicant, Town of Mammoth Lakes CEDD			
4.6 TRAFFIC							
4.6-1(a)	The project shall be required to contribute "in lieu" fees if transit system improvements are not implemented by the Town. It is anticipated that the continued need for certain roadway improvements and the level of developer financial participation in support of an improved transit system would be determined by the upcoming transit system study.	Review and Approval of Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			
4.6-1(b)	<u>Minaret Road (Main Street/Lake Mary Road to south of Old Mammoth Road)</u> - Dedicate and widen Minaret Road between Main Street/Lake Mary Road and a point just south of Old Mammoth Road to provide four travel lanes plus the necessary snow storage easement. This improvement is consistent with the designation of Minaret Road as an arterial in the Town General Plan.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Completed.
4.6-1(c)	<u>Old Mammoth Road (Main Street to south of Chateau Road)</u> - Restripe or widen Old Mammoth Road between Main Street and a point just south of Chateau Road to provide four travel lanes, and maintain the existing continuous left-turn lane. This improvement is consistent with the designation of Old Mammoth Road as an arterial in the Town General Plan.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			N/A – Redesign of Old Mammoth Road negated this mitigation measure.
4.6-1(d)	<u>Lake Mary Road (Main Street to Lakeview Road)</u> -	Review and Approval of Land	Prior to Issuance of	Applicant, CalTrans, Town of			Revised by the North Village Specific Plan.



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	Widen Lake Mary Road between Main Street and Lakeview Road to provide four travel lanes. The outer westbound through lane within this road segment would become a forced right- turn lane at the intersection with Lakeview Road.	Use, Grading, and Building Permits	Certificate of Occupancy	Mammoth Lakes PWD and CEDD			
4.6-1(e)	<u>Main Street (Sierra Boulevard to Minaret Road)</u> - Widen and restripe Main Street between Sierra Boulevard and Minaret Road to provide a two-way continuous left-turn lane in the median (consistent with the existing two-way continuous left-turn lane east of Sierra Boulevard).	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Revised by the North Village Specific Plan.
4.6-1(f)	<u>Minaret Road/Forest Trail</u> - In addition to the traffic signal and other improvements proposed as part of the North Village Specific Plan circulation plan, widen Minaret Road just north of Forest Trail to provide two southbound lanes, resulting in one exclusive left-turn lane, one through lane, and a shared through/right-turn lane on the southbound Minaret approach to Forest Trail. Also, eliminate the constant eastbound right-turn arrow for traffic turning from eastbound Forest Trail to southbound Minaret which is proposed as part of the North Village Specific Plan circulation plan.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Revised by the North Village Specific Plan.
4.6-1(g)	<u>Lakeview Road/Lake Mary Road</u> - In conjunction with the recommended widening of Lake Mary Road as described above, the following localized intersection improvements are required: widen or restripe the eastbound Lake Mary Road approach to provide one exclusive left-turn lane and one through lane (the second eastbound through lane recommended as part of the Lake Mary Road	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			



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	widening east of Lakeview Road would begin at Lakeview Road); widen the westbound Lake Mary Road approach to provide one through lane and one exclusive right-turn lane (the second westbound through lane recommended as part of the Lake Mary Road widening east of Lakeview Road would terminate as the forced right-turn lane at Lakeview Road); and formally stripe the southbound approach Lakeview Road approach to provide one exclusive left-turn lane and one shared left/right-turn lane. These improvements will be in addition to the installation of a traffic signal and grade reconstruction proposed as part of the North Village Specific Plan circulation plan.						
4.6-1(h)	<u>Minaret Road/Main Street/Lake Mary Road</u> - Widen the northbound Minaret approach to provide an exclusive right-turn lane. Restripe the southbound approach and northbound departure to provide the following configuration on the southbound Minaret approach: two exclusive left-turn lanes, one through lane, and one shared through/right-turn lane. Restripe the westbound approach and eastbound departure to provide a second left-turn lane on the westbound Main approach. Also, modify the signal phasing to provide left-turn protected phases on the north and south approaches which will replace the existing split phasing on these approaches.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Revised by the North Village Specific Plan.
4.6-1(i)	<u>Sierra Boulevard/Main Street</u> - Restripe Main Street to provide a left-turn lane on the eastbound approach (in conjunction with the recommended widening of Main Street to provide a two-way continuous left-turn lane between Sierra Boulevard and Minaret Road as described above). This will remove turning vehicles from the through traffic lanes and thus improve the	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			



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	overall operation of the intersection. However, installation of a traffic signal is <u>not</u> recommended, as the cumulative traffic volumes do not satisfy signal warrants (see Appendix E), and the projected poor level of service would be experienced only by stop-controlled vehicles waiting to turn left from Sierra onto Main.						
4.6-1(j)	<u>Old Mammoth Road/Main Street</u> - Restripe the northbound and eastbound approaches to provide the following configurations: one exclusive left-turn lane and one shared left/right-turn lane on the northbound Old Mammoth approach; one through lane, one shared through/right-turn lane, and one exclusive right-turn lane on the eastbound Main approach.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Completed
4.6-1(k)	<u>Minaret Road/Meridian Boulevard</u> - In conjunction with the recommended widening of Minaret Road to four through lanes as described above, the following localized intersection improvements will be required: widen both the northbound and southbound Minaret approaches to provide one exclusive left-turn lane, one through lane, and one shared through/right-turn lane on each approach; and widen and/or restripe the eastbound approach Meridian to provide an exclusive right-turn lane. These improvements will be in addition to the exclusive left-turn lanes on the eastbound and westbound Meridian approaches and installation of a traffic signal programmed for implementation by the Town of Mammoth Lakes.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			
4.6-1(l)	<u>Mono Street/Meridian Boulevard</u> - Widen and restripe Meridian Boulevard to provide left-turn lanes on both the eastbound and westbound approaches (consistent with the two-way continuous left-turn lane	Review and Approval of Land Use, Grading, and Building	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			



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	proposed for Meridian Boulevard as a project access improvement in Chapter VI). This will remove turning vehicles from the through traffic lanes and thus improve the overall operation of the intersection. However, installation of a traffic signal is <u>not</u> recommended, as the cumulative traffic volumes do not satisfy signal warrants, and the projected poor level of service will be experienced only by stop-controlled vehicles waiting to turn left from Mono onto Meridian.	Permits					
4.6-1(m)	<u>Old Mammoth Road/Meridian Boulevard</u> - In conjunction with the recommended widening of Old Mammoth Road as described above, the following localized intersection improvements will be required: restripe the southbound Old Mammoth approach to provide one exclusive left-turn lane, one through lane, and one shared through/right-turn lane; and widen the northbound Old Mammoth approach to provide two exclusive left-turn lanes, one through lane, and one shared through/right-turn lane.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Old Mammoth Road striping completed; two left turn lanes were determined to be unnecessary with the redesign of Old Mammoth Road.
4.6-1(n)	<u>Minaret Road/Chateau Road</u> - In conjunction with the recommended widening of Minaret Road as described above, the following localized intersection improvements will be required: stripe the northbound Minaret approach to provide one through lane and one shared through/right-turn lane; widen the southbound Minaret approach to provide one exclusive left-turn lane and two through lanes; restripe the westbound Chateau approach to provide an exclusive left-turn lane and a shared left-turn/right-turn lane; and install a two-phase traffic signal (the cumulative traffic volumes satisfy	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			



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	traffic signal warrants).						
4.6-1(o)	<u>Old Mammoth Road/Chateau Road</u> - In conjunction with the recommended widening of Old Mammoth Road as described above, the following localized intersection improvements will be required: restripe the southbound Old Mammoth approach to provide one exclusive left-turn lane, one through lane, and one shared through/right-turn lane; widen the northbound Old Mammoth approach to provide one exclusive left-turn lane, one through lane, and one shared through/right-turn lane; and install a two-phase traffic signal (the cumulative traffic volumes satisfy traffic signal warrants).	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			N/A – Redesign of Old Mammoth Road negated this mitigation measure.
4.6-1(p)	<u>Minaret Road/Old Mammoth Road</u> - In conjunction with the recommended widening of Minaret Road as described above, the following localized intersection improvements will be required: widen the northbound Minaret approach to provide one exclusive left-turn lane, one through lane and one shared through/right-turn lane; widen the southbound Minaret approach to provide one exclusive left-turn lane, two through lanes and one exclusive right-turn lane; widen the westbound Old Mammoth approach to provide two exclusive left-turn lanes, one through lane and one exclusive right-turn lane; widen the eastbound Old Mammoth approach to provide one exclusive left-turn lane, one through lane, and one exclusive right-turn lane; and install a traffic signal with overlapping left-turn phasing on the Old Mammoth approaches (the cumulative traffic volumes satisfy traffic signal warrants).	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant, CalTrans, Town of Mammoth Lakes PWD and CEDD			Superseded by Snowcreek Master Plan Update EIR traffic mitigation measures.
4.6-2(a)	Each of the internal roadways providing access to the	Review and	Prior to	Applicant and			



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	Lodestar Project site should be constructed to two-lane collector street standards.	Approval of Land Use, Grading, and Building Permits	Issuance of Certificate of Occupancy	Town of Mammoth Lakes PWD and CEDD			
4.6-2(b)	The proposed internal cul-de-sacs shall be constructed to two-lane local street standards.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			
4.6-2(c)	Facilities for pedestrians and bicycle traffic shall be provided. In addition, internal access and circulation for transit facilities shall be provided. These shall be consistent with the policies of Mammoth Lakes Policies 2C-4 and 2C-6 of the Town of Mammoth Lakes and Recreation Element of the General Plan.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			
4.6-3(a)	Traffic signals shall be installed at access numbers 1 and 2 onto Minaret Road (See Figure 4.6-2). Left-turn storage pockets shall be provided on the southbound Minaret approach to access number 1, and on both the northbound and southbound approaches to access number 2. Two approach (outbound) lanes and one departure (inbound) lane shall be provided on each access road. At access number 1, the outbound lanes shall be striped as one left-turn and one right-turn lane. At access number 2, the outbound lanes shall be striped as one left-turn lane and one shared through/right-turn lane. All roadway improvements shall be designed and constructed in accordance with Town of Mammoth Lakes roadway standards, subject to approval of	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			Re-evaluation probably required at time of hotel development.



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	the Public Works Director.						
4.6-3(b)	The four access points onto Meridian Boulevard shall be controlled by stop signs on the project access approaches, with uncontrolled traffic flows along Meridian. Two approach (outbound) lanes and one departure (inbound) lane shall be provided on each access road, with the outbound lanes striped as one left-turn and one right-turn lane. All roadway improvements shall be designed and constructed in accordance with Town of Mammoth Lakes roadway standards, subject to approval of the Public Works Director.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			Completed.
4.6-3(c)	Access number 6 (from Lodestar Area 3 to Meridian Boulevard) shall be aligned directly opposite the existing Joaquin Road, to form a four-way intersection rather than two slightly offset "T" intersections. Through movements from the access road onto Joaquin Road shall be permitted from the right-most approach (outbound) lane on the access road. All roadway improvements shall be designed and constructed in accordance with Town of Mammoth Lakes roadway standards, subject to approval of the Public Works Director.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			This access point was never constructed; N/A.
4.6-3(d)	Access number 5 (from Areas 2 and 4 to Meridian Boulevard) shall be located as close as possible to the midpoint between Minaret Road and Joaquin Road/access number 6, to maximize the spacing between the three adjacent intersections. All roadway improvements shall be designed and constructed in accordance with Town of Mammoth Lakes roadway standards, subject to approval of the Public Works Director.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			Obsidian Drive completed with Tallus is this access point; street improvements, including curb, gutter, and transit shelter, were deferred because of the Meridian Blvd redesign and in accordance with the Tallus deadlines



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4.6-3(e)	Meridian Boulevard, along the entire proposed Project frontage shall be widened to provide a two-way continuous left-turn lane, thus providing left-turn storage on Meridian Boulevard at each of the proposed project access roads (access numbers 3, 4, 5 and 6), as well as at the existing intersections of Meridian Boulevard with Villa Vista Drive, Joaquin Road, Lupin Street, Mono Street and Manzanita Road. All roadway improvements shall be designed and constructed in accordance with Town of Mammoth Lakes roadway standards, subject to approval of the Public Works Director.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Issuance of Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD and CEDD			Superseded by Meridian re-design
4.7 AIR QUALITY							
4.7-1(a)	To reduce the potential for nuisance due to dust and odors, all construction contracts shall require watering twice daily with complete site coverage; the frequency of watering shall increase as necessary to minimize dust if wind speeds exceed 15 mph.	Review and Approval of Grading and Building Permits	During Construction	Applicant and Town of Mammoth Lakes PWD and CEDD			
4.7-1(b)	Drift fencing tackifiers and covering of stockpiles shall be used in areas not under active construction.	Review and Approval of Grading and Building Permits	During Construction	Applicant and Town of Mammoth Lakes PWD and CEDD			
4.7-2	To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be added.	Review and Approval of Grading and Building Permits	During Construction	Applicant and Town of Mammoth Lakes PWD and CEDD			
4.7-3	Development will not be allowed within 50 feet of the Old Mammoth and Main intersection.	Review and Approval of Land Use, Grading, and Building Permits	During Construction	Applicant and Town of Mammoth Lakes PWD and CEDD			
4.7-4	Adopt and enforce Control Measures 1 through 7	Ongoing	Ongoing	Applicant and			These control measures



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	of the Town of Mammoth Lakes Draft Air Quality Management Plan (see page 4.7-6).			Town of Mammoth Lakes CEDD			are incorporated into the Town's Municipal Code
4.7-5(a)	Residential units shall be limited to one woodburning appliance per dwelling. The appliance must be an EPA Phase II-certified woodburning stove or pellet stove. Woodburning shall comply with standards in the Town's woodburning ordinance (Chapter 8-30, Particulate Emissions Regulations).	Review and Approval of Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD			
4.7-5(b)	Each hotel may have only one fireplace in the lobby or other common area. No other solid fuel appliances shall be allowed.	Review and Approval of Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD			
4.7-5(c)	All structures shall have high-efficiency central heat.	Review and Approval of Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD			
4.8 NOISE							
4.8-1(a)	Construction activities shall be limited to the hours between 7 a.m. and 8 p.m. Monday through Saturday and 9 a.m. to 5 p.m. on Sunday in order to minimize noise impacts.	During Construction	During Construction	Applicant and Town of Mammoth Lakes CEDD and PWD			
4.8-1(b)	Construction equipment shall be required to be muffled or controlled. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.	During Construction	During Construction	Applicant and Town of Mammoth Lakes CEDD and PWD			
4.8-2(a)	The proposed project shall be located or architecturally designed so the exterior noise levels will not exceed 60 dB and interior noise levels will not exceed 45 dB. Design features could include setbacks, berms, landscaping and architectural features, adjacent to both arterial and interior streets.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD			
4.8-2(b)	Multi-family buildings shall be located or	Review and	Prior to	Applicant and			



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	architecturally designed so the interior noise level will not exceed 45 L _{dn} . As a minimum, multi-family housing shall comply with Title 24 of the California Administrative Code.	Approval of Land Use, Grading, and Building Permits	Building Permit Issuance	Town of Mammoth Lakes CEDD			
4.8-2(c)	The project proponents shall work with Town staff to implement transit alternatives to reduce automobile traffic, as outlined in the Town's General Plan. Cumulative site development shall be reviewed at each phase and a trip reduction program developed for current phase implementation. Typically, a reduction in traffic of one-half would reduce the noise level by 3 dB.	Review and Approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD			
4.9 ARCHAEOLOGICAL RESOURCES							
4.9-1(a)	A qualified archaeologist shall be present during initial site clearing and grading to monitor the removal of any potential cultural deposits. If applicable, all procedures in Appendix K of the CEQA guidelines shall be implemented as determined by the Planning Director.	Review and approval of Grading and Building Permits	Prior to Issuance of Structural Permits	Applicant and Town of Mammoth Lakes CEDD			
4.9-1(b)	The project design shall be modified as feasible to avoid disturbances to archaeological sites identified as potentially significant. If avoidance is not feasible, see Mitigation Measure 4.9-1(c).	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Structural Permits	Applicant and Town of Mammoth Lakes CEDD			
4.9-1(c)	Prior to the issuance of a grading permit for any earth disturbance in the vicinity of any site identified as potentially significant, that site shall be excavated or the impacts otherwise mitigated to the satisfaction of the State Historic Preservation Officer.	Review and approval of Grading and Building Permits	Prior to Issuance of Structural Permits	Applicant and Town of Mammoth Lakes CEDD			
4.10 AESTHETICS/VISUAL QUALITY							
4.10-1(a)	To the maximum extent feasible, the proposed Project shall retain forested areas of the site,	Review and approval of Land	Ongoing	Applicant and Town of Mammoth			



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	and shall remain subordinate to the natural character of the site and the surrounding landscape.	Use, Grading, and Building Permits		Lakes CEDD			
4.10-1(b)	Prior to final approval of project development plans the applicant shall submit a tree management preservation and replacement plan prepared by a professional forester or arborist. Trees shall be replaced on a one-to-one basis with as many trees retained on-site as possible. Where trees have to be relocated off-site, the locations shall be determined through consultation with the Planning Director. The preservation and replacement management plan, including the type, size, number, and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community and Economic Development Planning Director.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits; Ongoing	Applicant and Town of Mammoth Lakes CEDD			Mitigation measure revised for compliance with wildland fire safety practices and consistency with the Lodestar Master Plan, which was amended by Ordinance 03-01.
4.10-1(c)	Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.10-1(d)	In order to reduce visual impacts, a forested buffer averaging no less than 100 feet shall be retained along Meridian Boulevard, Minaret Road, and along the western and eastern edges of the project site as required in project approval or by the Planning Director.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.10-1(e)	Designs for open areas of the site, most specifically the golf course, shall integrate	Review and approval of Land	Prior to Certificate of	Applicant and Town of Mammoth			



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	existing trees to give the appearance of continual forest coverage from off-site vantage points.	Use, Grading, and Building Permits	Occupancy	Lakes CEDD			
4.10-1(f)	To the maximum extent feasible, native trees and landscaping shall be concentrated around all structures, streets, and parking lots located on the project site.	Review and approval of Land Use, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes CEDD			
4.10-1(g)	The architectural style for all development shall blend with the site's natural setting. Rooflines shall reflect the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Project development plans (Use Permits & Building Permits) shall be subject to design review by the Town of Mammoth Lakes Planning Commission.	Review and approval of Land Use, Design Review, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes CEDD			
4.10-1(h)	Buildings fronting Main Street shall respond to the scale, massing, and visual context established by existing development along Main Street.	Review and approval of Land Use, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes CEDD			
4.10-1(i)	All multi-family housing structures shall be physically separated and buffered from non-residential structures, except resort condominium units which are a part of the Hotel complex. Setbacks between residential and non-residential structures shall be subject to the approval of the Town of Mammoth Lakes Planning Commission.	Review and approval of Land Use, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes CEDD			
4.10-1(j)	Employee housing shall have the same architectural, site design, and landscaping quality as all other development in the master	Review and approval of Land Use, Grading,	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes CEDD			



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	plan.	and Building Permits					
4.11 PUBLIC SERVICES/FISCAL							
4.11-1(a)	All project road alignments and project phases shall be designed to provide the necessary snow storage areas as determined by the Town Department of Public Works. Snow storage areas shall equal at least 70 percent of the surfaces to be cleared.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.11-1(b)	All buildings, walkways and pedestrian open spaces shall be located a minimum of 20 feet from the roadway edge to limit the amount of snow storage/blowing interference.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.11-1(c)	Alternate methods of snow removal, such as radiant heat decking, shall be implemented in the plaza area to ensure that access is provided to all businesses at all times.	Review and approval of Land Use, Grading, and Building Permits for the Plaza Area	Ongoing	Applicant and Town of Mammoth Lakes CEDD			
4.11-1(d)	Parking garage entry points shall avoid north-facing orientation. Design solutions shall be implemented to prevent blowing and drifting snow from accumulating in the garage entry area.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.11-1(e)	Sloping roofs shall be designed so as not to shed snow onto adjacent properties, parking lots, walkways or other passage ways.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.11-1(f)	The Town and Caltrans shall retain the right to cover any sidewalks with snow located adjacent	Review and approval of Land	Ongoing	Applicant, Caltrans, and Town of			



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	to streets for snow removal purposes.	Use, Grading, and Building Permits		Mammoth Lakes PWD			
4.11-1(g)	No snow removal activities, except that which is performed by the Town or by Caltrans, shall be allowed to deposit snow within the public rights-of-way.	Review and approval of Land Use, Grading, and Building Permits	Ongoing	Applicant and Town of Mammoth Lakes PWD			
4.11-1(h)	To avoid ice build-up, all structures shall be oriented to minimize shading of streets and pedestrian areas.	Review and approval of Land Use, Grading, and Building Permits	Prior to Issuance of Building Permits	Applicant and Town of Mammoth Lakes CEDD			
4.11-1(i)	Clearing of private roads shall be the responsibility of the developer or homeowners associations.	Review and approval of Land Use, Grading, and Building Permits	Ongoing	Applicant and Town of Mammoth Lakes PWD			
4.11-2(a)	The project proponent shall pay school impact fees under the provisions of AB 2926 or provide equivalent alternative mitigation as determined by the School District.	Review and approval of Building Permits	Ongoing	Applicant and Town of Mammoth Lakes CEDD, Mammoth Lakes Unified School District			Amount was negotiated between the developer and MUSD.
4.11-2(b)	The project proponent may volunteer to designate a portion of the project site to the District for the purpose of constructing a new elementary school facility or to participate in a proportionate share of a school site at another location.	Review and approval of Building Permits	Ongoing	Applicant and Town of Mammoth Lakes CEDD, Mammoth Lakes Unified School District			See Mitigation Measure 4.11-2(a), above.
4.11-3	The project proponent shall contribute sufficient funds to the Town of Mammoth Lakes for the cost of purchasing one patrol car.	Review and approval of Building Permits	Ongoing	Applicant and Town of Mammoth Lakes CEDD, Mammoth Lakes			This has not been completed and is anticipated to be required with the



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				Police Department			development of the resort hotel.
4.11-4(a)	The project proponent shall pay a one-time mitigation fee for construction of the project, based upon building height, and another one-time mitigation fee on project operations. Both fees are to be determined by the Fire Protection District and collected by the Town.	Review and approval of Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD, Mammoth Lakes Fire Protection District			This can be satisfied through the payment of Fire District DIF
4.11-4(b)	Access to all structures shall comply with Mammoth Lakes Fire Protection District Ordinance #85-02 <i>in effect</i> .	Review and approval of Land Use and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes CEDD, Mammoth Lakes Fire Protection District			Mitigation measure revised for compliance with current Fire District regulations.
4.11-4(c)	Access roads shall be of an approved hard all-weather surface and shall have a minimum clear unobstructed width of 20 24 feet. All access roads shall have a minimum vertical clearance of 15 feet <i>or as otherwise required by the Caltrans design manual</i> . Access roads shall have a grade of not more than 10 percent.	Review and approval of Land Use, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD			Mitigation measure revised for compliance with current Fire District regulations and clearances for pedestrian areas.
4.11-4(d)	To provide for aerial ladder access to building rooftops, a minimum 20 24-foot wide access road shall be provided for each structure located not more than 25 feet from the structure, but no closer than 1 foot for every 3 feet of building height. This access road shall have a grade of not more than three percent and shall be clearly posted "No Parking - Fire Lane." All <i>mid-rise and</i> high-rise structures (defined by the District as any structure exceeding 3 stories or 35 feet in height for nonresidential structures, and 55 feet for residential structures) should be required to	Review and approval of Land Use, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			Mitigation measure revised for compliance with current Fire District regulations.



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	have approved Fire Department access roads to at least 2 sides of the structure. One of these access roads should be on the side of the building with the longest continual roof line.						
4.11-4(e)	Fire Department access roads that are 150 feet or more in length <i>but less than 2,500 feet in length</i> shall be provided with approved fire apparatus turn-arounds. The required width and height clearances for Fire Department access roads shall be maintained.	Review and approval of Land Use, Grading, and Building Permits	Prior to Certificate of Occupancy	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			Mitigation measure revised for compliance with current Fire District regulations.
4.11-4(f)	If a smoke tower or stairway is used as a required exit for a structure, that exit shall have an unobstructed passage of not less than 6 feet in width to Fire Department access, and then not less than 3 feet in width from that point to the public way.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			
4.11-4(g)	An approved water supply system capable of supplying required fire flow for fire protection purposes be provided to all premises upon which buildings or portions of buildings are constructed. The establishment of gallons per minute requirements for fire flow shall be based on the "Guide for Determination of Required Fire Flow" published by the Insurance Service Office.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			
4.11-4(h)	Fire hydrants shall be located and installed per Fire Department standards and approved by the Fire Chief. On-site fire hydrants shall be provided when any portion of the building protected is in excess of 450 50 feet from a water supply on a public street, or as required by the Fire Chief.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			Mitigation measure revised for compliance with current Fire District regulations.



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4.11-4(i)	Fire hydrants and access roads shall be installed and made serviceable prior to and during time of construction. All hydrants shall be properly identified per Fire Department standards.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			
4.11-4(j)	An approved automatic fire extinguishing system is required for all covered parking areas and other structures per the Fire Code, having a foundation footprint of 5,000 square feet or more; a height of more than 35 feet (50 feet for residential condominiums or apartment buildings); or a height of more than 3 stories. Fire extinguishing systems shall also be installed for all other occupancies designated for this system in the Uniform Fire and Uniform Building Code, or structures identified as special hazard occupancies as outlined in the appropriate National Fire Protection Association pamphlet.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			Mitigation measure revised for compliance with current Fire District regulations.
4.11-4(k)	Fire standpipe systems shall be installed in conformance with National Fire Protection Association Standards and the Uniform Fire Code.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			
4.11-4(l)	Incorporation of other fire protection methods as necessary in underground parking garages and high-rise structures, based upon building construction, size, and adjoining occupancy types, shall be determined by the Fire Chief upon formal plan submission.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			
4.11-4(m)	All vehicular bridges and pedestrian bridges shall comply with fire apparatus access road	Review and approval of Land	Prior to Building Permit	Applicant and Town of Mammoth			See Mitigation Measure 4.11-4(c)



Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring ¹	VERIFICATION OF COMPLIANCE		
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	requirements in regards to minimum width and height clearances.	Use, Grading, and Building Permits	Issuance for Vehicle or Pedestrian Bridges	Lakes PWD, Mammoth Lakes Fire Protection District			
4.11-4(n)	Liquid petroleum gas storage and system installation shall comply with Mammoth Lakes Fire Protection District Ordinance #85-02 <i>in effect</i> , which establishes and regulates the storage of liquid petroleum gases.	Review and approval of Land Use, Grading, and Building Permits	Prior to Building Permit Issuance	Applicant and Town of Mammoth Lakes PWD, Mammoth Lakes Fire Protection District			Mitigation measure revised for compliance with current Fire District regulations.
4.11-6	Implement Mitigation Measures 4.11-2(a) and 4.11-2(b).	See Mitigation Measures 4.11-2(a) and 4.11-2(b).			See Mitigation Measures 4.11-2(a) and 4.11-2(b).		
4.11-8	Implement Mitigation Measure 4.11-4(a).	See Mitigation Measure 4.11-4(a).			See Mitigation Measure 4.11-4(a).		