ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

The Woodsite

June 4, 2026

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JN 210416

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TABLE OF CONTENTS

1.0 Introduction 1

1.1 Project Location and Environmental Setting 2
1.2 Previous Environmental Documents 2

2.0 Description of Project Modifications 8

2.1 Addendum's Purpose and Need 8
2.2 Location of Project Modifications 9
2.3 Components of Project Modifications 10

3.0 Environmental Assessment 13

3.1 Land Use 13
3.2 Population and Housing 13
3.3 Aesthetics/Light and Glare 15
3.4 Traffic and Circulation 18
3.5 Air Quality 20
3.6 Noise 23
3.7 Geology, Soils, and Seismicity 24
3.8 Hydrology and Drainage 27
3.9 Biological Resources 30
3.10 Public Services/Utilities 33
3.11 Cultural Resources 34
3.12 Energy 35
3.13 Wildfire 36
3.14 Hazards/Hazardous Materials 37

4.0 Determination/Addendum Conclusion 37

5.0 Addendum Preparation Sources/References 38

LIST OF EXHIBITS

Exhibit 1-1 Regional Vicinity 3
Exhibit 1-2 Site Vicinity 4
Exhibit 1-3 General Plan Designation and Zoning.....5
Exhibit 1-4 NVSP Zoning 6
Exhibit 2-1 Conceptual Site Plan 12

LIST OF TABLES

Table 2-1 Consistency with the NVSP Development and Design Standards.....11

LIST OF APPENDICES

Appendix A The Woodsite Mitigation Monitoring and Reporting Program

1.0 INTRODUCTION

Crestwood Mammoth, LLC (the Property Owner) has requested approval of a Tentative Tract Map, Use Permit, and Design Review application to develop a 67-unit residential Planned Unit Development (PUD) consisting of three single-family residential dwellings, 26 duplexes, four triplexes, and a common area recreation building fronting Minaret Road (herein referenced as "The Woodsite"), located within the North Village Specific Plan (NVSP) area. Based on the analysis presented in this Addendum, the Town of Mammoth Lakes (Town) has determined that The Woodsite application is consistent with the NVSP.

It is acknowledged that the NVSP underwent California Environmental Quality Act (CEQA) review. The Town certified the *Final Environmental Impact Report North Village Specific Plan* (1991 FEIR) in February 1991. Since then, the environmental documentation has been amended, per the *1994 North Village Specific Plan Environmental Impact Report Addendum* (1994 Addendum), dated May 1994, and certified *Subsequent Program Environmental Impact Report for the North Village 1999 Specific Plan Amendment* (1999 SPEIR), dated October 13, 2000. At the time, the Town was working on updating its affordable housing requirements. The 1999 SPEIR assumed that the newly adopted affordable housing requirements from 1999 would be applicable to projects constructed within the NVSP area following the 1999 amendment. The 1999 SPEIR referred to the 1999 affordable housing requirements in its analysis. This version of the affordable housing requirements called for each project within the NVSP to provide housing units for 58.5 percent of the full time employees (FTEs) generated by the project, with at least 50 percent of those units provided on-site and up to 50 percent provided off-site. This specific language was contained within the amended version of the 1999 NVSP (*North Village Specific Plan 2000*, adopted December 2000).

Since the certification of the NVSP environmental documents, the Town has updated its town-wide policies pertaining to workforce housing. In 2004, the Town updated its affordable housing requirements. Shortly thereafter, in January 2005, the NVSP was amended again to reflect the affordable housing changes. At this time, the amended NVSP was revised to refer to the ordinance containing the Town's affordable housing requirements contained in the Mammoth Lakes Municipal Code (Municipal Code) Title 17 (Zoning Code), Chapter 17.36, *Affordable Housing Mitigation Regulations*. This amendment shifted the NVSP affordable/workforce housing requirements from being defined in the NVSP to being defined in the Zoning Code. The intent of this shift was to ensure that future buildout of the NVSP, over time and consistent with the vision of the NVSP, would be subject to the most current workforce housing regulations, based on the present housing needs, without continuous amendment of the NVSP. In 2014, the Town updated the Municipal Code Article VI, *Affordable and Workforce Housing.* This update eliminated project size as a restriction for defining a development project, thereby allowing developers of larger projects to address workforce housing impacts through the payment of in-lieu fees (Code 1990, § 17.140.100; Ord. No. 14-02, § 4, 3-19-2014). The Town now permits developers to satisfy workforce housing obligations by paying the Municipal Code in-lieu housing fees.

The purpose of this Addendum is to document the history of the Town's affordable housing mitigation and/or requirements (as relevant to the project site), consider the consistency of the Woodsite application with the development envelopes analyzed in the 1999 SPEIR for the project site (pursuant to State CEQA Guidelines Section 15164[b]), and confirm the applicable Mitigation Monitoring and Reporting Program (MMRP) for the Woodsite.

1.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Woodsite is located in the Town of Mammoth Lakes, which is situated within the eastern portion of the Sierra Nevada Range, in southwestern Mono County, California. Regional access to the town is provided via U.S. Highway 395, which is approximately three miles east of the town. The town is served primarily by State Route 203, which acts as a connector to U.S. Highway 395; refer to Exhibit 1-1, *Regional Vicinity*. The project site is within the northwestern portion of the town, located approximately 450 feet south of Lake Mary Road and Minaret Road intersection at 5699 and 5781 Minaret Road; refer to Exhibit 1-2, *Site Vicinity*. The approximately 7.7-acre Woodsite is comprised of two parcels (Assessor Parcel Number [APN] 033-100-037-000 and -039-000).

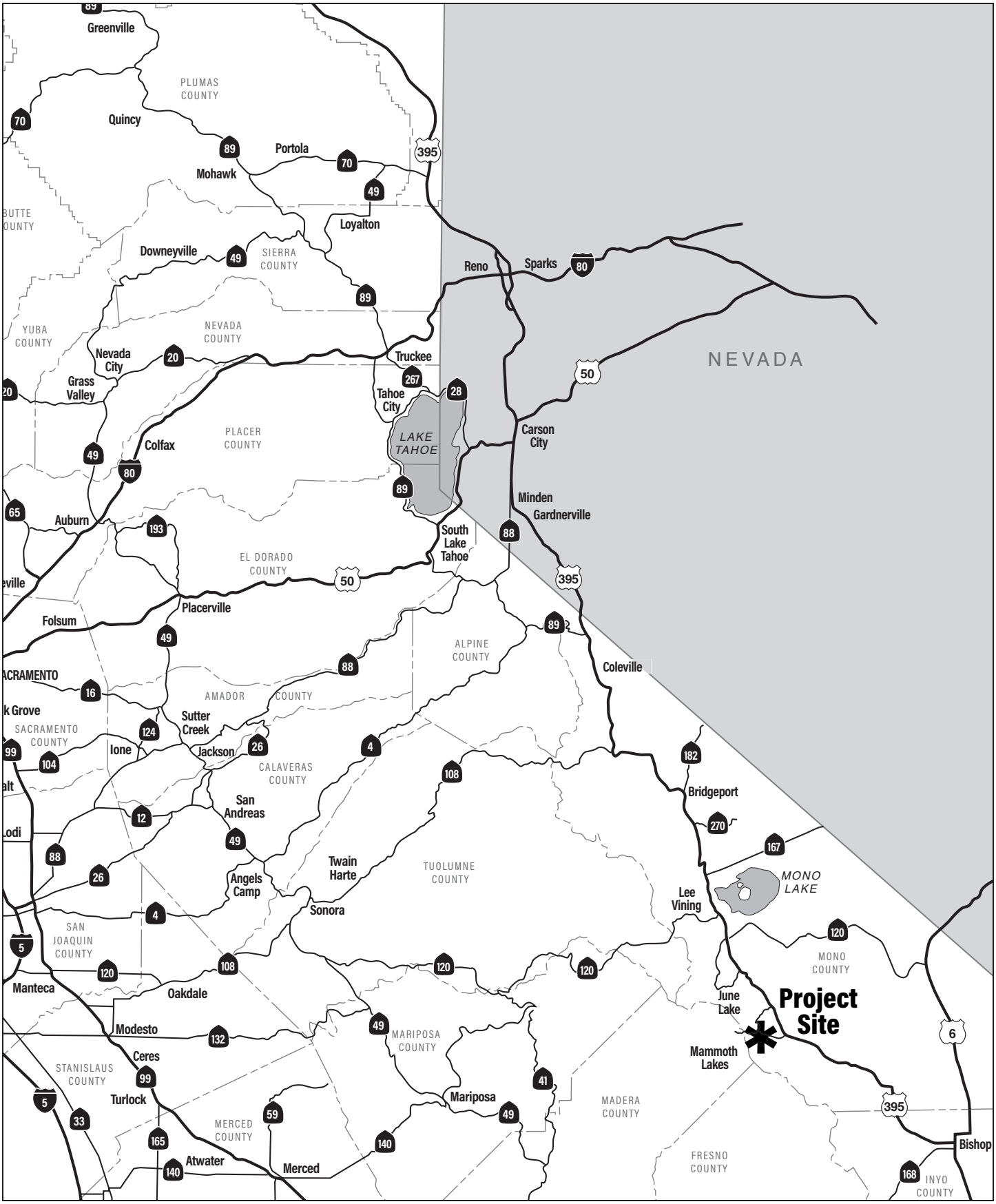
The Woodsite is currently vacant and forested. The project site is designated by the *Town of Mammoth Lakes General Plan* (General Plan) as a Specific Plan (NVSP) and zoned by the *Town of Mammoth Lakes Municipal Code* (Municipal Code) as North Village Specific Plan (NVSP); refer to Exhibit 1-3, *General Plan Designation and Zoning*. To the north of the project site is a small, vacant parcel of land which is zoned NVSP. The NVSP designates the project site as SL (Specialty Lodging); refer to Exhibit 1-4, *NVSP Zoning*. The project site is substantially surrounded by developed land. To the east of the project site, across Minaret Road, is lodging and condominiums (Stonegate Mammoth Luxury Homes) at 5808 Minaret Road and zoned NVSP. To the south is vacant land zoned Resort. To the west of the project site are condominiums (Hidden Valley Condominiums) and single-family residential dwellings, zoned Residential Multi-Family 2 and Residential Single-Family, respectively.

1.2 PREVIOUS ENVIRONMENTAL DOCUMENTS

North Village Specific Plan and EIR

The NVSP establishes development regulations for approximately 64 acres located around Minaret Road, Main Street/Lake Mary Road, and Canyon Boulevard. The objective of the NVSP is to "create a set of land use designations and development standards which will facilitate the development of "North Village" as a concentrated, pedestrian-oriented activity center with limited vehicular access…development will be oriented toward year-round uses and visitor activity." The Town, as the Lead Agency under CEQA, determined that an EIR was required for the NVSP prior to its adoption.

The EIR was prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.); CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the Town. The purpose of the EIR was to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects of the NVSP. The 1991 FEIR was certified along with the adoption of the NVSP in February 1991. All environmental topics analyzed in the 1991 FEIR required mitigation in order to reduce impacts to a less than significant level, including the topics of Geology and Soils, Hydrology and Water Quality, Biological Resources, Land Use and Planning, Jobs/Housing Relationship, Utilities, Traffic, Air Quality, Noise, Archeological, Aesthetics/Visual Impacts, Light and Glare, Public Services/Fiscal Impacts, and Energy. In total, 90 Mitigation Measures were identified by the 1991 FEIR as being applicable to the NVSP; however, even with implementation of Mitigation Measures, the 1991 FEIR determined that impacts related to school facilities (Public Services) and the gondola (Aesthetics/Visual Impacts) would be significant and unavoidable.



THE WOODSITE
ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENT IMPACT REPORT

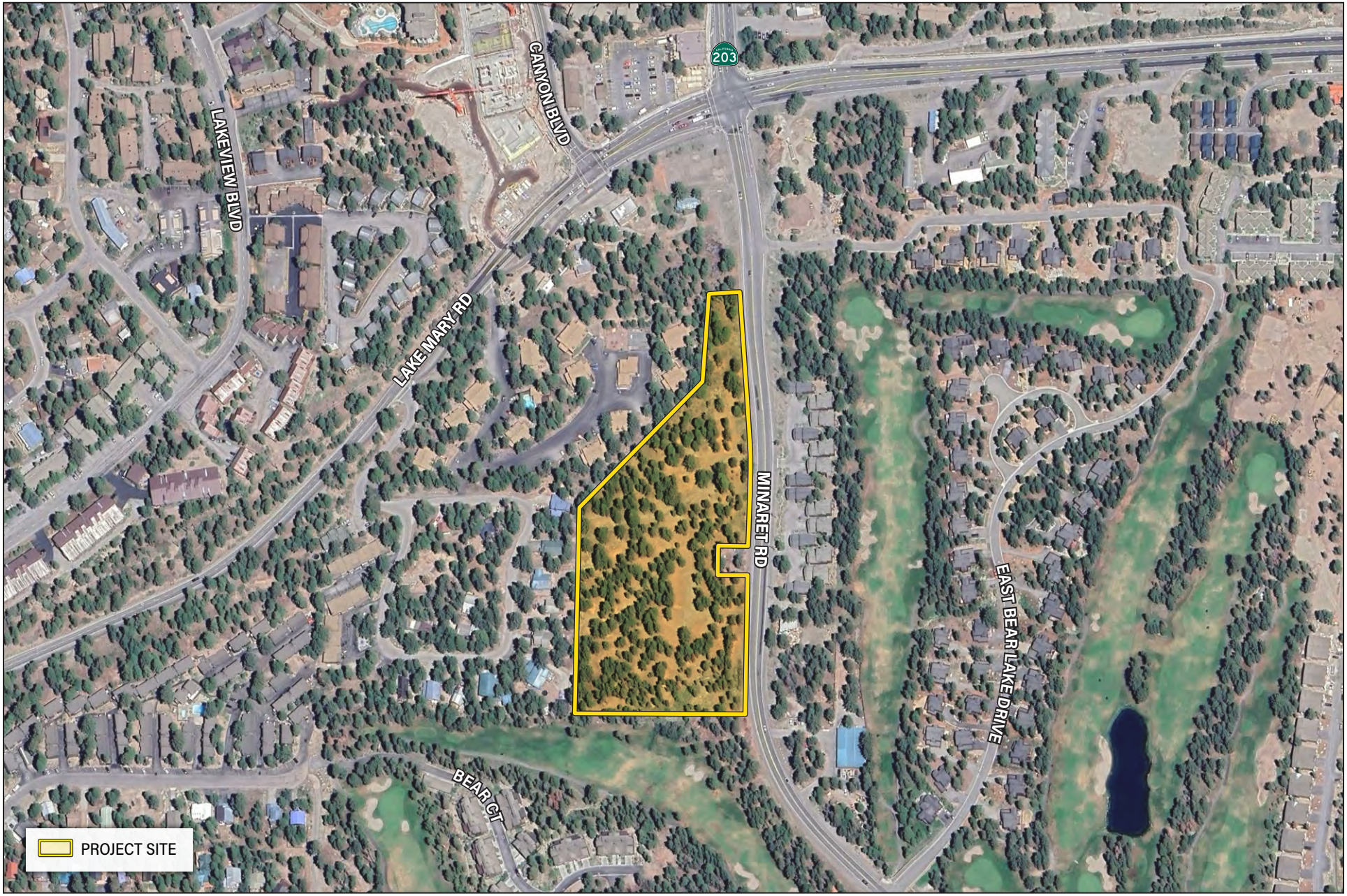
Regional Vicinity

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Exhibit 1-1



Source: Google Earth Pro, October 2025

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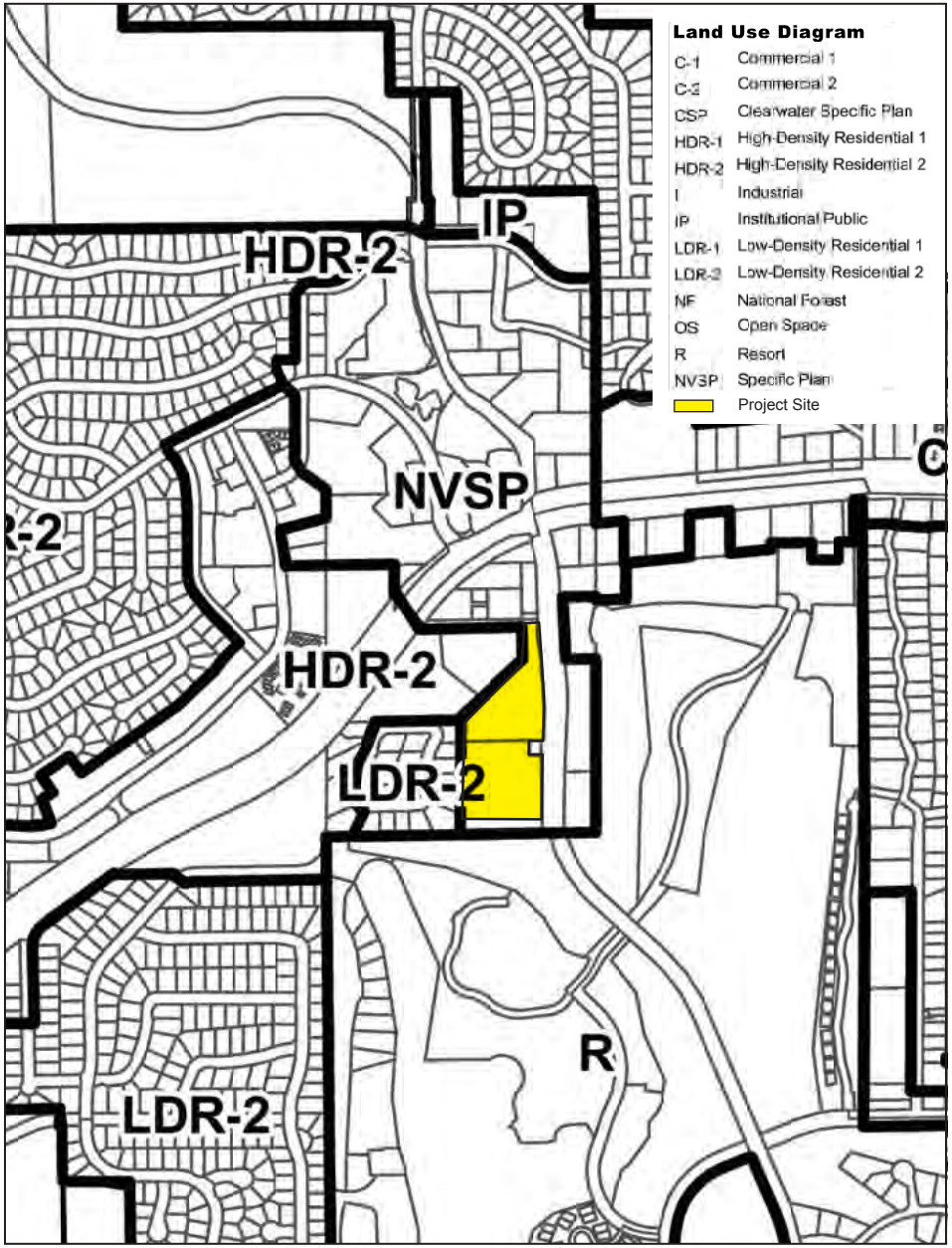
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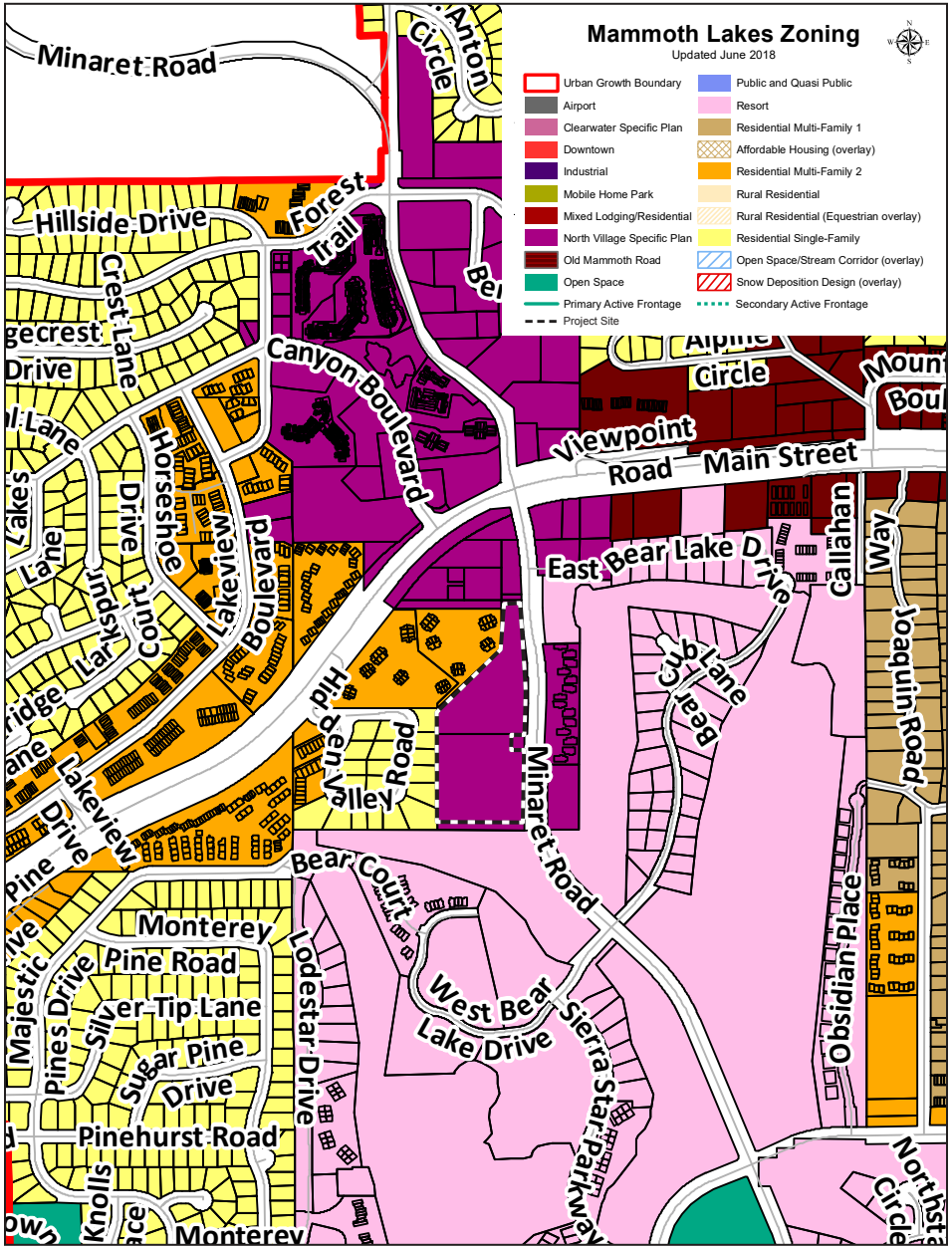
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ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENT IMPACT REPORT

Site Vicinity

Exhibit 1-2



Source: Town of Mammoth Lake, *Town of Mammoth Lakes General Plan*, Figure 5, updated September 2019.



Source: Town of Mammoth Lake, *Mammoth Lakes Zoning*, updated June 2018.

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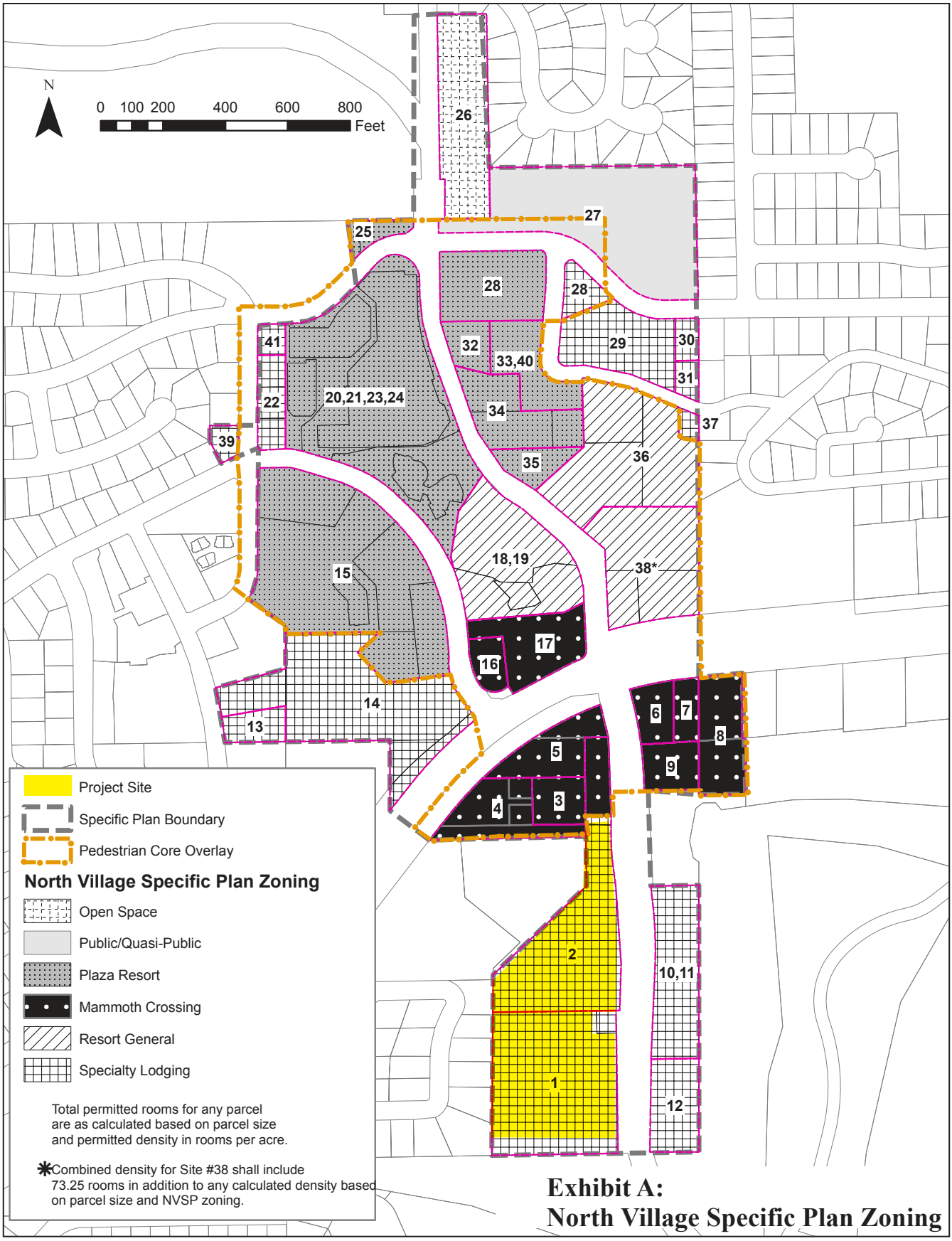
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General Plan Designation and Zoning

Exhibit 1-3



Source: Town of Mammoth Lake, *North Village Specific Plan 2000 Exhibit A, North Village Specific Plan Zoning*, revised December 3, 2014.

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THE WOODSITE
ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENT IMPACT REPORT

NVSP Zoning

Exhibit 1-4

Regarding potential population and housing impacts, the 1991 FEIR concluded that buildout of the NVSP would result in inadequate housing for temporary and permanent employees generated by future developments within the NVSP area, and thus buildout of the NVSP would result in potentially significant impacts pertaining to population increase and associated increases in housing demand in the Town. Such increased population and employment would also result in conflicts with Town housing policies as a result of increased demands for workforce housing. In order to mitigate impacts due to inadequate housing supply and reduce potentially significant impacts to population and housing, Mitigation Measures 4.5-2(a) through 4.5-2(c) were included in 1991 FEIR Section 4.5, *Jobs/Housing Relationship*:

- Mitigation Measure 4.5(a): One hundred percent of the housing for employees generated by uses within the project shall be provided onsite, including affordable employee housing based upon Health and Safety Code Section 50079.5 and 50105 criteria unless the Town Council allows a portion of this housing need off-site through an in-lieu fee or equivalent program. If the 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.

- Mitigation Measure 4.5(b): Any housing constructed off-site shall be subject to further environmental review to insure that significant or cumulative environmental effects are mitigated on a site-specific basis.

- Mitigation Measure 4.5(c): Employee housing, in-lieu fee, or an equivalent program as approved by the Town Council shall be in place prior to or concurrent with non-residential development generating the need for such housing.

Thereafter, in May 1994, the 1994 Addendum was prepared for an amendment to the NVSP. The 1994 Addendum further refined the design of the NVSP pedestrian core area and realigned Canyon Boulevard to meet with Millers Siding/Lake Mary Road as a Collector Street. The design refinements resulted in modifications to 1991 FEIR Mitigation Measures related to Geology and Soils and Traffic, as well as new Mitigation Measures for Traffic. Additionally, the 1994 Addendum concluded that NVSP buildout would increase employment opportunities, which would result in the need for low- to moderate-priced housing. In order to accommodate this need, the 1994 Addendum stated that developers would be required to construct or make available affordable units to meet the demand created by low- to moderate-income, full-time employees and to locate those housing units within the NVSP area.

Then, in 2000, the NVSP was further amended to account for the baseline changes throughout the community that had occurred since 1991, as well as analyze modifications to the NVSP related to circulation, parking allocation, height limitations, setback requirements, design review, and housing. The 1999 SPEIR, certified on October 13, 2000, assumed that the Town's newly adopted affordable housing requirements would be applicable to projects constructed within the NVSP area. This version of the affordable housing requirements called for each project within the NVSP to provide housing units for 58.5 percent of the FTEs generated by the project, with at least 50 percent of those units provided on-site and up to 50 percent provided off-site. This specific language was contained within the 1999 SPEIR and replaced the 1991 FEIR Mitigation Measures pertaining to affordable housing. The 1999 SPEIR determined that the revised NVSP resulted in a less than significant impact related to population and housing with implementation of the Town's 1999 affordable housing requirements. Further, in 2004, the Town updated its affordable housing requirements. Shortly thereafter, in January 2005, the NVSP was amended again to reflect the

affordable housing changes. A key point of the amendment was that rather than spelling out exactly what the affordable housing requirements were, the amended NVSP simply referred to the ordinance containing the Town's affordable housing requirements, Zoning Code Chapter 17.36 at the time. This had the effect of shifting the NVSP affordable/workforce housing requirements from being defined in the NVSP to being defined in the Zoning Code.

For this reason, the 1991 FEIR Mitigation Measures 4.5(a) through 4.5(c) were no longer applicable and the 1999 SPEIR regulations applied pertaining to affordable housing. The current certified 1999 SPEIR mitigation measures that are applicable to the Modified Project are provided in Appendix A, *The Woodsite Mitigation Monitoring and Reporting Program, as Amended*.

2.0 DESCRIPTION OF PROJECT MODIFICATIONS

2.1 ADDENDUM'S PURPOSE AND NEED

When an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental environmental review documentation shall be required unless one or more of the following events occurs:

1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

   A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

When none of the above events has occurred, yet minor technical changes or additions to the previously adopted EIR or negative declaration are necessary, an addendum may be prepared (State CEQA Guidelines Section 15164[b]).

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review has occurred. This Addendum supports the conclusion that the proposed Woodsite does not result in substantial changes with respect to the circumstances under which the current activity is being undertaken. No modifications are being considered that could result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not result in any new or substantially increased significant environmental impacts, new mitigation measures, or new alternatives that would substantially reduce significant impacts. As a result, an addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an addendum for public review is not required (State CEQA Guidelines Section 15164, subdivision (c)); however, the addendum must be considered in conjunction with the adopted 1999 SPEIR (State Clearinghouse No. 99-092082) by the decision-making body prior to its adoption.

2.2 LOCATION OF PROJECT MODIFICATIONS

The NVSP area varies in topography, between 8,040 mean sea level (msl) and 8,070 msl. The Woodsite property is currently vacant and vegetated. The project site is designated by the General Plan as a Specific Plan (NVSP) and zoned by the Municipal Code as NVSP. The NVSP zones the project site as SL (Specialty Lodging). The project site is substantially surrounded by developed land. To the north of the project site is vacant, paved land used for parking and zoned NVSP. To the east of the project site, across Minaret Road, is lodging and condominiums (Stonegate Mammoth Luxury Homes) at 5808 Minaret Road zoned NVSP. To the south is vacant land zoned Resort. To the west of the project site are condominiums (Hidden Valley Condominiums) and single-family residential dwellings, zoned Residential Multi-Family 2 and Residential Single-Family, respectively.

The proposed modifications would apply to the 7.7-acre project site identified in the NVSP. The project site is comprised of two parcels (Assessor Parcel Number [APN] 033-100-037-000 and -039-000) located approximately 450 feet south of the Lake Mary Road and Minaret Road intersection in the Town of Mammoth Lakes, California. The NVSP identifies that the project site has a land use designation of SL. The SL land use designation has the following objectives:

- To provide a transition between the North Village's resort orientation and surrounding residential development;
- To provide special lodging opportunities which may not be available within the commercial space in the NVSP;
- To encourage development of employee housing and supporting residential facilities; and
- To lower development intensity for parcels located away from the Plaza Resort district and avoid strip commercial development patterns.

It is acknowledged that the project site is not located within a Town Planning Area, which has further individual site-specific requirements beyond the land use standards and requirements of the NVSP.

2.3 COMPONENTS OF PROJECT MODIFICATIONS

Changes in Circumstances

Since certification of the 1999 SPEIR, the Town has updated town-wide policies pertaining to workforce housing requirements, both as applied to the NVSP and as applied to town-wide projects through the Town's Municipal Code regulations. These updates have occurred in 2006, 2009, 2014, and 2015. The 2004 and 2006 amendments continued using different versions of a standard tied to project full time employees (FTEs). The 2009, 2014, and 2015 amendments moved away from an FTE standard to a standard based on a percentage of units, and ultimately allowed the entire obligation to be satisfied with the payment of in-lieu fees. Projects that have applied for entitlements within the NVSP since 2004 have been required to comply with the affordable/workforce housing ordinance in effect at the time, rather than with the 1999 NVSP housing requirements that were removed in 2005. The Town has not been applying NVSP-specific affordable/workforce housing requirements since 2004.

In 2014, the Town updated the Municipal Code Article VI, *Affordable and Workforce Housing*, which allows for payment applicable in-lieu fees for a project's impacts on workforce housing (Code 1990, § 17.140.100; Ord. No. 14-02, § 4, 3-19-2014). Specifically, Municipal Code Section 17.132.040, *Housing impact mitigation fees*, allows all transient and non-transient residential ownership developments (including condominiums, residential ownership components of mixed-use projects, single-family dwellings, etc.) to pay housing fees, per unit, established by the Town Council. The housing fees would be used for the purpose of planning, subsidizing, or developing the workforce housing within Town limits. Application of required town-wide housing policies in accordance with the Municipal Code, as an acceptable shift from the previous housing policies as analyzed by the 1991 FEIR, 1994 Addendum, and 1999 SPEIR, is the basis of the changes for the Modified Project.

Project Proposal

With adherence to Municipal Code Section 17.132.040, the Applicant has requested approval of a Tentative Tract Map, Use Permit, and Design Review application to develop a 67-unit residential development fronting Minaret Road. The Town has determined that The Woodsite Application is consistent with the buildout assumptions for the site identified in the NVSP; refer to Table 2-1, *Consistency with the NVSP Development and Design Standards*. As such, there are no changes to the proposed development assumptions for the project site, compared to that considered in the 1999 SPEIR.

The Woodsite proposes to develop a 67-unit residential development comprising of three single-family residential dwellings, 26 duplexes (three-bedroom units), and four triplexes (four-bedroom units); refer to Exhibit 2-1, *Conceptual Site Plan*. The three single-family residential dwellings would have a square footage of approximately 4,384 square feet per unit (which includes approximately 915 square feet of garage space). The 26 duplexes would have a square footage of approximately 3,423 square feet per unit (which includes approximately 623 square feet of garage space). Lastly, the four triplexes proposed would have a square footage of approximately 2,785 square feet per unit (which includes approximately 541 square feet of garage space).

Development of The Woodsite compared to the buildout envisioned for the site in the NVSP, are described in Table 2-1 below:

Table 2-1
Consistency with the NVSP Development and Design Standards

NVSP Development and Design Standards[1]	1999 SPEIR Buildout Assumptions[2]	The Woodsite
Density		
48 rooms per acre	348 rooms	255 rooms
Maximum Site Coverage		
60 percent of the site	201,901 square feet (7.7 acres)	151,592 square feet (7.7 acres)
Maximum Building Area		
75,000 square feet per acre	579,000 square feet (75,000 square feet per acre)	78,754 square feet (10,201 square feet per acre)
Maximum Permitted Building Height[3,4]		
40 feet	Up to 40 feet	33 feet and 2.75 inches
Maximum Projected Building Height[3,4]		
50 feet	Up to 50 feet	33 feet and 2.75 inches
Minimum Setback from Minaret Road[5]		
0-24 feet Building Height	10 feet	Varies; minimum 20 feet
25-34 feet Building Height	20 feet	Varies; minimum 20 feet
35-54 feet Building Height	30 feet	N/A
55 feet + Building Height	40 feet	N/A
Minimum Setback from NVSP Boundaries[5]		
0-24 feet Building Height	10 feet	20 feet
25-34 feet Building Height	20 feet	20 feet
35-54 feet Building Height	30 feet	N/A
55 feet + Building Height	40 feet	N/A

Notes:
1. NVSP Development and Design Standards are based on the Specialty Lodging land use designation.
2. Buildout assumptions are based on the site's acreage of 7.7 acres.
3. Due to the various building types (single-family, duplex, triplex) associated with The Woodsite, the tallest building height of the various building types was utilized to consider conformity.
4. Pursuant to Development and Design Standards, Item 5(d), Building Heights, building heights shall be measured vertically from natural grade when the building does not sit above a parking garage. When all or a portion of a building sits above a parking garage, or when buildings front on the plaza in the [Plaza Resort] PR district, building height shall be measured from the garage roof elevation or plaza elevation at the perimeter of the building.
5. NVSP Development and Design Standards setback requirements are based on building height. Since the maximum height of the Modified Project would be below 35 feet, setback requirements for building heights of 35 to 54 feet and 55 feet or more would not apply.

As shown in Table 2-1, the Modified Project would be consistent with the NVSP Development and Design Standards for the site. Specifically, the Modified Project would have a buildout less than what was envisioned for the site and thus would result in less environmental impacts than what was previously analyzed in the 1991 FEIR, as explained in the following analysis.

Local Agency Requirements

The Modified Project would be subject to local permits/approval including but not limited to:

- Tentative Tract Map (Town of Mammoth Lakes);
- Use Permit (Town of Mammoth Lakes); and
- Design Review (Town of Mammoth Lakes).



Source: ch x tld, May, 2026

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ADDENDUM TO THE NORTH VILLAGE SPECIFIC PLAN ENVIRONMENT IMPACT REPORT

Conceptual Site Plan

Exhibit 2-1

3.0 ENVIRONMENTAL ASSESSMENT

As discussed in Section 1.2, *Previous Environmental Documents*, for the purposes of this analysis, the proposed project modifications are compared to the certified 1999 SPEIR development scenario. Potential environmental impacts resulting from the proposed project modifications, as compared to the development scenario presented in the certified 1999 SPEIR, are presented below for each environmental topic area considered in the 1999 SPEIR. Additional environmental topic areas were analyzed under the proposed project modifications, including Energy, Hazards and Hazardous Materials, and Wildfire. Implementation of the proposed project would not require any new mitigation measures compared to those recommended in the 1999 SPEIR, as amended. Mitigation measures recommended within this analysis are the same as those presented in the 1999 SPEIR, as amended, and only include those applicable to the proposed project modifications.

3.1 LAND USE

The 1999 SPEIR analyzed potential changes in the existing physical land use patterns and demand, both within the area and throughout the commercial areas of the town, as well as development of a more intensive use than the previous zoning and land uses within the vicinity of the NVSP area. The 1999 SPEIR concluded that the implementation of Mitigation Measures recommended in the 1994 PEIR Addendum (Mitigation Measures 4.4-1(a)-4.4-1 (c), 4.4-2, 4.4-3) would reduce impacts within the vicinity to a less than significant level.

The Modified Project would develop a residential community with mixed unit types on land that is currently vacant and surrounded by other residential uses of varying densities, as well as vacant land designated for Resort and similar lodging land uses. As such, it is not anticipated that the Modified Project would divide an established community. As detailed in Section 2.3, *Components of Project Modifications*, and specifically Table 2-1, *Consistency with the NVSP Development and Design Standards*, the Modified Project would be consistent with the Development and Design Standards of the NVSP and would result in a reduced footprint compared to what was envisioned for the site by the NVSP. The Modified Project would enhance the objectives of the NVSP and comply with the SL land use designation by providing a buffer between resort uses and lower density housing, by providing a variety of housing types, and by providing a housing development that places on-site residential uses adjacent to similar surrounding residential uses. As intended by the NVSP, the proposed residential uses are sited in outlying areas in order to support the pedestrian core of the NVSP area. Additionally, the Modified Project would adhere to Municipal Code Section 17.132.040, which would require the payment of housing impact mitigation fees to ensure that adequate workforce housing is provided with the Town limits. As such, the Proposed Modified Project would result in a less than significant impact regarding a conflict with a land use plan or policy. Overall, the Modified Project would not result in any new significant land use impacts that were not analyzed in the 1999 SPEIR, and no mitigation would be required.

Mitigation Program

No mitigation measures are applicable.

3.2 POPULATION AND HOUSING

Regarding permanent year-round population, the Final 1991 FEIR anticipated that implementation of the NVSP may induce substantial growth due to employment opportunities

affiliated with proposed lodging and commercial uses. Regarding short-term visitor population, it was anticipated that substantial growth may be induced due to proposed lodging uses as well as seasonal employment opportunities. In addition to population growth, the 1991 FEIR anticipated that implementation of the NVSP may displace existing housing as well as create a demand for new housing, including affordable housing, workforce housing, and market-rate housing. Given the anticipated growth in workforce population and shortage in workforce housing, the 1991 FEIR included Mitigation Measures 4.5-2(a) through 4.5-2(c) to reduce potentially significant impacts on population and housing. These measures would require that developers provide housing for employees generated by projects, either on- site, off-site, and/or in the form of in-lieu fees or equivalent program. With implementation of Mitigation Measures 4.5-2(a) through 4.5-2(c), the 1991 FEIR determined that impacts would be less than significant.

Subsequent to the 1991 PEIR, potential impacts to population and housing were fully analyzed within the 1999 SPEIR, which assumed that the newly adopted affordable housing requirements from 1999 would be applicable to projects constructed within the NVSP area following the 1999 amendment. The 1999 SPEIR referred to the 1999 affordable housing requirements in its analysis. This version of the affordable housing requirements called for each project within the NVSP to provide housing units for 58.5 percent of the full time employees (FTEs) generated by the project, with at least 50 percent of those units provided on-site and up to 50 percent provided off-site. This specific language was contained within the 1999 amended version of the NVSP.

Since the certification of the NVSP environmental documents, the Town has updated its town-wide policies pertaining to workforce housing. In 2004, the Town updated its affordable housing requirements. Shortly thereafter, in January 2005, the NVSP was amended again to reflect the affordable housing changes. At this time, the amended NVSP was revised to refer to the ordinance containing the Town's affordable housing requirements contained in the Mammoth Lakes Municipal Code (Municipal Code) Title 17 (Zoning Code), Chapter 17.36, *Affordable Housing Mitigation Regulations*. This amendment shifted the NVSP affordable/workforce housing requirements from being defined in the NVSP to being defined in the Zoning Code. The intent of this shift was to ensure that future buildout of the NVSP, over time and consistent with the vision of the NVSP, would be subject to the most current workforce housing regulations, based on the present housing needs, without continuous amendment of the NVSP. In 2014, the Town updated the Municipal Code Article VI, *Affordable and Workforce Housing.* This update eliminated project size as a restriction for defining a development project, thereby allowing developers of larger projects to address workforce housing impacts through the payment of in-lieu fees (Code 1990, § 17.140.100; Ord. No. 14-02, § 4, 3-19-2014). The Town now permits developers to satisfy workforce housing obligations by paying the Municipal Code in-lieu housing fees.

Unplanned Population Growth

The Modified Project would not result in an increase in the potential to induce unplanned population in the area, either directly or indirectly, compared to that analyzed in the 1999 SPEIR. The Modified Project would construct a 67-unit residential development comprising of three single-family residential dwellings, 26 duplexes, and four triplexes. While this is a growth-generating development, as detailed in Section 2.3, and specifically Table 2-1, the Modified Project would be consistent with the NVSP buildout assumptions envisioned for the site in the NVSP. As such, the proposed Modified Project would not lead to an increase in population growth beyond what was analyzed in the 1999 SPEIR.

Similar to that assumed in the 1999 SPEIR and subsequent amendments, it is assumed that the project Applicant would be required to pay the fair-share of in-lieu fees consistent with the

Municipal Code Municipal Code Section 17.132.040. As demonstrated through past projects that have applied for entitlements within the NVSP since 2004 that have been required to comply with the affordable/workforce housing ordinance in effect at the time (rather than with the 1999 NVSP housing requirements that were removed in 2005), compliance with such regulations would off-site affordable/workforce housing needs within the Town (including buildout of the NVSP).

In conclusion, the Modified Project would not increase the resident population, or employees, at the project site, compared to buildout assumptions for the NVSP at the project site (as analyzed in the 1999 SPEIR). As such, the Modified Project would not result in an increase in the potential to induce unplanned population in the area, either directly or indirectly, compared to that analyzed in the 1999 SPEIR. Overall, the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to population, and no new mitigation measures would be required.

Displacement of Housing

The project site currently consists of vacant land. Implementation of the Modified Project would not result in the displacement of existing people or housing, necessitating the need for construction of replacement housing elsewhere. Overall, the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to displaced housing, and no new mitigation measures would be required.

Mitigation Program

No mitigation measures are applicable.

3.3 AESTHETICS/LIGHT AND GLARE

The potential impacts to visual character, scenic vistas and resources, and light and glare were fully analyzed in the 1999 SPEIR. The 1999 SPEIR analyzed design features such as building material and color palette, architectural design, frontage, building height, bulk and mass, landscape, as well as shade and shadow and surrounding views. The 1999 SPEIR concluded that implementation of recommended Mitigation Measure 5.3-1(a) through 5.3-1(f) and 5.3-1(j), 5.3-1(k), and 5.3-1(m), which mitigate impacts on visual character, Mitigation Measures 5.3-2(a) and Mitigation Measures 5.3-2(b), which mitigate impacts on scenic vistas and resources, and Mitigation Measures 5.3-3(a) through Mitigation Measures 5.3-3(d), which mitigate impacts on light and glare, would reduce impacts to a less than significant level.

The proposed Modified Project would construct a 67-unit residential development comprising of three single-family residential dwellings, 26 duplexes, and four triplexes. As detailed in Table 2-1, the Modified Project would be consistent with the NVSP Development and Design Standards for the site, including required building heights and setbacks. Similar to the conclusions of the 1999 SPEIR, the Modified Project complies with the 1999 SPEIR Mitigation Measure 5.3-1a through 5.3-1f, 5.3-1j, 5.3-1m, 5.3-2a, and 5.3-2b, which are listed below and in Appendix A, and would mitigate impacts on visual character (including implementation of screening techniques).

Specifically, as detailed in the Landscape Plan prepared for the Modified Project, a thorough tree planting, preservation, and replacement plan has been provided to describe the type, size, and location of trees to be incorporated into the site design. The Landscape Plan also includes type, size, and location of other site landscaping, including the planting of common yarrow, moonshine

yarrow, silver lupine, old man southernwood, Walker's low catmint, bearberry, California fuchsia, sulfur buckwheat, and fragrant sumac. The Landscape Plan, to the maximum extent practical, retains forested areas, and remains subordinate to the natural character of the site and surrounding landscape. Inclusion of specific criteria for grading and landscaping within project plans shall be reviewed and approved prior to issuance of building permits, as detailed in the applicable mitigation measures.

Currently, the project site has 838 trees, with 580 Jeffrey pine, 80 lodgepole pine, 2 quaking aspen, 151 red fir, and 25 white fir. Prior to construction, 595 trees would be removed on the site, while 262 trees would be retained. Retained trees include 170 Jeffrey pine, 25 lodgepole pine, 2 quaking aspen, 56 red fir, and 3 white fir. Retained trees would be protected during the construction process in accordance with the Municipal Code requirements. Upon completion of construction, new planted trees exceed the mitigation requirements of the Municipal Code. Last, proposed grading would generally follow the natural grade of the site, clusters landscaping around proposed built structures are proposed and would blend with the natural environment and character of the Town.

Regarding proposed architecture, the architectural style for the Modified Project would blend with the site's natural setting. Rooflines are proposed to reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood would be emphasized. Implementation of the Town's design review procedures would ensure conformance with these measures as well as general conformance with the Town's Design Guidelines.

The project proposes residential lighting fixtures to provide low-level ambient lighting to ensure safety. All project lighting would be required to comply with 1999 SPEIR Mitigation Measures 5.3-3a, 5.3-3b, and 5.3-3d, which require shielding/screening techniques to minimize light spillover. As such, the Modified Project would not result in any new or potentially adverse aesthetic/visual impacts not previously considered and addressed. Overall, impacts would be less than significant with implementation of 1999 SPEIR Mitigation Measures and no new mitigation would be required.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the Modified Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.3-1(a) To the maximum extent ~~feasible~~ practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.

5.3-1(b) Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code Zoning requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number, and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.

5.3-1(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.

5.3-1(d) The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.

5.3-1(e) To the maximum extent practical, native trees and landscaping shall be concentrated around all structures located on the project site.

5.3-1(f) Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.

5.3-1(j) Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.

5.3-1(m) A forested buffer shall be maintained for parcels which front along Lake Mary Road, along Minaret Road (south of Main Street) and along the boundaries of the Specific Plan area. The buffers for properties with frontage along Lake Mary Road and Minaret Road south of Main Street shall consist of preservation trees within 200 foot and 80 foot right-of-ways, respectively, to the extent vehicular and pedestrian travel is not impeded, coupled with the setback requirements of the development sites. The buffer for the properties adjacent to the Specific Plan boundaries shall be defined as a building setback area of no less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20 foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access. This will require that buildings be designed and constructed so that the buffer area is maintained. Where existing structures encroach into this buffer area, building demolition may be permitted subject to a revegetation plan which recreates a buffer. Where few trees exist in the buffer area, a 20 foot setback to buildings shall be maintained and additional area(s) of existing trees shall be preserved and protected to create a forested character within the development.

5.3-2(a) Adoption of the North Village Specific Plan shall include all provisions for design review stated in the Plan, with all phases and developments proposed within the Specific Plan area undergoing review by a Town-appointed Design Review Committee and/or Planning Commission.

5.3-2(b) The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.

5.3-3(a) The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped

areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.

5.3-3(b) Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.

5.3-3(d) Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.

3.4 TRAFFIC AND CIRCULATION

The 1999 SPEIR determined that after implementation of recommended mitigation measures, the previously analyzed project would result in less than significant impacts. It should be noted that the NVSP and the 1999 SPEIR utilized auto delay, LOS, and similar measurements for vehicular roadway capacity and traffic congestion as the basis for determining significant impacts. In September 2013, the Governor's Office of Planning and Research (OPR) signed Senate Bill (SB) 743 into law, starting a process that would eliminate the LOS metric and identify Vehicle Miles Traveled (VMT) as the most appropriate CEQA transportation metric, along with the elimination of auto delay and LOS for CEQA purposes. The justification for this paradigm shift is that auto delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions. For the purposes of this analysis, transportation impacts for the Modified Project are analyzed under the VMT transportation metric.

Transportation Policy Consistency Analysis

The 1999 SPEIR summarized the regional and local transportation plans that affect the NVSP, including the *Regional Transportation Plan* (dated December 1992), the *Mammoth Lakes Trail System Plan* (dated May 1991), the *Transit Design Study* (dated June 1993), and the *Main Street Promenade and Transportation Forecasting Model/Multi-Modal Transportation Plan* and determined that each form of transportation supports the Town's overarching goal to concentrate efforts for non-vehicular transportation modes to facilitate increased person trips. The 1999 SPEIR concluded that the future buildout of the NVSP would result in adverse impacts to this goal of the Town. Mitigation Measure 5.4-6 would require future development to participate on a fair share basis in the development and operation of a community-wide winter transit system. Similarly, the proposed modifications analyzed in the Mammoth Hillside Addendum also determined similar impacts, and proposed Mitigation Measures from the 1999 SPEIR.

Goal M.8 and Policy M.8.1 of the Mobility Element of the General Plan both aim to create a linked year-round recreational and commuter pedestrian system by identifying and implementing pedestrian improvements that meet the Town's standards. Policy M.12.1 of the General Plan aims to expand and increase the reliability of transit service to meet community needs.

As a residential development, the Modified Project would generate additional pedestrians, bicyclists, or vehicles within the NVSP. However, as shown in Table 2-1, development of the Modified Project would be similar to that analyzed for the site in the NVSP (density of 348 rooms compared to the NVSP buildout assumption of 349 rooms for the site). As such, development of the Modified Project would introduce similar residents and vehicular trips. Thus, these proposed modifications would not result in an increase in vehicles, pedestrians, bicyclists, and/or transit

rides that would be beyond what was analyzed in the 1999 SPEIR. Accordingly, the Modified Project would not conflict with the Town's goal of promoting non-vehicular transportation modes, nor would it conflict with pedestrian, bicycle, and transit goals and policies that are outlined in the General Plan. Less than significant impacts would result in this regard.

Design Safety Hazard Analysis

The 1999 SPEIR analyzed the NVSP regarding design safety hazards, and determined that, overall, the buildout of the NVSP would not substantially increase hazards to vehicles, pedestrians, and bicyclists associated with proposed design features (i.e., roundabout) or increased pedestrian activity.

The proposed Modified Project would construct a residential community along Minaret Road. The Modified Project would include a 24-foot-wide internal drive aisle, with 40-foot turn radii, which would provide vehicular and pedestrian access to each residential dwelling. Vehicular access to The Woodsite would be provided by a two-lane, 40-foot-wide ingress and egress gated driveway at the southeast corner of the site connecting to the existing Minaret Road. A secondary, one-lane, 16-foot-wide emergency access-only driveway would also be installed at the northeast corner of the site, located approximately 40 feet south of the intersection of Minaret Road and Lake Mary Road. The proposed Modified Project would not introduce new roadways or bicycle or pedestrian facilities, compared to that analyzed in the 1999 SPEIR. As such, the proposed Modified Project would not alter the existing and planned roadway, pedestrian, or bicycle facilities that were analyzed in the 1999 SPEIR. Lastly, the proposed Modified Project would not introduce new designs or modifications to any of transit facilities. Therefore, the Modified Project would not introduce new transportation-related safety hazards that would be beyond what was analyzed in the 1999 SPEIR. Less than significant impacts would occur in this regard.

Vehicle Miles Traveled (VMT) Screening Analysis

The 1999 SPEIR established 106,600 VMT as the threshold for projects within the Town. The 1999 SPEIR also determined that the buildout of the 1999 NVSP would result in an additional 2,800 VMT, resulting in a total of 109,400.

As discussed, the density of the Modified Project would be consistent with what was previously analyzed in the 1999 SPEIR. As such, the Modified Project would not result in new population growth in the Town beyond what was analyzed in previous environmental documents. While the Modified Project would result in additional vehicle trips in the NVSP area, the increase in trips was already accounted for in the 1999 SPEIR. Therefore, the Modified Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Less than significant impacts would result in this regard.

Conclusion

The proposed Modified Project would not result in any increase in development intensity than that considered for full buildout of the NVSP, nor any changes to the transit system. The proposed modifications would not result in any conflicts with existing plans, ordinances, or policies addressing transit, roadway, bicycle, and pedestrian facilities. Lastly, the Modified Project would not result in a substantial increase in VMT. Therefore, less than significant impacts related to transportation would occur in this regard.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.4-6 New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.

3.5 AIR QUALITY

Air Quality

The 1999 SPEIR determined that short-term air quality impacts associated with particulate emissions (fugitive dust) from construction activities would be mitigated to a less than significant level with implementation of standard dust control measures required by the Great Basin Unified Air Pollution Control District (Great Basin APCD). The 1999 SPEIR added that implementation of recommended Mitigation Measures 5.5-1a and 5.5-1b would further reduce short-term air quality impacts in this regard. In regard to long-term operational impacts, the 1999 SPEIR concluded that long-term air quality impacts from localized 8-hour carbon monoxide (CO) emissions would be reduced to a less than significant impact with implementation of Mitigation Measures 5.5-3a and 5.5-3b. The 1999 SPEIR concluded that implementation and buildout of the NVSP would exceed State and federal particulate matter less than 10 microns in diameter (PM_{10}) thresholds thereby creating a significant and unavoidable air quality impact, even with implementation of Mitigation Measures 5.5-2a through 5.5-2c. On a cumulative level, the project would contribute to a current violation of the State and federal PM_{10} standards.

The proposed Modified Project would develop a 67-unit residential development comprising of three single-family residential dwellings, 26 duplexes, four triplexes fronting Minaret Road. Construction activities related to the full buildout of The Woodsite property would require site preparation, grading, building construction, paving, and architectural coating, which could result in temporary construction-related air quality impacts from air pollutants emissions, some of which are criteria air pollutants. Typical emissions from well construction activities include CO, carbon dioxide (CO_2), total organic compounds (as methane) (CH_4), nitrogen oxides (NO_x), PM_{10}, and sulfur oxides (SO_x). However, as shown in Table 2-1, the buildout of the Modified Project would be similar to that previously envisioned for the site in the NVSP. As such, the anticipated project construction activities for the Modified Project would be the same as that analyzed for the future buildout of the NVSP. Nevertheless, Mitigation Measures 5.5-1a and 5.5-1b would be applicable to the Modified Project. As part of Mitigation Measure 5.5-1a, the project would be required to implement measures during construction activities to reduce fugitive dust emissions and ensure compliance with applicable Town and Great Basin APCD requirements. Implementation of Mitigation Measure 5.5-1b would ensure potential spot violations of CO standards and potential odor impacts are minimized during construction. Thus, the implementation of Mitigation Measures 5.5-1a and 5.5-1b would reduce construction impacts to less than significant levels.

Operations could result in long-term operational air quality impacts from area sources, energy sources, and mobile sources. As a residential development, the primary contributor to air quality impacts would be mobile sources generated from trips to and from the project site. Nevertheless, buildout of The Woodsite is consistent with the NVSP density requirements for the site; refer to Table 2-1. As such, the Modified Project would not increase the anticipated mobile sources emissions beyond what was analyzed in the 1999 SPEIR, nor would the Modified Project result in any increased cumulative air quality impacts compared to the 1999 SPEIR. As discussed in Section 3.4, *Transportation*, the proposed project modifications would not result in any changes to generated VMT as quantified and analyzed in the 1999 SPEIR. As such, increased long-term operational air quality impacts from mobile sources would result from the Modified Project.

Further, since the certification of the 1999 SPEIR, the *Air Quality Management Plan for the Town of Mammoth Lakes* (1990 AQMP) has since been updated to the 2014 *Update to the Air Quality Maintenance Plan and Redesignation Request for the Town of Mammoth Lakes* (2014 AQMP) prepared by the Great Basin APCD (dated May 2014). The 2014 AQMP was approved by the EPA and Mammoth Lakes was redesignated as a maintenance area in attainment of the PM_{10} National Standard on November 2, 2015. As such, the Modified Project would not result in an increase in criteria pollutants, including hydrogen sulfide and PM_{10}, that would exceed Great Basin APCD significance thresholds for criteria pollutant emissions during project operations.

With implementation of identified Mitigation Measures 5.5-1a and 5.5-1b, which mitigate short-term air quality impacts, the proposed Modified Project would not result in any new substantial adverse air quality impacts not previously considered and addressed in the 1999 SPEIR.

Greenhouse Gas Emissions

Although the 1999 SPEIR did not include a greenhouse gas (GHG) analysis, a supplemental environmental analysis of GHG impacts cannot be required absent new information on that front.[1] Information on the effect of GHG emissions on climate was known long before the Town certified the 1999 SPEIR. Thus, the effect of GHG emissions on climate could have been raised when the Town considered the previous environmental documentation including the 1999 SPEIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of approval and no challenges were brought forward regarding the EIR and GHG emissions. (Pub. Resources Code, § 21167(b).) Under Public Resources Code section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was approved, becomes available. After a project has been subjected to environmental review, the statutory presumption flips in favor of the project proponent and against further review.[2] "'[S]ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired ...'" (*Id.*, 1050.) There is no competent evidence of new information of severe impact, and thus the Town may rely on an addendum. Accordingly, the Town finds that GHG impacts and climate change are not "new information" under Public Resources Code Section 21166.

Construction activities related to the full buildout of The Woodsite would require site preparation, grading, building construction, paving, and architectural coating, which could result in temporary construction-related GHG impacts. Additionally, operation of the Modified Project would emit GHG emissions from area, energy, and mobile sources. However, as discussed above, the Modified

[1] *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego*, (2011) 196 Cal.App.4th 515, 531.
[2] *Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1049-1050.

Project buildout would be the same as that envisioned for the site in the 1999 SPEIR. As such, the implementation of the proposed residential community would result in the same construction and operational GHG emissions as that analyzed in the 1999 SPEIR. As such, the proposed Modified Project would not result in any new substantial adverse GHG impacts not previously considered and addressed in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.5-1a In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State APCD and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements.

a) The individual development projects shall comply with State, APCD~~,~~ and Town~~, and Uniform Building Code~~ dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.
b) Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates.
c) Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).
d) Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover.
e) All trucks hauling dirt, soil or other loose dirt material shall be covered.

5.5-1b To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.

5.5-2a In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the *Air Quality Management Plan for the Town of Mammoth Lakes* and Chapter 8.30, *Particulate Emission Regulations*, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following as appropriate:

- Bicycle racks, lockers, or secure storage areas for bicycles;
- Transit access, including bus turnouts;
- Site access design shall avoid queuing in driveways; and
- Mulch, groundcover and native vegetation to reduce dust.

5.5-2b Each project shall contribute on a fair share basis to the Town's sweeping operations in order to reduce emissions and achieve the required Federal standard.

5.5-2c New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.

3.6 NOISE

The 1999 SPEIR determined that buildout of the NVSP would generate noise from construction activities (i.e., truck hauling, excavation, grading) that may exceed the acceptable levels of noise exposure for the land uses surrounding the NVSP area, specifically the surrounding sensitive land uses. Additionally, operational activities (mobile source and stationary source) associated with buildout of the NVSP were determined to generate localized noise that could potentially exceed the acceptable levels of noise exposure for the land uses surrounding the NVSP area. As such, the 1999 SPEIR determined that upon implementation of Mitigation Measures 5.6-1a through 5.6-1c, development of the NVSP would not result in significant noise impacts during project construction. The 1999 SPEIR also determined that upon implementation of Mitigation Measures 5.6-2a through 5.6-3e, development of the NVSP would not result in significant noise impacts during operations.

The Modified Project would involve the construction of a 67-unit residential development comprising of three single-family residential dwellings, 26 duplexes, four triplexes fronting Minaret Road. Construction activities related to the construction of the Modified Project would require site preparation, grading, building construction, paving, and architectural coating, which could result in temporary construction-related noise impacts. However, as shown in Table 2-1, the buildout of the Modified Project would be similar to that previously envisioned for the site in the NVSP. As such, the anticipated project construction activities for the Modified Project was fully analyzed by the 1999 SPEIR for buildout of the NVSP. Thus, construction of the Modified Project would not require any new or unique activities that would significantly increase construction-related noise than what was previously analyzed.

The Modified Project would be required to comply with Mitigation Measure 5.6-1a, which requires adherence to the Town's construction hour limits. The construction hour limits (7:00 a.m. and 10:00 p.m. from Monday through Saturday) have been modified below to be consistent with Town's current construction hour requirements, as outlined in Chapter 8.16.090, *Noise Prohibited Acts*, of the Municipal Code. Mitigation Measures 5.6-1b would also be applicable for the Modified Project. Mitigation Measure 5.6-1b would require all construction equipment used on-site to be muffled. Upon implementation of Mitigation Measures 5.6-1a through 5.6-1b, the Modified Project would not result in any new or potentially adverse construction noise impacts not previously considered and addressed in the 1999 SPEIR.

Operational activities associated with the proposed Modified Project would be required to comply with Chapter 8.16.070, *Exterior Noise Limits*, of the Municipal Code, which limits noise levels to 55 dBA between 7:00 a.m. and 10:00 p.m. and 50 dBA between 10:00 p.m. and 7:00 a.m.

As stated in Section 3.4, *Transportation*, the number of vehicle trips or VMT as a result of the Modified Project implementation would not be substantial or greater than what was previously analyzed in the 1999 SPEIR. Thus, the Modified Project would result in minimal to no increase in noise levels from mobile sources. The Modified Project would not result in any new or potentially adverse stationary source noise impacts not previously considered and addressed in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.6-1a Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance Municipal Code, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090.

5.6-1b Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.

5.6-3a The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.

5.6-3b Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of PA systems entertainment venues or other stationary noise sources would not exceed criteria established within the State Noise Insulation Standards (California Code of Regulations, Title 24) for adjacent residences.

3.7 GEOLOGY, SOILS, AND SEISMICITY

The 1999 SPEIR concluded that impacts regarding geology, soils, and seismicity would be less than significant with implementation of recommended mitigation measures. As detailed below, mitigation includes the preparation of a soils and foundation analyses prior to final project design approval, as well as preparation of a preliminary geotechnical report prior to issuance of grading

or building permits. As such, a soils and foundation analyses, would be provided to the City Engineer prior to issuance of grading or building permits to ensure implementation of recommended mitigation measures and the California Building Code (CBC) regulations.

Seismic Hazards

According to the 1999 SPEIR while the project site is not located within a designated Alquist-Priolo Fault Zone, the project site is located within an approximate 10-mile distance from the Mono Lake, June Lake, and Hilton Creek fault zones, as well as a 2.5-mile distance from the South Boundary fault zone. Each of these historically active fault zones are Alquist-Priolo Fault Zones. Nevertheless, the project site is located within a highly seismically active region, and strong seismic ground shaking is likely to occur on-site. Implementation of Mitigation Measure 5.7-6 would require the completion of a geotechnical study, and would require recommendations to be included in the project design.

The Modified Project would include the development of residential community on a vacant, vegetated site. The 1999 SPEIR determined that the risk of surface rupture, liquefaction, and landslides occurring on-site would be low. However, the NVSP area is susceptible to ground shaking. The Modified Project must comply with 1999 SPEIR Mitigation Measure 5.7-6, which requires completion of a geotechnical investigation and implementation of any recommendations in the final design. All structures must be designed and built to at least the standards of the current Building Code Seismic Zone 4. With the implementation of 1999 SPEIR Mitigation Measure 5.7-6, impacts related to seismic hazards would be reduced to less than significant levels.

Unstable/Expansive Soils

Regarding soil hazards at the project site, the 1999 SPEIR determined that slopes within the NVSP area are generally less than five percent and therefore severe natural slope instabilities are absent. However, on-site collapsible/loose sandy soils could potentially affect the structural integrity of development in the NVSP area. Nevertheless, implementation of recommended mitigation measures, which include removal and recompaction of collapsible/loose sandy soil, would reduce impacts in this regard to less than significant levels.

The proposed Modified Project would also be subject to 1999 SPEIR Mitigation Measure 5.7-6, which requires completion of a geotechnical investigation and implementation of any recommendations in the final design. With compliance with the 1999 SPEIR Mitigation Measure 5.7-6, the project would be required to comply with any recommendations included for the purpose of soil stability. Thus, the proposed Modified Project would not increase impacts beyond those anticipated in the 1999 SPEIR.

Soil Erosion

According to the 1999 SPEIR, existing slopes on-site are very dense and manufactured. However, due to natural process and human activities (i.e., excavation and drilling) impacts, soil could result into slope failure, and are therefore considered unstable. This soil instability would make the project site more prone to soil erosion. Additionally, these manufactured slopes would increase the likelihood for a landslide hazard. The 1999 SPEIR determined that with incorporation of an Erosion and Sediment Control Plan (Mitigation Measure 5.7-7), future development would employ erosion/sediment control measures, particularly during construction activities.

The Modified Project would develop a residential community on a vacant, vegetated site. Construction of the Modified Project would include soil disturbing activities (i.e., excavation, grading, etc.) which would increase the likelihood of soil erosion, similar to that considered as part of the 1999 SPEIR. As such, the Modified Project would also be required to comply with Mitigation Measures 5.7-2a through 5.7-2c (which mitigate impacts on slopes and stability), Mitigation Measure 5.7-4 (which mitigates impacts related to erosion hazards), and Mitigation Measure 5.7-7 (which requires erosion/sediment control measures such as mulch, silt fencing, waddles, hay bales, and other erosion control devices). Thus, the Modified Project would not increase impacts beyond those anticipated in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.7-1 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.

5.7-2a Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as stipulated in the Town's Safety Policy #18. All measures required by the Town shall be incorporated into final grading and building plans.

5.7-2b The project applicant shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes within the project area are designed pursuant to slope requirements set forth within the Specific Plan and the standards of the Town's Municipal Code.

5.7-2c 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 Engineer in order to ensure the standards of the applicable Codes are met.

5.7-4 A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project applicant and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.

5.7-6 The project applicant shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.

5.7-7 Each project shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise (Safety Policy #31). All structures shall be designed and built to at least the standards of Seismic Zone 4.

3.8 HYDROLOGY AND DRAINAGE

The 1999 SPEIR concluded that impacts regarding hydrology and drainage would be less than significant with implementation of recommended mitigation measures. A preliminary drainage study, *Drainage Analysis and Stormwater Quality Management Plan*, dated May 23, 2025, was prepared by Triad/Holmes Associates for the Modified Project in accordance with 1999 SPEIR Mitigation Measures 5.8-1b and 5.8-3. The 1999 SPEIR requires that individual projects prepare a hydrology analysis to estimate the amounts of runoff which would be required to be retained on-site in order to maintain existing off-site flows and discharge rates, as well as provide designs for the on-site facilities required to maintain those conditions. According to the drainage study, the drainage system would utilize drop inlets, catch basins on low points throughout the site, swales, concrete gutters, and underground storm drainage pipes to convey runoff to one of the two on-site retention systems. Erosion control would be implemented by minimizing grading and protecting areas from erosion upon final grade. Construction activities would conform with the Lahontan Regional Water Quality Control Board (LRWQCB) requirements, Stormwater Pollution Prevention Plan (SWPPP), and the National Pollutant Discharge Elimination System (NPDES) Permit for General Construction Activities.

The proposed Modified Project would not have the potential to result in substantial changes to drainage and runoff on- or off-site, compared to what was envisioned for the site under the 1999 SPEIR. As discussed in the preliminary drainage study, the project site currently has two drainage courses located on-site which were previously identified in the 2005 Mammoth Lakes Storm Drain Master Plan. The implementation of the Modified Project would result in an increase in impervious areas which would also increase the runoff rate from the project site compared to existing conditions. As such, the Modified Project proposes that runoff would be conveyed into new on-site storm drain facilities which would be sized to convey run-on and run-off from 20-year storm events. With implementation of proposed on-site drainage improvements, the preliminary drainage study found that the Modified Project would maintain the run-on and run-off discharge quantities that were envisioned by the 1999 SPEIR. Downstream stormwater channels would function similar to the existing condition with implementation of proposed on-site storm drain facilities. As such, the Modified Project does not have any unusual or unique features that would result in a significant impact on drainage. Implementation of the Modified Project would comply with all applicable LRWQCB regulations pertaining to water quality, runoff, and erosion. Additionally, the proposed Modified Project would be required to comply with Mitigation measures 5.8-2b and 5.8-3 pertaining to water quality best management practices (BMPs). Based on the preliminary drainage study and per 1999 SPEIR Mitigation Measure 5.8-3, BMPs proposed as part of the Modified Project include installation of several retention basins for on-site stormwater capture, limiting grading to the furthest extent feasible, protecting graded areas against erosions until they are brought to final grade, and requiring graded areas to not be left non-stabilized between April 15th and October 15th. As such, impacts pertaining to drainage and runoff would be less than significant.

Proposed construction activities could impact water quality. However, construction of the proposed Modified Project would be subject to the Municipal Code Section 17.36.050(c), *Grading and clearing*, which requires compliance with discharge requirements of the LRWQCB. As such, the proposed Modified Project would be subject to NPDES Construction Permit requirement, SWPPP and discharge requirements outlined by the LRWCQB. As such, impacts in this regard would be less than significant.

Groundwater Supplies

The 1999 SPEIR determined that, although the buildout of the NVSP would result in a decrease in the recharge area of the Mammoth Groundwater Basin, the buildout would not deplete groundwater resources. The upper aquifer is the aquifer referenced in the *Groundwater Management Plan for the Mammoth Basin Watershed* (dated July 2005), and the Modified Project does not utilize or impact such groundwater supplies. Additionally, the buildout of the Modified Project would be similar to that previously envisioned for the site in the NVSP. Since the Modified Project would not increase the density at the site compared to what was considered in the 1999 SPEIR, the proposed development would not increase indirect demands for groundwater. Therefore, the Modified Project would not conflict with such groundwater management plan and any potential impacts pertaining to groundwater supplies would be less than significant.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the proposed project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.8-1a All drainage collection, retention, and infiltration facilities on the individual development sites shall be constructed and maintained in accordance with the *Mammoth Lakes SDMP* and shall be designed in accordance with the *Master Plan Design Manual*, to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.

5.8-1b A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.

5.8-1c The following water conservation procedures shall be incorporated into project elements where feasible:

- Landscape with low water-using plants;
- Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and
- Use pervious paving material whenever feasible.

5.8-2a An Erosion and Sediment Control Plan shall be prepared by the project proponents of individual development projects prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading

activities, including those related to demolition and construction, would be regulated by the ~~Uniform~~ Current Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.

5.8-2c For individual development projects involving construction of six or more dwelling units or commercial developments that involve soil disturbance on ¼ acre or more, a Waste Discharge Report (related to soil disturbance) shall be prepared by the individual project applicant(s) and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to obtain a Waste Discharge Permit or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.

5.8-2d The Report of Waste Discharge shall contain a description of, and time schedule for implementation, for both the interim erosion control measures to be applied during project construction, and short- and long-term erosion control measures to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations. The report guidelines are as follows:

- Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall in 1 hour.

- Surplus or waste materials shall not be placed in drainage ways or within the 100-year flood plain of surface waters.

- All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State.

- Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site.

- All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.

- All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.

- Where possible, existing drainage patterns shall not be significantly modified.

- After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal.

- Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods.

- All nonconstruction areas shall be protected by fencing or other means to prevent unnecessary disturbances.

- During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

- Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.

- Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.

5.8-3 Best Management Practices (BMPs) shall be implemented as part of future individual development sites to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.

3.9 BIOLOGICAL RESOURCES

Potential impacts to species of concern, sensitive natural communities, wildlife corridors, and cumulative conditions were analyzed in the 1999 SPEIR. The 1999 SPEIR concluded that species of concern were not observed in the NVSP area and were not expected to occur within the area due to low elevation, lack of suitable habitat, and proximity to human habitation. Native vegetation, including the Jeffrey pine-fir forest community, that cover undeveloped portions of the NVSP area were determined to provide foraging, nesting, and roosting habitat, and these natural communities could be impacted due to implementation of the NVSP. However, the 1999 SPEIR determined that this type of vegetation is not considered sensitive and that implementation of mitigation measures and adherence to existing regulations would reduce impacts to less than significant levels. Mature tree removal and replacement was also addressed where tree removal is required to accommodate structures, access, and street frontage improvements.

Since the 1999 SPEIR was approved, the conditions of the project site have not changed and the NVSP area has been further developed (the project site is surrounded by development on all sides). As such, species of concern determined to be absent from the area in the 1999 SPEIR are not likely to occur due to low elevation, lack of suitable habitat, and proximity to human habitation. Further, no riparian habitat or wetlands occur on-site. The Modified Project is unlikely to disrupt wildlife movement and would not impede the use of native wildlife nursery sites or migration corridors. Given that the project site is completely surrounded by existing development, it is unlikely that the project site is important for wildlife movement or nursery use. In addition, no major migratory routes for mule deer or other important migratory animals in the region occur.

Therefore, it is anticipated that no significant impacts to wildlife movement, migration corridors, or nursery sites would occur from the Modified Project. The project site and its vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan; therefore, no impact would occur.

Similar to those considerations made in the 1999 SPEIR, bird species and bats may frequent the site and/or nest or roost. In order to comply with the federal Migratory Bird Treaty Act (MBTA), the project would be conditioned (as a Condition of Approval) to either 1) conduct vegetation removal and other ground disturbance activities associated with construction during September through March, when birds are not nesting; or 2) Conduct pre-construction surveys for nesting birds if construction is to take place during the nesting season. A qualified wildlife biologist shall conduct a pre-construction raptor survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity (at least 300 feet around the project site). If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFG) and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 25 feet is required by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the Town prior to initiation of grading in the nest-setback zone.

Tree removal activities would occur, consistent with the Municipal Code Section 17.36.140. Currently, the project site has 838 trees, with 580 Jeffrey pine, 80 lodgepole pine, 2 quaking aspen, 151 red fir, and 25 white fir. Prior to construction, 595 trees would be removed on the site, while 262 trees would be retained. Retained trees include 170 Jeffrey pine, 25 lodgepole pine, 2 quaking aspen, 56 red fir, and 3 white fir. Retained trees would be protected during the construction process in accordance with the Municipal Code requirements. Upon completion of construction, new planted trees exceed the mitigation requirements of the Municipal Code. While the Jeffrey pine-fir forest plant community present on-site is not considered sensitive, it contains many trees that would meet the minimum size (six inches in diameter) to require approval from the Town prior to removal. Therefore, the Project would have no impact on sensitive natural communities and no mitigation measures are required.

As such, the Modified Project would not increase impacts beyond those anticipated in the 1999 SPEIR. Mitigation Measures 5.9-2(a) through 5.9-2(j) would still be applicable and would mitigate impacts relating to sensitive natural communities. With the implementation of these mitigation measures, as well as compliance with the Town's current regulations related to biological resources, potential impacts in this regard would not increase, compared to that analyzed in the 1999 SPEIR.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the Modified Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.9-2(a) The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town.

5.9-2(b) Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.

5.9-2(c) Irrigation, fertilization, and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.

5.9-2(d) To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project which will describe in detail the species of trees and shrubs which will be used, where they will be planted, and in what numbers, and the methods of planting and maintenance which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.

5.9-2(e) Under AB3180, once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.

5.9-2(f) 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 vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.

5.9-2(g) To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.

5.9-2(h) A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual

development project. All trees greater than 12-inches DBH (Diameter breast height (54 inches above ground)) and significant stands on each 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 shall be retained and integrated into the design of each 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 each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.

5.9-2(i) Slash generated from construction or thinning operations shall be hauled from the site concurrently with the operation to prevent a breeding site for IPS (bark beetle). Logs shall be removed from the site as soon as possible.

5.9-2(j) Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.

3.10 PUBLIC SERVICES/UTILITIES

The 1999 SPEIR analyzed potential impacts to public services including fire, police, schools, parks/recreation, and other public facilities such as libraries, as well as potential impacts to utilities including water, wastewater, stormwater drainage facilities, water supply, and solid waste. The 1999 SPEIR concluded that development of the NVSP would create increased demand on public services, utilities, and service systems serving the area; however, impacts would be less than significant with incorporation of Mitigation Measures 5.10 1a though 5.10-1c, 5.10-3, 5.10-4a, 5.10-7, 5.10-8, and 5.10-9.

The Modified Project would be consistent with the buildout assumptions envisioned for the site in the NVSP and would not result in an increase in demands beyond what was analyzed in the 1999 SPEIR. Additionally, a waste management plan which would require at least 50 percent of construction and/or demolition generated from development activities waste be diverted pursuant to Municipal Code Section 8.13.080(b)(2), *Review of waste management plan*. As a result, the Modified Project is not anticipated to result in an increase in demand for public services/utilities and service systems compared to that analyzed in the 1999 SPEIR.

Mitigation Program

Applicable Mitigation Measures

1999 SPEIR

5.10-1a Each project shall contribute a fair share financial contribution for an emergency services facility (fire and police) to be located on the site of Fire Station No. 1 on Main Street.

5.10-1b Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.

5.10-1c An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.

5.10-3 In accordance with A.B. 2926, the developer shall pay Developer Fees for commercial uses and foot for residential uses (condominiums).

5.10-4a The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06.

5.10-7 The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.

5.10-8 The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.

5.10-9 Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting; source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.

3.11 CULTURAL RESOURCES

The 1999 SPEIR analyzed potential impacts to historical, archaeological, and paleontological resources, as well as the disturbance of human remains. The 1999 SPEIR determined that future development may disturb the cultural and archaeological resources as well as any human remains. Specifically, ground-disturbing activities and an increase in population would result in direct and indirect impacts, respectively. The 1999 SPEIR concluded that, impacts regarding cultural resources would be less than significant with implementation of Mitigation Measures 5.11-1a through 5.11-1e and 5.11-2.

The proposed Modified Project would construct a new residential development on a currently vacant site; however, buildout of the project site would be consistent with what was envisioned in the NVSP. Site disturbance activities that may disturb archaeological, historical, and cultural resources would be similar to that identified for North Village Site #2 in the 1999 SPEIR. As such, Mitigation Measures 5.11-1b, 5.11-1d, and 5.11e relating to archaeological/historical resources discoveries, and Mitigation Measure 5.11-2 pertaining to potential burial sites, would be applicable to the Modified Project. With the implementation of Mitigation Measures 5.11-1e and 5.11-2, potential impacts pertaining to cultural and tribal cultural resources in this regard would not increase, compared to that analyzed in the 1999 SPEIR. Thus, no new impacts are identified for the Modified Project and no new mitigation measures are required.

Mitigation Program

The following measures from the certified 1999 SPEIR would also be applicable to the Modified Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Applicable Mitigation Measures

1999 SPEIR

5.11-1b North Village Site #2 shall be avoided or excavated prior to any earth disturbing activity. All construction activity at this site and previously unexcavated sites shall be monitored by a qualified archaeologist. If subsurface prehistoric archaeological evidence is found, excavation or other construction activity in the area shall cease and an archaeological consultant shall be retained to evaluate findings in accordance with standard practice and applicable regulations. Data/artifact recovery, if deemed appropriate, shall be conducted during the period when construction activities are on hold.

5.11-1d North Village Site #2 appears significant. The site is in danger of slow degradation even in the absence of any construction. Its location and high visibility make it susceptible to casual collection and indirect impacts. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. Minimally this would include a sample surface collection, excavation of a least six 1 by 1m excavation units, analyses, curation of collected materials, and a report. No permits for grading or other earth disturbing activities will be issued until all appropriate mitigation is completed.

5.11-1e In the event that a material of potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project applicant shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.

5.11-2 If human remains are discovered, work shall cease and an appropriate representative of Native American Indian groups and the County Coroner shall both be informed and consulted, as required by State law.

3.12 ENERGY

The 1999 SPEIR did not specifically evaluate energy resources as it was not required in the CEQA Guidelines at the time the EIR was prepared. However, Public Resources Code Section 21100(b)(3) and CEQA Guidelines Section 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Therefore, energy consumption impacts associated with buildout of the NVSP was previously analyzed in the 1999 SPEIR. Accordingly, the Town finds that energy is not “new information” under Public Resources Code Section 21166.

The proposed Modified Project would construct a 67-unit residential development comprising of three single-family residential dwellings, 26 duplexes, four triplexes fronting Minaret Road. Energy sources relevant to the Modified Project include electricity, natural gas, and transportation fuel consumption. As shown in Table 2-1, buildout of The Woodsite would be similar to that envisioned for the site under the NVSP. Additionally, all future residential buildings under the Modified Project would comply with most current California Building Energy Efficiency Standards (Title 24) which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting.

Implementation of the most current Title 24 standards significantly reduces energy usage. With the adoption of more stringent energy efficiency regulations and since the buildout of the project site under the Modified Project would be similar to that previously analyzed in the 1999 SPEIR, the proposed Modified Project would not result in any new, different, or potentially adverse impacts to energy resources that were not previously considered and addressed in the 1999 SPEIR.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.13 WILDFIRE

The 1999 SPEIR did not evaluate wildfire impacts, as it was not required in the CEQA Guidelines at the time the EIR was prepared. Therefore, the proposed Modified Project's impacts, as currently proposed, is discussed below.

According to the Office of the State Fire Marshal *Fire Hazard Severity Zone Viewer* interactive map, the project site is not located within a State Responsibility Area (SRA).[3] It is acknowledged that the project site is situated within a Local Responsibility Area (LRA) and is within a zone identified as a Very High Fire Hazard Severity Zone.[4] While the proposed Modified Project would construct a residential community on the project site, the buildout of The Woodsite would be similar to that envisioned for the site in the NVSP. As such, the implementation of the Modified Project would not result in an adverse effect which could impede emergency evacuation routes serving the Town. Additionally, project features (i.e., on-site circulation, fire sprinklers, and building materials) would be subject to review by the Town to ensure that the development would comply with the Town's building code requirements. The proposed project would also comply with the California Title 24 Standards, which incorporate the requirements of the California Fire Code. Incorporation of the California Fire Code requirements would ensure state-mandated fire regulations are incorporated in new developments.

Although the project site is located within a developed area of the Town, like all structures within the at-risk community, the proposed development would be expected to implement fuel reduction strategies to reduce the effects of a fire. Specifically, on-site landscaping would be designed with defensible space practices in mind and would consider fire-resistant species selection. Additionally, all landscaping plans would follow the requirements of the Mammoth Lakes Fire Protection District Ordinance No. 2022-01, which incorporates applicable sections of the 2022 California Fire Code as referenced above. With adherence to this ordinance, development of the proposed project would not exacerbate the existing wildfire risks. The Modified Project would also be subject to payment fees that are currently imposed by the Town and used to fund required fire suppression equipment. Compliance with fire requirements, preparation of a wildland fuel modification plan, emergency vehicle access requirements, and payment of required fees would reduce potential impacts associated with the Modified Project to less than significant levels. As such, impacts regarding wildfire would be less than significant.

[3] Office of the State Fire Marshal, *Fire Hazard Severity Zone Viewer*, https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9, accessed November 4, 2025.

[4] Office of the State Fire Marshal, *Local Responsibility Area, Fire Hazard Severity Zones, City of Mammoth Lakes – Mono County,* https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/file/1810972815910, accessed November 4, 2025.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

3.14 HAZARDS/HAZARDOUS MATERIALS

The 1999 SPEIR determined the future buildout of the NVSP would result in less that significant impacts associated with potential accidental releases of hazardous materials that may be present in on-site soils, and accidental conditions involving the use, transport, or disposal of hazardous materials. The 1999 SPEIR also determined that the future buildout of the NVSP would not result in hazardous impacts pertaining to an airport land use plan or a nearby private airstrip, nearby school, and wildland fires.

The Modified Project would result in similar grading and construction activities to what was previously analyzed in the 1999 SPEIR since the buildout of the project site under The Woodsite is similar to what was envisioned in the NVSP. The proposed Modified Project would be required to comply with existing State and local laws and regulations, including implementation of required BMPs during construction.

It should be noted that hazardous materials are not typically associated with residential uses and anticipated hazardous materials used during project operations may include minor cleaning products and the occasional use of pesticides and herbicides for landscape maintenance. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur.

With the implementation of these BMPs and compliance with all applicable regulations, potential impacts pertaining to the use, transport, or disposal of hazardous materials and/or the risk of upset or accidental conditions would be less than significant. As such, hazards and hazardous materials impacts associated with the proposed Modified Project would not increase, compared to that analyzed in the 1999 SPEIR.

Mitigation Program

No mitigation measures were found to be feasible in the 1999 SPEIR for this topic area, and no new measures are feasible.

4.0 DETERMINATION/ADDENDUM CONCLUSION

As detailed in the analysis presented above, this Addendum supports the conclusion that the proposed development of The Woodsite would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR.

5.0 ADDENDUM PREPARATION SOURCES/REFERENCES

Office of the State Fire Marshal, *Fire Hazard Severity Zone Viewer*, https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9, accessed November 4, 2025.

Office of the State Fire Marshal, *Local Responsibility Area, Fire Hazard Severity Zones, City of Mammoth Lakes – Mono County,* https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/file/1810972815910, accessed November 4, 2025.

Town of Mammoth Lakes, *Final Environmental Impact Report North Village Specific Plan*, February 1991.

Town of Mammoth Lakes, *North Village Specific Plan*, 2000 (amended January 19, 2005, May 21, 2008, October 7, 2009, September 17, 2014, and December 3, 2014).

Town of Mammoth Lakes, *North Village Specific Plan Environmental Impact Report Addendum*, May 1994.

Town of Mammoth Lakes, *Subsequent Program Environmental Impact Report for the North Village 1999 Specific Plan Amendment*, October 13, 2000.

Town of Mammoth Lakes, *Town of Mammoth Lakes Municipal Code*, codified through Ordinance No. 25-02, adopted March 19, 2025.

Town of Mammoth Lakes, *Town of Mammoth Lakes General Plan 2007*, dated May 2007.

APPENDIX A
The Woodsite
Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING CHECKLIST

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AETHETICS/LIGHT AND GLARE							
5.3-1(a)	To the maximum extent ~~feasible~~ practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(b)	Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code Zoning requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number, and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Town of Mammoth Lakes Community Development Director			
5.3-1(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.	Applicant/ Civil Engineer	Prior to Issuance of a Grading Permit	Community and Economic Development Department Planning Manager			
5.3-1(d)	The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(e)	To the maximum extent practical, native trees and landscape shall be concentrated around all structures located on the project site.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
				Department Planning Manager			
5.3-1(f)	Grading techniques shall be used which minimize the areas of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.	Applicant/ Civil Engineer	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(j)	Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-1(m)	A forested buffer shall be maintained for parcels which front along Lake Mary Road, along Minaret Road (south of Main Street) and along the boundaries of the Specific Plan area. The buffers for properties with frontage along Lake Mary Road and Minaret Road south of Main Street shall consist of preservation trees within 200 foot and 80 foot right-of-ways, respectively, to the extent vehicular and pedestrian travel is not impeded, coupled with the setback requirements of the development sites. The buffer for the properties adjacent to the Specific Plan boundaries shall be defined as a building setback area of no less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20 foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access. This will require that buildings be designed and constructed so that the buffer area is maintained. Where existing structures encroach into this buffer area, building demolition may be	Applicant/Project Architect/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	permitted subject to a revegetation plan which recreates a buffer. Where few trees exist in the buffer area, a 20 foot setback to buildings shall be maintained and additional area(s) of existing trees shall be preserved and protected to create a forested character within the development.						
5.3-2(a)	Adoption of the North Village Specific Plan shall include all provisions for design review stated in the Plan, with all phases and developments proposed within the Specific Plan area undergoing review by a Town-appointed Design Review Committee and/or Planning Commission.	Applicant/Project Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-2(b)	The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.	Applicant/Project Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-3(a)	The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.3-3(b)	Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.3-3(d)	Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
TRAFFIC AND CIRCULATION							
5.4-6	New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.	Applicant	Prior to Issuance of Building Permit	Local Transportation Commission/ Town Council			
AIR QUALITY							
5.5-1(a)	In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State APCD and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements. a) The individual development projects shall comply with State, APCD, and Town, and Uniform Building Code dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property. b) Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates. c) Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the	Applicant/ Construction Contractor	Prior to Issuance of Grading or Building Permit/ During Construction	Public Works Director/ Designee			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days). d) Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover. e) All trucks hauling dirt, soil or other loose dirt material shall be covered.						
5.5-1(b)	To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided	Applicant/ Construction Contractor	Prior to Issuance of a Grading or Building Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
5.5-2(a)	In order to reduce emissions associated with both mobile and stationary sources (i.,e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the *Air Quality Management Plan for the Town of Mammoth Lakes* and Chapter 8.30, *Particulate Emission Regulations*, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following as appropriate:	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	• Bicycle racks, lockers or secure storage areas for bicycles; • Transit access, including bus turnouts; • Site access design shall avoid queuing in driveways; and • Mulch, groundcover and native vegetation to reduce dust.						
5.5-2(b)	Each project shall contribute on a fair share basis to the Town's sweeping operations in order to reduce emissions and achieve the required Federal standard.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.5-2(c)	New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
NOISE							
5.6-1(a)	Pursuant to Chapter 8.16.090.B.6 of the Town's Noise Ordinance Municipal Code, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090 with the exception of the well drilling activities as approved by the Town Public Works Department.	Applicant/ Construction Contractor	Prior to Issuance of a Grading Permit and Building Permit	Public Works Director/ Building Official			
5.6-1(b)	Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.	Applicant/ Construction Contractor	Prior to Issuance of a Grading Permit or any Construction Permit	Public Works Director			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.6-3(a)	The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets	Applicant/Project Architect/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.6-3(b)	Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of PA systems entertainment venues or other stationary noise sources would not exceed criteria established within the State Noise Insulation Standards (California Code of Regulations, Title 24) for adjacent residences.	Applicant/Project Architect	Prior to Issuance of a Building Permit	Town Engineer			
GEOLOGY, SOILS, AND SEISMICITY							
5.7-1	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.	Applicant/ Construction Contractor	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-2(a)	Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as stipulated in the Town's Safety Policy #18. All measures required by the Town shall be incorporated into final grading and building plans.	Applicant/ Construction Contractor	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-2(b)	The project applicant shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes within the project area are designed pursuant to slope requirements set forth	Applicant/ Construction Contractor	Prior to Issuance of a Grading Permit	Public Works Director			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	within the Specific Plan and the standards of the Town's Municipal Code.						
5.7-2(c)	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 Engineer in order to ensure the standards of the applicable Codes are met.	Applicant/ Construction Contractor/ Civil Engineer/ Certified Engineering Geologist	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-4	A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project applicant and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the Regional Water Quality Control Board and the Town Municipal Code.	Applicant/ Construction Contractor/ Civil Engineer	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-6	The project applicant~~.~~ shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of ~~UBC~~ the Current Building Code Seismic Zone 4.	Applicant/ Construction Contractor/ Civil Engineer/ Certified Engineering Geologist	Prior to Issuance of a Grading Permit or Building Permit	Public Works Director			
5.7-7	~~Each~~ The project applicant shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise (Safety Policy #31). ~~All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.~~	Applicant	Prior to Issuance of a Grading Permit or Building Permit/ During Construction/ During Operations	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
HYDROLOGY AND DRAINAGE							
5.8-1(a)	All drainage collection, retention, and infiltration facilities on the individual development sites shall be constructed and maintained in accordance with the *Mammoth Lakes SDMP* and shall be designed in accordance with the *Master Plan Design Manual*, to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.	Applicant/ Civil Engineer	Prior to Issuance of a Grading Permit	Public Works Director/Town Engineer			
5.8-1(b)	A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.	Applicant/ Civil Engineer	Prior to Issuance of a Grading Permit	Public Works Director			
5.8-1(c)	The following water conservation procedures shall be incorporated into project elements where feasible: • Landscape with low water-using plants; • Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and • Use pervious paving material whenever feasible.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.8-2(a)	An Erosion and Sediment Control Plan shall be prepared by the project proponents of individual development projects prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related	Applicant/ Civil Engineer	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager/ Lahontan RWQCB			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	to demolition and construction, would be regulated by the ~~Uniform~~ Current Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.						
5.8-2(c)	For individual development projects involving construction of six or more dwelling units or commercial developments that involve soil disturbance on ¼ acre or more, a Waste Discharge Report (related to soil disturbance) shall be prepared by the individual project applicant(s) and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to obtain a Waste Discharge Permit or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.	Applicant/ Civil Engineer	Prior to Issuance of a Building Permit	Lahontan Regional Water Quality Control Board/ Town of Mammoth Lakes Engineering Division			
5.8-2(d)	The Report of Waste Discharge shall contain a description of, and time schedule for implementation, for both the interim erosion control measures to be applied during project construction, and short- and long-term erosion control measures to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations. The report guidelines are as follows: • Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-	Applicant/ Civil Engineer	Prior to Issuance of a Building Permit/ Operations	Community and Economic Development Department Planning Manager/ Lahontan RWQCB			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall in 1 hour. • Surplus or waste materials shall not be placed in drainage ways or within the 100-year flood plain of surface waters. • All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State. • Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site. • All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year. • All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours. • Where possible, existing drainage patterns shall not be significantly modified. • After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal. • Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods.						

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	• All nonconstruction areas shall be protected by fencing or other means to prevent unnecessary disturbances. • During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. • Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity. • Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.						
5.8-3	Best Management Practices (BMPs) shall be implemented as part of future individual development sites to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.	Applicant/ Civil Engineer	Prior to Issuance of a Building Permit	Lahontan Regional Water Quality Control Board/ Town of Mammoth Lakes Engineering Division			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
BIOLOGICAL RESOURCES							
5.9-2(a)	The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town	Applicant/ Certified Landscape Architect	Prior to Issuance of a Grading Permit or any Construction Permit that would impact existing vegetation	Community and Economic Development Department Planning Manager			
5.9-2(b)	Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.9.2(c)	Irrigation, fertilization, and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.9.2(d)	To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project which will describe in detail the species of trees and shrubs which will be used, where they will be planted, and in what numbers, and the methods of planting and maintenance which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.	Applicant/ Certified Landscape Architect	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.9.2(e)	Under AB3180, once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.	Applicant/ Monitor	Operations (3-5 years)	Community and Economic Development Department Planning Manager			
5.9.2(f)	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 vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.	Applicant/ Construction Contractor	Prior to Issuance of a Building or Grading Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
5.9.2(g)	To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.	Applicant/ Construction Contractor	During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
5.9.2(h)	A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches DBH (Diameter breast height (54 inches above	Applicant/ Construction Contractor/ Professional Forester or Arborist	Prior to Issuance of Grading Permit or Clearing/ Prior to Issuance of any	Public Works Director/ Community and Economic Development			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	ground)) and significant stands on each 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 shall be retained and integrated into the design of each 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 each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.		Construction Permits	Department Planning Manager			
5.9.2(i)	Slash generated from construction or thinning operations shall be hauled from the site concurrently with the operation to prevent a breeding site for IPS (bark beetle). Logs shall be removed from the site as soon as possible.	Applicant/ Construction Contractor	Prior to Issuance of a Building Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
5.9.2(j)	Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.	Applicant/ Construction Contractor	Prior to Issuance of a Building Permit/ During Construction	Public Works Director/ Community and Economic Development Department Planning Manager			
PUBLIC SERVICES/UTILITIES							
5.10-1a	Each project shall contribute a fair share financial contribution for an emergency services facility (fire and	Applicant	Prior to Issuance of a Building Permit	Mammoth Lakes Fire/ Community and Economic			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	police) to be located on the site of Fire Station No. 1 on Main Street.			Development Department Planning Manager			
5.10-1b	Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.	Applicant	Prior to Issuance of a Building Permit	Mammoth Lakes Fire/ Community and Economic Development Department Planning Manager			
5.10-1c	An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.	Applicant	Prior to Issuance of a Building Permit	Mammoth Lakes Fire/ Community and Economic Development Department Planning Manager			
5.10-3	In accordance with A.B. 2926, the developer shall pay Developer Fees for commercial uses and foot for residential uses (condominiums).	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.10-4(a)	The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.10-7	The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
5.10-8	The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
				Department Planning Manager			
5.10-9	Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting; source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.	Applicant	Prior to Issuance of a Building Permit	Community and Economic Development Department Planning Manager			
CULTURAL RESOURCES							
5.11-1(b)	North Village Site #2 shall be avoided or excavated prior to any earth disturbing activity. All construction activity at this site and previously unexcavated sites shall be monitored by a qualified archaeologist. If subsurface prehistoric archaeological evidence is found, excavation or other construction activity in the area shall cease and an archaeological consultant shall be retained to evaluate findings in accordance with standard practice and applicable regulations. Data/artifact recovery, if deemed appropriate, shall be conducted during the period when construction activities are on hold.	Applicant	Prior to Issuance of Grading Permit or Clearing	Community and Economic Development Department Planning Manager			
5.11-1(d)	North Village Site #2 appears significant. The site is in danger of slow degradation even in the absence of any construction. Its location and high visibility make it susceptible to casual collection and indirect impacts. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. Minimally this would include a sample surface collection, excavation of a least six 1 by 1m excavation units, analyses, curation of collected materials, and a report. No permits for grading or other earth disturbing activities will be issued until all appropriate mitigation is completed.	Applicant	Prior to Issuance of Grading Permit or Clearing	Community and Economic Development Department Planning Manager			

1999 SPEIR Mitigation Number	Mitigation Measure	Implementation Responsibly	Timing	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.11-1(e)	In the event that a material of potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project applicant shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.	Applicant/ Construction Contractor/ Professional Archaeologist	During Construction	Community and Economic Development Department Planning Manager			
5.11-2	If human remains are discovered, work shall cease and an appropriate representative of Native American Indian groups and the County Coroner shall both be informed and consulted, as required by State law.	Applicant/ Construction Contractor/ Professional Archaeologist	During Construction	Community and Economic Development Department Planning Manager			