Town of Mammoth Lakes

Planning & Economic Development Commission Recommendation Report

Date:	January 13, 2016	**Case/File No.:**	Major Design Review (DR) 15-005
Place:	Council Chambers, 2nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546		
Time:	After 2:00 p.m.	**Project:**	Town of Mammoth Lakes Police Station
Agenda Item:	4	**Location:**	280 Thompsons Way APN: 035-010-064-000
Appeal Status:	N/A	**General Plan:**	Institutional Public (IP)
Applicant/ Property Owner:	Town of Mammoth Lakes	**Specific Plan:**	N/A
Environmental Review:	Mitigated Negative Declaration Addendum	**Zoning:**	Public and Quasi-Public (P-QP)

TITLE: Consider approval of Design Review 15-005, for the Town of Mammoth Lakes Police Station, including the consideration of an Addendum to the 2007 Mammoth Lakes Police Station Mitigated Negative Declaration

A. EXECUTIVE SUMMARY

1. Subject/Requested Actions

The Commission is requested to evaluate the proposed Town of Mammoth Lakes Police Station project, which consists of Major Design Review 15-005, determine if the required findings can be made, and take the following actions:

1. Adopt the required CEQA findings,
2. Adopt the required Municipal Code findings, and
3. Approve the Major Design Review 15-005, subject to all conditions of approval.

2. Required Findings to Support Requested Actions

1. Is the proposed project consistent with the vision, goals and policies of the General Plan?
2. Does the proposed project conform to the Mammoth Lakes Municipal Code (MLMC)?
3. Is the proposed project consistent with the Town Design Guidelines?
4. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Report Prepared By:	*Report Approved By:*
Nolan Bobroff, Assistant Planner	Sandra Moberly, Community and Economic Development Manager

3. Report Summary

The proposed Town of Mammoth Lakes (TOML) Police Station project is a new public safety facility on the 4.57 acre town owned parcel located at 280 Thompsons Way, adjacent to the courthouse, the RV park, and Sierra Park Road (see Figure 1). The project site is currently vacant, with the exception of the Mammoth Community Church, which is located on the northwest corner of the site. The proposed building and associated parking will be located on the northeast corner of the site (see Figure 2). The building is proposed to be a single level building with 5,380 square feet (sf) of conditioned space. In addition to the police station building, the site will have 33 parking spaces available (15 parking spaces for police vehicles and 18 public parking spaces), a 45-foot communications tower, a trash/generator enclosure, and a patio area that will also serve as an area for a future building expansion of up to 1,500 sf. The remainder of the site remains undeveloped and available to future uses, as shown conceptually on Figure 2.

The staff report describes staff's analysis, which finds the project consistent with the Town's General Plan, Municipal Code, and the Design Guidelines. Additionally, an Addendum to the 2007 Mammoth Lakes Police Station Mitigated Negative Declaration (MND) was prepared finding that no new significant impacts or substantial increase in the severity of previously identified significant impacts would occur as a result of this project.

Based on staff analysis, including the California Environmental Quality Act (CEQA) MND Addendum, it is staff's opinion that the required findings to support the requested approvals can be made, and recommends approval of the Design Review, with the Conditions of Approval noted in the attached resolution.

4. Location Map and Proposed Site Plan

Figure 1: Project Location

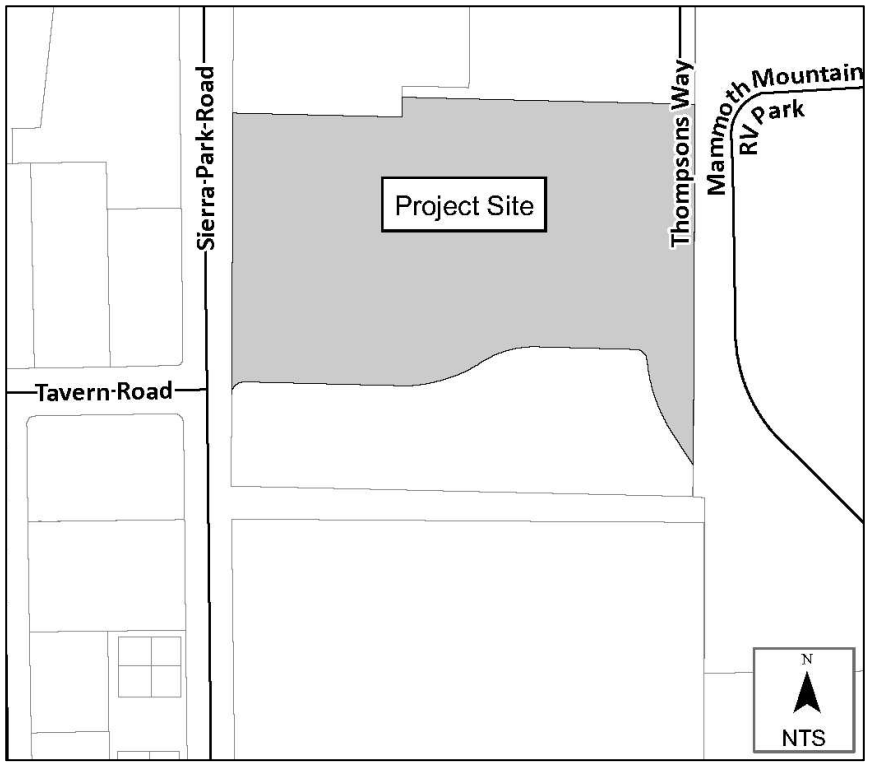
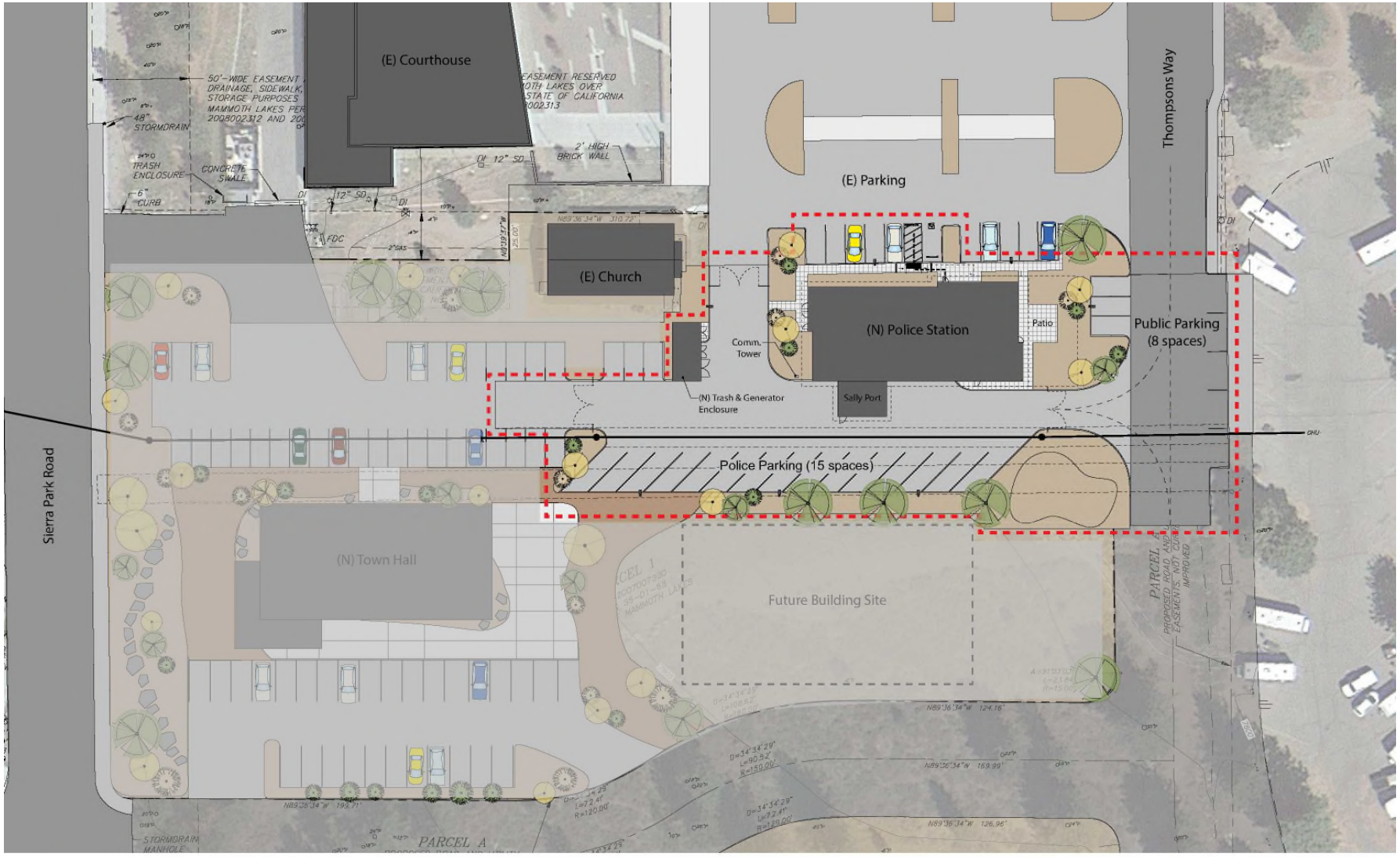


Figure 2: Proposed Site Plan



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B. ANALYSIS

1. Background and Project History

The Civic Center land exchange (MCFLEX Land Exchange) was completed on November 19, 2007, successfully transferring approximately 11 acres from the United State Forest Service to joint ownership between the Town of Mammoth Lakes and Mono County. The Town and the County identified the site as a possible future Civic Center site. The parties that were involved in the land exchange were the Town of Mammoth Lakes, Mono County, State of California/Administrative Office of the Courts (ACOC) and the Hospital District.

The 11 acre land exchange parcel has been divided into two separate parcels, one owned by Mono County and the other owned by the Town of Mammoth Lakes. The parcel owned by the Town of Mammoth Lakes comprises the southern two-thirds of the exchange parcel and is the subject parcel for the proposed Town of Mammoth Lakes Police Station.

A much larger police station project was approved for this site in 2007 and included a two-story building with 13,000 sf of conditioned space, a 90-foot tall radio tower with antenna/whip, and associated parking. This project required approval of a Use Permit, Variance, and Design Review.[1] This project was never built due to a lack of funding.

2. Development Proposal

The proposed Town of Mammoth Lakes (TOML) Police Station consists of a single level building designed to accommodate the Mammoth Lakes Police Department's current and long-term needs. The project site is currently vacant, with the exception of the Mammoth Community Church, which is located on the northwest corner of the site. The proposed building and associated parking will be located on the northeast corner of the site (see Figure 2). One of the reasons this location was selected, was to create a public safety complex in conjunction with the adjacent courthouse. The building is proposed to be a single level building with 5,380 sf of conditioned space. The building is segmented into three elements: public, private, and business operations. The public element contains the main entry, lobby, public restroom, live scan, large conference room, and adjoining break room. The private element contains restrooms, locker rooms, storage (including classified materials), and holding rooms – also has direct access to the sally port.[2] The business operations element contains offices, report writing and briefing room, and the large open office area. In addition to the police station building, the site will have 33 parking spaces available (15 parking spaces for police vehicles and 18 public parking spaces), a 45-foot communications tower, a trash/generator enclosure, and a patio area that will also serve as an area for a future building expansion of up to 1,500 sf. The remainder of the site remains undeveloped and available to future uses, as shown conceptually on Figure 2.

Access to the site will be via an extension of Thompsons Way. Both, police officers and the public will access the site from Main Street through the courthouse parking lot. Public parking spaces will be located on the northern and eastern edges of the site and the police vehicle parking will be behind the building in a semi-secured area. Egress from the site for police vehicles will be on the western edge of the site and then through the courthouse parking lot. On the western edge of the project area, there will be a paved area to allow for parking of police trailers and larger police vehicles (i.e., emergency

[1] A use permit is no longer required for this use since Public Safety Facilities are permitted outright in the P-QP Zone.

[2] A "sally port" is police term for a secured entryway that consists of a series of doors or gates. The sally port will be on the rear of the building and allows officers to drive into the secured area, close the roll-up doors, and then take the detainees into the secure booking room within the police station.

operations trailer). The dumpster/generator enclosure is also located on the western edge of the project area to allow easy access for the disposal company and to discourage civilians, especially from the RV park, from dumping their personal trash. Additionally, this area is the closest to the electrical closet for connectivity to the generator.

3. Subject Property and Surrounding Land Uses

The subject property is a vacant lot, approximately 4.5 acres in size, located within the Public and Quasi-Public (P-QP) Zoning District. The surrounding land uses are vacant property, the courthouse, a church, the Mammoth Mountain RV Park, and the hospital. Table 1 describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning

Location	Zoning*	Adjacent Streets	Land Use
North	P-QP	Thompsons Way	Courthouse; Parking lot
South	P-QP	N/A	Vacant; Hospital
East	P-QP	Thompsons Way	USFS vacant land; RV park
West	D	Sierra Park Road	McDonalds, Auto repair shop

* P-QP = Public and Quasi-Public; D = Downtown

4. General Plan Consistency

The project is consistent with the following General Plan Goals, Policies, and Actions as described in Table 2.

Table 2: General Plan Goals, Policies, and Actions Conformance

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
GP Policy E.3.C: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes	This project is a public facility that would enhance the safety of Mammoth Lakes as the community continues to grow.
GP Policy S.2.B: Ensure effective code enforcement and policing programs.	The new police building will provide needed police services for the growing community. This project will provide for the current and long term police needs of the community. This project ensures that the required police resources would be available. In addition, public access is increased to police services because more public parking is provided than exists at the current facility.
GP Policy C.2.N: Plan the siting and design of buildings to preserve the maximum amount of open space, trees, and natural features to be consistent with themes and district character.	The proposed police station site is mostly disturbed and portions are currently used as overflow parking for the courthouse. The forested area on the western edge of the site will remain undisturbed and future potential uses will be designed to accommodate this

	forested area. The siting of the building was designed to create a public safety complex in conjunction with the adjacent courthouse. Additionally the proposed use of Corten steel on the police station is consistent with other buildings and structures nearby (i.e., the Courthouse and the Gateway monument signs).
GP Policy C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	Natural weathering Corten steel and board and batten siding in natural colors are proposed for the building. The proposed Hardie Panel siding is a grayish blue similar in color to the Town of Mammoth Lakes Logo. The colors and materials all reflect Mammoth Lakes' character and are used throughout Town on other buildings.
GP Policy C.2.U: Require unique, authentic, and diverse design that conveys innovation and creativity and discourages architectural monotony.	The building is conceptually segmented into three elements: public, private, and business operations. The three components are articulated through geometric shifts in plan and in the roof plane. In elevation, the components are articulated further by utilizing different exterior finish materials: Corten steel, board and batten siding, and wood lap siding. Connecting these three components is the other major design component, which is the corridor that bisects the building and provides a continuous visual connection to the outdoors on both ends. The corridor also provides natural daylighting through the clerestory above the main office.
GP Policy L.1.B: Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.	The project is consistent with the Town's Design Guidelines because the building forms, roof, and facades provide variation and visual interest, the building allows natural lighting, long uninterrupted ridgelines are avoided, and the proposed materials and colors provide visual interest and are reflective of the proposed use (i.e., the color blue is symbolic police).
GP Goal L.5: Provide an overall balance of uses, facilities, and services to further the town's role as a destination resort community.	The project is proposed to accommodate the Mammoth Lakes Police Department's current and long term needs, which is needed to maintain a safe environment that is necessary for a successful destination resort community.
GP Goal R.6: Optimize efficient use of energy	The building will be built to the CA Title 24 energy standards. Additionally, the building was designed with an elongated east-west orientation, which maximizes southern solar exposure as well as natural daylighting from the south and indirect daylighting from the north.

5. Municipal Code Consistency

The proposed project is consistent with all applicable zoning requirements of the P-QP discussed in Table 3.

Table 3: Zoning Consistency

General Information			
General Plan: IP		Specific Plan: N/A	
Zoning: P-QP		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Vacant; Church in the northwest corner		Permits Required: DR	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Setbacks			
Front	20 feet	40 feet	Yes
Side	20 feet	120 feet / 400 feet	Yes
Rear	20 feet	200 feet	Yes
Building Height	35 feet	23 feet	Yes*
Snow Storage	60%	100%	Yes
Parking Spaces	N/A	23 spaces	Yes**

* The building height does not include the communications tower height. See tower discussion below.
** The Zoning Code does not specify a number of parking spaces required for public safety facilities. See parking discussion below.

Communications Tower

The communications tower located near the southwest corner of the building is proposed to be 45-feet. Municipal Code Section 17.36.060.B.3.c states: "Public safety communication facilities, such as radio towers and antennas used for emergency service dispatch, shall be excluded from the height measurement, but shall be no taller than necessary to be effective as determined by the review authority." Through discussions with police department personnel, the Mono County Sheriff's Department, the Mono County IT Department, and the architects/designers, it was determined that 45-feet was an appropriate height to satisfy the communications needs of the police department and other emergency service needs.

Additionally, Variance (VAR) 2007-02 approved via Resolution PC 2007-26 authorized a 90-foot communications tower for this site, and that approval is still valid since variances run with the land and do not expire.

Parking Requirements

The zoning code does not specify how many parking spaces are required for public safety facilities, but are instead established by special review and approved by the review authority. It was determined that 15 police vehicle spaces was adequate for the current and projected needs of the department and 18 public parking spaces was adequate for the public needs. Of the 18 public parking spaces, 10 are existing parking spaces within the courthouse parking lot, which happen to be within the property lines

of this site, allowing the police station to utilize these spaces. Of these 10, two will be re-striped for ADA compliance. By using these 10 spaces, the number of additional spaces needed is reduced, which reduces the overall cost of the project.

6. Project Design

A summary of the submittal requirements for major design review is included in Table 4 below:

Table 4: Submittal requirements for Design Review

Item*	Submitted?
Site Plan	Yes
Colored elevation drawings	Yes
Preliminary landscape plan	Yes
Representation of exterior color and materials	Yes
Photographically correct color perspective representations	Yes
Materials board	Yes

* The design materials are included as Attachment 2.

The proposed project is consistent with the Town's Design Guidelines as discussed below:

a. Site Design and Landscaping

- This site was selected for numerous reason including:
  i. Developing in this portion of the site preserves a large portion of the site for future development.
  ii. Developing this portion of the site was the most economical in terms of site investment. This portion of the site is adjacent to the courthouse parking, ten spaces of which are within this sites property lines, allowing the new police station to utilize these spaces.
  iii. This portion of the site is located off of the future Thompsons Way road extension, reducing our costs for the access road leading to the sally port.
  iv. This portion of the site is located near major utility lines of power, water, gas, and sewer, greatly reducing the costs of extending these to the new building.
  v. This portion of the site provides easy public access from Main Street and privacy at the rear of the station for police operation.
  vi. This portion of the site is mostly disturbed and void of any large trees. This portion of the site has numerous trails and paths that have been worn in from public use for the nearby RV park and has been used as overflow parking for the courthouse.
- The proposed landscape plan includes natural existing features (i.e., large boulders and existing trees) and drought tolerant plants. All landscaping will comply with the Town's Water Efficient Landscape Ordinance (WELO).

b. Building Design

- The building was designed with an elongated east-west orientation, which maximizes southern solar exposure as well as natural daylighting from the south and indirect daylighting from the north.

- The building is conceptually segmented into three elements (public, private, and business) and are clearly articulated through geometric shifts in plan view and by utilizing different finish materials (Corten steel, board and batten vertical siding, and wood lap horizontal siding). The public and business elements are on the north side of the building (i.e., front of the building) and the private elements are on the south side of the building (i.e., rear of the building). Each element provides visual interest through a change in materials and incorporation of pop-outs and shifts in that section of the building.
- The designers were able avoid a long uninterrupted ridgeline by stepping the roof down at the highest point, but still maintain connectivity of the three elements by use of the continuous corridor that bisects the building. Additionally, this corridor also provides natural daylighting through the clerestory above the open office.
- The trash/generator enclosure was located to allow easy access for the disposal company, while discouraging civilian use form the nearby RV park since they would have to walk through the semi-secure police parking area. The police parking area is not being proposed to be gated, but there will be signs for "Police Vehicles Only" and curb cuts that narrow the road in this portion so it is clearly indicated that this is a different portion than the public area.

c. Building Materials and Colors

- Materials appear to be appropriate to the neighborhood and Mammoth Lakes because they include Corten steel, wood siding painted with natural colors, asphalt shingles, and dark bronze aluminum storefront windows. The Corten steel is meant to provide connectivity to the adjacent courthouse and the nearby Gateway monument sign, and is used regularly throughout Town.
- A clear distinction between each building element is achieved through a change in materials and a geometric shift in plan view. The public element consists of the dark bronze aluminum storefront windows, blue board and batten vertical siding, and beige wood lap horizontal siding; the business element consists of the Corten; and the private element consists of beige wood lap horizontal siding and the sally port is a slightly darker beige/tan wood lap horizontal siding. The change in materials for the sally port was to provide variation in the rear of the building, but not have it stand out too much (it was originally blue).
- Colors appear to be appropriate to the natural environment and the neighboring buildings since they are brown (Corten), tan (wood lap horizontal siding), dark bronze (storefront windows), and gray (roof shingles), which all blend with the natural environment and surrounding buildings (i.e., courthouse and church). While the blue is not generally a natural color, the grayish tones that are present in the shade of blue cause it to not be overly bright or dramatic.
- The blue was proposed because it is similar in color to the Town logo and 'blue' is symbolic of police. Two different shades of blue have been proposed for possible use on the front of the building. They both have grayish tones to them, with one being slightly darker. There are samples of both on the materials board and request that the Planning and Economic Development Commission (PEDC) make a selection of which shade of blue they prefer.

Comments from Design Committee
The PEDC Design Committee initially met with the design team on November 5, 2015 as part of the design charrette to provide initial thoughts and comments on the site design, the building design, and materials. Their comments were considered and incorporated into the final design.

The PEDC Design Committee met again on December 17, 2015 to review the final proposed design for the police station and their comments are synthesized in Table 5 below.

Table 5: Design Committee Comments

Comment	Response / Revised
The Committee had comments and questions about the location, size, and materials of the trash enclosure.	The design team indicated this location was chosen because it allows easy access from Mammoth Disposal and prevent unauthorized use of the dumpster from the nearby RV park. The size is necessary to accommodate the dumpster and the proposed emergency backup generator. The materials and colors were revised slightly after the Design Committee meeting in order to visually connect the enclosure to the building and have it blend in with adjacent church. They are proposing to paint it tan and use dark bronze aluminum storefronts for the doors. The enclosure is rendered in Attachment 2.
The Committee requested that the large storefront windows at the northeast corner of the building be lowered to allow the board and batten blue siding to continue above the window head. Additionally, Town staff requested that the bottom of the window be raised to allow a sturdier material be used at the base to facilitate snow removal without damaging the windows.	The design team lowered the windows so that the board and batten siding would continue above the window head. This achieves a more connected look with the rest of the building. Additionally, solid dark bronze aluminum storefront was incorporated into the base of the windows for protection from snow removal. These revisions are shown in Attachment 2.
The Committee requested that a different color be used for the sally port, and noted that the blue color should not be used at that location.	The proposed sally port color was changed to a darker shade of beige from the rest of the building. This still provides variation from the remainder of the building, but is more subtle than the blue. These revisions are shown in Attachment 2.
The communications tower monopole was not shown on the renderings at the Design Committee meeting.	This has been added to the renderings (see Attachment 2).
The Design Committee asked what material would be used on the entry canopy and support columns.	The design team indicated this would all be Corten steel to provide connectivity to the rest of the building. This is shown on the renderings in Attachment 2.

The PEDC Design Committee was supportive of moving the project forward to the PEDC for consideration, based on the revisions that were being proposed.

7. Agency/Public Comments

A series of design charrette meetings were held November 2-5, 2015 to gather input from all of the various stakeholders and agencies. Town staff (Engineering and Community and Economic

Development) and the project design team (HMC Architects) met with following agencies and stakeholders: TOML Police Department, PEDC Design Committee, Mono County Sheriff's Department, Mono County IT, TOML Public Works, Sierra Conservation Project, Mammoth Community Water District, Southern California Edison, Mammoth Lakes Fire Protection District, Amerigas, Great Basin Unified Air Pollution Control District, High Sierra Energy Foundation, Mammoth Disposal, Administrative Office of the Courts, Mammoth Hospital.

Input from these meetings was incorporated into the final design for the police station.

8. Environmental Analysis

An Initial Study/Mitigated Negative Declaration (MND) was prepared in 2007 for the Mammoth Lakes Police Station Project (SCH No. 2007102122). Consistent with CEQA Guidelines Section 15164, an Addendum to this MND has been prepared to address the current revisions proposed to the project. An addendum is appropriate when minor technical changes or modifications to a project do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. Staff's review and analysis concluded that there would be no new or increased environmental impacts resulting from the changes to this project. The mitigation measures of the MND are incorporated into the conditions of approval (Condition of Approval 26). The addendum is included as Attachment 3 and the Initial Study/MND included as Attachment 4.

9. Financial and Staffing Considerations

Funding for the police station will come out of the General Fund. There has been two million dollars allocated to the design and construction of this project, and the design team has indicated that this is a feasible project within that budget.

C. OPTIONS

Option 1:

1. Make the required CEQA findings,
2. Adopt the required Municipal Code findings, and
3. Approve Major Design Review 15-005 with conditions as recommended by staff, or as modified by the Planning and Economic Development Commission.

Option 2. Deny Major Design Review 15-005.

Option 1 would approve the project subject to the conditions included as Exhibit "A" to the attached resolution, or as modified by the Planning and Economic Development Commission.

Option 2 does not allow the project to proceed, unless an appeal is filed within 15 days of the Planning and Economic Development Commission decision. The Commission would need to make findings for denial. If an appeal were to be filed, the project would be scheduled for Town Council consideration.

D. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission choose Option 1:

1. Make the required CEQA findings,

2. Adopt the required Municipal Code findings, and
3. Approve Design Review 15-005 with conditions as recommended by staff, or as modified by the Planning and Economic Development Commission.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution

Exhibit "A" – Conditions of Approval

Attachment 2: Mammoth Lakes Police Station project plans

Attachment 3: Addendum to the 2007 Mammoth Lakes Police Station Mitigated Negative Declaration

Attachment 4: Initial Study/Mitigated Negative Declaration (Online)

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ATTACHMENT 1

Planning and Economic Development Commission Resolution

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Recording Requested by and)
When Recorded Mail To:)
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Town of Mammoth Lakes)
Community & Economic Development Department)
P.O. Box 1609)
Mammoth Lakes, CA 93546) _____

Recordation fee exempt per Government Code §27383
Space Above for Recorder's Use

RESOLUTION NO. PEDC 2016-

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND

ECONOMIC DEVELOPMENT COMMISSION

APPROVING MAJOR DESIGN REVIEW 15-005

TO ALLOW THE TOWN OF MAMMOTH LAKES

POLICE STATION PROJECT

FOR PROPERTY LOCATED AT 280 THOMPSONS WAY.

(APN: 035-010-064-000)

WHEREAS, a request for consideration of a major design review permit was filed by the Town of Mammoth Lakes to allow for a police station, in accordance with Chapter 17.88 (Design Review) of the Town of Mammoth Lakes Municipal Code, for property located within the Public and Quasi-Public Zoning District at 280 Thompsons Way; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the application request on January 13, 2016, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The Staff Report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, Municipal Code, and Design Review Guidelines;

3. Oral evidence submitted at the hearing;

4. Written evidence submitted at the hearing; and

5. Project plans consisting of: site plan, floor plan, colored elevation drawings, representation of exterior colors and materials, and photographically correct color perspective representation, dated January 4, 2016, the preliminary landscape plan dated December 15, 2015, and the materials board dated received by the Town of Mammoth Lakes on January 11, 2016.

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

1. **CEQA.** (MND Addendum – California Environmental Quality Act Guidelines Section 15164)

   a. The Planning and Economic Development Commission considered the Addendum to the 2007 Mammoth Lakes Police Station Mitigated Negative Declaration (MND) (SCH No. 2007102122) together with the MND, any comments received, including the Mitigation Monitoring and Reporting Program, pursuant to the CEQA Guidelines, and finds that on the basis of the whole record, there is no substantial evidence that the proposed police station project will result in any new or increased significant effects on the environment.

   b. The Planning and Economic Development Commission finds that the Addendum to the 2007 Mammoth Lakes Police Station MND has been completed in compliance with CEQA and reflects the lead agency's independent judgment and analysis.

   c. An addendum is adequate because the Addendum demonstrates that the environmental analysis and impacts identified in the 2007 Mammoth Lakes Police Station MND remain substantively unchanged by the proposed project, and supports the finding that the proposed project does not result in any new environmental effects and does not exceed the level of impacts identified in the MND.

   d. The custodian and location of the documents and other material which constitute the record of proceedings upon which this decision is based is the Town Clerk at the Town of Mammoth Lakes Offices, 437 Old Mammoth Road, Suite R, Mammoth Lakes, California 93546.

   e. The Planning and Economic Development Commission finds that the proposed proejct will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or

working in the Project area because the Project site is located more than ten miles from the Mammoth Yosemite Airport.

f. A program for reporting on or monitoring the required mitigation measures has been adopted and is included as an attachment to the Addendum to the 2007 Mammoth Lakes Police Station MND.

g. All mitigation measures shall be conditions of Project approval.

2. **MUNICIPAL CODE FINDINGS.**

FINDINGS FOR THE DESIGN REVIEW PERMIT

(Municipal Code Chapter 17.88.660)

a. The proposed project is consistent with the applicable standards and requirements of the Zoning Code (Title 17 of the Municipal Code) because public safety facilities are a permitted use within the Public and Quasi-Public (P-QP) zoning district and the project complies with the development standards for this zone. These include standards for setbacks, building height, parking, and snow storage.

b. The proposed project is consistent with the General Plan because the project is within the Institutional Public (IP) land use designation, which allows public uses. The project is consistent with the General Plan's goals, policies because the project is of high quality design, provides necessary public safety facilities, is sensitive to the site's topography and natural features, preserves significant trees, and utilizes drought resistant landscaping (General Plan Policies E.3.C, S.2.B, C.2.N, C.2.T, C.2.U, L.1.B and Goals L.5 and R.6).

c. The proposed project is consistent with the Town of Mammoth Lakes Design Guidelines because the site design preserves existing trees and natural topography where possible, the building forms provide visual interest, and the building design utilizes materials and colors that complement the surroundings and reflect the mountain resort community setting.

d. The proposed project is consistent with the applicable criteria in Zoning Code Section 17.88.050, Design Review Criteria:

    i. The project's site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, and promotes compatibility among neighboring land uses because the project incorporates materials used on adjacent buildings and the project is consistent with the Town's Design Guidelines.

ii. Parking areas are located, designed, and developed to foster and implement the planned mobility system for the area, buffer surrounding land uses, minimize visibility, prevent conflicts between vehicles and pedestrians and cyclists, minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development because the police vehicle parking is located in the rear of the building where it is the least visible, the public parking is located on the front and sides of the building to allow easy access for the public and allows for a shared use of parking with the courthouse, and stormwater run-off will be minimized through on-site retention.

iii. The project's lighting fixtures are designed to complement the proposed building, be of appropriate scale, provide adequate light over walkways and parking areas for the safety of the police and the public, minimize light pollution and trespass, and avoid creating glare. The project is conditioned to comply with the Town's lighting requirements.

iv. The project's landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape because it utilizes native plant species, no turf, and will comply with the Water Efficient Landscape Ordinance (Municipal Code Chapter 17.40).

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS. The Planning and Economic Development Commission hereby takes the following actions:

1. Adopts the Addendum to the 2007 Mammoth Lakes Police Station Mitigated Negative Declaration (State Clearinghouse #2007102122) pursuant to the California Environmental Quality Act (CEQA) Guidelines;
2. Approves Major Design Review 15-005 subject to the following conditions:

   (SEE EXHIBIT "A"); and
3. Directs staff to file a Notice of Determination.

PASSED AND ADOPTED this 13th day of January 2016, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____	_____
Sandra Moberly Community and Economic Development Manager	Madeleine “Mickey” Brown, Chair of the Mammoth Lakes Planning and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

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EXHIBIT "A"
Resolution No. PEDC 2016-
Case No. DR 15-005

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: A Town of Mammoth Lakes Police Station of less than 5,400 square feet, a 45-foot tall communications tower, and associated parking, trash/generator enclosure, and plaza area, as described and shown on the project plans dated January 4, 2016. This Resolution approves the following colors and materials:

    a. Building Facades
        i. Corten steel for the business element of the building;
        ii. James Hardie board and batten vertical siding in either Boothbay Blue or Evening Blue for the public element of the building, as approved by the Planning and Economic Development Commission;
        iii. James Hardie wood lap horizontal siding in Sandstone Beige for the public element and private element(s) of the building;
        iv. James Hardie wood lap horizontal siding in Timber Bark for the sally port;
        v. Dark bronze aluminum storefronts for the public element of the building

    b. Roof Material
        i. GAF Royal Sovereign asphalt shingles in Slate

    c. Trash/Generator Enclosure
        i. CMU wall painted beige
        ii. Dark bronze aluminum storefront doors

2. This permit and all rights hereunder shall automatically terminate unless the business operation, site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code Section 17.64.060.B.

3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation of the permit under Chapter 17.128 of the Mammoth Lakes Municipal Code.

4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.

5. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.

6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.

7. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.

8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.

9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business and shall, upon request, make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.

10. Prior to the issuance of a building permit, the applicant shall pay Development Impact Fees as prescribed by ordinance, unless these fees are waived by the Town Council.

11. The approved site and building plans shall be adhered to and maintained for the duration of the permit.

12. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.

13. Prior to receipt of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.

14. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds.

15. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations) including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department for inclusion in the project grading permit. Where no grading permit is required, the final landscape plan must be submitted to and approved by the Town prior to issuance of a building permit. Said

landscape and irrigation plan shall substantially conform to the preliminary landscape plan reviewed and approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. An automated irrigation system shall be provided for each landscape area. The irrigation equipment and system shall be maintained in a proper working condition at all times. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.

16. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.

17. Water and sewer improvements require a construction permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.

18. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.

19. A certificate of occupancy is required for all future tenant improvements within the subject structure. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.

20. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

21. Roof vents, exhaust, pipes and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible.

22. The trash enclosure shall provide adequate space for recyclable materials.

SPECIAL PLANNING CONDITIONS

23. Town staff shall continue to work cooperatively with the Administrative Office of the Courts, Mono County, and the Hospital District for future improvements on the site and to provide shared resources when appropriate.

24. The communications tower and antenna shall be a dark color and as visually unobtrusive as possible. This shall be reviewed and approved by the Community and Economic Development Department prior to building permit issuance.

25. The retention basins shall be designed to be integrated into the proposed landscape plan and to look as natural as possible. This shall be reviewed and approved by the Public Works Department prior to the start of grading.

26. The project shall comply with all of the mitigation measures identified in the Mammoth Lakes Police Station Mitigated Negative Declaration Mitigation Monitoring and Reporting Program:

AESTHETICS

a. All appurtenances (i.e., meters and electrical equipment, etc.) shall be integrated into the project design to avoid visual impacts upon pedestrians and nearby properties. These appurtenances shall be screened or placed in areas that are not highly visible, where possible.

b. The Town shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.050, General Requirements, and Chapter 17.34.060, Outdoor Lighting Plans, of the Municipal Code) to the Community and Economic Development Manager that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors.

AIR QUALITY

c. Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with GBUPACD Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the GBUPACD Rules and Regulations. In addition, GBUPACD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:
    i. All active portions of the construction site shall be watered to prevent excessive amounts of dust;
    ii. On-site vehicle speed shall be limited to 15 miles per hour (mph);
    iii. All on-site roads shall be paved as soon as feasible or a form of dust control (i.e. periodical watering or chemical stabilization) shall be utilized;
    iv. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day;
    v. If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and
    vi. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

d. Under GBUAPCD Rule 200-A and 200-B, the Town shall apply for a Permit To Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution.

e. Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the Town shall complete the necessary permitting approvals prior to commencement of construction activities.

CULTURAL RESOURCES

f. If cultural materials or archaeological remains are encountered during the course of grading or construction, the project contractor shall cease any ground disturbing activities near the find. A qualified archaeologist approved by the Town shall be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town. (GP EIR MM#4.14-2).

GEOLOGY AND SOILS

g. Prior to grading operations, a soils report shall be prepared for the proposed development to identify the potential for liquefaction, expansive soils, ground settlement, and slope failure. The report shall also:
    i. Specify remedial measures that could be feasibly implemented to minimize potential impact.
    ii. Analyze the potential for groundwater within the study area and recommend measures to remediate associated conditions.
    iii. Determine the potential for groundwater seepage that may occur where excavation would be the greatest.
    iv. Determine the need for dewatering of areas during parking garage construction to remove all water within the excavation perimeter and recommend appropriate method of dewatering.

HYDROLOGY AND WATER QUALITY

h. The Town shall comply with the National Pollution Discharge Elimination System requirements for construction projects (General Permit #CAS000002) enforced by the Lahontan Regional Water Quality Control Board (RWQCB). Construction activity subject to this permit shall include clearing, grading, and disturbances to the ground such as stockpiling or excavation, but not including regular maintenance activities performed to restore the original line, grade, or capacity of the facility. Prior to any site disturbance, the Town shall submit a Notice of Intent (NOI) to the Lahontan RWQCB for coverage under the General Permit. Also, prior to any site disturbance, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Town Public Works Department for review and approval. The SWPPP shall be designed such that no off-site Best Management Practices (BMPs) are required in the Town right-of-way after October 15 or before April 30 each year. The applicant shall maintain the SWPPP on site at all times and shall conform to the SWPPP during

construction.

i. Prior to grading operations, the Town shall comply with each of the recommendations detailed in the Preliminary Drainage Study (Triad/Holmes Associates, October 2007), and other such measure(s) as the Town Public Works Department deems necessary to adequately mitigate project impacts.

NOISE

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

TRANSPORTATION AND TRAFFIC

k. The applicant shall participate in a traffic monitoring program to determine the timing of the new right- turn lane. Improvements for drainage and sidewalk shall accommodate an additional northbound right-turn lane at the Sierra Park Road/Main Street intersection.

l. Prior to converting the driveway into a public street, the project applicant shall modify the design of the 25 parking spaces located on the Tavern Road extension to parallel or angled parking, consistent with Town standards.

UTILITIES AND SERVICE SYSTEMS

m. The Town shall not approve the proposed development if the Mammoth Community Water District (MCWD) determines the project would result in a water demand in excess of available supplies. The Town shall work with the MCWD to ensure that the development of necessary water supply

sources is established prior to approval of the proposed project. (GPEIR MM#4.11-1)

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ATTACHMENT 2

Mammoth Lakes Police Station Project Plans

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(E) Courthouse

(E) Parking

(E) Church

(N) Police Station

Patio

Comm. Tower

Sally Port

(N) Trash & Generator Enclosure

Public Parking (8 spaces)

Police Parking (18 spaces)

(N) Town Hall

Future Building Site

Thompsons Way

Sierra Park Road

50'-WIDE EASEMENT ... DRAINAGE, SIDEWALK, ... STORAGE PURPOSES ... MAMMOTH LAKES PER ... 2008002312 AND 200...

EASEMENT RESERVED ... MOTH LAKES OVER ... STATE OF CALIFORNIA ... 7002313

48" STORMDRAIN

TRASH ENCLOSURE

CONCRETE SWALE

6" CURB

2' HIGH BRICK WALL

DI 12" SD

FDC

2"GAS

N89°36'34"W 310.72'

N0°39'37"W 25.00'

PARCEL 1 ... 2007007330 ... 35-01-63 ... MAMMOTH LAKES

PARCEL A ... PROPOSED ROAD AND ... EASEMENTS. NOT CURR... IMPROVED

D=34°34'29" L=108.62' R=180.00'

D=34°34'29" L=90.52' R=150.00'

D=34°34'29" L=72.41' R=120.00'

N89°36'34"W 124.16'

N89°36'34"W 169.99'

N89°36'34"W 126.96'

N89°36'34"W 199.71'

Δ=91°03'03" L=23.84' R=15.00'

STORMDRAIN MANHOLE

PARCEL A ... PROPOSED ROAD AND UTILITY

7805

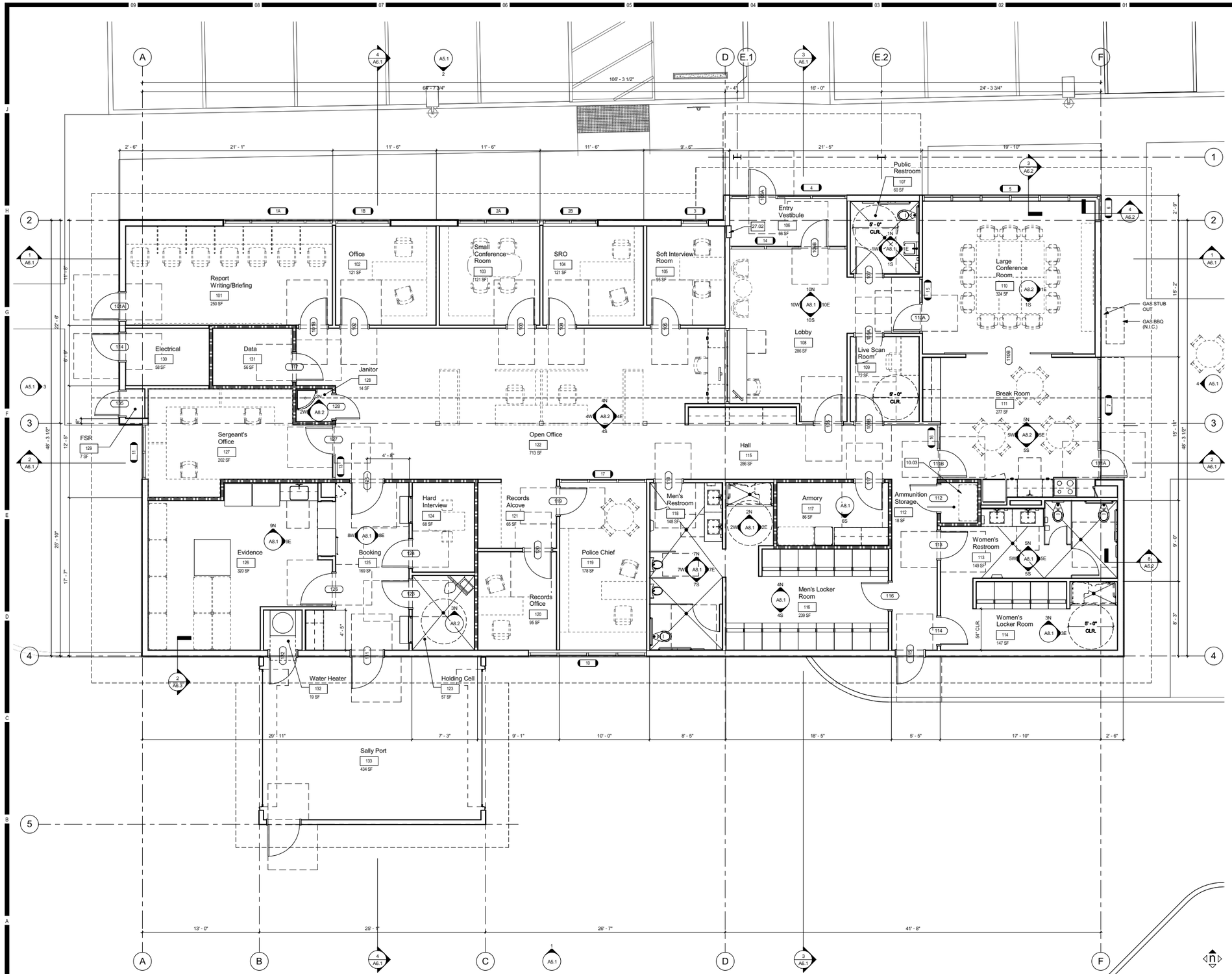
7800

Town of Mammoth Lakes
New Police Department Headquarters

20 0 10 20 40
Scale: 1" = 20'-0"

Rendered Site Plan
01.04.2016

HMC Architects



FIRST FLOOR - PLAN 1

1/4" = 1'-0"

34

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C:\Revit Local Files\2375001-A15_Central_Brandon.Gullotti@hmcarchitects.com.rvt

PLEASE RECYCLE

100 % Design Development

HMC Architects

3546 Concours Street / Ontario, CA 91764

T 909 989 9979 / www.hmcarchitects.com

KEYNOTES

10.03 METAL SHELVING (N.I.C.)

27.02 SEMI-RECESSED EMERGENCY PHONE

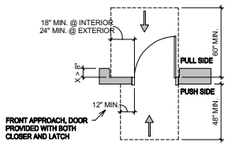
LEGEND

WALL LEGEND

NON RATED WALL ASSEMBLY - WOOD STUDS @ 16" O.C.
REFER TO WALL TYPE DETAILS ON SHEET A10.9.1, A10.9.2 & A10.9.3

1-HR FIRE RATED WALL ASSEMBLY - METAL STUDS @ 16" O.C.
REFER TO WALL TYPE DETAILS ON SHEET A10.9.1, A10.9.2 & A10.9.3

DOOR ADA CLEARANCE REQUIREMENTS



NOTES

1. REFER TO SHEET G0.1 FOR TYPICAL SYMBOLS AND ABBREVIATIONS
2. ALL DIMENSIONS ARE TO GRID LINES, FACE OF CONCRETE, FACE OF STUDS, OR CENTER OF DOORS, UNLESS NOTED OTHERWISE.

Consultant Seal

Agency Approval FILE NO.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APPL. ----
ACS_____ FLS_____ SSS_____
DATE _____

Project Title: Mammoth Lakes Police Station Headquarters

TOML

P.O. Box 1609
Mammoth Lakes, CA 93546

No.	Description	Date

Drawing Title: FIRST FLOOR - PLAN

Architect's Seal

REGISTERED ARCHITECT RICHARD TAYLOR NO. C-19759 STATE OF CALIFORNIA

Designed:	MG,CT,KP,BG	Project No.	2375001
Drawn:	B. Gullotti	Scale:	As indicated
QA/QC:	K. Peterson	Drawing No.	A2.1
Date:	12/23/2015		



North Elevation



East Elevation



South Elevation



West Elevation



North Elevation



East Elevation



South Elevation



West Elevation









Asphalt Shingle Roofing

GAF
Royal Sovereign Shingles
Slate



Corten Weathering Steel

Corten



Aluminum Storefronts

Arcadia
Kynar Paint
Dark Bronze



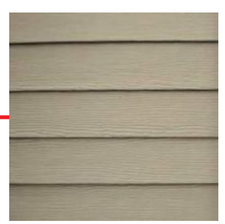
Board and Batten

James Hardie
HardiePanel Smooth
Boothbay Blue



Wood Lap Siding

James Hardie
HardiePlank Smooth
Timber Bark



Wood Lap Siding

James Hardie
HardiePlank Smooth
Sandstone Beige









Asphalt Shingle Roofing

GAF
Royal Sovereign Shingles
Slate



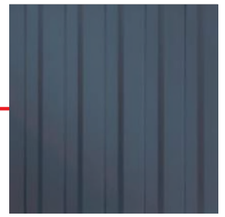
Corten Weathering Steel

Corten



Aluminum Storefronts

Arcadia
Kynar Paint
Dark Bronze



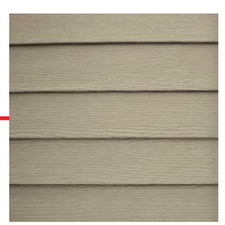
Board and Batten

James Hardie
HardiePanel Smooth
Evening Blue



Wood Lap Siding

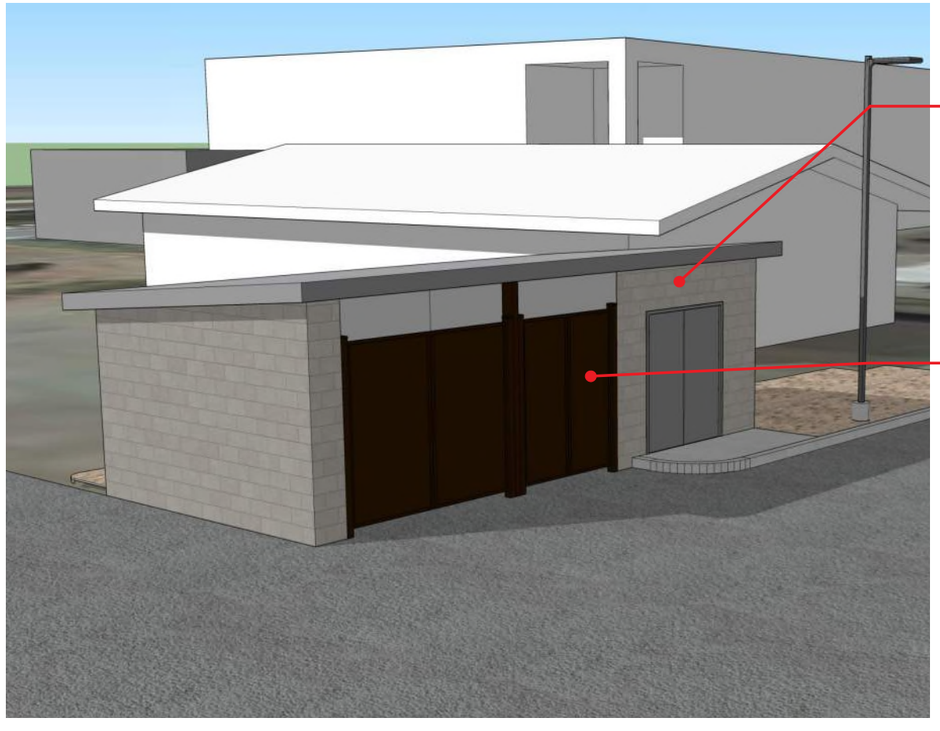
James Hardie
HardiePlank Smooth
Timber Bark



Wood Lap Siding

James Hardie
HardiePlank Smooth
Sandstone Beige







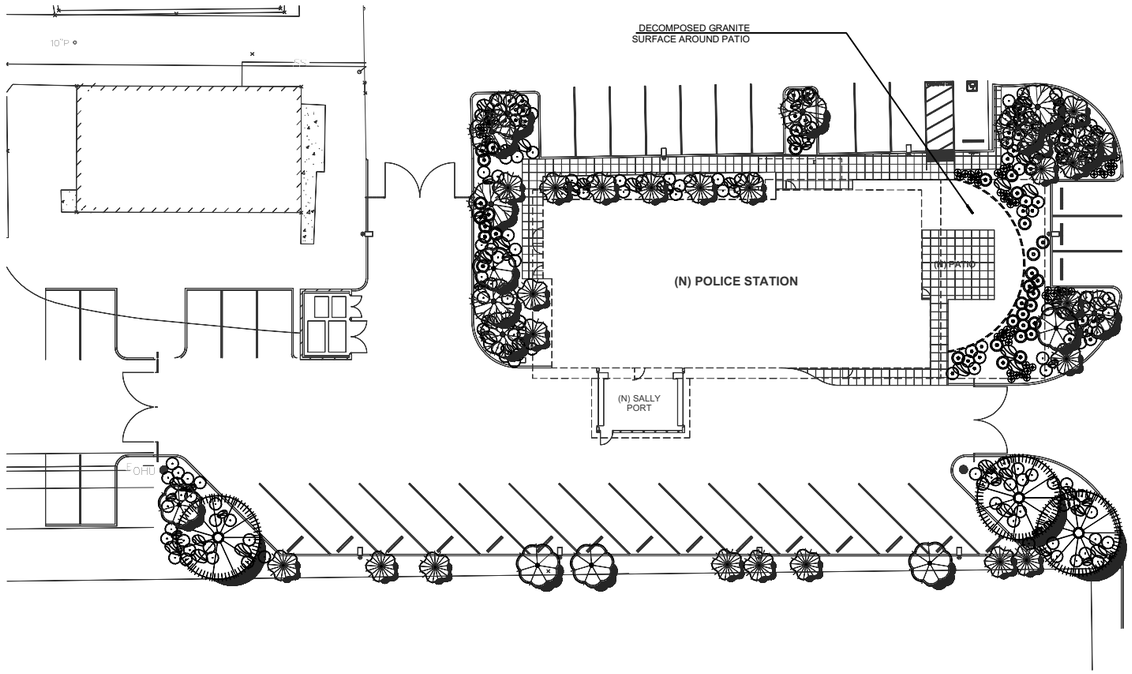
CMU Wall

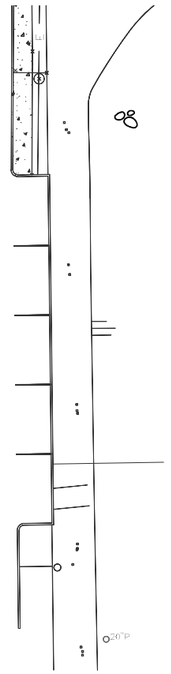
Painted Beige



Aluminum Storefronts

Arcadia
Kynar Paint
Dark Bronze





	PINUS JEFFREYI	WUCOLS 5- MED
	JEFFREY PINE	100' TALL/30' WIDE
	24" BOX	SUN
	CORNUS STOLONIFRERA	WUCOLS 5- MED
	REDTWIG DOGWOOD	6' TALL/8' WIDE
	24" BOX	SUN/SHADE
	BETULA OCCIDENTALIS	WUCOLS 5- MED
	WATER BIRCH	20' TALL/12' WIDE
	24" BOX	SUN/SHADE
	CORNUS SOLONIFERA	WUCOLS 5- MED
	"FLAVORIMEA"	7' TALL/12' WIDE
	24" BOX	SUN/SHADE
	ARCTOSTAPHYLOS UVA-URSI	WUCOLS 5- LOW
	"WOODS COMPACT"	1' TALL/3' WIDE
	5-GAL	SUN/SHADE
	ERIOGONUM UMBELLATUM	WUCOLS 5- LOW
	"SHASTA SULFUR"	1' TALL/3' WIDE
	1-GAL	FULL SUN
	STIPA COMATA	WUCOLS 5- LOW
	NEEDLE & THREAD GASS	1' TALL/3' WIDE
	1-GAL/4" LINER	FULL SUN
	FALLUGIA PARADOXA	WUCOLS 5- VERY LOW
	APACHE PLUME	4' TALL/4' WIDE
	5-GAL	SUN
	GALVESIA SPECIOSA	WUCOLS 3- LOW
	"FIRECRACKER"	24" TALL/36" WIDE
	5-GAL	FULL SUN

BOULDERS TO BE LOCAL SOURCE OR ON-SITE.
60" LENGTH
48' LENGH
30" LENGTH

ALL BOULDERS TO BE BURIED 50% OF "HEIGHT"
(PERPENDICULAR DIMENSION TO LONGEST LENGTH)

ALL PLANTER AREAS TO BE MULCHED WITH A 2"-4" RIVER-WASHED STONE MULCH AND INFILLED WITH 3 / 8" PEA GRAVEL.


PINUS JEFFREYI-JEFFREY PINE


BETULA OCCIDENTALIS-WATER BIRCH


CORNUS STOLONIFERA-REDTWIG DOGWOOD


CORNUS STOLONIFERA "FLAVIRAMEA"


ARCOTSTAPHYLOS UVA-URSI "WOODS COMPACT"


ERIOGONUM UMBELLATUM "SHASTA SULFUR"


STIPA COMATA NEEDLE & THREAD GRASS


FALLUGIA PARADOXA APACHE PLUME


STABILIZED DECOMPOSED GRANITE AT PATIO


DECORATIVE GRAVEL MULCH W/BOULDERS

HMC Architects
3546 Concours Street / Ontario, CA 91764
T 909 989 9979 / www.hmcarchitects.com

KEYNOTES

NOTES

silver bar studio
landscape architecture
environmental design
mariposa, ca.

Consultant Seal

Agency Approval FILE NO.
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APPL. ----
ACS____ FLS____ SSS____
DATE____

Project Title
Mammoth Lakes Police Station Headquarters

TOML
P.O. Box 1609
Mammoth Lakes, CA 93546

No.	Description	Date

Drawing Title:
PRELIMINARY LANDSAPE PLAN

Architect's Seal

Designed:	CTD	Project No.	2375001
Drawn:	CTD	Scale:	As indicated
QAQC	CTD	Drawing No.	LD101
Date:	12/15/2015		

LANDSCAPE PLAN | 1
1" = 16'-0"

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100 % Schematic Design

ATTACHMENT 3

Addendum to the 2007 Mammoth Lakes Police Station Mitigated Negative Declaration

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Town of Mammoth Lakes

ADDENDUM
Mammoth Lakes Police Station
Mitigated Negative Declaration

(State Clearinghouse No. 2007102122)

January 13, 2016

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

Contact: Mr. Nolan Bobroff, Assistant Planner
(760) 934-8989 ext. 227

INTRODUCTION

The Town of Mammoth Lakes ("Town") is proposing to construct a new police station. The proposed structure will be a single level building with 5,380 square feet (sf) of conditioned space. The proposed building will be located in the northeast corner of the site. Access to the project will be via an extension of Thompsons Way and traffic will go through the courthouse parking lot. In addition to the building, the site will have 33 parking spaces (15 parking spaces for police vehicles and 18 public parking spaces), a 45-foot communications tower, a trash/generator enclosure, and a patio area that will also serve as an area for a future building expansion of up to 1,500 sf. The remainder of the site remains undeveloped and available for future uses.

This Addendum to the Mammoth Lakes Police Station ("Police Station") Mitigated Negative Declaration has been prepared by the Town to assess the potential environmental impacts for the revised Police Station Project ("Project") and to assure that all potential impacts have been addressed through the existing environmental documentation and project approvals.

BACKGROUND

In 2007, the Town approved a much larger police station project for this site and published a Notice of Determination for the Mitigated Negative Declaration (MND) (SCH No. 2007102122) for the project. The approved project consisted was for a much larger police station project on the subject site and included a two-story building with 13,000 sf of conditioned space, a 90-foot tall radio tower with antenna/whip, and associated parking. This project required approval of a Use Permit, Variance, and Design Review.

The present application, DR 15-005 is proposing to construct a new police station. The proposed structure will be a single level building with 5,380 square feet (sf) of conditioned space. The proposed building will be located in the northeast corner of the site. Access to the project will be via an extension of Thompsons Way and traffic will go through the courthouse parking lot. In addition to the building, the site will have 33 parking spaces (15 parking spaces for police vehicles and 18 public parking spaces), a 45-foot communications tower, a trash/generator enclosure, and a patio area that will also serve as an area for a future building expansion of up to 1,500 sf. The remainder of the site remains undeveloped and available for future uses.

This Addendum to the Police Station MND has been prepared by the Town to assess the potential environmental impacts for the revised Police Station Project ("Project") and to assure that all potential impacts have been addressed through the existing environmental documentation and project approvals.

Following preliminary review of the Project, the Town determined that it is subject to the guidelines and regulations of CEQA. This Addendum addresses the proposed Project, pursuant to CEQA Guidelines.

STATUTORY AUTHORITY AND REQUIREMENTS

Under CEQA, an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or if none of the conditions requiring a subsequent EIR or Negative Declaration exist.

The specific CEQA Guidelines requirements for an Addendum are:

15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

15162. SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(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.

This Addendum demonstrates that the environmental analysis, impacts, and mitigation measures identified in the Police Station MND remain unchanged by the Project, and supports the finding that the proposed project does not result in any new environmental effects and does not exceed the level of impacts identified in the previously certified MND.

EVALUATION OF PROJECT

The certified MND analyzed a two-story building with 13,000 sf of conditioned space, a 90-foot tall radio tower with antenna/whip, and associated parking. The MND and IS determined that with the mitigation measures proposed, there would not be a significant effect on the environment. The mitigation measures were included as conditions within the Resolution for the project.

The Project proposes to construct a new police station. The proposed structure will be a single level building with 5,380 square feet (sf) of conditioned space. The proposed building will be located in the northeast corner of the site. Access to the project will be via an extension of Thompsons Way and traffic will go through the courthouse parking lot. In addition to the building, the site will have 33 parking spaces (15 parking spaces for police vehicles and 18 public parking spaces), a 45-foot communications tower, a trash/generator enclosure, and a patio area that will also serve as an area for a future building expansion of up to 1,500 sf. The remainder of the site remains undeveloped and available for future uses. The proposed public safety facility is a permitted use within the Public and Quasi-Public Zoning District. Additionally, the Police Station MND analyzed the entire Project site and the mitigation measures established by the MND are still valid and applicable to this Project.

In assessing the potential for new or more severe impacts, the Town conducted a staff level review and consulted with affected entities including the Mammoth Community Water District, Mammoth Lakes Fire Protection District, Mammoth Lakes Police Department, the Mono County Sheriff's Department, the Town's Public Works Department, Southern California Edison, Amerigas, Great Basin Unified Air Pollution Control District, and Mammoth Disposal. The conclusions of that process are incorporated into the conclusions of this Addendum.

All impact areas evaluated in the MND, including aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, noise, transportation / traffic impacts, and utilities and service systems, have been analyzed and it has been determined that no changes or new impacts would result from the proposed Project. No new impacts, not previously analyzed in the MND would occur as result of the changes because the Project is within the scope of what was previously analyzed. In and of itself, the Project creates no new or more intensive uses.

EVALUATION OF ENVIRONMENTAL EFFECTS

The effects of the Project on each of the environmental categories found less than significant with mitigation measures incorporated in the prior environmental review and listed in the Mitigation Monitoring and Reporting Plan (MMRP) are summarized below:

Aesthetics

The MND found that impacts to aesthetic resources would be less than significant with the mitigation measures incorporated. The proposed Project is smaller than the previously approved project and is within a disturbed area of the site, and therefore, there is no change to this impact and all mitigation measures remain in effect.

Air Quality

The mitigation measures for Air Quality in the Police Station MND reduced the potential impact to less than significant. Because this project does not increase traffic or construction beyond that anticipated in the MND, there is no change in the air quality effects as a result of this project. All of the mitigation measures remain in effect.

Cultural Resources

The archaeological survey completed for the site concluded there are no significant cultural resources or heritage resources on the project site. However, in the event that cultural resources were discovered during grading and/or construction, mitigation measures were included in the Police Station MND. Since the archaeological survey was done for the whole project site, there is no change to this impact and all mitigation measures remain in effect.

Geology and Soils

The property is not within an Earthquake Hazard Zone as identified on the official USGS maps, nor does the project have any unique geologic or physical features. The Project will not increase any of the effects to geology or soils, and therefore, there is no change to this impact and all mitigation measures remain in effect.

Hydrology and Water Quality

The MND found the impacts to hydrology and water quality would be less than significant with the mitigation measures incorporated. The proposed project is smaller and has less impermeable surfaces and all of the existing mitigation measures remain applicable. Therefore, there will be no change in the impacts to Hydrology and Water Quality.

Noise

The MND found that noise impacts would be less than significant with the mitigation measures incorporated. The Project will not increase noise beyond what was analyzed by the MND, and therefore, there is no change to this impact and all mitigation measures remain in effect.

Transportation / Traffic Impacts

The MND found that with mitigation measures, the impact to transportation and traffic would be less than significant. The proposed project does not take access from Tavern Road, but will instead take access form Thompsons Way. However, future expansion of the site may utilize the access form Tavern Road, and therefore, the mitigation measures remain in effect. The proposed change to the project will not increase the level of effects, and therefore, there is no change to this impact and all mitigation measures remain in effect.

Utilities and Service Systems

The MND found that with mitigation measures, the impact to utilities and service systems would be less than significant. The mitigation measure requires the availability of water from the Mammoth Community Water District (MCWD) and the Town will work with the MCWD to ensure there is an adequate water supply. With regards to storm water runoff, all stormwater will be retained on-site and the proposed Project has less impervious surfaces than what was previously analyzed. Therefore, there is no change to the impacts and all mitigation measures remain in effect.

FINDINGS

In preparing this Addendum, all of the areas identified as less than significant with mitigation measures incorporated on the CEQA "Environmental Checklist Form" were considered. For all "less than significant with mitigation measures incorporated" areas, a detailed review determined that the proposed modifications are consistent with the approved design of the project and only minor technical corrections are required to modify the text, without any substantial changes to impacts or mitigation measures. The specific findings required under the CEQA Guidelines (Section 15162) are:

- There are no substantial changes that would lead to new or more severe impacts.
- There are no substantial changes to the circumstances under which the project will be undertaken that result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- There is no 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 shows any of the following:

  (A) The project will have one or more significant effects not discussed in the previous EIR;

  (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.

CONCLUSIONS AND SUMMARY

In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or Negative Declaration have occurred, and thus an Addendum to the Mammoth Lakes Police Station Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for the proposed Project.

ATTACHMENTS

1. Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Mammoth Lakes Police Station

LEAD AGENCY:

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JN 10-105933

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I. INTRODUCTION

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

In compliance with Public Resources Code Section 21081.6, the attached MITIGATION MONITORING AND REPORTING CHECKLIST has been prepared for the Mammoth Lakes Police Station. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Mammoth Lakes Police Station project file.

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

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

- The Town distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the Town as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the Town with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

- The Town prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.

- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

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

II. MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AESTHETICS							
AES-1	All appurtenances (i.e., meters and electrical equipment, etc.) shall be integrated into the project design to avoid visual impacts upon pedestrians and nearby properties. These appurtenances shall be screened or placed in areas that are not highly visible, where possible.	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specifications Approval	Town of Mammoth Lakes Community Development Department			
AES-2	The Town shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.050, *General Requirements*, and Chapter 17.34.060, *Outdoor Lighting Plans*, of the Municipal Code) to the Community Development Director that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors.	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specifications Approval	Town of Mammoth Lakes Community Development Department			
AIR QUALITY							
AQ-1	Prior to approval of the project plans and specifications, the Public Works Director, or his designee, shall confirm that the plans and specifications stipulate that, in compliance with GBUPACD Rule 401, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures, as specified in the GBUPACD Rules and Regulations. In addition, GBUPACD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:	Review and Approval of Project Plans and Specifications; Town of Mammoth Lakes Public Works Department Field Inspections	Prior to Project Plan and Specification Approval; During Construction / Grading Activity	Town of Mammoth Lakes Public Works Director or his Designee; Construction Contractor			

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	• All active portions of the construction site shall be watered to prevent excessive amounts of dust; • On-site vehicle speed shall be limited to 15 miles per hour (mph); • All on-site roads shall be paved as soon as feasible or a form of dust control (i.e. periodical watering or chemical stabilization) shall be utilized; • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes; and • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.						

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AQ-2	Under GBUAPCD Rule 200-A and 200-B, the Town shall apply for a Permit To Construct prior to construction, which provides an orderly procedure for the review of new and modified sources of air pollution.	Prepare and Apply for Permit to Construct	Prior to Construction / Grading Activity	Town of Mammoth Lakes Public Works Department; Construction Contractor			
AQ-3	Under GBUAPCD Rule 216-A (New Source Review Requirement for Determining Impact on Air Quality Secondary Sources), the Town shall complete the necessary permitting approvals prior to commencement of construction activities.	Approval of Applicable GBUAPCD Rule 216-A Permits	Prior to Construction / Grading Activity	Town of Mammoth Lakes Public Works Department			
CULTURAL RESOURCES							
CUL-1	If cultural materials or archaeological remains are encountered during the course of grading or construction, the project contractor shall cease any ground disturbing activities near the find. A qualified archaeologist approved by the Town shall be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town. (GP EIR MM#4.14-2).	During Construction	During Construction	Construction Contractor; Qualified Archaeologist (if necessary)			
GEOLOGY AND SOILS							
GEO-1	Prior to grading operations, a soils report shall be prepared for the proposed development to identify the potential for liquefaction, expansive soils, ground settlement, and slope failure. The report shall also: • Specify remedial measures that could be feasibly implemented to minimize potential impact.	Preparation and Approval of Soils Report	Prior to Grading Activity	Town of Mammoth Lakes Public Works Department			

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	• Analyze the potential for groundwater within the study area and recommend measures to remediate associated conditions. • Determine the potential for groundwater seepage that may occur where excavation would be the greatest. • Determine the need for dewatering of areas during parking garage construction to remove all water within the excavation perimeter and recommend appropriate method of dewatering.						
HYDROLOGY AND WATER QUALITY							
HYD-1	The Town shall comply with the National Pollution Discharge Elimination System requirements for construction projects (General Permit #CAS000002) enforced by the Lahontan Regional Water Quality Control Board (RWQCB). Construction activity subject to this permit shall include clearing, grading, and disturbances to the ground such as stockpiling or excavation, but not including regular maintenance activities performed to restore the original line, grade, or capacity of the facility. Prior to any site disturbance, the Town shall submit a Notice of Intent (NOI) to the Lahontan RWQCB for coverage under the General Permit. Also, prior to any site disturbance, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the Town Public Works Department for review and approval. The SWPPP shall be designed such that no off-site	Submittal of Notice of Intent to the Lahontan Regional Water Quality Control Board; Submittal of a Storm Water Pollution Prevention Plan	Prior to Grading Activity; Ongoing During Construction	Town of Mammoth Lakes Public Works Department; Lahontan Regional Water Quality Control Board			

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	Best Management Practices (BMPs) are required in the Town right-of-way after October 15 or before April 30 each year. The applicant shall maintain the SWPPP on site at all times and shall conform to the SWPPP during construction.						
HYD-2	Prior to grading operations, the Town shall comply with each of the recommendations detailed in the Preliminary Drainage Study (Triad/Holmes Associates, October 2007), and other such measure(s) as the Town Public Works Department deems necessary to adequately mitigate project impacts.	Implementation of Preliminary Drainage Study Recommendations and Measures	Prior to Grading Activity	Town of Mammoth Lakes Public Works Department			
NOISE							
NOI-1	Prior to grading operations, the project shall demonstrate, to the satisfaction of the Town of Mammoth Lakes Community Development Department, that the project complies with the following: • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers; • Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;	Review and Approval of Project Plans and Specifications; Town of Mammoth Lakes Field Inspections	Prior to Grading Activity; During Construction	Town of Mammoth Lakes Community Development Department; Town of Mammoth Lakes Public Works Department			

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers; • During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors; • Operate earthmoving equipment on the construction site as far away from vibration sensitive sites as possible; and • A project sign shall be clearly posted at the primary construction entrance, as an information resource for surrounding property owners and residents. The sign shall include the following minimum project information: project name; general contractor; normal construction hours; normal workdays; and local telephone number of the Job Superintendent. If the Town or the Job Superintendent receives a complaint, the Superintendent shall investigate, take appropriate corrective action, and report the action taken to the Town.						

Mitigation Number	Mitigation Measure	Monitoring and Reporting Process	Monitoring Milestones	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
TRANSPORTATION/TRAFFIC							
TR-1	The applicant shall participate in a traffic monitoring program to determine the timing of the new right-turn lane. Improvements for drainage and sidewalk shall accommodate an additional northbound right-turn lane at the Sierra Park Road/Main Street intersection.	Preparation and Participation in a Traffic Monitoring Program	Prior to Project Plan and Specification Approval	Town of Mammoth Lakes Public Works Department			
TR-2	Prior to converting the driveway into a public street, the project applicant shall modify the design of the 25 parking spaces located on the Tavern Road extension to parallel or angled parking, consistent with Town standards.	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specification Approval	Town of Mammoth Lakes Public Works Department			
UTILITIES AND SERVICE SYSTEMS							
USS-1	The Town shall not approve the proposed development if the Mammoth Community Water District (MCWD) determines the project would result in a water demand in excess of available supplies. The Town shall work with the MCWD to ensure that the development of necessary water supply sources is established prior to approval of the proposed project. (GPEIR MM#4.11-1)	Review and Approval of Project Plans and Specifications	Prior to Project Plan and Specification Approval	Town of Mammoth Lakes; Mammoth Community Water District			

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ATTACHMENT 4

Initial Study and 2007 Mammoth Lakes Police Station Mitigated Negative Declaration
Available online at http://www.townofmammothlakes.ca.gov/DocumentCenter/View/5757