
APPENDIX A

MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been prepared for this Initial Study/Mitigated Negative Declaration for the Tahoe Forest Hospital District Measure C Facilities Improvements in accordance with the State of California's mitigation monitoring statute, Public Resource Code Section 21081.6, and Sections 15091 (d) and 15097 of the California Environmental Quality Act. These provisions require public agencies to establish mitigation monitoring or reporting programs for projects where they have identified significant impacts and measures that would mitigate those impacts. The intent of these provisions is to ensure that mitigation measures are carried out. The Board of Trustees of the Tahoe Forest Hospital District must adopt a monitoring and reporting program when approving a project.

The mitigation measures described in the following pages are taken from the Initial Study/Mitigated Negative Declaration for this project. The following are identified for each mitigation measure:

- A description of the mitigation measure.
- The timing of when the mitigation measure shall be completed.
- The responsible agency/department to implement the action.
- The primary record documenting the necessary implementing action.
- The party who is responsible for verifying that the necessary implementing action is taken.
- The compliance status of the mitigation measures.
- Verification of the compliance status of the mitigation measure.

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<i>Mitigation Measure (MM)</i>		<i>Timing</i>	<i>Responsible Agency / Department</i>	<i>Location for Compliance</i>	<i>Responsible Party</i>	<i>Compliance Status</i>	<i>Verification (Date & Initials)</i>
MM 1a	Prior to building permit issuance for the Cancer Center, a Final Landscape Plan for the proposed landscaping along Donner Pass Road shall be approved by the Town Planner. The Final Landscape Plan shall conform to Section 18.040 of the Development Code and include the features shown on the Preliminary Landscape Plan (or similar features) to ensure compliance with General Plan Policies such as Community Character Element Policy P8.1 and P8.4; Gateway Neighborhood Area Policy GW-P1; and Land Use Element Policy P6.3. The Plan shall also include a concrete sidewalk for pedestrian connectivity from the public transit stop on Donner Pass Road to the main hospital building.	Prior to issuance of the building permit	Town of Truckee Planning Department	Final Landscape Plan	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 1b	The developer shall construct a Pedestrian Crossing on Donner Pass Road in accordance with the recommendations of the Traffic Study prepared by LSC dated March 17, 2010. Recommended improvements which include but are not limited to the removal of the existing marked crosswalk at the Pine Avenue intersection and construction of a raised median “refuge island” near the center of Donner Pass Road shall be shown on the Improvement Plans and approved by the Town Engineer.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 1c	Prior to building permit issuance for the Cancer Center, a Comprehensive Lighting Plan shall be approved by the Town Planner in accordance with Section 18.30.060 of the Development Code. The lighting plan shall include, but not be limited to, the following: i. Location of exterior building-	Prior to issuance of the building permit	Town of Truckee Planning Department	Comprehensive Lighting Plan	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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	<p>mounted lighting.</p> <p>ii. Height, intensity, color and lamp size detail of all proposed lighting fixtures. Fixture height shall not exceed 20’.</p> <p>iii. Energy-efficient and fully shielded or recessed to prevent light trespass onto adjacent properties and public rights-of-way and to confine direct glare and reflection.</p>						
MM 3a	To offset project contributions to cumulative air quality degradation, wood stoves and other wood-burning devices are prohibited within this project.	Indefinitely	Northern Sierra Air Quality Management District (NSAQMD)	IS / MND	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 3b	In order to reduce impacts of re-entrained road dust from increased traffic, sweeping of parking and roadway areas to remove dust from sanding (as a result of snow removal provisions) shall be performed by the Hospital District. A Maintenance Agreement shall be entered into with the Town and approved by the Town Engineer. The Agreement shall outline the appropriate sweeping schedule based on storm frequency and roadway usage.	During Construction	Town of Truckee Engineer Tahoe Forest Hospital District Facilities Manager	Maintenance Agreement	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 3c	<p>During construction, dust and exhaust from the construction equipment is anticipated. In order to mitigate these impacts, the following will be required of the general contractor and will be noted on all grading plans:</p> <p>i. Soil stabilizers shall be applied to all inactive areas.</p> <p>ii. All exposed surfaces, including all unpaved access areas, shall be</p>	During Construction	Tahoe Forest Hospital District Facilities Manager Town of Truckee Engineering Dept NSAQMD	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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<p>watered twice daily.</p> <p>iii. Vehicle speed shall be reduced on all onsite unpaved areas.</p> <p>iv. Ground cover shall be quickly replaced on all disturbed areas.</p> <p>v. All earth material hauled to and from the site will be covered.</p> <p>vi. Construction activity will be limited to Monday – Saturday, 7:00 am – 7:00 pm.</p> <p>vii. The areas near the site access points shall be swept when soil and mud exist in order to remove buildup resulting from construction vehicles entering and exiting the site. Washing dirt into storm drains is NOT permitted.</p> <p>viii. All inert material will be disposed of at the landfill and no burning of brush or debris will be permitted.</p> <p>ix. All construction vehicles shall utilize aqueous diesel fuel, diesel particulate filters and cooled exhaust gas recirculation.</p> <p>x. Grid power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction.</p> <p>xi. Temporary traffic control shall be provided during all phases of construction to improve traffic flow as deemed appropriate by local transportation agencies.</p> <p>xii. Construction activities shall be scheduled to direct traffic flow to off-peak hours as much as practical.</p>						

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MM 3d	Per the Northern Sierra Air Quality Management District's "GUIDELINES FOR ASSESSING AND MITIGATING AIR QUALITY IMPACTS OF LAND USE PROJECTS" for mitigation for traffic emissions for Level B threshold classification, the project shall provide for pedestrian access between bus service and major transportation points within the project, and between separate sections of the project, where feasible by constructing adequate walkways that meet Town Development Code standards. The walkways and access points shall be identified on the improvement plans.	During Construction	Tahoe Forest Hospital District Facilities Manager Town of Truckee Engineering Dept NSAQMD	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 4a	No more than 30 days prior to ground disturbance or commencement of construction (April – September), a qualified biologist shall conduct a pre-construction survey for raptors and other special – status bird species. The survey shall be conducted to identify any active nests located within or near the construction area. If active nests are found during the survey, the applicant shall delay construction activities in the area until a qualified biologist determines that juveniles have fledged the nest(s), relocating the nest if avoidance of the nesting period is not feasible, or establishing a "no construction" buffer zone (determined by the biologist) around the nest, as approved by the California Department of Fish and Game (CDFG) or US Fish and Wildlife Service (USFWS). The results of the survey shall be documented in a letter report that is distributed to the CDFG and USFWS. These measures will ensure compliance with the Migratory Bird Treaty Act and the California Department of Fish and Game Code 3503.5.	Prior to site grading	CDFG USFWS	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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MM 5a	In the event that archaeological or cultural resources are discovered during any construction, all construction activities shall cease within 200 feet of the find unless a lesser distance is approved by the Director, and the Department shall be notified so that the extent and location of discovered materials may be recorded in a written report prepared by a qualified archaeologist, and disposition of discovered materials may occur in compliance with State and Federal law. Construction shall not recommence until the Director authorizes construction to begin.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmcconn@tfhd.com		
MM 6a	Erosion control measures and incorporation of Best Management Practices (BMPs) shall be implemented to stabilize areas disturbed. Temporary measures should be installed to provide short-term protection until the permanent measures are installed and effective. Temporary BMP's shall include measures to slow runoff velocity and intercept suspended sediment to prevent sediment discharge from the construction area while allowing runoff to continue down gradient. Typical temporary BMP's may include: silt fences, straw bales, sediment logs, water bars, detention basins, covering of exposed soil and/or channel linings. Temporary erosion control measures may be left in place for a complete growing season following completion of construction and planting/seeding, however, regular inspection and maintenance must be performed by the TFH district. The type and location of the BMP's shall be included on the Improvement Plans and shall meet the Regional Water Quality Control Board, Lahontan Region's standards for erosion and sediment control. Prior to any site disturbance,	During Construction	Tahoe Forest Hospital District Facilities Manager Regional Water Quality Control Board, Lahontan Region (RWQCB)	Construction Documents and SWPPP	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmcconn@tfhd.com		

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	approved erosion control measures and BMPs shall be installed onsite. All disturbed areas shall be stabilized by appropriate erosion and/or sediment control measures by October 15 of each year.						
MM 6b	Permanent BMP's including rock slope protection (if steep slopes are encountered), rock lined ditches, inlet/outlet protection, rock energy dissipaters, infiltration/detention basins and revegetation shall be in place prior to removal of temporary erosion and sediment control measures. All areas disturbed by construction that are not surfaced or landscaped shall be revegetated with native seed mix.	Immediately following grading operations	Tahoe Forest Hospital District Facilities Manager Regional Water Quality Control Board, Lahontan Region (RWQCB)	Construction Documents and SWPPP	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 6c	Grading disturbance shall be minimized and existing vegetation should be protected and undisturbed where possible. Organic surface topsoil shall be stockpiled for reuse in landscape areas.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 6d	Prior to any grading of the site, detailed Improvement Plans, including grading and drainage, shall be prepared by a registered civil engineer and reviewed by the Town Engineer.	Prior to issuance of a Grading Permit	Town of Truckee Engineer	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 7a	A minimum of two (2) bicycle parking areas shall be provided and a minimum of ten (10) bicycle stalls. A minimum of 5 stalls shall be located near the existing main hospital building and a minimum of 5 stalls shall be located near the new Cancer Center.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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MM 7b	All buildings associated with this project, including the remodeled portions of the existing buildings, shall be designed and constructed to meet the updated Building Energy Efficiency Standards that went into effect on January 1, 2010.	During Construction	Town of Truckee Building Department	Architectural Plans	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 8a	Provide each of the asbestos surveys conducted by WISE Consulting & Training, along with a Demolition Notification to the Nevada County Environmental Health Department, 10075 Levon Avenue, Suite 105, Truckee, CA 96161 to receive an Acknowledgement of Asbestos Assessment. This notification must include the name of the demolition contractor and must be received by the agency 10 days prior to the intended demolition date.	Prior to Demolition	Nevada County Environmental Health Department	Demolition Plans & WISE Surveys	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 8b	If any suspect Asbestos Containing Materials (ACM) are encountered during renovation or demolition that were previously undetected, the consultant must be notified for appropriate responses and/or sampling can be determined.	During Demolition and/or Renovation	Nevada County Environmental Health Department & WISE Consulting	Demolition Plans & WISE Surveys	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 8c	If evidence of medical waste, underground storage tanks, hydraulic fluid or contaminated groundwater associated with past operations are encountered during construction, an environmental professional shall be retained to assess the environmental conditions and to assist in evaluating proper removal and disposal options.	During Demolition and/or Renovation	Nevada County Environmental Health Department & WISE Consulting	Demolition Plans & WISE Surveys	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 8d	Complete a radon gas survey by a qualified professional inside the existing structures on site prior to re-development to evaluate indoor air quality and potential exposure levels. If levels are found to be above the maximum	Prior to renovation of existing structures	Nevada County Environmental Health Department	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443		

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	recommended level of 4.0 pCi/L, measures recommended by the qualified professional shall be implemented to reduce the levels below 4.0 pCi/L such as building pressurization systems or mechanical barriers (plastic membranes) to prevent soil gas entry into the structure.				rmconn@tfhd.com		
MM 8e	Pursuant to Public Resources Code Section 4291 (b), Tahoe Forest Hospital shall maintain the 100 foot fuel clearance setback for all existing and new structures located at the project site.	Indefinitely	Truckee Fire Department	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 8f	The project shall comply with Section 4.3.7 of the Truckee Tahoe Airport Land Use Compatibility Plan to ensure that the following potential impacts are avoided: (a) Glare or distracting lights which could be mistaken for airport lights; (b) Sources of dust, steam or smoke which may impair pilot visibility; (c) Sources of electrical interference with aircraft communications or navigation; and (d) Any proposed use that creates an increased attraction for large flocks of birds.	Indefinitely	Truckee Tahoe Airport	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 9a	No grading shall occur on the site and no grading or building permits shall be issued for the project until the Improvement Plans and Drainage Report for the project are approved by the Town Engineer and the SWPPP is approved by Lahontan.	Prior to issuance of a Grading Permit	Town of Truckee Engineer Regional Water Quality Control Board, Lahontan Region (RWQCB)	Construction Documents SWPPP	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 9b	The required Improvement Plans and Drainage Report per MM 9a shall include temporary and permanent erosion control methods consistent with the requirements of Lahontan and <i>State of California Best Management Practices Handbook</i> prepared by the American Public	Prior to issuance of a Grading Permit	Town of Truckee Engineer RWQCB	Construction Documents SWPPP	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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	Works Association Storm Water Task Force and the Town of Truckee SWMP.						
MM 9c	In compliance with the requirements of the State General Construction Activity Storm Water Permit, as well as the Water Quality Control Plan for Lahontan, the applicant shall prepare a SWPPP which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. This plan shall cover the entire Tahoe Forest Hospital site. The SWPPP shall also be submitted to Lahontan for review and approval.	Prior to issuance of a Grading Permit	RWQCB	SWPPP	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 9d	The applicant shall require all construction contractors to retain a copy of the approved SWPPP on the constructions site. Water quality controls may include, but are not limited to, the following: <ul style="list-style-type: none"> i. Stabilize all disturbed areas by October 15th of each year. ii. Install temporary gravel dikes, earthen dikes or sand bag dikes to prevent the discharge of pollutants. iii. Install infiltration trenches or other protection facilities. iv. Revegetate disturbed areas and maintain vegetation. 	During Construction	RWQCB	SWPPP	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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MM 12a	Silencers shall be applied to the intake and discharge elements of the cooling towers to reduce the noise exposure by a minimum of 7 dB. The contractor shall work with Kinetics Noise Control or qualified consultant to develop specifications for project cooling tower silencers.	During Construction of the Cooling Tower	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 12b	Applicant shall incorporate sound transmission class (STC) 35 or higher exterior windows and doors at project building facades of noise sensitive uses with line of site to Interstate 80 (i.e. South or west facing facades).	During Construction and Renovation of the Buildings	Town of Truckee Building Department	Architectural Plans	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 12c	Hours of operation for exterior construction activities shall be limited from 7 am to 7 pm or dusk, whichever occurs first, Monday through Saturday. Interior construction activities may occur after these hours if such activities will not result in exterior noise audible at the property boundary. Hours of operation shall be noted on the Improvement Plans.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 12d	Construction staging areas and equipment storage shall be located in close proximity to the actual construction area for improvements proposed. These areas shall be shown on the Grading Plans. All equipment storage shall be confined to the staging area.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 16a	Long Range: Based upon the traffic analysis and current Town of Truckee Development Impact / Mitigation Fee table, the project shall pay \$142,134.25 to the Town of Truckee's Traffic Impact Fee Program at the time of building permit issuance. This fee amount is based on the Town of Truckee Development Impact / Mitigation Fee table, current version effective February 1, 2010. Per the table, the	Prior to Building Permit Issuance	Town of Truckee Engineer Tahoe Forest Hospital District Facilities Manager	Town of Truckee Traffic Impact Fee Program	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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<p>fee is \$4.15 per square foot of floor area for a "Hospital" land use plus and an additional administrative fee of \$59 (34,235 sf X \$4.15 = \$142,134.25).</p> <p>Short Range: Unless already performed by others, the applicant shall perform a detailed intersection analysis, at the SR 89 South / Donner Pass Road / Frates Lane intersection, at the applicant's expense, to determine the combination of short range improvements which will maximize intersection capacity at this location. The detailed analysis may identify other combinations of re-striping and / or signal phasing improvements beyond those identified in this study which will maximize the short range future capacity of this intersection within the existing roadway widths. The intersection improvements identified through the detailed intersection analysis will be determined during the review of the improvement plans, and approved by the Town Engineer, prior to building permit issuance. Prior to temporary or final Certificate of Occupancy of any buildings, the applicant shall implement the approved intersection improvements, at the applicant's expense. The applicant may request reimbursement of a fair-share portion of the short-range improvements from future discretionary Category 3 and 4 projects (as defined by General Plan Table CIR-6) that add traffic to the SR 89 South / Donner Pass Road / Frates Lane intersection. It is the intent of the Town to include language requiring such projects to reimburse this project for their fair-share cost of the short-range improvements as a part of the future land use conditions of approval; however, it will be the responsibility of this project applicant to request that such a</p>						

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	condition be placed on the applicable projects prior to project approval.						
MM16b	<p>Per the recommendation by the LSC parking analysis, a carpooling program shall be implemented by the Tahoe Forest Hospital District to reduce the parking demand by at least 5 spaces in accordance with the 2004 parking study.</p> <p>As part of the carpooling program, the TFH District will designate an employee transportation coordinator, and include this responsibility in their written job description. As part of this role, the employee transportation coordinator will, at a minimum:</p> <ul style="list-style-type: none"> • Coordinate ridesharing information, including posting flyers/posters at employee reporting locations and use of email to encourage the use of ridesharing; • Maintain a database of employees interested in carpooling, as well as a means of matching employees. This could be accomplished either in-house, or through a carpool matching website, such as the Washoe Regional Transportation Commission's "Smart Trips" website. • Provide a minimum of four onsite preferential carpool parking spaces, and monitor their use. • Conduct an annual employee survey on commuting travel mode, time of travel, general home location and interest in carpooling. Prepare a concise annual report. 	Prior to Certificate of Occupancy for the proposed Cancer Center	Tahoe Forest Hospital District Facilities Manager	LSC Parking Analysis	<p>Tahoe Forest Hospital District Facilities Manager</p> <p>530-582-6443 rmconn@tfhd.com</p>		

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MM 16c	<p>A final Parking Management Plan shall be prepared for full project build-out and approved by the Town Engineer to ensure adequate parking conditions are provided both on the TFH campus and on nearby streets, and shall include the following:</p> <ul style="list-style-type: none"> i. Establish time limits for preferred visitor and patient parking in the most convenient parking areas during peak hours Monday thru Friday. ii. Direct employee daily parking to specific locations (i.e. Spring Street, the back parking lot by the proposed skilled nursing facility, MOB parking lot, the west side of Levon Street and along Donner Pass Road). iii. Ongoing monitoring of parking demand on a quarterly to semi-annual basis. This will include parking occupancy counts for parking areas both within the campus and on nearby streets, as well as observation of employee parking. Results of the ongoing monitoring would designate preferred locations for employee parking, desirable locations for short term visitor and patient parking, and realistic long term parking areas for employees. It would also quantify parking conditions on nearby streets, and the degree to which the Hospital is contributing to the parking demand. Monitoring reports would be available to the public. iv. Designation of parking condition thresholds that would trigger additional 	<p>Prior to issuance of a Building Permit</p>	<p>Town of Truckee Engineer Tahoe Forest Hospital District Facilities Manager</p>	<p>Parking Management Plan (prepared by LSC)</p>	<p>Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com</p>		

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	parking management steps. These additional steps will depend upon the results of the monitoring process, but may include additional regulation of parking areas, additional steps to reduce parking demand, and / or additional parking supply.						
MM 16d	A Road Maintenance Agreement shall be established and approved by the Town Engineer to define road maintenance and snow removal responsibilities for Levon Street, Spring Street, Pine Avenue, Tahoe Drive, and along the parking area of the hospital frontage within Donner Pass Road. The Maintenance Agreement shall include, but not be limited to, maintenance activities related to crack sealing, slurry sealing, repaving, curb and gutter, sidewalk, sweeping, snow removal and off-haul, landscaping, vegetation and litter management, utilities and onsite drainage infrastructure. Parking along Donner Pass Road shall not block the Class 2 Bike Path.	Prior to issuance of a Building Permit	Town of Truckee Engineer Tahoe Forest Hospital District Facilities Manager	Road Maintenance Agreement	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		
MM 16e	A new Pedestrian Crossing shall be constructed near the intersection of Pine Avenue / Donner Pass Road to include the following: i. Remove the existing marked crosswalk at the intersection of Pine Avenue. Relocate the marked crosswalk approximately 100' east of Pine Avenue so that it lines up with the entrance to the MOB. Walkways and stairs/ramps should be provided on either end to allow direct access between the MOB and TFH.	During Construction	Tahoe Forest Hospital District Facilities Manager	Construction Documents	Tahoe Forest Hospital District Facilities Manager 530-582-6443 rmconn@tfhd.com		

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<ul style="list-style-type: none"> <li data-bbox="201 280 743 488">ii. Construct a raised median pedestrian refuge island in the TWLTL on Donner Pass Road approximately 100 feet in length, centered in the segment of Donner Pass Road between its intersections with Pine Avenue and Levon Avenue. <li data-bbox="201 521 743 672">iii. Provide advance yield pavement marking along with "Yield here to Pedestrian" signage 20 feet in advance of the crosswalk location in both travel direction as specified in the MUTCD. <li data-bbox="201 704 743 886">iv. Provide a pedestrian activated flashing beacon system including two signal displays for each direction of traffic, one on each side of the travel lane. The beacons can be located on the same supports used for the signs. 						

APPENDIX B
TECHNICAL STUDIES

- APPENDIX B1 *Traffic and Parking Study*
LSC Transportation Consultants Inc.
March 17, 2010
- APPENDIX B2 *Air Pollutant Emission Analysis URBEMIS Model Outputs*
- APPENDIX B3 *Environmental Noise Assessment*
Bollard Acoustical Consultants, Inc.
March 31, 2010
- APPENDIX B4 *Geotechnical Engineering Report for Non-Acute Care Facilities*
Holdrege & Kull
July 15, 2009
- APPENDIX B5 *Geotechnical Engineering Report and Geological Hazards Report*
Holdrege & Kull
October 6, 2009
- APPENDIX B6 *Phase 1 Environmental Site Assessment*
Holdrege & Kull
March 5, 2010
- APPENDIX B7 *Drainage Report*
SCO Planning & Engineering Inc.
January, 2010
- APPENDIX B8 *Agency Letters*
- APPENDIX B9 *Draft Parking Management Plan & Parking Management Survey*
LSC Transportation Consultants, Inc.
July 2, 2010