



Town of Mammoth Lakes

Sign Code Update

Initial Study/Mitigated Negative Declaration

February 18, 2011

Lead Agency:

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

Contact: Jen Daugherty, Associate Planner
(760) 934-8989 ext. 260



COMMUNITY DEVELOPMENT

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

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Introduction

This Initial Study has been prepared by the Town of Mammoth Lakes to assess the potential environmental impacts of the Town's Sign Code Update ("Project"). Following preliminary review of the proposed Project, the Town of Mammoth Lakes determined that it is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed, and includes a project description, environmental checklist, and discussion focused on issues identified in the checklist.

In accordance with the *California Environmental Quality Act (CEQA)* (Public Resources Code Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the Town of Mammoth Lakes, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine whether the proposed Project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration (or Mitigated Negative Declaration) for the Project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which would ultimately be adopted and/or certified by the Town of Mammoth Lakes prior to Project approval in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

Purpose

Section 15063 of the *CEQA Guidelines* identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project;
- Identification of the environmental setting;

- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- Discussion of ways to mitigate significant effects identified, if any;
- Examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study.

Initial Study Checklist

1. Project Title: Sign Code Update

2. Lead Agency Name and Address:

Town of Mammoth Lakes
P.O. Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546

3. Contact Person and Phone Number:

Ms. Jen Daugherty
Associate Planner
(760) 934-8989 ext. 260
jdaugherty@ci.mammoth-lakes.ca.us

4. Project Location and Environmental Setting: The proposed Project would apply to all land within the Urban Growth Boundary (UGB) of Mammoth Lakes. Mammoth Lakes is located in Mono County, approximately 60 miles north of Bishop, California, and 170 miles south of Reno, Nevada. U.S. Highway 395 and State Route 203 provide the major access to town; air access is also available through the Mammoth Yosemite Airport. The area of the UGB is approximately 4.5 square miles. Land outside of the UGB is principally under public ownership, primarily by the United States Forest Service.

Mammoth Lakes' economy is recreation and tourist based. The dramatic mountain scenery, natural resources, and diverse recreational opportunities attract residents and visitors to the area. The Mammoth Mountain Ski Area (MMSA) and Lakes Basin located outside of the UGB are recreational and scenic resources that contribute to making Mammoth Lakes a year round resort community.

5. Project Sponsor's Name and Address: Town of Mammoth Lakes (see #2, above for address).

6. General Plan Designation: Town-wide, all General Plan Designations.

7. Zoning: Town-wide, all Zoning Districts.

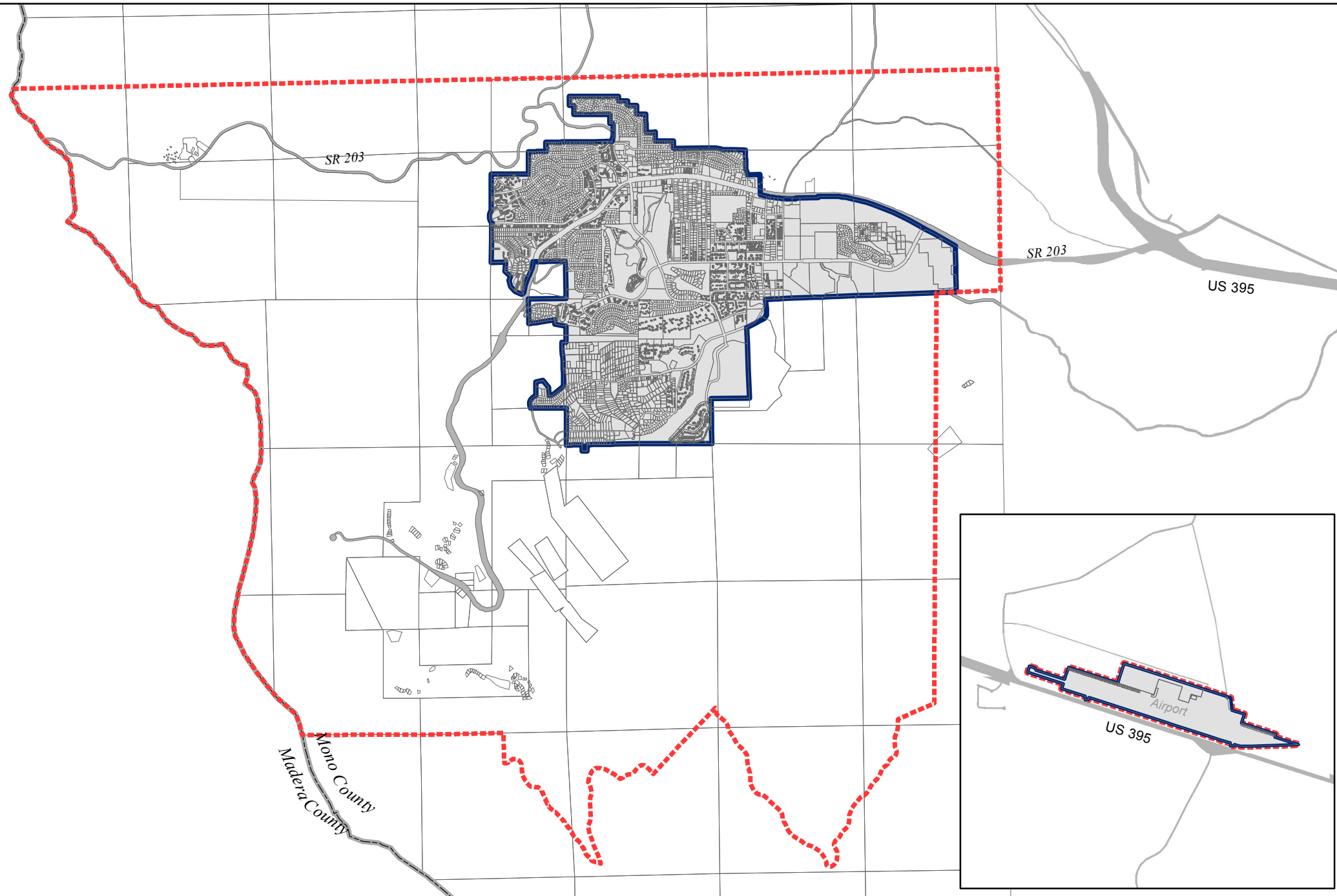
8. Description of the Project: The Project is a comprehensive update of the Town's Sign Code, Chapter 17.40 of the Municipal Code. The Sign Code regulates all signs within the Town's UGB. The Project includes updated sign regulations that would affect the visual character of Mammoth Lakes. These regulations have been structured to control the number, placement, height, size, type, and lighting of signs with the intent to: advance community design standards identified in the Town's General Plan; discourage visual clutter; and eliminate glare and minimize light pollution. Generally, the Project would provide greater flexibility in the type, number, size, and design of signs than in the current sign code. The Project reflects some sign regulations already in place in The Village at Mammoth. The Project includes regulations based on zoning district (i.e., residential zones and non-residential zones) that are tailored to the land use characteristics and intensity of various areas. The Project would be adopted through an ordinance approved by the Town Council. The following is a summary of the major proposed changes to the Sign Code:

1. **Halo lit signs allowed.** Halo lit signs would be allowed in non-residential zones. Only one halo lit sign of no more than twenty square feet would be allowed per business. This type of back lit sign is currently prohibited.
2. **Signs with neon details allowed.** Signs with neon details would be allowed in non-residential zones. Only one sign with neon details would be allowed per business. Sign with neon details would not be allowed for monument signs or on signs larger than twenty square feet. Currently, only one neon open sign of two and one-half square feet is allowed per business.
3. **Electronic message sign allowed subject to limitations.** Electronic message signs would be allowed in certain locations, such as the Public and Quasi-Public Zone. Only one sign would be allowed per property in non-residential zones. This type of internally lit sign is currently only allowed for regulatory and/or public safety signage.
4. **Banners allowed subject to certain requirements.** Banners would be allowed for sales and promotions for no longer than a total of thirty days per year. Only one banner per business would be allowed to be displayed at any one time. These types of banners are currently prohibited.
5. **Allowable aggregate sign area increase allowed.** A 20% increase in the total allowable aggregate sign area would be allowed when a sign and subject building are located 140 feet or more from the street centerline. This would apply to limited circumstances, generally along State Route 203/Main Street. Currently, an adjustment or variance is required to increase the allowable sign area.
6. **Minimum sign area.** Every business would be allowed a minimum of twelve square feet of signage regardless of the length of the business frontage. This would allow businesses with less than eighteen feet of frontage a reasonable amount of sign area. There is no minimum sign area provision in the current sign code.
7. **Mall identification signs not counted towards sign area.** Multi-tenant center identification signs would not count toward total allowable sign area. These signs would identify the name of the multi-tenant center and not advertise any particular business or product. Multi-tenant center identification signs are currently counted towards allowable sign area.

8. **One hanging or projecting sign not counted towards sign area.** Pedestrian-oriented signs would be encouraged by not counting one small hanging or projecting sign per business towards allowable sign area. These signs would be counted towards total sign area under the current sign code.
 9. **Sign area calculation based on business frontage.** Sign area would be calculated based on business frontage instead of building frontage, which would allow for an easier calculation, especially for multi-tenant buildings and/or when master sign plans/programs are unclear.
 10. **Additional sign allowed.** Two signs would be allowed for each primary business frontage; however, only one of each sign type would be allowed per frontage. The current sign code only allows one sign per frontage except for corner units, which does not typically allow adequate signage for businesses with larger frontages.
 11. **More flexible real estate signs regulations.** One real estate sign (e.g. “for sale”, “for lease”, “for rent”, etc.) would be allowed per property. Real estate signs would be allowed to be four square feet in residential zones and twelve square feet in non-residential zones. In addition to the one real estate allowed per property, multi-tenant properties would be allowed one sign in each available tenant space. The current sign code allows real estate signs of up to three square feet with a maximum of two per property, which does not allow for adequate notification of available tenant space for multi-tenant properties.
 12. **Durable materials for monument signs adjacent to the right-of-way.** Highly durable materials would be required for monument signs adjacent to public rights-of-way to withstand snow removal operations. Monument signs adjacent to public rights-of-way have been damaged and/or destroyed by snow removal operations. Materials such as high density polyurethane would not be allowed unless the sign design is approved by the Public Works Director. The current code is not this specific regarding sign materials and durability.
 13. **Master Sign Programs required for four or more businesses/tenants.** Master Sign Programs (MSPs) would be required for any site with four or more businesses or tenants. Currently, MSPs are required for sites with three or more businesses or tenants.
9. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** The Town of Mammoth Lakes would adopt this Initial Study/Mitigated Negative Declaration and the Project. No other public agency approval is required.



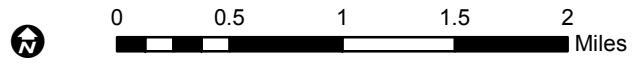
Town of Mammoth Lakes
Sign Code Update
Initial Study/MND
Exhibit 1
Regional Location



**Town of Mammoth Lakes
Sign Code Update
Initial Study/MND**

Exhibit 2
Town Boundaries

-  Mono County Boundary
-  Mammoth Lakes Urban Growth Boundary
-  Mammoth Lakes Municipal Boundary



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

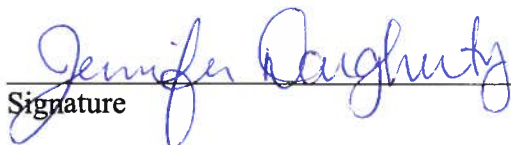
The environmental factors checked below (■) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant Impact With Mitigation Incorporated" as indicated by the checklist on the following pages:

■	Aesthetics		Greenhouse Gas Emissions		Population/Housing
	Agricultural and Forestry Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	■
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


Signature

2/18/2011
Date

Jen Daugherty, Associate Planner
Printed Name

Town of Mammoth Lakes
For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify:
 - (a) the significance criteria or threshold, if any, used to evaluate each question; and
 - (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

The following is a discussion of potential Project impacts as identified in this Initial Study/Mitigated Negative Declaration. Explanations are provided for each item.

I. AESTHETICS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

Mammoth Lakes' setting includes an urbanized area, confined to the 4.5 square miles within the Urban Growth Boundary (UGB), set within a much larger landscape of forestlands and dramatic peaks of surrounding mountain ranges. Urban development comprises a variety of built environments, most intensively developed around the commercial corridors of Main Street and Old Mammoth Road which include a number of shopping centers with paved surface parking. Residential neighborhoods constitute much of the remaining urban environment, including numerous condominium projects (concentrated in the central and western part of town adjacent to ski portals) and subdivisions of single-family residences. Several large open spaces exist within the urban area, including the Sierra Star and Snowcreek Golf Courses, Bell-shaped Parcel, and open space along Mammoth Creek. The North Village area is a mixed use, visitor-oriented district that incorporates a number of lodging and commercial developments focused around a gondola station.

The General Plan identifies major view corridors and scenic vistas within Mammoth Lakes, which include views to Mammoth Mountain, to the Sherwin Range and Mammoth Rock, Mammoth Crest, the Mammoth Knolls, and to the White Mountains.

The Project includes updated sign regulations that would affect the visual character of Mammoth Lakes. These regulations have been structured to control the number, placement, height, size, type, and lighting of signs with the intent to: advance community design standards identified in the Town's General Plan; discourage visual clutter; and eliminate glare and minimize light pollution. Generally, the Project would provide greater flexibility in the type, number, size, and design of signs than in the current sign code. The Project reflects some sign regulations already in place in The Village at Mammoth. New sign types such as halo lit signs, signs with neon details, electronic message signs, and sales and promotional banners would be allowed that are not allowed under the current sign regulations. The Project includes regulations based on zoning district (i.e., residential zones and non-residential zones) that are tailored to the land use characteristics and intensity of various areas. For instance, no internally illuminated sign would be allowed in any residential zone.

The Project is consistent with the community design and safety standards identified in the Town's General Plan, such as strengthening the identity of the community as a premier, year-round destination resort and encouraging creative designs that add character to streets and districts, contributing to attractive and hospitable streetscapes. The Project is consistent with the current sign code's intent by continuing to discourage visual clutter, eliminate glare, and minimize light pollution to improve public safety and preserve views of the stars and night sky.

The following provisions have been included in the Project to minimize aesthetic impacts:

- Signs would generally be limited to a height of eight or twelve feet; signs on roofs would not be allowed.
- Sign size would be limited to a maximum of thirty square feet.
- Prohibited signs would include inflatable signs, moving signs, roof signs, signs with reflective surfaces, signs burned, cut, or otherwise marked on or affixed to a tree; abandoned signs; and others.
- Halo lit signs and signs with neon details would be limited to twenty square feet in size.
- Only one halo lit sign and one sign with neon details would be allowed per business or property.
- Neon tubing would only be allowed for sign details; a sign would not be allowed to be composed entirely of neon.
- Neon details would not be permitted on monument signs.
- No halo lit or sign with neon details would be allowed in any residential zone.
- Electronic message signs would only be allowed in certain areas, such as the Public and Quasi-Public Zone, and only one would be allowed per property.
- Electronic message signs would not be allowed to flash or blink, but could have changing messages.
- Signs with internal light sources (e.g., halo lit and neon details) would be required to be designed to prevent glare and light trespass onto adjacent properties and public rights-of-way.
- Only one banner would be allowed to be displayed at a business at any one time.
- Sales and promotional banners would be limited to twenty square feet in size, and would only be allowed to be displayed for a period or periods of not longer than a total of thirty days per year.

These requirements would result in the Project having a less than significant impact on scenic vistas, scenic resources, and the existing visual character or quality of Mammoth Lakes. However, the proposed allowance for halo lit signs, signs with neon details, and electronic message signs could result in a minor increase in nighttime lighting in specific locations, such as commercial and mixed-use zones. The following mitigation measures are provided to ensure that the Project's potential impacts to light and glare are less than significant.

Mitigation Measures

AES-1: Electronic message signs shall be limited to a brightness level of 0.3 foot candles above ambient light and shall incorporate automatic dimming technology to consistently maintain the required light levels.

AES-2: Signs with neon details shall incorporate dimming capabilities to the extent feasible (e.g., technologies such as flexible light-emitting diode (LED) neon are capable of being dimmed).

Therefore, the Project would have *a less than significant impact* on aesthetics.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

No land within the Town's Urban Growth Boundary (UGB) is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, zoned for agricultural use, subject to the Williamson Act, or is zoned as "forest land" as defined by the Public Resource Code¹. In addition, the Project consists of updating sign regulations, which would only affect the size, type, height, number, placement, and materials of signs within town, and would not result in the loss or conversion of forest land. Therefore, the Project would have **no impact** related to agriculture or forest resources.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓

¹ Town of Mammoth Lakes, 2005 General Plan Update Final Program EIR, May 2007.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?				✓

Mammoth Lakes is part of the Great Basin Valleys Air Basin (GBVAB), which is governed by the Great Basin Unified Air Pollution Control District (GBUAPCD) and the California Air Resources Board (CARB). The Mono County portion of the GBVAB has a non-attainment status for ozone (State standards only); non-attainment of ozone is associated with the effect of transported pollution from outside of Mono County, rather than local generation of ozone or ozone precursors. All of the GBVAB is designated non-attainment for the PM10 State standard. The Town has an Air Quality Management Plan (AQMP) prepared for the PM10 State Implementation Plan, which is incorporated into the Town's Municipal Code as Chapter 8.30, Particulate Emissions Regulations.

The Project consists of updating sign regulations, which would only affect the size, type, height, number, placement, and materials of signs within Mammoth Lakes, and would not result in new vehicle trips, conflict with or obstruct any applicable air quality plan, violate any air quality standard or contribute to an existing or projected violation, result in a cumulatively considerable net increase to any non-attainment criteria pollutant, expose sensitive receptors to substantial pollution concentrations, or create objectionable odors. Therefore, the Project would have **no impact** related to air quality.

IV. BIOLOGICAL RESOURCES.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

Mammoth Lakes is situated on the eastern slope of the Sierra Nevada mountain range where the Sierra Nevada and Great Basin biotic communities converge. Major vegetation communities within this region consist of plants that have adapted to cold, snowy winters and arid summers. Major plant communities include Mixed Conifer Fir, Upper Montane Mixed Shrub, Basin Sagebrush, Wet Meadow, and Alder Riparian. Special animal status species known to occur within the municipal boundary include American pine marten, bald eagle, golden eagle, great gray owl, northern goshawk, northern harrier, Pacific fisher, prairie falcon, Sierra Nevada mountain beaver, Willow flycatcher, and Yosemite toad. Special status plant species within the planning area include Mono Lake lupine, several taxa of Moonwort, Pine City sedum, Pinzl's rockcress, Subalpine and fireweed. Non-special status game and fish species are also abundant in the surrounding countryside. There are neither Habitat Conservation Plans nor Natural Community Conservation Plans in place within Mammoth Lakes².

The Project consists of updating sign regulations, which would only affect the size, type, height, number, placement, and materials of signs, and is primarily focused on signage for developed sites within the Town's Urban Growth Boundary (UGB). Although new sign types such as halo lit, signs with neon details, and electronic message signs would be allowed, these signs would not be allowed in any residential zone and would be limited by size, height, and number restrictions (see Section I, Aesthetics, for a discussion of potential light and glare impacts). Signs erected pursuant to the Project would result in only very minor soil disturbance, if any, thereby minimizing impacts on biological resources. In addition, the Project would continue to prohibit signs burned, cut, or otherwise marked on or affixed to a tree. Thus, the Project would not have an impact on sensitive habitats or candidate, special status, or sensitive species, and would not interfere with wildlife movement. Therefore, the Project would have **no impact** related to biological resources.

V. CULTURAL RESOURCES.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Cultural resources consist of historic-era and prehistoric archaeological sites, dwellings, and structures that may be significant for their data potential, architectural merit, or association with important persons or themes. Engineered works may also be significant for their design or workmanship.

² Town of Mammoth Lakes, Draft Housing Element Update 2007-2014 Initial Study/Negative Declaration, May 2010.

Paleontological resources consist of fossils, including the remains or traces of prehistoric animal or plant life. Fossils are typically associated with geological formations that are contemporaneous with the preserved animal or plant remains.

Documented historic-era sites occur within Town's Municipal Boundary but outside of the Urban Growth Boundary (UGB)³. The Town's General Plan Update Final Program EIR states, "There are no known historic resources within the UGB." Although there are a number of documented archaeological sites within the Town's urban area, installation of signage under the Project would not generally result in ground disturbance that could affect known or unknown subsurface artifacts. As thus, these resources would not be affected by new regulations within the Project that would apply to signs within the UGB. Therefore, the Project would have **no impact** related to cultural resources.

VI. GEOLOGY AND SOILS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
(ii) Strong seismic ground shaking?				✓
(iii) Seismic-related ground failure, including liquefaction?				✓
(iv) Landslides?				✓
(b) Result in substantial soil erosion or the loss of topsoil?				✓
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?				✓
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

Mammoth Lakes is situated on the eastern flank of the Sierra Nevada mountain range along a system of normal faults that produced the Owens Valley. Local faults include the Hilton Creek Fault (approximately ten miles east of town), the Owens Valley Fault (48 miles south of town), and the Chalfant Valley Fractures (approximately 36 miles east of town).

³ Town of Mammoth Lakes, Draft Housing Element Update 2007-2014 Initial Study/Negative Declaration, May 2010.

The Project consists of updating sign regulations, which would only affect the size, type, height, number, placement, and materials of signs, and would not alter building regulations. Signs implemented pursuant to the Project would be erected in conformance with Uniform Building Code requirements to avoid or minimize potential damage from seismic shaking and liquefaction. No septic tanks or alternative waste water disposal system is included in the Project. Therefore, the Project would have **no impact** related to geology and soils.

VII. GREENHOUSE GAS EMISSIONS.

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Greenhouse gases (GHGs) consist of gases that increase heat trapped by the earth's atmosphere that is not radiated back out into space. For municipalities, by far the largest single-source (by mass) of GHGs consists of carbon dioxide (CO₂) emissions. Municipal sources of CO₂ emissions include energy production; this energy is consumed by all developed land-use types, vehicles used for personal travel and transportation of goods, and construction-related emissions caused by heavy equipment.

The Project would not generate greenhouse emissions, either directly or indirectly, that would have a significant impact on the environment since the scope of the Project is limited to signage, and would not result in new vehicle trips or require heavy equipment for construction. Signs are allowed to include lighting, and the draft sign regulations require utilization of energy-efficient fixtures to the greatest extent feasible⁴.

The California Air Resources Board (CARB) approved a Scoping Plan in 2008 that outlines the actions to reduce California's greenhouse gas emissions. CARB adopted a number of "early action" measures and is working on other measures to reduce greenhouse gas emissions to 1990 levels by 2020⁵. The Project would not conflict with the CARB Scoping Plan. The Town has not adopted any greenhouse gas plan, policy, or regulation. Therefore, the Project would have **no impact** related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an exiting or proposed school?				✓

⁴ Town of Mammoth Lakes, Draft Sign Code Update (January 25, 2011).

⁵ California Air Resources Board, www.arb.ca.gov/cc/cc.htm.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

A hazardous material is defined by the California Department of Toxic Substances Control as a material that poses a significant present or potential hazard to human health or safety if the substance is released into the environment (26 California Code of Regulations Section 25501). Hazardous materials and hazardous wastes are classified to determine if the substances are toxic, ignitable, corrosive, or reactive (22 California Code of Regulations Chapter 11, Article 3). Common hazardous materials include petroleum products, pesticides, volatile organic compounds, and certain metals. In addition, radioactive and explosive materials are considered hazardous.

The Project does not include any activities that would require the use of hazardous materials that would lead to public or environmental hazards, release into the environment via accidents, proximity to schools, or construction on hazardous materials sites. There are no sites within Mammoth Lakes that are listed on the federal Comprehensive Environmental Response, Compensation, Liability Information System Database (CERCLA).

The Mammoth Yosemite Airport lies approximately eight miles east of the main urbanized areas within Mammoth Lakes. The Project would apply to signs located at the Mammoth Yosemite Airport (i.e., within the Airport Zone); however, no substantial changes are proposed to the sign regulations applicable to the Airport Zone. Signs implemented pursuant to the Project would be erected in conformance with Uniform Building Code and Airport Land Use Plan (ALUP) requirements, and thus, would not result in a safety hazard for people residing or working at the Mammoth Yosemite Airport.

The Town has adopted an Emergency Operations Plan (EOP) (Mammoth Lakes 2001) for emergency response within Mammoth Lakes. The EOP meets the Standardized Emergency Management System (SEMS) requirements for state law. Development regulated under the Project will not impair implementation or physically interfere with the EOP because no circulation changes are being proposed which conflict with the procedures set forth in the plan. Therefore, the Project would have **no impact** related to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?				✓
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

Mammoth Lakes is located within the 45,000 acre Mammoth Hydrologic Basin. This approximately 71 square mile basin is part of the Long Valley Subunit of the Owens Valley Hydrologic Unit on the Lahontan Drainage Province. The Mammoth Hydrologic Basin includes many alpine lakes, surface streams, and springs, which are all tributary to Mammoth Creek or Hot Creek. Existing drainage facilities are located throughout town. Potential flood hazard areas in town include Murphy Gulch and the Mammoth Creek drainage area, which are located in the south central portion of the community.

The Project is an update to the Town's sign regulations and affects only the development standards for signs, including the size, type, number, height, and placement of signs. Signs erected pursuant to the Project would not affect groundwater or change drainage patterns, since they would result in only very minor soil disturbance or displacement. Thus, the Project would not result in violations of water quality standards or waste discharge requirements, expose people to flooding hazards, seiches, tsunamis or mudflows, and would not impede flood flows. Therefore, the Project would have **no impact** related to hydrology and water quality.

X. LAND USE AND PLANNING.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Land within Mammoth Lakes is regulated by the 2007 General Plan, the Municipal Code, and specific and master plans that further define land uses identified in the General Plan. To implement the General Plan, the Town has conducted “district planning” to further determine the specific form, function, and character of districts throughout Mammoth Lakes. District plans or studies have been accepted for multiple areas including, North Old Mammoth Road, Main Street, Shady Rest, Snowcreek, and the North Village.

The Project consists of updating the Town’s Sign Code, which would only affect the size, type, height, number, placement, and materials of signs, and would not alter other development standards. The Project is consistent with the community design and safety standards identified in the Town’s General Plan, such as strengthening the identity of the community as a premier, year-round destination resort and encouraging creative designs that add character to streets and districts, contributing to attractive and hospitable streetscapes. The Project is consistent with the intent of the current sign code and the General Plan by discouraging visual clutter, eliminating glare, and minimizing light pollution to improve public safety and preserve views of the stars and night sky. Each sign will be required to conform to the updated regulations, as adopted by ordinance, for the zoning designation where the sign is located. The Project would not conflict with any accepted district plans or studies because the scope of the Project would be limited to signage and would allow more flexible sign regulations that would enhance district character and streetscapes. Thus, the Project would further the goals and policies of the General Plan and other land use plans, policies, and regulations. Also see Section I, Aesthetics, above.

Due to the limitations on sign size, number, and height, signs would not divide an established community. There are neither Habitat Conservation Plans nor Natural Community Conservation Plans in place within Mammoth Lakes⁶. Therefore, the Project would have ***a less than significant impact*** on land use and planning.

XI. MINERAL RESOURCES.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

⁶ Town of Mammoth Lakes, Draft Housing Element Update 2007-2014 Initial Study/Negative Declaration, May 2010.

The Project is an update to the Town's Sign Code and affects only the development standards for signs within the Urban Growth Boundary (UGB). The General Plan Final Program EIR found that the implementation of the Town's General Plan within the UGB would not result in the loss of mineral resources. Therefore, the Project would have **no impact** on mineral resources.

XII. NOISE.				
Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

The most significant noise sources in Mammoth Lakes are traffic on State Route 203/Main Street and major roadways, aircraft operations at the Mammoth Yosemite Airport, helicopter operations at Mammoth Hospital, the intermittent noises associated with construction, snow removal activities, snowmaking operations, avalanche control operations, industrial activities near State Route 203 and Meridian Boulevard, and recreation activities. These activities are regulated under Chapter 8.16 of the Mammoth Lakes Municipal Code and the goals and policies of the General Plan.

The Project is an update to the Town's Sign Code and affects only the development standards for signs; as such, the Project would not generate noise or otherwise increase ambient noise levels. Therefore, the Project would have **no impact** on noise.

XIII. POPULATION AND HOUSING.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Mammoth Lakes is a resort community, with a local economy dominated by tourism, focused around outdoor recreation and the nearby Mammoth Mountain Ski Area (MMSA). Mammoth Lakes' permanent population was estimated at 7,400 in 2008, with 3,140 households and an average household size of 2.44 persons. During peak visitor periods, the local population can increase by up to five times due to the recreational land uses in the vicinity such as the MMSA.

The Project is an update to the Town's Sign Code and affects only the development standards for signs; as such, the Project would not induce population growth or displace housing or residents. Therefore, the Project would have **no impact** on population and housing.

XIV. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?				✓
Police protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

The Mammoth Lakes Fire Protection District (MLFPD) provides fire protection and emergency response to Mammoth Lakes and other surrounding areas. Police protection and law enforcement in Mammoth Lakes are provided by the Mammoth Lakes Police Department (MLPD), the Mono County Sheriff's Department (MCSD), and the California Highway Patrol (CHP). The MLPD provides all non-traffic related services for the areas within the Town's incorporated boundary, including the Mammoth Yosemite Airport.

Mammoth Lakes is located within the jurisdiction of the Mammoth Unified School District (MUSD). The MUSD includes Mammoth High School, Mammoth Middle School, Mammoth Elementary School, Sierra High School, and the Mammoth Olympic Academy for Academic Excellence. Recreational opportunities in the vicinity of Mammoth Lakes are extremely high with both commercial and public resources available such as the Mammoth Mountain Ski Area and the adjacent Inyo National Forest.

The Project is an update to the Town's Sign Code and affects only the development standards for signs and would not increase the demand of public services. Signage implemented pursuant to the Project is generally focused in commercial, mixed-use, and industrial areas in areas within the UGB where services are available. Therefore, the Project would have **no impact** on public services.

XV. RECREATION.				
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

Mammoth Lakes is surrounded by public land where abundant recreational opportunities are available, including camping, cycling, hiking, fishing, and skiing. Parks owned and/or operated by the Town include Mammoth Creek Park, the Community Center Park, Shady Rest Park, Trails End Park, and Whitmore Regional Park. The Project would not increase use of existing parks or require construction or expansion of recreational facilities which might have a significant impact on the environment since the scope of the Project is limited to signage. Therefore, the Project would have ***no impact*** on recreation.

XVI. TRANSPORTATION/TRAFFIC.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			✓	
e) Result in inadequate emergency access?				✓
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.				✓

The major access into Mammoth Lakes is via State Route (SR) 203/Main Street, which intersects with U.S. Highway 395 just east of the Town limits. SR 203/Main Street is a four-lane road from U.S. Highway 395 through the majority of the developed portion of town. The Mammoth Yosemite Airport lies approximately eight miles east of the main urbanized areas within Mammoth Lakes.

The Project consists of updating sign regulations, which would only affect the size, type, height, number, placement, and materials of signs, and is primarily focused on signage for developed sites within the Town's Urban Growth Boundary (UGB). The Project would not result in new vehicle trips, affect air traffic patterns, or change existing circulation patterns or emergency access routes. The Project would apply to signs located at the Mammoth Yosemite Airport (i.e., within the Airport Zone); however, no substantial changes are proposed to the sign regulations applicable to the Airport Zone.

Governmental signs, including signs to direct or regulate pedestrian, bicycle, or vehicular traffic, transit signs, and emergency warning signs, would continue to be allowed and not subject to a sign permit⁷. These types of signs help facilitate all modes of transportation.

New types of internally lit signs are proposed to be allowed with the Project. Various requirements have been included in the Project to ensure these signs do not result in unsafe levels of driver distraction:

- Signs that simulate in color, size, or design any traffic control sign or signal, or signs that make use of characters, symbols, or words in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic would be prohibited.
- Only certain types of signs would be allowed in the right-of-way, such as governmental signs.
- Electronic message signs would not be allowed to flash or blink, but could have changing messages.
- Halo lit signs and signs with neon details would be limited to twenty square feet in size.
- Signs with neon details would not be permitted on monument signs, which are typically located adjacent to rights-of-way.
- No halo lit, sign with neon details, or electronic message sign would be allowed in any residential zone.
- Any sign proposed within the State or Town's right-of-way would require the necessary encroachment permit(s) and approval(s) to ensure the sign would not result in a potential hazard.
- Signs proposed within 660 feet of either State Route 203/Main Street or U.S. Highway 395 would be required to meet specific criteria and may require a permit from the Outdoor Advertising Act Division of California Department of Transportation⁸.

Also see Section I, Aesthetics, for a discussion of potential light and glare impacts. Mitigation Measures AES-1 and AES-2 are included to reduce light and glare impacts to less than significant. Therefore, the Project would have **a less than significant impact** on transportation/traffic.

⁷ Town of Mammoth Lakes, Draft Sign Code Update (January 25, 2011).

⁸ Gayle J. Rosander, IGR/CEQA Coordinator, California Department of Transportation, District 9 (February 4, 2011).

XVII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✓

The Mammoth Community Water District (MCWD) owns, operates, and maintains the sewage collection systems for Mammoth Lakes, including pump stations and over 35 miles of sewer mains and interceptors. Raw wastewater is delivered to the MCWD wastewater treatment facility, located near the intersection of Meridian Boulevard and State Route 203. Existing drainage facilities are located throughout town. Water supply is provided by local surface water as well as groundwater sources.

Solid waste collection service for Mammoth Lakes is provided under a franchise agreement with Mammoth Disposal, Incorporated. Solid waste collection service is provided via community trash bins at a centralized collection station on Commerce Drive and by individual customer pickup by Mammoth Disposal, Incorporated. All solid waste generated by the Mammoth Lakes community is transferred to the Benton Crossing Landfill for disposal.

The Project affects only the development standards for signs and would not result in increases in wastewater treatment, storm water runoff, or the demand for water resources or waste disposal. Therefore, the Project would have **no impact** on utilities and service systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

The Project consists of updating the Town’s Sign Code, which would only affect the size, type, height, number, placement, and materials of signs, and is primarily focused on signage for developed sites within the Town’s Urban Growth Boundary (UGB). Due to the scope of the Project, there would be no impact on biological or cultural resources (see Sections IV and V).

Aesthetic impacts related to light and glare would not be regarded as “cumulatively considerable” because lighting in Mammoth Lakes is required to conform to the Town’s Outdoor Lighting Ordinance (Municipal Code 17.34) and as regulated by the Project. The incorporation of mitigation measures in Section I, Aesthetics, would reduce this impact to less than significant.

Previous sections of this Initial Study demonstrate the proposed Project’s potential impacts related to air quality, geology/soils, greenhouse gases, hazards and hazardous materials, noise, public services, transportation/traffic, and others related to public health and safety. It has been concluded that the Project would not result in any potentially significant environmental impacts. Therefore, the Project would have a ***less than significant*** related to the mandatory findings of significance.

References

The following references were utilized during preparation of this Initial Study/Mitigated Negative Declaration. These documents are available for review at the Town of Mammoth Lakes Community Development Department, located at 437 Old Mammoth Road, Suite R, Mammoth Lakes, California 93546.

1. California Air Resources Board, *2001 CARB Ozone Transport Review*, 2001.
2. California Air Resources Board, *Climate Change Scoping Plan*, December 2008.
3. California Environmental Quality Act, 1970, as amended, Public Resources Code Sections 21000-21178.
4. International Sign Association, *Recommended Brightness Levels for On-Premise Electronic Message Centers (EMC's)*, December 2010.
5. Intrawest, *Signage Design Guidelines, The Village at Mammoth*, March 2004.
6. Mono County Airport Land Use Commission, *Draft Environmental Impact Report and Environmental Assessment for Mammoth/June Lake Airport Land Use Plan*, July 1986 (State Clearinghouse No. 86060901).
7. Mono County Airport Land Use Commission, *Mammoth/June Lake Airport Land Use Plan*, October 1986.
8. State of California Department of Conservation, California Geological Survey. Fault-Rupture Hazard Zones in California, Special Publication 42, Interim Revision 2007. (<ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>)
9. Town of Mammoth Lakes, *2005 General Plan Update Final Program Environmental Impact Report (GPEIR)*, May 2007.
10. Town of Mammoth Lakes, *Air Quality Management Plan*, 1990.
11. Town of Mammoth Lakes, *Downtown Concept for Main Street*, August 18, 2010.
12. Town of Mammoth Lakes, *Draft Housing Element 2007-2014 Initial Study/Negative Declaration*, May 2010.
13. Town of Mammoth Lakes, *Draft Sign Code Update (Draft Chapter 17.48)*, January 25, 2011.
14. Town of Mammoth Lakes, *Emergency Operations Plan*, 2001.
15. Town of Mammoth Lakes, *General Plan*, 2007.
16. Town of Mammoth Lakes, *Municipal Code*, 2010.
17. Town of Mammoth Lakes, *North Old Mammoth Road Special Study*, June 3, 2008.

Report Preparation Personnel

Town of Mammoth Lakes (Lead Agency)

Post Office Box 1609

437 Old Mammoth Road, Suite R

Mammoth Lakes, CA 93546

(760) 934-8989

Mr. Mark Wardlaw, Director, Community Development Department

Mrs. Ellen Clark, Senior Planner

Mrs. Sandra Moberly, Senior Planner

Ms. Jen Daugherty, Associate Planner

Mitigation Measures

AES-1: Electronic message signs shall be limited to a brightness level of 0.3 foot candles above ambient light and shall incorporate automatic dimming technology to consistently maintain the required light levels.

AES-2: Signs with neon details shall incorporate dimming capabilities to the extent feasible (e.g., technologies such as flexible light-emitting diode (LED) neon are capable of being dimmed).