
4.10 PUBLIC SERVICES

This section evaluates the potential increase in demand on public services that would occur with development associated with implementation of the Updated Plan. Public services include police protection, fire protection, schools, libraries, roadway maintenance and snow removal, hospitals and health services. This analysis is based on information supplied by the Mammoth Lakes Police Department, the Mammoth Lakes Fire Department, Mammoth Unified School District, Mammoth Lakes Branch Library, and the Mammoth Hospital.

4.10.1 EXISTING CONDITIONS

4.10.1.1 Fire Protection

The Mammoth Lakes Fire Protection District (MLFPD) provides fire protection and emergency response to the Planning Area including the Lakes Basin, Camp High Sierra, and the Mammoth Mountain Ski Area (MMSA). The MLFPD service area includes approximately 3,000 acres of mountain resort area in and around the Town and over 2,500 acres within the Town. Additionally, MLFPD provides fire protection services and emergency response to the upper middle fork of the San Joaquin, Red's Meadow, and Devil's Postpile National Monument (DEPO) located in Madera County. The MLFPD currently utilizes approximately 60 volunteer and four full-time fire fighters.

The MLFPD maintains an extensive system of fire facilities and requisite response vehicles and equipment. It currently responds to calls for service from two fire stations located within the MLFPD, with a third facility being planned ~~in the North Village area~~ near Main Lodge to provide increased protection.

Fire Station No.1, the primary station, is located at 3150 Main Street and is in the process of being replaced with a larger, more updated facility. The new expanded facility will be completed by the summer of 2006. The new facility would be approximately 17,600 square feet and would contain administrative offices, as well as expanded housing facilities for full-time fire staff. The second station, Fire Station No.2, is located at 1574 Old Mammoth Road and contains housing facilities for full-time employees. Fire Station No. 2 also functions as a training facility and houses the training tower.

The combined stations are staffed with up to 60 volunteer personnel who are in compliance with National Fire Protection Association recommendations and four full-time employees, including the Chief. Two paramedics employed by Mono County currently are based in Fire Station No. 1 and respond to all MLFPD calls. The MLFPD has a sizeable fleet of response units (each fully equipped) consisting of the following: five engines; one aerial truck; one Chevy rescue unit; one Kenworth tender; one Case loader; two utility vehicles; and two Ford staff trucks. The Town currently has a fire rating of three, as a result of the recent Insurance Service evaluation conducted within the Town. Fire ratings range from one to ten, with one representing the best rating.⁴²

4.10.1.2 Police Protection

Police protection and law enforcement in the Town of 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. MLPD services also include first responder duties for the Red's Meadow area in Madera County, located approximately 15 miles from the Town. The Red's Meadow area is a seasonal outdoor recreation area, accessible only during the summer months. Criminal investigation calls, the primary job function of the MLPD, increase during the peak visitor months. MLPD is responsible for all traffic related offences within the Town except for along SR 203 where CHP also provides traffic related services. The CHP and MCSD are primarily responsible for all other law enforcement issues in the Planning Area located outside of the Municipal Boundary.

The MLPD staff is currently comprised of 20 sworn officers, two non-sworn investigators and one Animal Control officer, all of whom operate out of a leased facility on Old Mammoth Road. The facility, which consists of approximately 3,000 square feet of administrative offices and a booking area, is considered undersized and inadequate for the department.⁴³ In addition, since the Town does not maintain a jail facility, the MLPD is required to transfer offenders requiring holding to the town of Bridgeport, approximately 56 miles north. The MLPD currently owns six marked and four unmarked patrol cars. Typically, two to four sworn officers are on duty at any one time. Dispatches for both the MLPD and MCSD are routed by Mono County.

⁴² Chief Harold Ritter, MLFPD, Personal Communication, November 5, 2004.

⁴³ Police Chief Mike Donnelly, MLPD, personal communication, November 5, 2004.

4.10.1.3 Schools

The Town is located within the jurisdiction of the Mammoth Unified School District (MUSD). The MUSD provides education to students in grades kindergarten (K) through grade 12 with facilities that include Mammoth High School, Mammoth Middle School, Mammoth Elementary School, Sierra High School, and the Mammoth Olympic Academy for Academic Excellence. The total current enrollment in MUSD schools is approximately 1,191 students in grades K through 12, slightly below the current estimated capacity of 1,290 students.⁴⁴ The current capacity number is based on the highest number of students accommodated in a school year by the MUSD. Both permanent and portable trailer facilities were needed in order to accommodate the student body at capacity. In addition, MUSD ~~is currently~~has completing completed a land trade with the USFS for approximately 11 acres of land that could be used for future expansion.

The MUSD currently maintains an average pupil to teacher ratio throughout the district of 20 to one. The average per pupil spending throughout the district is approximately \$7,425 per student per year, including approximately \$1,400 per student in federal and state aid for categorical, special education, and support programs.

The Dave and Roma McCoy Learning Center is located on the Mammoth Campus of Cerro Coso Community College, one of three colleges in the Kern Community College District. The College is charged with the responsibility of providing educational opportunities for the widely separated desert, mountain, and valley communities within an 8,000 square mile, four county region of eastern California. Over 150 students are enrolled full-time at the Mammoth Campus.

4.10.1.4 Library

The Mammoth Lakes Branch Library, located at 960 Forest Trail next to the Mammoth Lakes Community Center, serves the Town and surrounding communities. The library is a branch of the Mono County Library and is operated in conjunction with the Mono County Office of Education under the direction of the Mono County Superintendent of Schools. The library provides public access to approximately 42,000 books and periodicals, 12 computers with internet access, and a small reading/conference room. The library has been remodeled and expanded several times since it was originally constructed in 1970. The latest remodel occurred in 1996 and expanded the building to approximately 4,700 square feet. The current structure

⁴⁴ Patricia Henderson, MUSD, Personal Communication, November 10, 2004.

cannot be expanded further and there is no adjacent land for a new building. The library is currently at capacity with no shelf space for new materials.⁴⁵

A second library facility was opened in August 2004 in the Crowley Lakes community. Known as the Crowley Library at Hilton Creek, this 1,200 square foot facility contains several computers with internet access and a small number of donated books. The Crowley Library facility was not designed to expand or replace the Mammoth Lakes Branch Library and provides only limited service to Crowley Lakes residents.

4.10.1.5 Roadway Maintenance and Snow Removal

Roadway maintenance within the community is provided by the Town for all non state and non federal roadways. This responsibility includes road repair, maintenance, and snow removal. Cal Trans provides repair, maintenance, and snow removal for SR-203 from the junction of U.S. Highway 395 to the MMSA maintenance facility. Roadway maintenance and snow removal on private roads and private property is the responsibility of the land owners.

Snow removal equipment in the Town includes two plow trucks and nine Caterpillar loaders, five of which are equipped with plows and four with blowers. As necessary, snow removal occurs 24 hours a day during two 12-hour shifts. An average of six loaders are employed during the day shift and eight on the night shift. Snow is stored along roadways and in vacant lots. The Town currently requires that all roads within the Town (public or private) provide a ten-foot roadside easement for snow storage. The Town ensures that these easements are accounted for in development plans during the development review process. In a large storm event, the easement alone would not be capable of containing the entire quantity of the snow (Dave Beck, Town, Personal Communication, November 10, 2004). Snow removal uses up to two thirds of each year's total maintenance and improvement budget. During intense snow storm periods, equipment and facilities have been overburdened and unable to maintain the roads clear of snow.

Past development in the Town has resulted in many of the community's roads having improper grading, shoulder improvements, setbacks, and road section design. These conditions increase the cost of road maintenance, repair, and snow removal.

⁴⁵ Diane Hurlburt, Mammoth Lakes Branch Library, Personal Communication, November 5, 2004.

4.10.1.6 Hospital and Health Services

Major health services in the Town are provided by Mammoth Hospital and the associated Sierra Park Medical Center, both of which are part of the Southern Mono Health Care District. Mammoth Hospital is a modern, full service, fully accredited acute care hospital offering emergency care, inpatient medical, surgical, radiology, laboratory, orthopedic, and obstetric services. The Mammoth Hospital primarily provides emergency and orthopedic services because of the large transient population and the nature of outdoor activities available in the Town. There is also a wide array of private professional medical services including dentistry, optometry, and physical therapy available in the Town, including a new 13,000 square foot orthopedic and rehabilitation clinic.

The Mammoth Hospital is open 24 hours a day 365 days a year and houses 15 inpatient beds, nine outpatient beds, and six emergency room beds. The current emergency room is considered adequate to service an average peak population of 25,000 (Gary Meyers, CEO Mammoth Hospital, Personal Communication, November 9, 2004). The Mammoth Hospital is in the process of expanding the current facility by 38,000 square feet. The expansion would include three additional inpatient beds and nine additional emergency room beds. It is anticipated that the hospital expansion would service the population anticipated under the existing General Plan (population of 61,375) (Meyers 2004).

Long-term health care is not provided in the Town. A new 99 bed long-term care facility was recently opened in Bishop. It is anticipated that this facility would provide adequate long-term care to the Eastern Sierra region, including the Planning Area, for the foreseeable future.

4.10.2 REGULATORY FRAMEWORK

4.10.2.1 Fire Protection

Chapter 15.04.010 of the Town of Mammoth Lakes Municipal Code “Uniform Building Code--Section 102” was enacted for the purpose of adopting rules and regulations pursuant to the state housing law and the California Health and Safety Code, for the protection of the public health, safety and general welfare of the occupants and the public; governing the creation, construction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, fire protection, sanitation, ventilation, and maintenance of any building used for human habitation. The State Uniform Fire Code, as adopted by the International Conference of Building Officials and the National Fire Protection Association, is the fire code of the town.

All new construction must comply with the applicable provisions as set forth in the Town Municipal Code (MLMC). The MLMC also contains, by reference, State of California Title 24 construction standards and fire safety measures.

In addition, the Town adopted an updated Master Facility Plan, Capital Improvement program and Development Impact Fee schedule in 2005. All of the required fire suppression facilities, vehicles and equipment needed to service buildout of the General Plan are included in the Plan and program. The Town currently collects between \$648.00 and \$1,349.00 per unit of new development and between \$1.79/sq. ft. and \$0.86/sq. ft. for non residential uses to fund the required fire suppression equipment.

4.10.2.2 Schools

Senate Bill 50 (SB 50), enacted in 1998, is a program for funding school facilities largely based on matching funds. The approval of Proposition 1A authorized funds for SB 50 in the amount of \$9.2 billion, including grants for new school construction and modernization of existing schools. The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 basis. Districts that are unable to provide some or the entire local match requirement and are able to meet the financial hardship provisions may be eligible for additional State funding.⁴⁶

SB 50 allows the MUSD to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. The current fees as of 2005 collected by the Town on behalf of MUSD are \$2.24/sf for residential and \$0.34/sf for non-residential. The payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to levels that are less than significant (Government Code Section 65995).

Other major statewide funding sources for school facilities are Proposition 47, a \$13.2 billion bond approved in November 2002, containing \$11.4 billion for kindergarten through high school (K–12) public school facilities and Proposition 55, a \$12.3 billion bond approved in March 2004, containing \$10 billion to address overcrowding and accommodate future growth in K–12 schools. Local measures provide additional funding for existing and new school construction projects. Additional funds are collected through local Bond measures by the County tax collector on behalf of MUSD.

⁴⁶ State of California, Office of Public School Construction, *School Facility Program Handbook*, February 2005.

4.10.3 THRESHOLDS OF SIGNIFICANCE

Based upon CEQA Guidelines Appendix G, the project would be considered to have a significant impact on public services if the project were to:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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:
 - Fire protection?
 - Police protection?
 - Schools?
 - Other public facilities?

Information on recreation in the Town is presented in Section 4.12 of this document.

4.10.4 IMPACTS AND MITIGATION

Issue 4.10-1: *Would development associated with implementation of the Updated Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

Discussion: Development associated with implementation of the Updated Plan would result in an increase in the quantity of emergency calls received by the MLFPD due to population increases. An increase in calls would strain the current volunteer staff and likely require the employment of additional full-time personnel. The MLFPD anticipates the need for approximately 15 full-time positions within ten to 20 years.⁴⁷ Staffing is estimated based on current service levels and the projected service needs of the Town upon build-out of the Updated Plan. ~~In addition, Although~~ the MLFPD has received an increased number of complaints concerning the training tower facilities located at Fire Station No. 2.⁴⁸ ~~It is anticipated that as the area develops around the station, relocation of the training tower is not under consideration at this time as a more suitable location has not been identified.~~⁴⁹ ~~would become necessary. The~~

⁴⁷ Town of Mammoth Lakes, 2001.

⁴⁸ Chief Harold Ritter, MLFPD, Personal Communication, November 05, 2004.

⁴⁹ Fire Marshal Tom Heller, MLFPD, Personal Communication September 28, 2006.

~~MLFPD has identified a parcel of land owned by the MCWD that is being considered for the relocation of the training tower.~~ The Town currently collects between \$648.00 and \$1,349.00 per unit of new development and between \$1.79/sq. ft. and \$0.86/sq. ft. for non residential uses, which is used to fund the required fire suppression equipment. Overall, new development is projected to pay over 58 percent of the cost of these facilities, vehicles and equipment needed to service build-out of the Updated Plan. MLFPD also collects a fixed percentage of the Town's property taxes to fund their development and operations.

Policies and Implementation Measures in the Updated Plan

The Updated Plan proposes the adoption of the following policies and implementation measures to reduce potential impacts regarding fire protection services:

- II.1.C.a.1 The Town shall ensure service providers are involved in development review process.
- II.1.C.a.2 As part of the project review process, conditions of approval and implementation of the Development Impact Fee schedule, the Town Shall require that new development adequately mitigates its impact on: fire protection, water availability, public safety, transit services, parking availability, street capacity, workforce housing availability, road capacity, and pedestrian connectivity.
- II.1.C.b.1 The Town shall annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan, and the Development Impact Fee Schedule shall be updated as needed, based on project development.
- II.1.C.b.2 The Town shall develop a Strategic Assessment that identifies specific project elements and characteristics that would support Town goals and objectives.
- II.1.D.a.6 The Town shall provide sites for public safety facilities at locations that facilitate prompt response times.
- II.4.A.e.4 The Town shall support the Mammoth Lakes Fire District Master Plan for Fire Protection and assist in the establishment and implementation of appropriate funding sources - such as fees, exactions, charges, and assessments - to facilitate the development of a third fire station, expand the Main Street fire station, construct fire employee housing, and relocate the training tower.

- IV.1.A.c.1 The Town shall maintain an up to date Master Facility Plan, Development Impact Fee Schedule, and/or participate in public-private partnerships to support the development of facilities and services that enhance mid-week visitation.
- IV.1.D.c.1 The Town shall develop a Development Incentive and Exactions Program. The program may offer resort development incentives (including density bonuses, modified standards, development entitlements, and agreement) in exchange for specified community benefits.
- V.1.A.a.1 Development of recreational facilities, public facilities, and public utility installations outside of the Urban Growth Boundary are not a violation of the UGB.

The Updated Plan contains Implementation Measures to ensure that service providers have opportunity during the development review process to provide comments (II.1.C.a.1), new development adequately mitigates its impact on fire protection (II.1.C.a.2), and any sites designated for public safety facilities are sited at locations that facilitate prompt response times (II.1.D.a.6). In addition, Policy II.4.A.e.4 of the Updated Plan would assist in establishing and implementing appropriate funding sources to facilitate the expansion of the Main Street fire station, relocation of the training tower, construction of fire employee housing, and development of a third fire station. The imposition of the development impact fee (Code Section 15.16.082) also would serve to further ensure that potential impact to fire protection services is reduced.

In addition, as indicated above, the Town collects development impact fees to fund the required fire suppression facilities, vehicles and equipment. New development is projected to pay over 58 percent of the cost of the required fire suppression facilities, vehicles and equipment needed to service buildout of the Updated Plan. MLFPD also collects a fixed percentage of the Town's property taxes to fund their development and operations. Any necessary amendments to the Master Facility Plan would be made if the Updated Plan were adopted. Therefore, the Updated Plan's implementation measures, along with project-specific environmental review and payment of the development impact fee would reduce impacts to fire protection services to a less than significant level.

Mitigation Measures

Potential impact to fire protection services and facilities would be less than significant. Therefore, no mitigation measures are necessary.

Level of Significance After Mitigation

Impacts to fire protection services and facilities would be less than significant.

Issue 4.10-2: *Would development associated with implementation of the Updated Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?*

Discussion: Permanent and transient population growth resulting from implementation of the Updated Plan would result in a greater volume of emergency calls to the police department and could potentially impact police protection and law enforcement services and facilities. The MLPD strives to provide a sworn-officer to resident ratio of 0.8 to 1,000 for permanent residents, 1.6 to 1,000 for seasonal residents, 0.4 to 1,000 for second home residents and visitors. With implementation of the Updated Plan, there would be approximately 11,398 permanent residents, 3,494 seasonal residents, 45,528 second home residents, and visitors. The current number of sworn officers (20) would result in a shortfall of 13 officers compared to the standard required to service a peak population of 60,700. Therefore, the project would strain existing police protection services and facilities and create demand for expanded services and facilities. The MLPD ~~currently owns a parcel of land in the Town, which is intended to be used for the construction of a new police facility.~~ In addition, they are is currently negotiating a land exchange with the USFS for a second larger property located east of Sierra Park Road and south of Highway 203 which is proposed to be the site of a new police station. The MLPD plans to construct an approximately 12,500 square foot public safety facility at this location that would be designed with a jail, holding cells, and administrative offices. Additionally, there has been some discussion about the possibility of opening a “storefront” police office within the Village to allow officers to write reports and handle other police related matters at this location.⁵⁰ It is anticipated that this office would be staffed occasionally. As build-out of the Update Plan occurs, MLPD services will increase as needed to respond to population growth. The Town currently collects between \$473.00 and \$788.00 per unit of new development and between \$0.78/sq. ft. and \$0.14/sq. ft. for non residential uses. New development is projected to cover over 37.74 percent of the cost of the required ~~fire suppression~~ police protection facilities, vehicles and equipment needed to service build-out of the Updated Plan. Additional costs are covered by the Town of Mammoth Lakes General Fund which is funded primarily by Transit Occupancy Tax.

Policies and Implementation Measures in the Updated Plan

The Updated Plan proposes the adoption of the following policies and implementation measures to reduce potential impacts regarding police protection services:

⁵⁰ Personal Communication with Randy Schienle, Police Chief, MLPD, October 12, 2006.

- II.1.C.a.1 The Town shall ensure service providers are involved in development review process.
- II.1.C.a.2 As part of the project review process, conditions of approval and implementation of the Development Impact Fee schedule, the Town Shall require that new development adequately mitigates its impact on: fire protection, water availability, public safety, transit services, parking availability, street capacity, workforce housing availability, road capacity, and pedestrian connectivity.
- II.1.C.b.1 The Town shall annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan, and the Development Impact Fee Schedule shall be updated as needed, based on project development.
- II.1.D.a.6 The Town shall provide sites for public safety facilities at location that facilitate prompt response times.
- IV.1.A.c.1 The Town shall maintain an up to date Masters Facility Plan, Development Impact Fee Schedule, and/or participate in public- private partnerships to support the development of facilities and services that enhance mid-week visitation.
- IV.1.A.c.2 Development regulations shall require resort visitor developments provide on-site and off-site amenities for their guests' benefit and enjoyment. These amenities should be available to the public as appropriate.
- IV.1.D.c.1 The Town shall develop a Development Incentive and Exactions Program. The program may offer resort development incentives (including density bonuses, modified standards, development entitlements, and agreement) in exchange for specified community benefits.

The Updated Plan contains Implementation Measures to ensure that service providers have opportunity during the development review process to provide comments (II.1.C.a.1), new development adequately mitigates its impact on police protection (II.1.C.a.2), and any sites designated for public safety facilities are sited at locations that facilitate prompt response times (II.1.D.a.6). In addition, Policy IV.1.A.c.2 requires that resort visitor developments provide on-site and off-site amenities for their guests' benefit and enjoyment. These amenities could include security lighting and personnel to support law enforcement. The imposition of the development impact fee (Code Section 15.16.082) also would serve to further ensure that potential impact to police protection services is reduced. The Town currently collects between \$473.00 and \$788.00 per unit of new development and between \$0.78/sq. ft. and \$0.14/sq. ft. for non residential uses. New development is projected to cover over 37.74 percent of the cost of the required law

enforcement facilities, vehicles and equipment needed to service build-out of the Updated Plan. Additional costs are covered by the Town of Mammoth Lakes General Fund which is funded primarily by Transit Occupancy Tax. Therefore, the Updated Plan's implementation measures, along with project-specific environmental review and payment of the development impact fee would reduce impacts to police protection services to a less than significant level.

Mitigation Measures

Potential impact to police protection and law enforcement services and facilities would be less than significant. Therefore, no mitigation measures are necessary.

Level of Significance After Mitigation

Impacts to police protection and law enforcement services and facilities would be less than significant.

Issue 4.10-3: *Would development associated with implementation of the Updated Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?*

Discussion: Development associated with implementation of the Updated Plan may strain existing school capacity and create demand for expanded services and facilities. Population growth proposed under the project would generate additional students within the MUSD service area. MUSD projections estimate that 0.499 students are generated from each single-family residential housing unit in the district.⁵¹ Because MUSD does not have student generation factors for multi-family units and mobile homes, the Town applied the same student generation factor (0.499) to these uses. Therefore, the analysis presents a worst-case scenario since multi-family units and mobile homes would normally generate fewer students than single-family residences. A total of 2,380 single-family housing units, 2,091 multi-family units, and 144 mobile homes would be allowed under the project. Single-family transient and multi-family transient units are not anticipated to generate students as these units would be inhabited by visitors. Based on the 0.499 student per household generation factor and the 4,615 2,380 single-family housing units, the project would result in an additional 1,188 2,303 total students, which is approximately 1,000 92 percent of the students over MUSD's existing capacity of 1,290 students capacity. Therefore, the project Given that the current enrollment in MUSD schools is approximately 1,191 students in grades K through 12 and the estimated capacity is 1,290

⁵¹ Schreder, 2002.

~~students, an increase of 1,188 students~~ would exceed the available capacity of the district. Current facilities have limited area available for staff and visitor parking, student drop off and pick-up areas, and playground or recreation areas. The MUSD also reported that it has limited financial resources to maintain its buildings and grounds. As indicated above, MUSD is ~~currently has completing completed~~ a land trade for approximately 11 acres of land that could be used for future expansion.

Policies and Implementation Measures in the Updated Plan

The Updated Plan proposes the adoption of the following policies and implementation measures to reduce potential impacts regarding schools:

- II.1.A.a.1 The Town shall regularly exchange information on (1) the status of development review and construction, (2) the capacity of area schools, (3) the status of site acquisitions by the districts, and (4) applicable student generation factors by type of development.
- II.1.A.b.1 School facilities shall be located to allow for pedestrian, bicycle, and vehicular access, including the provisions of traffic calming measures, where appropriate, in the vicinity of schools.
- II.1.A.b.2 The Town shall actively seek, in cooperation with the local school districts, grants to improve pedestrian safety to and around the schools.
- II.1.A.b.3 The Town shall maximize the joint use of facilities, including athletic fields, community meeting facilities, child care facilities, and park sites, where feasible.
- II.1.A.b.5 The Town shall require all new development to pay all legally established fees for the acquisition and development of school sites with adequate, permanent classroom space, as required by the local school district.
- II.1.A.c.1 The Town shall develop and maintain a working relationship with the Kern Community College District to develop curriculum and training opportunities that incorporate environmental education, reflect local economic activities, and enhance joint venture business, and development opportunities.
- II.1.A.c.2 The Town shall work with the local college district to establish courses in resort management and services that complement labor requirements of local destination resort facilities.

- II.1.C.a.1 The Town shall ensure service providers are involved in development review process.
- VI.2.B.a.3 The Town shall support the expansion of educational and childcare opportunities within the Town of Mammoth Lakes and Mono County.

Increases in student body populations could be served by reconstructing or adding on to existing facilities and would not require the construction of any new facilities.⁵² The MUSD has several options available for collecting the necessary funds for reconstruction and expansion efforts, including general obligation bonds, and developer fees. The current fees as of 2005 collected by the Town on behalf of MUSD are \$2.24/sf for residential and \$0.34/sf for non-residential. Additional funds are collected through a local bond measure by the County tax collector on behalf of MUSD. All development projects are required to comply with SB 50, which requires the payment of new school construction facility fee. The fee charged is the fee in place at the time of issuance of a permit. The payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to levels that are less than significant (Government Code Section 65995). Furthermore, the Updated Plan contains several Implementation Measures to ensure that potential impacts to school facilities and services are reduced, including payment of appropriate development fees (II.1.A.b.5), and appropriate schools siting, design, and development (II.1.A.b.1, II.1.A.b.2, II.1.A.b.3). Based on the information provided by MUSD and the Updated Plan's implementation measures, the project would have a less than significant impact on school facilities and services.

Mitigation Measures

Pursuant to the provisions of Government Code Section 65995, a development's impacts on school facilities is fully mitigated through the payment of the requisite school facility development fees current at the time building permits are issued. Therefore, potential impact to school facilities and staffing would be less than significant and no mitigation measures are necessary.

Level of Significance After Mitigation

Impacts to school facilities would be less than significant.

⁵² Patricia Henderson, MUSD, Personal Communication, November 10, 2004.

Issue 4.10-4: *Would development associated with implementation of the Updated Plan result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?*

Discussion:

Library

Development associated with the Updated Plan would result in an increase of population and a corresponding demand for library services. The existing facility is at capacity and inadequate to address the proposed population growth. However, a new approximately 16,000 square foot library is currently under construction. A parcel of land has been purchased to accommodate a new library. It is anticipated that construction of the new library could begin as early as spring of 2006. The new facility would be approximately 16,000 square feet and would be adequate to service the increased population under the project.⁵³ The Town currently collects between \$448.00 and \$2,593.00 per unit of new development. New development is projected to cover over 53 percent of the cost of the required Mono County Office of Education Facilities (library, child care center and library boos) needed to service build-out of the Updated Plan.

Policies and Implementation Measures in the Updated Plan

The Updated Plan proposes the adoption of the following policies and implementation measures to reduce potential impacts regarding libraries:

II.1.A.b.4 The Town shall support the relocation and expansion of the existing library.

II.1.C.a.1 The Town shall ensure service providers are involved in development review process.

As stated previously, ~~a parcel of land has been purchased to accommodate a new library, which is scheduled for construction early as spring of 2006~~ a new approximately 16,000 square foot library facility is currently under construction. ~~The new facility would be approximately 16,000 square feet and would be adequate to service the increased population under the project.~~⁵⁴ In addition, Implementation Measures in the Updated Plan support development of this new

⁵³ Diane Hurlburt, Mammoth Lakes Library, Personal Communication, November 5, 2004.

⁵⁴ ~~Diane Hurlburt, Mammoth Lakes Library, Personal Communication, November 5, 2004~~ Ibid.

library. Although the Town has control over certain aspects of the funding and construction of the ~~planned~~^{new} library, the library would be a County facility and ultimate control over the development of additional libraries are under the County's control. Consequently, although development of the new library, as well as the Updated Plan's policies and implementation measures, would reduce impacts to library services and facilities to a less than significant level, the impacts to library services cannot be mitigated by the Town to a less than significant level.

Mitigation Measures

Potential impact to library facilities and services would be less than significant from the implementation of the Updated Plan. However, the Town does not have ultimate control over the construction of a County library that would be needed to mitigate impacts to less than significant. Therefore, the impacts to library services remain significant because the mitigation is primarily within the control of another jurisdiction.

Level of Significance After Mitigation

The Updated Plan would result a significant impact to library services because the required mitigation is primarily within the control of another jurisdiction.

Roadway Maintenance and Snow Removal

Implementation of the Updated Plan would result in an increased need for roadway maintenance, as well as an increase in snow removal operations and costs due to development of new roads and pedestrian areas and reduced snow storage space. As development increases, the total number of vacant lots, which are currently used for storing snow, would be reduced. In addition, the Town currently requires roadside easement for snow, and as stated previously, this easement is not sufficient to handle snow storage during a large storm event.⁵⁵ Reduction of snow storage areas could result in the need for snow removal services to truck the snow to the nearby snow pit north of SR203, just east of the UGB. Under the current ordinances, residential developments are required to provide minimum of 75 percent of all paved areas for accessible snow storage on site. Commercial development is also required to have on site snow storage if they are not located within a Maintenance District which provides for snow removal.

⁵⁵ Dave Beck, Town, Personal Communication, November 10, 2004.

Policies and Implementation Measures in the Updated Plan

The Updated Plan proposes the adoption of the following policies and implementation measures to reduce potential impacts regarding roadway maintenance and snow removal:

- II.1.C.a.1 The Town shall ensure service providers are involved in development review process.
- II.1.C.a.2 As part of the project review process, conditions of approval and implementation of the Development Impact Fee schedule, the Town Shall require that new development adequately mitigates its impact on: fire protection, water availability, public safety, transit services, parking availability, street capacity, workforce housing availability, road capacity, and pedestrian connectivity.
- II.1.C.b.1 The Town shall annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan, and the Development Impact Fee Schedule shall be updated as needed, based on project development.
- IV.1.A.c.1 The Town shall maintain an up to date Master Facility Plan, Development Impact Fee Schedule, and/or participate in public- private partnerships to support the development of facilities and services that enhance mid-week visitation.
- IV.1.A.c.2 Development regulations shall require resort visitor developments provide on-site and off-site amenities for their guests' benefit and enjoyment. These amenities should be available to the public as appropriate.
- IV.1.D.c.1 The Town shall develop a Development Incentive and Exactions Program. The program may offer resort development incentives (including density bonuses, modified standards, development entitlements, and agreement) in exchange for specified community benefits.

Implementation Measures are contained in the General Plan to ensure that service providers have opportunity during the development review process to provide comments (II.1.C.a.1) and new development adequately mitigates its impact on public safety services (II.1.C.a.2). The imposition of the development impact fee (Code Section 15.16.082) also would serve to further ensure that potential impact to public service providers charged with maintaining the roadways and removing snow would be reduced. The current fees as of 2005 collected by the Town to fund circulation system improvements (streets, signals) are between \$1,774.00 to \$3,578.00 per for residential units and between and \$2.97/sf to \$3.71/sf for non-residential. In addition the Town collects DIF monies to fund transit and trails between \$9,279.00 to

\$15,465.00 per for residential units and between and \$15.46/sf to \$2.90/sf for non-residential. The Town also collects \$171.00 per transient unit per year for Transit operations. Additional funds are also allocated to the town by the State through the Mono County Local Transportation Commission. Therefore, the Updated Plan's implementation measures, along with project-specific environmental review and payment of the development impact fee would reduce impacts to roadway maintenance and snow removal to a less than significant level

Mitigation Measures

Potential impact to roadway maintenance and snow removal would be less than significant. Therefore, no mitigation measures are necessary.

Level of Significance After Mitigation

Impacts to roadway maintenance and snow removal would be less than significant.

Hospital and Health Services

Permanent and transient population increases in the Town as a result of the project would increase the demand for hospital and health services. In addition to general healthcare services, the anticipated population would increase the need for laboratory services, food services, administrative offices, warehouse, maintenance, and staff work space.

With completion of the Mammoth Hospital expansion, which is currently underway, and the recently completed S.P.O.R.T. orthopedic center, no further major modifications are anticipated to be made to the primary care services for the next ten years.⁵⁶ However, land exchange negotiations with the USFS are underway and are expected to provide two or three additional acres of land for any future expansion needs. As the population increases, the demand for health services would increase and may require further expansion of the hospital to meet those demands. Any future expansion would require environmental and site plan review.

Implementation Measures in the Updated Plan

The Updated Plan proposes the adoption of the following policies and implementation measures to reduce potential impacts regarding hospitals:

⁵⁶ Meyers, 2004.

- II.1.C.b.1 The Town shall annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan, and the Development Impact Fee Schedule shall be updated as needed, based on project development.
- II.1.D.a.6 The Town shall provide sites for public safety facilities at location that facilitate prompt response times.
- II.1.E.b.1 The Town shall regularly exchange information with the Hospital on the status of development review and construction activity within the Town of Mammoth Lakes.
- IV.1.A.c.1 The Town shall maintain an up to date Master Facility Plan, Development Impact Fee Schedule, and/or participate in public- private partnerships to support the development of facilities and services that enhance mid-week visitation.
- IV.1.A.c.2 Development regulations shall require resort visitor developments provide on-site and off-site amenities for their guests' benefit and enjoyment. These amenities should be available to the public as appropriate.
- IV.1.D.c.1 The Town shall develop a Development Incentive and Exactions Program. The program may offer resort development incentives (including density bonuses, modified standards, development entitlements, and agreement) in exchange for specified community benefits.

Implementation Measures of the Updated Plan provide for open communication between the Town and Hospital to ensure that the Hospital is aware of development review and construction activity status within the Town of Mammoth Lakes (II.1.E.b.1) and siting of public safety facilities at locations that facilitate prompt response times (II.1.D.a.6). In addition, Policy IV.1.A.c.2 requires that resort visitor developments provide on-site and off-site amenities for their guests' benefit and enjoyment. These amenities could include on-site infirmary/medic assistance. These implementation measures would assist in reducing potential impacts to hospital and health services to a less than significant level. However, the Updated Plan is an approximately 20-year plan and the Southern Mono Health Care District does not have funded improvements for the expansion of facilities over a 20-year timeframe. Since the Town does not have ultimate control over the provision of health care services, impacts to hospital and health services is significant and unavoidable.

Mitigation Measures

No mitigation measures are feasible, as mitigation is primarily within the control of another jurisdiction.

Level of Significance After Mitigation

Since the Town does not have ultimate control over the provision of health care services, impacts to hospital and health services would be significant and unavoidable.