3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES
3.9 AESTHETICS

This section describes the existing visual environment in and around the Eagle Lodge Base area. It assesses the potential for aesthetics, light and glare, and shade/shadow impacts using accepted methods of evaluating visual landscape quality and predicts the type and degree of changes the Eagle Lodge Base Area Development would likely have.

The analysis in this section is primarily based on information provided by the applicant and verified through site visits by the EIR/EA consultants conducted in September 2005 and February 2006. Where additional information has been used to evaluate the potential impacts associated with the project that information has been referenced. The visual impact assessment uses the Scenery Management System (SMS) defined in *Landscape Aesthetics, A Handbook for Scenery Management* prepared by the USFS in 1995. The SMS satisfies the NEPA requirements of the Inyo National Forest for a project-specific visual impact analysis. The SMS analysis is also utilized, in part, to satisfy the CEQA project-specific analysis for lands under the jurisdiction of the Town of Mammoth Lakes. Photographic documentation and visual simulations of the project site and proposed site conditions are utilized to supplement the SMS analysis to provide a comprehensive visual analysis to fulfill the requirements of CEQA. A detailed height and shade/shadow analysis are provided in Appendix G of this document.

3.9.1 REGULATORY FRAMEWORK

The project site is located on lands administered by the Inyo National Forest and under the jurisdiction of the Town of Mammoth Lakes. As such, the site is subject to the regulatory requirements set forth by the USFS and the Town. Visual resources on USFS land within the project site are subject to the requirements of the Inyo National Forest Land and Resources Management Plan dated 1988. In addition, the USFS implements the Scenic Management System methodology to identify and assess visual resources. Visual resources on lands under the jurisdiction of the Town are subject to the policies set forth in the Town's General Plan. Thus, the policies and regulations of the USFS and the Town are utilized to assess impacts to visual resources and applicable policies and regulations are discussed below.

a. Inyo National Forest Land and Resources Management Plan

The Inyo National Forest Land and Resources Management Plan ("Forest Plan") was developed to provide an "integrated, multiple resource management direction for all forest

resources" and thereby contributes to defining the area's land use and visual policy context. Chapter 2 includes the public issues (p) and management concerns (m) that were identified in the original public involvement process for the Forest Plan. For visual resources, the following issues/concerns were identified:

- Maintain and manage for visual quality (p);
- Resolve conflicts between visual quality and other resources (m); and
- Maintain or enhance current visual resources and scenic attractions (m).

Chapter 3 of the Forest Plan provides a summary analysis of the management situation for each of the resources within this region. It is noted in this chapter that the "Mammoth and June Lake communities and associated winter sports development represent the most significant visual impacts within the Forest boundary." This section further notes that "additional winter sports development...could cause major visual resource disruptions during the planning period" and that there is a need to establish direction for applying Visual Quality Objectives (VQOs) to such developments. VQOs describe the degree to which the natural landscape can acceptably be modified. Additionally, the Forest Plan emphasizes a continued high level of visual quality for its economic and social benefits to local communities and to millions of annual recreation visitors. This emphasis is expressed by mapping VQOs to specific acres of land that are consistent with the overall management direction for that land. Specific VQOs are set forth in Chapter 4 of the Forest Plan.

Chapter 4 of the Forest Plan documents how the Inyo National Forest will be managed. The Forest Plan identifies maintaining or enhancing the quality of scenic resources and viewing opportunities as a management goal for visual resources. The Forest Plan provides specific Standards and Guidelines pertaining to the protection and enhancement of visual resources. The following Management Direction applies to the proposed project:

- Obtain the Forest Supervisor's Approval through the environmental analysis process for any deviations from VQOs assigned in Prescriptions (described below);

In Chapter 4 of the Forest Plan, Management Prescriptions are prescribed that provide direction as to how areas of the forest will be managed with a specific resources emphasis. In 1991, when the USFS acquired land that is a portion of the project site, it was assumed that the project site would adopt the Management Prescription of the surrounding land, which is "Alpine Ski Area" (Management Prescription Area #13). The purpose of this prescription is to maintain and manage existing downhill ski areas for public use. The management direction for visual resources within an Alpine Ski Area is to "meet or exceed the Partial Retention VQO for runs, lifts, and base areas as seen at middle ground distances from Sensitivity Level 1 routes and

occupancy sites." Based on correspondence with the USFS, although the project site is located within Management Prescription Area #13, no mapped VQO was assigned to the project area. Thus, there currently is no VQO for the project site. As a result of the proceeding analysis, a VQO would be assigned for the site consistent with existing site conditions, the Mammoth Mountain Ski Area Master Development Plan, and Forest Plan direction.

b. Town of Mammoth Lakes General Plan (1987)

The Town of Mammoth Lakes General Plan, which was adopted in 1987, includes an Open Space and Conservation Element that includes goals and policies that acknowledge the connection between the pleasant surrounding in the built environment and the natural beauty of the area. The General Plan defines a viewshed as a visually significant area that may be viewed from the Town of Mammoth Lakes, along roadways to and within the community, and from other areas utilized by residents and visitors. According to the General Plan, significant view points that have views to the project area include the ski slopes on Mammoth Mountain and Lake Mary Road. Views from Lake Mary Road and from Mammoth Mountain are discussed below. The following goals under the issue of Visual Resources and Community Design from the General Plan have been identified that are applicable to the project:

Goal 1: To protect and enhance the natural scenic resources of the Town of Mammoth Lakes.

Goal 4: To establish a distinctive and attractive townscape for the developed and developing portions of Mammoth Lakes.

The General Plan also includes Visual Resources and Community Design policies that provide direction for the Town to achieve the identified goals, as applicable. Relevant policies regarding Goals 1 and 4 include Policies 1, 2, 3, 6, and 7. Policy 1 and 2 refer to adopting community design standards to preserve and enhance the aesthetics environment. According to Policy 3, scenic resources should be mapped as a first step to assuring their preservation. Policy 6 states that primary scenic areas and scenic resources should be protected through design criteria and incentives and disincentives in the Town Development Code. Additionally, Policy 7 directs the Town to preserve the important scenic vistas which occur along Old Mammoth Road, Meridian Boulevard and other defined areas through requirements in the Town Development Code that retain sufficient minimum building setbacks and through the adoption of viewshed protection criteria. While Policy 7 states to preserve the important scenic vistas that occur along Meridian Boulevard; the scenic vistas along Meridian Boulevard are generally provided in the Gateway District. Since the project area is not visible from the Gateway District, Policy 7 is deemed not applicable to the project.

c. The Town of Mammoth Lakes Draft General Plan (Update 2005)

The Town is currently in the process of revising its General Plan. The preliminary draft, dated April 2005, includes updated goals and policies that have been designed to realize the community's vision and support Guiding Principal VI of the Vision Statement: "Mammoth Lakes has maintained high standards for development and design while allowing for a variety of styles that are complementary and appropriate to the Sierra Nevada alpine setting." While the 2005 General Plan Update is underway, it has yet to be formally adopted. However, the following policies from the preliminary draft have been identified that are applicable to the project:

VI.1.A.a: Proposed developments shall address the opportunities and limitations of the site and its surroundings.

VI.1.A.c: Building placement, massing, form and materials shall be appropriate to the mountain setting of Mammoth Lakes.

VI.1.D.b: Attention to detail at the pedestrian scale to develop a more hospitable pedestrian environment shall be a priority within commercial and resort areas of town.

d. Juniper Ridge Master Plan

The privately owned portion of the project site is located in the Juniper Ridge Master Plan (the Master Plan) Area. Details of the Master Plan are included in Section 3.2, Land Use, of this EA/EIR. Since a portion of the site is within the Master Plan area, the project is subject to the development standards set forth in the Master Plan. The Master Plan limits building height to 45 feet as measured from street grade for commercial buildings. Additionally, the Master Plan specifies setback requirements, including a minimum setback of 20 feet from Majestic Pines Drive. The height and setback limitations in the Master Plan serve to preserve views across the site and to soften the appearance of mass at the pedestrian level.

e. Town of Mammoth Lakes Municipal Code

Town Municipal Code (Section 17.32.120 [Ord. 90-06 and 89-05]) regulates the aesthetic characteristics of all development in Mammoth Lakes other than single-family residences. These regulations are enforced through application of Design Guidelines. The purposes of Design Review are as follows:

- To implement the goals, policies and objectives of the General Plan;

- To regulate the design, coloration, materials, illumination and landscaping of new construction, renovations, and signage within the town in order to maintain and enhance the image, attractiveness and environmental qualities of the town;

- To ensure that property development or redevelopment and building construction or renovation do not detract from the value or utility of adjoining properties as a result of inappropriate, inharmonious, or inadequate design;

- To prevent indiscriminate destruction of trees and natural vegetation, excessive or unsightly grading, indiscriminate clearing of property, and destruction of natural significant landforms;

- To ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and are visually harmonious with surrounding development and natural landforms, trees, and vegetation; and

- To ensure that the location, size, design, and illumination of signs, their material, and colors are consistent with the scale and design of the building to which they are attached or which is located on the same site, and to assure that signs are visually harmonious with the surrounding environment.

In addition, Chapter 17.34, Outdoor Lighting, in the Town of Mammoth Lakes Municipal Code provides rules and regulations for outdoor lighting within the Town of Mammoth Lakes. This section is also referred to as the Lighting Ordinance. The Lighting Ordinance identifies standards that apply to all non-exempt outdoor lighting fixtures to accomplish the following:

1. To promote a safe and pleasant nighttime environment for residents and visitors;

2. To protect and improve safe travel for all modes of transportation;

3. To prevent nuisances caused by unnecessary light intensity, direct glare, and light trespass;

4. To protect the ability to view the night sky by restricting unnecessary upward projection of light;

5. To phase out existing non-conforming fixtures that violate this chapter, including those owned by the Town and other public agencies; and

6. To promote lighting practices and systems to conserve energy.

To ensure compliance with the established lighting standards, an outdoor lighting plan must be submitted in conjunction with an application for design review approval; conditional use permit, subdivision approval; or a building permit for a new structure or addition(s) of 25 percent or more in terms of gross floor area, seating capacity, or parking spaces (either with single addition or cumulative additions). The Community Development Director may approve, deny, or require modifications to any outdoor lighting plan to meet the purpose of the Lighting Ordinance.

f. Design Guidelines for the Town of Mammoth Lakes

The policies and goals presented in the Design Guidelines represent the goals and desires of residents and property owners pertaining to the design of new development in the Town. All new structures and all structures that are being renovated other single-family homes below 8,250 feet elevation are subject to compliance with the Design Guidelines. The Design Guidelines provide a greater level of detail regarding the type of development that promotes the Town's Vision Statement, General Plan and Municipal Code. Items addressed in the Design Guidelines include:

- Project Concept
- Site Design
- Building Design
- Landscape Design
- Public Space Furnishings
- Lighting
- Signage
- Outdoor Sales/Storefront Displays

Pursuant to Chapter 9.0, Design Review Process, the Design Guidelines review process is to be conducted by the Community Development Department (CDD) and the Planning Commission. As part of the Design Guidelines Review Process, the CDD and/or an Advisory Design Panel (ADP) reviews project materials such as drawings, site development plans, landscape plans, building elevations, cross-sections, sample materials/color palettes, and visual simulations to determine compliance with the Design Guidelines. All Town Staff and ADP findings and recommendations are forwarded to the Planning Commission in a staff report. At the Planning Commission Meeting, the Planning Commission may deny, approve, approve with conditions or continue the hearing to receive additional input with regards to a project's compliance to the Design Guidelines. The Design Guidelines review process would occur pursuant to Chapter 9.4.1, Process, in the Design Guidelines.

3.9.2 AFFECTED ENVIRONMENT

a. Landscape Character

(1) Town Setting

The Town of Mammoth Lakes is the largest alpine resort in the Eastern Sierra Nevada Mountains. Mammoth is located within a valley floor surrounded by moderately to steeply rising slopes on the south, west, and north. The Town center is situated at approximately 7,800 feet, while the surrounding snow capped peaks rise abruptly up to approximately 11,000 feet. Visual access into Mammoth commences from the east at the U.S. 395 interchange State Highway 203. The California Department of Transportation (Caltrans) has designated U.S. 395 as a scenic highway, which includes the stretch from the Mammoth-June Lake Airport to the Mammoth Scenic Loop. State Highway 203 is eligible for designation as a scenic highway in its entirety but has not been formally established as such. Generally, most foreground views in the Mammoth area are dominated by urbanization typical of a destination resort, with the middle ground views providing a mixture of structures and trees on moderate to steeply rising slopes. Background views from the valley floor consist of mountains with variable topographic shapes.

Figure 21 on page 330 provides views from State Highway 203 and U.S. 395 towards the project site. As shown in Photograph A, which provides a view looking westerly towards the project site from State Highway 203 approximately 200 meters east of Meridian Boulevard, the site is obstructed by intervening topography and existing vegetation. Similarly, as shown in Photograph B, views to the site from the intersection Sherwin Creek Road and U.S. 395 are not available due to intervening topography and existing vegetation. Figure 22 on page 331 provides a line of sight illustration from the vantage illustrated in Photograph A of Figure 21 to the project site. As shown in Figure 22, the line of sight to the project site is approximately 213 feet above the existing site grade. Figure 23 on page 332 provides a line of sight illustration from the vantage illustrated in Photograph B of Figure 20 to the project site. As shown in Figure 23, the line of sight to the project site is approximately 678 feet above the existing site grade. Since a building less than 213 and 678 feet in height would not be visible from State Highway 203 (Photograph A) and U.S. 395 (Photograph B), respectively, no further analysis of these points is necessary.

Mammoth Mountain, located directly west of the Town provides a prominent visual backdrop from the Eagle Lodge Base site. With or without snow, it is apparent the natural character of Mammoth Mountain has been altered to accommodate skiing as the Mountain consists of stands of trees associated with the subalpine forest community interspersed among large, extended open areas cleared for ski runs. The Sherwin Mountains to the south and Mammoth Knolls to the north, are similarly proximal to the Town, but are less prominent than Mammoth Mountain due to their form and use. These mountains do not have the degree of

Photograph A: Looking westerly towards project site from Highway 203, approximately 200 meters east of Meridian Boulevard

Photograph B: Looking westerly towards project site from the intersection of Sherwin Creek Road and U.S. 395

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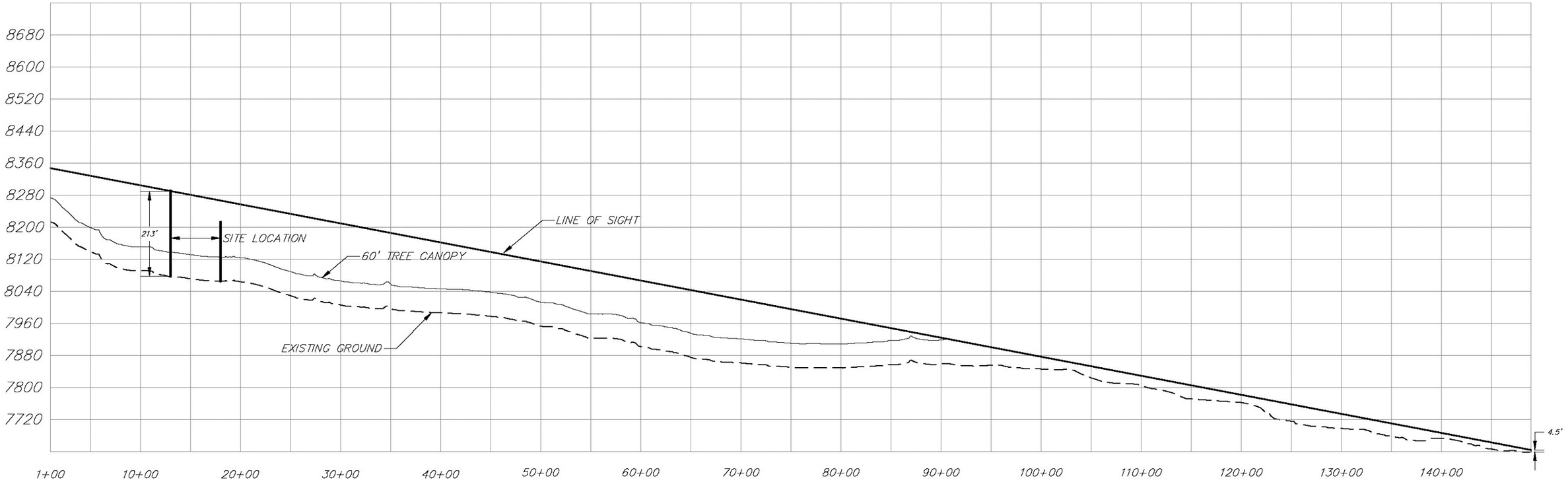
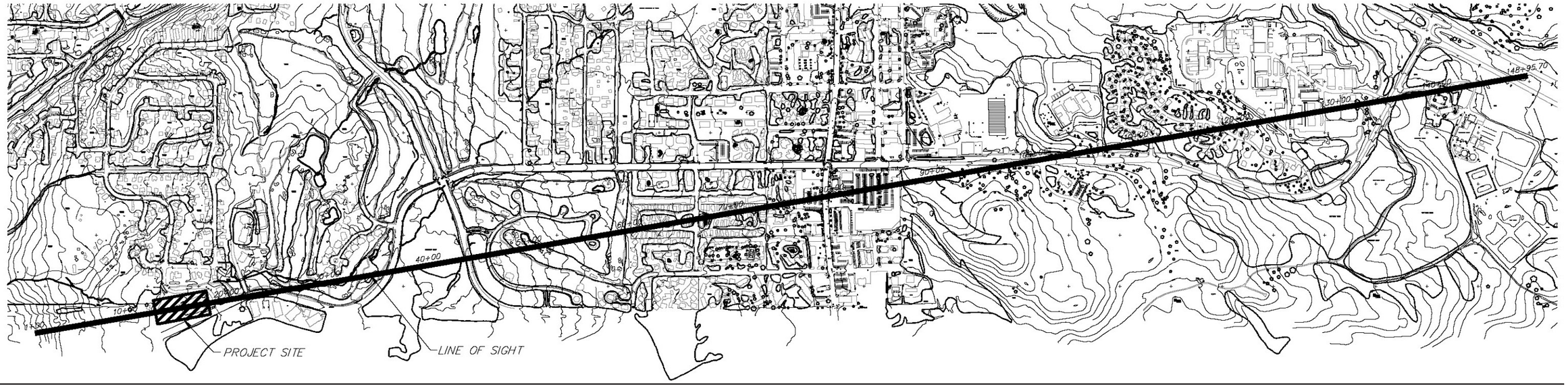
Figure 21
Views from State Highway 203 and U.S. 395

Source: MMSA, 2006





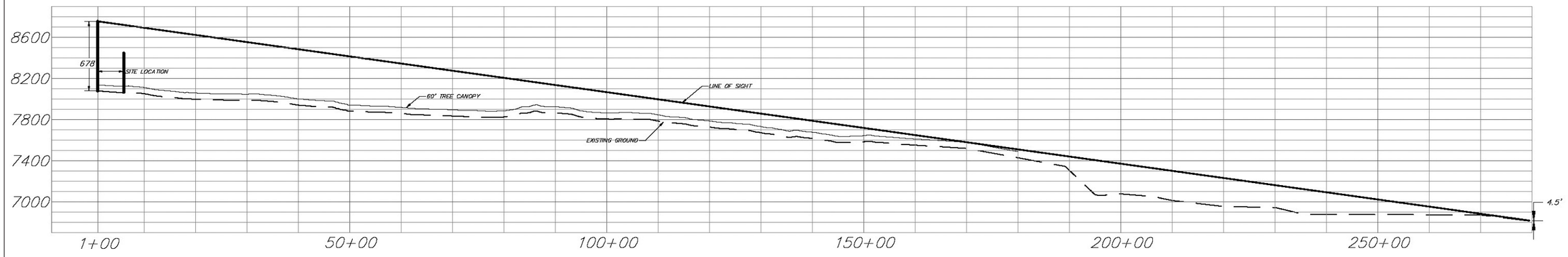
PCR

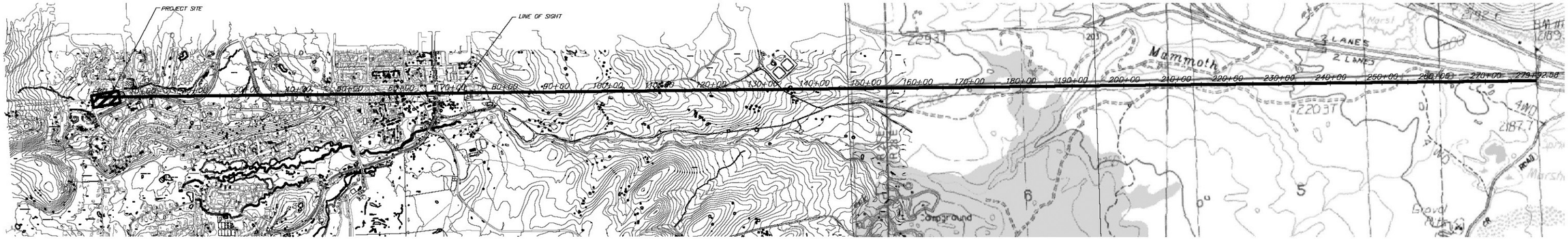
N

No scale

Source: Triad/Holmes Associates, 2006

Figure 22
Sight Line from Lower Highway 203
200 Meters East of Meridian Boulevard





PCR

No scale

Source: Triad/Holmes Associates, 2006

Figure 23
Sight Line from Intersection of Sherwin Creek Road and U.S. 395

physical alteration apparent on Mammoth Mountain; however, roadways on some slopes are visible from the valley floor. The Sherwin Mountains include a range of peaks on a variety of moderate to steep slopes that include varying sizes of tree stands. In addition, Mammoth Rock, a large rock pillar, is located at the base of the Sherwin Mountains. The elevations and slopes of the Mammoth Knolls are less than those associated with the Sherwin Mountains and Mammoth Mountain. Additionally, Mammoth Knolls is more rounded, with fewer ridges, in comparison to Mammoth Mountain and the Sherwin Mountains.

(2) Surrounding Visual Environment

Table 56 on page 334 provides a summary of the visual resources within the surrounding visual environment of the project site. The proceeding discussion provides detailed descriptions of the visual resources identified in Table 1.

The project site is located at the eastern base of Mammoth Mountain, which is in the southeastern portion of the Town. To the west/northwest of the site, Mammoth Mountain provides a distinctive landscape feature in the site vicinity. From the project site, all (lower, middle and upper) elevations of Mammoth Mountain are visible. Transitioning from the upper reaches of Mammoth Mountain to the project site, the visual character changes from steep-sloped forested land to a broadly sloping alpine community. The Sherwin Mountains to the south are also visually prominent from the project site. From the project site, the lower elevations of the Sherwin Mountains are only partially visible from the project site due to intervening development and tree stands. However, substantial portions of the middle to upper elevations of the Sherwin Mountains are visible from the project site. Intervening development and tree stands block much of the lower to mid-level elevation views of the Mammoth Knolls, and as such, these mountains are less visible than Mammoth Mountain and the Sherwin Mountains from the project site.

Within the immediate project area, Majestic Pines Road and the Mammoth Vista I single family subdivision consisting of one- and two-story residences are located to the north of the project site. These residences are constructed primarily of dark wood materials designed to blend in with the natural environement. The Camp High Sierra cabins are located to the northwest of the project at a slightly higher elevation. The Camp High Sierra cabins also complement the surrouding natural forested environment as they are constructed of dark wood and materials typical of mountain cabins. Due to the intervening vegetation and varying topography, views of Camp High Sierra are limited from the project site.

Meridian Boulevard and the Summit Condominiums, up to three-stories in height, are located to the south of the site across Meridian Boulevard. Unlike the residences to the north, the materials and design of the Summit Condominiums are less oriented towards the forested

Table 56

Visual Resources in Surrounding Environment

Direction From Site	Visual Resources	Non-Valued Visual Resources
All	Forested areas (i.e., Jeffrey pine stands)	Developed areas
North	Mammoth Knolls – upper elevations	Residential structures, infrastructure
South	Sherwin Mountains – middle and upper elevations, including Mammoth Rock	Summit Condominiums, infrastructure, Juniper Springs Lodge
East	White Mountains and Glass Mountains	MCWD Water Treatment Plant No. 2, infrastructure
West	Mammoth Mountain: lower, middle and upper elevations	Skiing-related structures and facilities, Sunstone and Eagle Run buildings

Source: PCR Services Corporation, 2006

environment. The siding of the Summit Condominiums is constructed of light earth tone colors and the roof is constructed of dark wood shingles. Southwest of the site is the Juniper Springs Resort, which consists of the Juniper Springs Lodge building, the Sunstone building and the Eagle Run building, from east to west.

Views of the Sunstone and Eagle Run buildings from the project site are limited to few vantages within the proejct site, while the Juniper Springs Lodge building is located directly adjacent to the project site and is visible from the entire project site. The Lodge includes dark wood side paneling and a forest green roof. To the west of the Juniper Springs Resort is a multi-family residential development. From the project site, views to of these residences are limited to the rooflines from limited vantages within the project site. These residences are constructed of light brown wood siding and reddish-brown roof panels. Beyond these multi-family uses to the west, custom single-family residences are located along Juniper Road. These large one- and two-story residences exhibit various architectural styles, but have been generally designed to complement the surrounding mountain setting. Immediately to the east of the site across Majestic Pines Road is the Mammoth Community Water District Ground Water Treatment Plant No. 2. The Treatment Plant incorporates natural earth tones and is landscaped with numerous trees of varying height that reduce the overall massing of the single structure. The Mammoth Loop Trail is located to the north of the Treatment Plant and runs to the west, ending at Majestic Pines Road directly across from the site.

(3) Project Site Character

Table 57 on page 335 provides a summary of the valued visual resources within each lot of the project site. The proceeding discussion provides detailed descriptions of the valued visual resources identified in Table 57.

Table 57

Visual Resources Within Project Site

Lot Number	Visual Resources	Non-Valued Visual Resources
Lot No. 5	None	Parking lot, non-native vegetation
Lot. No. 87	None	Parking lot, non-native vegetation, Majestic Pines Road
Lot No. 1	Jeffrey Pine Trees	Parking lot, dirt pathway
Lot No. 6	Eagle statue	Dirt pathway, temporary ski and lodge facilities, chair lift, non-native vegetation
Lot No. 7	None	Dirt pathway, non-native vegetation

Source: PCR Services Corporation, 2006

The project site is developed with uses that support skiing activities at Mammoth Mountain, but also includes undeveloped land in the western portion of the site. As illustrated in Figure 26, the central portion of the site consisting of the majority of Lot 5 and a portion of Lot 87 is developed with a paved parking lot that serves the temporary Eagle Base Lodge. The northern portion of Lot 5 and the portion of Lot 87 located south of Majestic Pines Road generally lack vegetation or contain a sparse amount (less than 20 percent) of non-native vegetative cover. However, small, dense clusters of native vegetation occur on the northern perimeter of the parking lot.[76] Additionally, a series of rock and boulders have been placed around the perimeter of the parking lot.

The southern perimeter of Lot 5 consists mostly of sparse vegetative cover, but does include some small areas of native vegetation.[77] Additionally, the Mammoth Community Water District (MCWD) owns a well site parcel that is located adjacent to Meridian Boulevard within the southern portion of Lot 5.

To the north of Majestic Pines Road, the developed area encompasses a small portion of Lot 87 and Lot 5. This area includes an earthen berm of varying height up to approximately six feet tall from street grade that is sparsely covered with non-native plant species. The berm was created back in the mid 1990's to screen single-family homes located north of Majestic Pines Road from vehicle headlights.

[76] *The native vegetation consists includes big sagebrush scrub that consists mostly of soft-woody shrubs usually with bare ground underneath and between shrubs and narrow-leaf willow scrub that typically includes shrubs less than 23 feet in height with a continuous canopy.*

[77] *The native vegetation includes big sagebrush scrub/ruderal plant communities, with the exception of a small area that contains Aspen Series vegetation. Trees associated with the Aspen Series can be up to 115 feet in height with a continuous, intermittent, or open canopy. However, the vegetation within the on-site Aspen community includes vegetation less than approximately ten feet tall.*

The western portion of the project site consists of a portion of three lots (Lots 1, 6, 7) that are owned by the USFS. Lot 1, the most northerly lot, is primarily undeveloped. This area is characterized by sparse Jeffrey pine stands and native plant shrubs. The Jeffrey pines trees are an extension of the forested land to the north that traverses up the base of Mammoth Mountain. There is also a developed area (roadway/walkway) along the eastern portion of Lot 1.

The eastern portion of Lot 6 includes a maintenance structure adjacent to the western perimeter of the parking lot and non-native weedy plants. The western portion of Lot 6 includes the temporary Eagle Base Lodge, which is situated adjacent to Chairlift 15. The temporary ski facilities consist of a white sprung fabric structure with attached trailers that provide approximately 12,000 square feet of interior space. In addition, there is an approximately 3,000 square foot exterior barbeque and dining deck adjacent to the tent structure. Being all white, the temporary tent facility blends in with the snow as far as color when there is snow on the ground. However, architecturally it is inconsistent with both the natural environment and adjacent structures. In addition, a large statue of an eagle in flight is located in front of the tent facility.

Lot 7 occupies the southwestern portion of the project site and consists mostly of non-native plant species, but also includes a small community of native plant species, as well as a detention basin, which is less than 0.1 acre.[78] Additionally, a concrete/gravel pathway traverses the northern portion of Lot 7 in a meandering manner.

Generally, the western portion of the project site is at a slightly lower elevation than the eastern portion of the project site which transitions to the base of the Mountain. As such, views across the project site and of Mammoth Mountain are available from anywhere within the site. Views to and across the site are described below.

(4) Key Observation Points

Key Observation Points (KOPs) are specific points that are representative of important views of the project site and surrounding area. The KOPs are representative of views from adjacent residential uses and roadways that may have views of the project site. Eight KOPs were selected based on consultation with Town and USFS Staff. Photographs were taken in February 2006 from each of the KOPs to establish the existing views from these locations. Figure 24 on page 337 illustrates the locations and direction of the photographs taken from each of the KOPs. Figure 25 through Figure 28 on page 338 - 341 provides the photographs taken from each KOP.

[78] *The native plant species consist of Montane meadow, which is characterized by a dense growth of sedges and other perennial herbs.*

Figure 24
Key Observation Points

Photograph 1: Looking southernly from Majestic Pines Road at intersection with Monterey Pine Road

Photograph 2: Looking southerly from residences located north of Majestic Pines Road

PCR

Figure 25
Site Photographs

Source: PCR Services Corporation, 2006

Photograph 3: Looking northwesterly from the intersection of Meridian Boulevard and Majestic Pines Road

Photograph 4: Looking northwesterly from the Sumnit Condos located southeast of the intersection of Meridian Boulevard and Majestic Pines Drive

PCR

Figure 26
Site Photographs

Source: PCR Services Corporation, 2006

Photograph 5: Looking southeasterly from northeastern portion of Lot 1

Photograph 6: Looking west from ski run located to the north of Juniper Road

PCR

Figure 27
Site Photographs

Source: PCR Services Corporation, 2006

Photograph 5: Looking southeasterly from northeastern portion of Lot 1

Photograph 6: Looking west from ski run located to the north of Juniper Road

PCR

Figure 27
Site Photographs

Source: PCR Services Corporation, 2006

Based on the SMS methodology, views are generally broken into four categories: 1) immediate foreground; 2) foreground; 3) middleground; and 4) background. Table 58 on page 343 provides the distances associated with each view category and the distinguishable details within each view category. Depending on the vantage, views may include one or more categories of views and may include all four categories of views.

The valued visual resources within the four view categories for each of the identified KOP sites are summarized in Table 59 on page 343. A detailed discussion for views from each KOP is provided below.

Existing features that represent the Town's valued views include:

- Immediate Foreground/Foreground views consisting of architecturally interesting or culturally important, high quality structures, and prominent and/or unique vegetation;
- Middleground views of national forest landscape scenes that consist of treeforms, large boulders, flower fields, small openings in the forest, small rock outcrops, etc. Ridgelines and horizon lines may also occur within Middleground views;
- Background views also include national forest landscape scenes that can include groves or stands of trees, large openings in the forest, large rock outcrops, as well as ridgelines and horizon lines.

The following is a description of the existing views from each KOP.

KOP #1 provides views of the site looking southerly from the intersection of Monterey Pine Road and Majestic Pines Road located to the north of the project site. This view is representative of views from vehicular travelers going south on Majestic Pines Road. Views from KOP #1 are only available for several moments to vehicular travelers due to the short distance and winding nature of Majestic Pines Road. As illustrated in Photograph 1 in Figure 25, KOP #1 contains immediate foreground views that consist of developed and natural areas. Since the photograph was taken in the winter, the shrubs along the northern perimeter of the Eagle Base Lodge are not visible. The developed area in the immediate foreground includes the roadway itself and paved surface parking lot. As such, vehicular and pedestrian activity is common in the immediate foreground. Foreground views include views of the Summit Condominiums and stands of Jeffrey pine trees. The middleground views consist of the Sherwin Mountains with individual trees visible on the slopes. Background views are limited to a small portion of the distant Sherwin Mountains. The valued visual resources from this location include foreground views of the existing Jeffrey pine stands and middle ground and background views of the Sherwin Mountains.

Table 58

View Categories

View Category	Distance from Observer	Distinguishable Details
Immediate Foreground	0 to 300 feet	Leaves, grasses, flowers, and small animals
Foreground	300 feet to ½ mile	Large tree branches, shrubs, moderately sized animals, and movement of plant material due to wind
Middleground	½ mile to 4 miles	Vegetation forms, unique topographic formations and flower fields
Background	4 miles to horizon	Mountain ranges, large expanses of wooded hillsides, and open spaces

Source: Landscape Aesthetics, A Handbook for Scenery Management, USFS, 1995

Table 59

Valued Visual Resources From Key Observation Points

Key Observation Point (KOP)	Immediate Foreground	Foreground	Middleground	Background
#1	None	Jeffrey pine stands	Sherwin Mountains	Sherwin Mountains
#2	None	Jeffrey pine stands	Sherwin Mountains	Sherwin Mountains
#3	None	None	Mammoth Mountain	None
#4	None	Mammoth Mountain	Mammoth Mountain	None
#5	Jeffrey pine stands	Jeffrey pine stands	Sherwin Mountains	Glass Mountains and White Mountains
#6	None	Jeffrey pine stands	Jeffrey pine stands	Glass Mountains and White Mountains
#7	Jeffrey pine stands	Jeffrey pine stands	Jeffrey pine stands	Glass Mountains and White Mountains
#8	Jeffrey pine stands	Jeffrey pine stands	Mammoth Knolls	Mammoth Knolls

Source: PCR Services Corporation, 2006

KOP #2 provides a view of the site looking southerly from the single-family residences located on the north side of Majestic Pines Road. This view is also representative of the views that pedestrians utilizing the Mammoth Loop Trail would have. As is evident in Photograph 2 in Figure 25, the immediate foreground consists entirely of developed areas and/or areas disturbed by human activity. Immediate foreground views from KOP #2 include the Mammoth Loop Trail, beyond which is Majestic Pines Road. Beyond Majestic Pines Road is the surface parking lot, which during the ski season is typically filled with cars to its maximum capacity. As such, vehicular and pedestrian activity is common in the immediate foreground. Foreground views are dominated by the Summit Condos and Juniper Springs Lodge. However, there are Jeffrey Pine Trees adjacent to these structures. Middleground views consist of the middle to upper elevations

of the Sherwin Mountains. Tree stands are visible on the mountain slopes. In addition, Mammoth Rock is visible from KOP #2. Background views are limited to a small portion of the distant Sherwin Mountains. The valued visual resources from KOP #2 include foreground views of the existing Jeffrey pine stands and middle ground and background views of the Sherwin Mountains.

KOP #3 provides a view of the project site looking westerly from the intersection of Meridian Boulevard and Majestic Pines Road. As illustrated in Photograph 3 in Figure 26, the immediate foreground includes the intersection of Meridian Boulevard and Majestic Pines Road and the Eagle Base Lodge parking lot, both of which are subject to high amounts of vehicular activity, especially during the peak snow season. Parked vehicles and pedestrians along Meridian Boulevard are common. Foreground views include Juniper Springs Lodge and the Eagle Base Lodge and associated facilities at the base of Mammoth Mountain. However, foreground views are dominated by Mammoth Mountain as it rises above and beyond these structures. Yet, with or without snow, it is apparent the natural vegetation on Mammoth Mountain has been altered to provide ski runs. Additionally, limited views of residential uses associated with Camp High Sierra are visible on the north side of Chairlift 15. Middleground views consist of the upper reaches of Mammoth Mountain, which are generally considered to be above Lake Mary Road from views west of the Eagle Lodge Base site. Although the ski lifts and runs are less visible when compared to the foreground views, it is still apparent that the natural vegetation of the Mountain has been altered to accommodate skiing. No background views are available from this location. The valued visual resources from KOP #3 are the middleground views of Mammoth Mountain.

KOP #4 provides a view of the site looking northwesterly from the Summit Condominiums located southeast of the intersection of Meridian Boulevard and Majestic Pine Drive. As shown in Photograph 4 in Figure 23, similar to KOP #3, the immediate foreground is dominated by vehicular activity associated with Meridian Boulevard and the Eagle Base Lodge parking lot. Vehicle parking and pedestrians along Meridian Boulevard are also common. Temporary bus parking and loading activities are common at this intersection and within the parking lot during the skiing season. Immediate foreground views also include Juniper Springs Lodge, Eagle Base Lodge and associated facilities. Foreground views consist primarily of the lower reaches of Mammoth Mountain and associated natural vegetation, which generally is considered the area east of Lake Mary Road. From this vantage point, the ski runs are minimally visible due to vegetation and existing development in the immediate foreground. Limited views of the residential uses associated with Camp High Sierra are visible on the lower reach of the Mountain. Middleground views consist of the upper reaches of Mammoth Mountain. No background views are available from this location. The foreground views of the Jeffrey pine trees on the lower reaches of the Mountain and middleground views of the upper reaches of the Mountain comprise the valued visual resources from this vantage point.

KOP #5 provides a view of the site looking southeasterly from the northeastern portion of Lot 1. This vantage point is located northwest of the site and to the north of Chairlift 15. This vantage offers views from the residential uses associated with Camp High Sierra. As illustrated in Photograph 5 in Figure 24, immediate foreground and foreground views are dominated by Jeffrey pine trees. Partial views of the Eagle Lodge Base facilities are visible through the trees. Pedestrian activity associated with the Eagle Lodge Base facility is also visible from this vantage point. Although not visible in Photograph 5, middleground views include limited views of the Sherwin Mountains. Background views of the White Mountains and Glass Mountains to the east are also available from this vantage. Valued visual resources from KOP #5 include the Jeffrey pine trees in the immediate foreground and foreground, the Sherwin Mountains in the middleground and the White Mountains and Glass Mountains in the background view.

KOP #6 provides views of the site looking easterly from the Lupin ski run beneath the Chair 15 ski lift, as well as from several residences located along the northern side of Juniper Road, which are located above the site to the west on the base of Mammoth Mountain. As shown in Photograph 6 in Figure 27, the immediate foreground includes a variety of natural and man-made features. The primary visual feature in the immediate foreground is the ski run itself. Residential uses are located along the southern side of the ski run, which are partially screened by existing stands of Jeffrey pine trees. The northern side of the run is comprised of stands of Jeffrey pine trees. At the base of the ski run, the Eagle Lodge Base facilities are visible. Foreground views include the parking lot and the Mammoth Community Water District Ground Water Treatment Plant No. 2, beyond which views consist of the canopy of dense forested land. Middleground views also consist of the canopy of forested land on the valley floor. Background views consist of the distant Glass Mountains, White Mountains and valley floor. The valued visual resources from this vantage point include the foreground and middleground views of the tree canopy and valley floor beyond the project site to the east, as well as the background views of the distant Glass Mountains, White Mountains and valley floor.

KOP #7 provides a view of the site looking northeasterly towards the project area from Lake Mary Road. As illustrated in Photograph 7 in Figure 28, the immediate foreground includes the downward sloping base of Mammoth Mountain. This area is undeveloped and consists of scattered stands of Jeffrey pine trees. Foreground views consist of residential uses that are situated southwest of the project site and the tops of the tree canopy of scattered and densely forested areas. The project site is situated within the foreground view from this vantage point. Middleground views consist of the canopy of forested land on the valley floor. Background views consist of the distant Glass Mountains, White Mountains and valley floor. The valued visual resources from this vantage include the tree canopy in the immediate foreground, foreground and middleground, as well as the Glass Mountains and White Mountains in the background view.

KOP #8 provides a view of the site looking northerly towards the project area from the Valentine Reserve. As illustrated in Photograph 8 in Figure 28, the immediate foreground includes the downward sloping base of Mammoth Mountain. This area is undeveloped and consists of scattered stands of Jeffrey pine trees. Foreground views consist of residential uses that are situated southwest of the project site and the tops of the tree canopy of scattered and densely forested areas. The project site is situated within the foreground view from this vantage point. However, as a result of the curving roadway and intervening forests, the existing on-site developed features are primarily screened or hidden from view. Middleground and background views consist of the Mammoth Knolls. The valued visual resources from this vantage include the tree canopy in the immediate foreground and foreground, as well as the Mammoth Knolls in the middleground and background views.

b. Scenic Management System

Although the project site consists of lands under the jurisdiction of the USFS and the Town of Mammoth Lakes, the methodologies presented in the Scenery Management System (SMS) have been applied to the entire project site, to the extent necessary, to identify the scenic class of the project site and to assess the potential visual impacts of the proposed project.

The SMS is typically a regional approach to understanding and classifying the visual context of an area, but can be utilized to address project-specific visual impacts. The SMS is established in *Landscape Aesthetics, A Handbook for Scenery Management* prepared by the USFS in 1995, also referred to as Agricultural Handbook Number 701. The SMS creates an inventory and analysis of aesthetic values while attempting to determine the relative value and importance of scenery in a national forest.

The SMS establishes a series of components to analyze scenery in a rational sequential format to arrive at a set of visual goals and objectives for USFS lands. The initial component is the Landscape Character description, which is developed by characterizing the site's natural site character and the existing landscape, as well as describing any unique, natural elements. The Landscape Character description is provided as part of this Affected Environment discussion. Once this general description is established, Scenic Attractiveness Classes are developed: Class A (Distinctive), Class B (Typical), and Class C (Indistinctive). Scenic Attractiveness Classes attempt to further describe the existing landscape in terms of line, color, form, texture, and the combined context. Scenic Integrity is then described and categorized in qualitative rankings ranging from Very High to Unacceptably Low.

Landscape Visibility rates the viewing constituency in terms of vantage points and distance to the area in question. Then, based on Constituent data and information, which connects the relative importance of the viewed landscape to the public, a Concern Level is

determined ranging from High to Low. Seen Areas and Distance Zones are determined to indicate the distance of the public viewers from the viewed landscape, with general categories of Foreground, Middleground, and Background. Scenic Attractiveness and Landscape Visibility are combined to determine a numerically ranked Scenic Class. These Scenic Classes are ranked in an order identifying relative scenic importance, or value, of discrete landscape areas.

Background

The Inyo National Forest Land and Resources Management Plan was developed in 1988, prior to the publication of Agricultural Handbook No. 701. The Forest Plan analysis of visual resources is based on the Visual Management System created in 1974 by the USFS, upon which the current SMS is predicated. Based on correspondence with the USFS, the project site is located within the Management Prescription #13, Alpine Ski Area, Existing and Under Study: Management Prescription (#13). However, upon acquisition of the land in 1991 by the USFS, the environmental analysis did not assign a VQO to the area, a portion of which is the project site. To date, no VQO has been assigned to the project site. Therefore, the purpose of this analysis is to identify a VQO, otherwise referred to as a Scenic Integrity Objective in the SMS, for the project site.

The following discussions regarding Scenic Attractiveness, Scenic Integrity, Landscape Visibility and Scenic Class are all relative to the existing visual character of the site. These components are then applied to the project site to assess potential impacts to the existing visual quality and character of the site.

(1) Scenic Attractiveness

Pursuant to the SMS for visual analysis, to assess project impacts relative to the visual character and quality, first it is necessary to determine the scenic attractiveness of the project site. Scenic Attractiveness is described in the SMS as a "primary indicator of the intrinsic scenic beauty of a landscape and of the positive responses it evokes in people." Scenic Attractiveness usually involves the combined visual effect of the natural landscape and its stability. Three classes encompass the category of Scenic Attractiveness: Distinctive (Class A), Typical (Class B), and Indistinctive (Class C). The three classes of Scenic Attractiveness are as follows:

- Class A: Distinctive: Areas where landform, vegetation patterns, water characteristics, and cultural features combine to provide ordinary or common scenic quality. These landscapes have strong positive attributes of variety, unity, vividness, mystery, intactness, order, harmony, uniqueness, pattern, and balance.

- Class B: Typical: Areas where landform, vegetation patterns, water characteristics, and cultural features combine to provide unusual, unique, or outstanding scenic

quality. These landscapes have generally positive, yet common, attributes of variety, unity, vividness, mystery, intactness, order, harmony, uniqueness, pattern, and balance. Normally, these landscapes form the basic matrix within the ecological unit.

- Class C: Indistinctive: Areas where landform, vegetation patterns, water characteristics, and cultural land use have low scenic quality. Often water and rockform of any consequence are missing in Class C landscapes. These landscapes have weak or missing attributes of variety, unity, vividness, mystery, intactness, order, harmony, uniqueness, pattern, and balance.

Like many other areas at the base of Mammoth Mountain, the project site and the surrounding vicinity are occupied by development that is typical in a resort community. The site does not exhibit features that make it unique to the Mammoth area. The general area is comprised of fairly dense residential uses with supporting infrastructure. The development has changed the natural landscape character of the area, resulting in a low level of intactness. Within the project site, the developed areas have replaced sparse stands of Jeffrey pine trees and scattered communities of big sagebrush scrub. As such, there are missing elements of the natural character, which decreases the wholeness and harmony of the area. There is a low level of mystery to the area, which curtails curiosity and diminishes interest in the landscape. Based on these characteristics, the Scenic Attractiveness of the project site and surrounding vicinity falls within Class C, Indistinctive.

(2) Scenic Integrity

Scenic Integrity indicates the degree of intactness and wholeness of the landscape character. Scenic Integrity is a continuum ranging over five levels of integrity from very high to very low. The frame of reference for measuring achievement of scenic integrity levels is the valued attributes of the existing landscape character being viewed. In this project's case, since the site has been previously developed, scenic integrity will describe the existing condition as well as establish a standard for management. Alterations and changes in the natural landscape reduce the Scenic Integrity of an area. Scenic Integrity levels become Scenic Integrity Objectives pursuant to the management prescription identified in the Forest Plan. Under the SMS, the term “Visual Quality Objective” in the Visual Management System (VMS) has been changed to “Scenic Integrity Objective.” Agricultural Handbook Number 701 provides the proceeding frame of reference for the various scales of Scenic Integrity. Corresponding levels of existing scenic conditions (i.e., unaltered) and visual quality objective levels (i.e., preservation) from the original VMS, as utilized in the 1988 Inyo National Forest Land and Resource Management Plan, are shown to the right of each level.

Scenic Integrity Level (SMS)	VQO (VMS)
Very High (Unaltered):	Preservation

Very High Scenic Integrity refers to landscapes where the valued landscape character is intact with only minute, if any, deviations. The existing landscape character and sense of place is expressed at the highest possible level.

High (Appears Unaltered):	Retention

High Scenic Integrity refers to landscapes where the valued landscape character appears intact. Deviations may be present but must repeat the form, line, color, texture, and pattern common to the landscape character so completely and at such scale that they are not evident.

Moderate (Slightly Unaltered):	Partial retention

Moderate Scenic Integrity refers to landscapes where the valued landscape character appears slightly altered. Noticeable deviations must remain visually subordinate to the landscape character being viewed, as described below.

Low (Moderately Altered):	Modification

Low Scenic Integrity refers to landscapes where the valued landscape character appears moderately altered. Deviations begin to dominate the valued landscape character being viewed but they borrow valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles outside the landscape being viewed. Deviations should not only be appear as valued character outside of the landscape being viewed, but compatible with or complimentary to the character within.

Very Low (Heavily Altered):	Maximum Modification

Very Low Scenic Integrity refers to landscapes where the valued landscape character appears heavily altered. Deviations may strongly dominate the valued landscape character. They may not borrow from valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type changes or architectural styles within or outside the landscape being viewed. However, deviations must be shaped and blended with the natural terrain (landforms) so that elements such as unnatural edges, roads, landings, and structures do not dominate the composition.

Unacceptably Low:

Unacceptably Low Scenic Integrity refers to landscapes where the valued landscape character being viewed appears extremely altered. Deviations are extremely dominant and borrow little if any form, line, color, texture, pattern or scale from the landscape character. Landscapes at this level of integrity need rehabilitation. This level of integrity is not utilized as a management objective, but is only utilized to inventory existing integrity.

Table 60, Scenic Integrity Summary, on page 351 provides a summary of scenic integrity levels. Upon review of the definitions in Agricultural Handbook No. 701 for Scenic Integrity Classes, the following two classes are applicable to the project area within the relative aesthetic context.

Low: This level applies to Lots 1, 6, 7 and 87. Although these lots maintain some components of their natural plant communities and vegetation, the landscape character appears moderately altered from its natural state. There are paved roadways/pathways associated with the existing Eagle Lodge Base facility and the Juniper Springs resort within these areas. There is a maintenance structure in Lot 6 that incorporates no architectural design features and/or characteristics of the surrounding natural environment. These deviations are more evident than the natural landscape character of the site. The level of intactness of these lots is low as the there appears to be missing parts of the natural vegetation due to the developed areas. As such, the area lacks a degree of wholeness. Furthermore, the developed and disturbed areas contribute to a low expression of character for these lots relative to undeveloped areas at the base of Mammoth Mountain.

Very Low: This level applies to Lot 5, which includes the paved parking lot for the existing Eagle Base Lodge facility. This level of integrity is based primarily on the fact that the parking lot, especially when occupied be vehicles, dominates the landscape character. The degree of deviation from the natural landscape context can be defined as dominant, with a small portion of the natural landscape remaining intact. This deviation is clearly evident from any vantage point around Lot 5.

In summary, the USFS owned lands (Lots 1, 6 and 7) have been assessed with a Low scenic integrity level. The privately owned lands under the jurisdiction of the Town including Lots 5 and 87 have been assessed with a Very Low and Low level of scenic integrity, respectively. Since Lot 5 comprises the majority of the project site, the scenic integrity of the entire project site is concluded to be Very Low. This class is assigned to the entire site due to the overwhelming sense that the site is viewed almost entirely as disturbed and/or developed for uses that support the skiing industry. The natural vegetation is sparse when compared to other undeveloped or less developed areas at the base of the Mountain. Thus, the degree of intactness

Table 60

Scenic Integrity Summary

Criteria for Scenic Integrity of the Landscape Character Image/Sense of Place	Very High (VH)	High (H)	Moderate (M)	Low (L)	Very Low (VL)	Unacceptably Low (UL)
Dominance						
Landscape Character vs. Deviation	Landscape Character	Landscape Character	Landscape Character	Deviation	Deviation	Deviation
Degree of Deviation						
From Landscape Character	None	Not evident	Evident but not dominant	Dominant	Very dominant	Extremely dominant
Intactness of the Landscape Character	Fully expressed	Largely expressed	Slightly altered and moderate expression of landscape character	Altered and low expression of landscape character	Heavily altered and very low expression of landscape character	Extremely altered
Corresponding VQO to Scenic Integrity Level	Preservation	Retention	Partial Retention	Modification	Maximum Modification	N/A[1]

[1] *This level of integrity is not utilized as a management objective, but is only utilized to inventory existing integrity.*

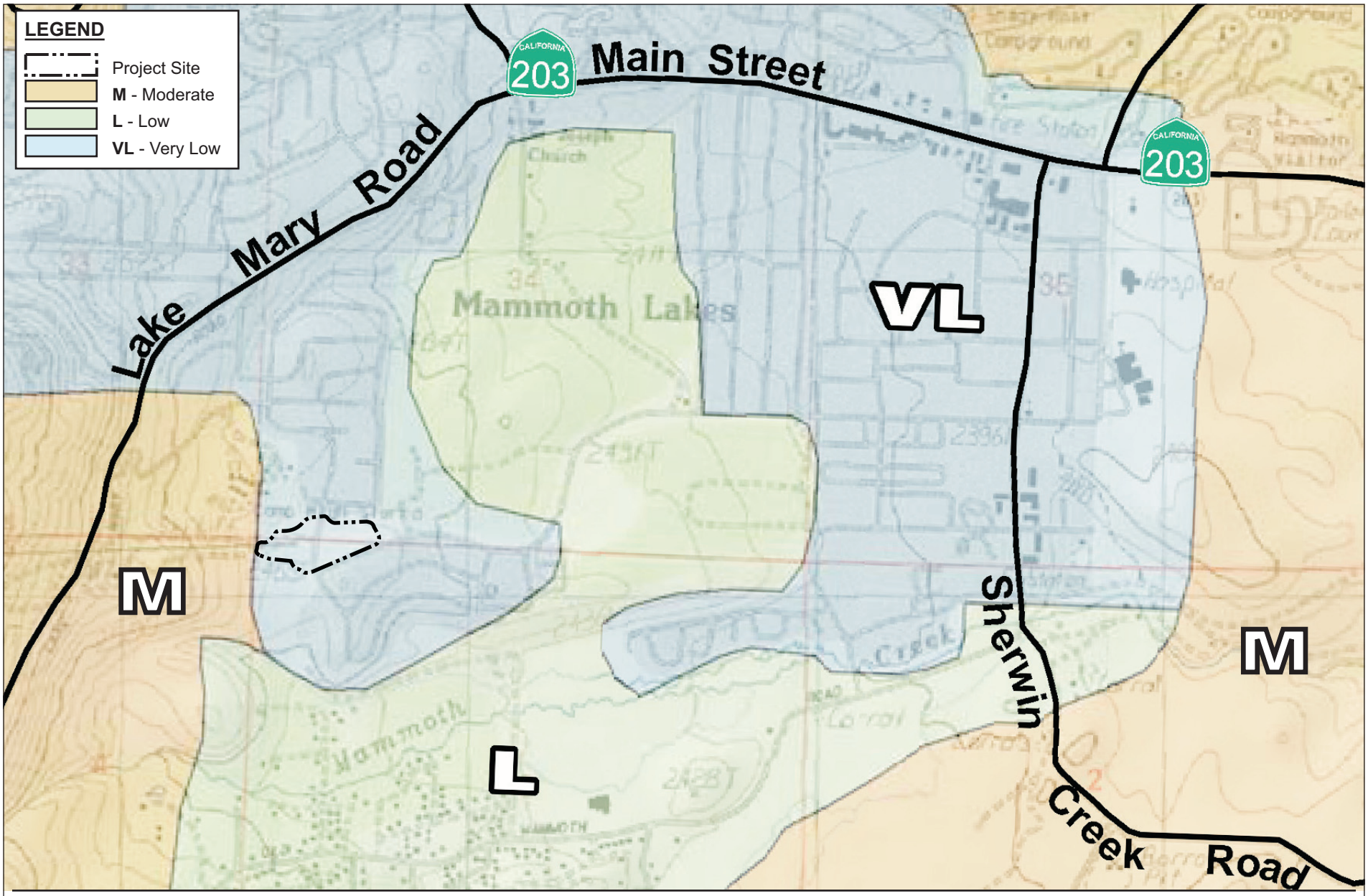
Source: Landscape Aesthetics, A Handbook for Scenery Management (U.S. Forest Service 1995)

and wholeness of the natural landscape character appears heavily altered. Furthermore, the developed areas do not borrow from the alpine characteristics and setting of the surrounding project area being viewed. Figure 29 on page 352 illustrates the scenic integrity of the site and the surrounding areas. As shown in Figure 29, the surrounding areas within the site vicinity have been assigned a Moderate, Low or Very Low scenic integrity classification.

(3) Landscape Visibility

Landscape visibility addresses the relative importance and sensitivity of what is seen and perceived in the landscape. Landscape visibility is a function of several interconnected considerations: (1) context of viewers; (2) duration of views; (3) degree of discernable detail; (4) seasonal variation; and (5) number of viewers. The SMS provides four ranges of views: Immediate Foreground; Foreground; Middleground and Background, which are defined above.

Existing travelways and use areas are used by the SMS to prioritize the observer positions, which is then combined with the distance component of the SMS. Travelways are defined as "linear concentrations of public viewing, including freeways, highways, roads, railroads, trails, commercial flight paths, rivers, canals, and other waterways." These travelways are then separated into categories ranging from Primary Travelways with High Use to Secondary Travelways with Low Use. Primary Travelways typically include roadways such as designated



Source: Mammoth Mountain Ski Back Trail
Visual Resources Analysis, June 2005.

PCR

Figure 29
Scenic Integrity Map

scenic highways, scenic byways or other special designation roadways within areas such as national parks, national recreation areas and national forests. Secondary Travelways are all roadways not listed under the Primary Travelways designation. Use areas are defined as spots/locations that receive concentrated public-viewing use. The "use" level is determined by assessing the amount of concentrated public viewing from a particular location.

As Meridian Boulevard is frequently used by visitors and residents of the Town to access the Eagle Base Lodge and surrounding residential uses and contains views of the lower and upper reaches of Mammoth Mountain, this roadway exhibits Moderate Use. As such, Meridian Boulevard is considered a Secondary Travelway with Moderate Use. Similar to Meridian Boulevard, Majestic Pines Road does not fall into the category of a Primary Travelway, therefore, it is considered a Secondary Travelway. This roadway is also utilized by residents and visitors of the Town to access the Eagle Base Lodge and surrounding area, however, to a much lesser degree than Meridian Boulevard. As such, Majestic Pines Road is classified as a Secondary Roadway with Low Use. Lake Mary Road provides immediate foreground, foreground, middleground background views, all of which contain valued visual resources of the natural vegetation, mountains and horizon. This roadway is frequently utilized by residents and visitors to access the available scenic views from this vantage, especially during the summer. As such, Lake Mary Road is classified as a Primary Roadway with Moderate Use.

The degree of public importance assessed to landscapes as viewed from travelways and use areas are measured in terms of Concern Levels. As discussed in the Affected Environment section above, eight KOPs have been identified that have views to the project site. The concern levels from KOP #1, KOP #3 and KOP #7 have been determined based on Table 61, Hierarchy of Concern Levels, on page 354 that provides a matrix to assist with determining applicable Concern Levels. Since views from KOP #1 and KOP #3 of the site's existing landscape character are primarily of developed or areas, including vehicular activity within the parking lot and pedestrian activity at the Eagle Lodge Base area, the interest in scenery of the existing landscape character is considered low. Based on the discussions above, KOP #1 would fall under the Secondary Travelway/Use Area: Low Use – "Low" interest in scenery category and KOP #3 would fall under the Secondary Travelway/Use Area: Moderate Use – "Low" interest in scenery category. Each of the locations is identified with a Concern Level of 3.

As stated above, Lake Mary Road is classified as a Primary Roadway with Moderate Use. Although KOP #7 provides views with valued scenic resources at all view ranges, views of the project site are limited due to intervening development and vegetation. Thus, the interest in scenery of the landscape character of the site is low from KOP #7. Therefore, KOP #7 would fall under the Primary Travelway/Use Area: Moderate Use – "Low" interest in scenery category. Thus, KOP #7 is identified with a Concern Level of 2.

Table 61

Hierarchy of Concern Levels

	Interest In Scenery		
Travelway Type/Use Area	**High**	**Moderate**	**Low**
Primary Travelways/Use Area High Use	1	2	2
Primary Travelways/Use Area Moderate Use	1	2	2
Primary Travelways/Use Area Low Use	1	2	3
Secondary Travelways/Use Area High Use	1	2	2
Secondary Travelways/Use Area Moderate Use	1	2	3
Secondary Travelways/Use Area Low Use	1	2	3

Note: The numbers in this table represent the Concern Level from a particular view, or a Key Observation Point (KOP). The Concern Level from a particular view (or KOP) is determined by a combination of the Travelway/Use Area and Interest in Scenery from a particular view, The Concern level is then utilized as a component in Table 62, below, to determine the Scenic Class of a particular landscape.

Source: Landscape Aesthetics, A Handbook for Scenery Management (U.S. Forest Service 1995)

In order to determine concern levels for KOP numbers 2, 4, 5 and 6, constituent information based on input and comments gathered from two public open houses held by the applicant have been analyzed. Views from KOP numbers 2, 4, 5 and 6 represent views from residential uses adjacent to the site or in the immediate surrounding vicinity. KOP #6 also represents skier views from the Lupin ski run beneath Chair Lift 15 on Mammoth Mountain. The open houses were held to assist in developing the concept for the proposed Eagle Lodge Base Area development. The first open house was held in April 2004. In this concept meeting, the day lodge development was contemplated on the USFS parcels. Many comments were received about the lack of amenities available to serve the neighboring residences, such as a stand-alone restaurant and neighborhood convenience market. In addition, participants expressed their dissatisfaction with the lack of ski school facilities at the base. As a result of that feedback, the applicant revised the proposed project to incorporate the public's comments. A subsequent open house was held in December 2004 to share the revised plans with the community. Two versions of the concept were presented and attendees of the open house were polled as to their preferred alternative. Overwhelmingly, participants favored the general concept that was developed into the project as described in Section 2.0 of this document. Specifically, participants preferred the building massing of this concept, which incorporates a variety of angles and corners in the design of the proposed structures. Participants expressed that the project design creates a mini-village feel for the neighborhood. Participants expressed interest in the amenity mix provided in response to comments made at the April open house.

Participants also commented favorable on the expanded ski school facilities at the mountain base and the open space immediately around the base of the Chairlift.

Overall, the public comments were generally related to the architectural form, massing and amenities to be provided as part of the project. The participants wanted to make sure that the project, as a resort use, fits into the alpine setting and character of the Mammoth area. Thus, although the level concern for the design and amenities of the project are considered high, the level of concern for the preservation of the existing landscape character is considered to be low. Thus, KOP numbers 2, 4, 5 and 6 are assigned a Concern Level of 3.

With regard to KOP #8, similar to KOP #7, this vantage provides views of valued scenic resources at all view ranges. However, since views to the project site are limited from this vantage, the interest in scenery of the landscape character of the site is low from KOP #8. Thus, KOP #8 is identified with a Concern Level of 3.

Based on the previous discussion of the site's visibility and associated concern levels from the various identified KOPs, a single concern level and distance zone can be applied to the project site. Generally, views to the site are limited from KOP numbers 5, 7 and 8. However, from KOP numbers 1,2 3, 4, and 6, the site is contained with the foreground views. From these KOPs, the concern level has been identified as 3. Thus, for purposes of this analysis, the site is described as being within foreground views (FG) that have a Concern Level of 3, otherwise referred to as "FG3."

(4) Scenic Class

Scenic classes measure the relative importance, or value, of discrete landscape areas having similar characteristics of scenic attractiveness and landscape visibility. Scenic classification is possible by combining the Scenic Attractiveness classification and Landscape Visibility (Distance Zones). As previously noted, Scenic Attractiveness measures the visual importance of the natural landscape and is divided into three general categories: (1) Distinctive, (2) Typical, and (3) Indistinctive. The proposed project is within an area tentatively identified as Indistinctive landscape for the Mammoth area. As previously indicated the visibility of the project site is primarily limited to foreground views of vehicular travelers along Meridian Boulevard and Majestic Pines Road, as well as adjacent residential uses. The distance zone and concern level for these vantages have been identified as FG3. Table 62, Scenic Class Matrix, on page 356 provides a matrix that determines scenic class based on the distance zone/concern level and Scenic Attractiveness classification. As illustrated in Table 62, since the project site has been assigned within a Class 3 (Indistinctive) category and a FG3 distance zone/concern level, the project site has a corresponding Scenic Class of 5. Pursuant to the SMS, the lower the combined "score," the higher the public value. Generally, Scenic Classes 1-2 have high public

Table 62

Scenic Class Matrix

		Distance Zones & Concern Levels											
		Fg1[1]	**Mg1**	**Bg1**	**Fg2**	**Mg2**	**Bg2**	**Fg3**	**Mg3**	**Bg3**	**Ss1[2]**	**Ss2**	**Ss3**
Scenic Attractiveness	**A**	1	1	1	2	2	2	2	3	3	1	2	3
	B	1	2	2	2	3	4	3	5	5	2	3	5
	C	1	2	3	2	4	5	5	6	7	3	5	7

Notes:
FG = Foreground, Mg = Middleground, BG = Background, SS = Seldom Seen.

[1] *FG1 represents foreground views with a High Concern Level. High Concern = Level 1, Moderate Concern = Level 2, Low Concern =Level 3.*

[2] *Seldom seen areas represent views seldom seen by anybody. The KOPs identified in this analysis do not represent any seldom seen views.*

Source: Landscape Aesthetics, A Handbook for Scenery Management (U.S. Forest Service 1995)

value, Classes 3-5 have moderate value, and Classes 6-7 have low value. Therefore, the project site has scenic value on the lower end of the moderate value.

c. Light and Glare

Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. Artificial light may be generated from point sources (i.e., a lit sign), as well as from indirect sources (i.e., reflected light). Uses such as residences, hospitals, and hotels are considered light sensitive since they are typically occupied by persons who have expectations for privacy during evening hours and who are subject to disturbance by bright light sources.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light off of polished surfaces, such as window glass or reflective materials, and, to a lesser degree, from broad expanses of light-colored surfaces. Daytime glare generation is common in urban areas and is typically associated with exterior façades largely or entirely comprised of reflective glass or mirror-like materials from which the sun can reflect, particularly following sunrise and prior to sunset. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources, such as automobile headlights. Glare generation is typically related to either moving vehicles or sun angles, although glare resulting from reflected sunlight can occur regularly at certain times of the year. Glare-sensitive uses generally include residences and transportation corridors (i.e., roadways).

The existing sources of light on the project site include a few windows and outdoor lighting associated with the temporary Eagle Base Lodge tent facility and vehicle headlights

using the surface parking lot during evening hours. The surface parking lot, which can accommodate approximately 225 vehicles, does not have permanent lighting. As such, the project site emits very little nighttime lighting. There are no buildings or facilities on the project site that presently generate substantial glare since the tent facility is constructed of low-reflective materials. However, the on-site surface parking lot has a limited potential to generate glare reflected off vehicle windows and surfaces in some locations during daytime hours.

In the surrounding area, sources of light and glare include residential and condominium structures as part of the Summit Condominiums, Juniper Springs Lodge and single-family residences located north of Majestic Pines Road. These sources cast light and glare from windows and outdoor lighting. While these sources generate nighttime lighting, they are also sensitive to excessive amounts of light and glare. Additionally, automobiles traveling along Meridian Boulevard and Majestic Pines Road generate light from headlights. Sensitive receivers relative to daytime glare from reflected sunlight include motorists traveling on Meridian Boulevard and Majestic Pines Road and adjacent residential and condominium uses.

d. Shade/Shadow

Shading pertains to the blockage of direct sunlight by buildings and other structures, which has the potential to affect adjacent uses. Shading is generally a function of the season of the year (i.e., summer, winter, etc.), the height and shape of the structure casting the shadow and topography. The sensitivity of a location to the presence or absence of solar access is dependent on the land use and size of the parcel. Facilities and operations sensitive to the effects of shading include: solar collectors; nurseries; primarily outdoor-oriented retail uses (e.g., certain restaurants); or, routinely useable outdoor spaces associated with recreational, institutional (e.g., schools), or residential land uses. These uses are considered sensitive because sunlight is important to function, physical comfort, and/or commerce. The approximately one-story temporary tent facility and the small maintenance facility on the western side of the parking lot are the only manmade sources of shade or shadow on the project site. However, no substantive shading is currently generated by either structure on the project site. As such, no off-site uses are affected by shading from the project site. However, the surrounding area contains various residential uses that are considered potentially sensitive to shading. Potentially sensitive uses identified in the area include:

- Single-family residences, including the residences themselves and their backyards, located to the north of the project site located along Monterey Pine Road;
- The Summit Condominiums, particularly the balconies and patios that from Meridian Boulevard, located to the south of the site; and

- Lodging units within the Juniper Springs Resort, particularly the balconies and patios that front Majestic Pines Road, located to the southwest of the site.

Additionally, in areas subject to high amounts of snowfall, such as Mammoth, shade can prevent snow from melting which can lead to snow accumulation in undesirable areas. This can be especially problematic for residential, recreational and other uses. Furthermore, shading on roadways can lead to slick roads and "black ice" conditions where roadway safety may become a concern. Roadways in the project area potentially subject to shading are Meridian Boulevard and Majestic Pines Road.

3.9.3 ENVIRONMENTAL CONSEQUENCES

a. Significance Criteria

The proposed project would have a significant impact on visual resources if it would:

- Substantially degrade the existing visual character or quality of the site and its surroundings;
- Have a substantial adverse effect on a scenic vista;
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or
- Conflict with an applicable plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the Inyo National Forest Land and Resource Management Plan, General Plan, Juniper Ridge Master Plan or Municipal Code) adopted for the purpose of avoiding or mitigating an impact to visual resources.

Additionally, the proposed project would have significant impacts on visual resources relative to the Scenic Management System if it would:

- Result in a substantial change to the Scenic Attractiveness or Integrity of the site or its surroundings.

In determining shadow effects, several factors are considered:

- Affected land use (i.e., is it a light-sensitive use whereby sunlight is essential to its use);
- Duration (i.e., how many hours per day might a use be shadowed);
- Time of day (i.e., is it in shadow at a time of day when sunlight is most important);
- Season (i.e., what time of year might a particular use be in shadow);
- Extent (i.e., what percentage of a particular use may be in shadow);
- Nature of the shadows (i.e., is the shadow more solid or more dappled in nature); and,
- Pre-existing conditions (i.e., are there existing buildings, landscaping or other features that currently shadow the use).

In order for a project to generate a shadow impact, a project must result in increased shadows cast upon light-sensitive uses. Shadow impacts are significant if shadow-sensitive uses would be shaded by project-related structures for more than three hours between 9:00 A.M. and 3:00 P.M. PST between late October and early April, or for more than four hours between early April and late October. Facilities and operations sensitive to the effects of shading include: solar collectors; nurseries; primarily outdoor-oriented retail uses (e.g., certain restaurants); or, routinely useable outdoor spaces associated with recreational, institutional (e.g., schools), or residential land uses. These uses are considered sensitive because sunlight is important to function, physical comfort, and/or commerce.

In addition, shading can cause hazardous roadway conditions (i.e., black ice), as described above. Although impacts to roadways as a result of shading can be considered a hazardous design impact under the topic of transportation, these impacts are addressed in this section. Like the sensitive uses described above, shading impacts to roads are considered significant if roadways would be shaded by project-related structures for more than three hours between 9:00 A.M. and 3:00 P.M. PST between late October and early April, or for more than four hours between early April and late October. In addition, shade impacts are considered significant if shading would create hazardous road conditions (i.e., black ice).

b. Methodology

(1) Visual Quality and Character

The analysis of visual quality and character relies upon each step of the SMS methodology, described above, to determine the scenic qualities and management objectives of

the site. A determination is made whether development of the project meets the Scenic Integrity Objectives (or formally referred to as VQOs in the Visual Management System) established for the project site, based on the SMS analysis. This determination is made by comparing the resulting appearance to the existing site appearance and character of adjacent uses and determining whether and/or to what extent a degrading of the visual character of the site area could occur (considering factors such as changes in the appearance of natural features and open space, and the blending/contrasting of new and existing buildings given uses, density, height, bulk, setbacks, signage, etc.) and whether or not such change is acceptable under the assigned Scenic Integrity Objective. A determination is also made whether the project is consistent with the Scenic Class assigned to the project site. Pursuant to CEQA, a determination is made whether the visual quality and character of the site and its surroundings would be substantially degraded. In addition, impacts regarding visual quality and character are evaluated with consideration given to context and intensity to provide impact significance conclusions per NEPA standards.

(2) Views

The analysis of views compares the changes resulting from the development of the proposed project to the quality of existing views. The intent of the analysis is to determine if valued view resources exist and whether valued view resources would be blocked or diminished. The analysis further considers whether the proposed project includes design features that would offset or mitigate specific impacts. To determine whether a potential view impact would occur, a four-step process is used to weigh several considerations, as follows:

Step 1: Define the view resources (refer to Key Observation Point discussion, above).

Step 2: Identify the potential obstruction of view resources (attractive visual features) as a result of development of the project site. An assumption is made that any obstruction of a resource would constitute a change in the environment and would be considered an adverse impact regardless of effect on the overall view.

Step 3: Evaluate whether a potential obstruction would substantially alter the view. The "substantiality" of an alteration in viewing is somewhat subjective and depends on many factors. In this case an obstruction in the view of a particular view resource was considered substantial if it exhibited the following traits: (1) the area viewed contains a valued view resource; (2) the obstruction of the resource covers more than an incidental/small portion of the resource; and (3) the duration of the view is available long enough to ascertain discernable details of the valued view resource. In addition, for purposes of the NEPA analysis, impacts to views are considered in terms of context and intensity.

To assist in the analysis of the project's potential view impacts, visual simulations of the proposed conditions from the KOPs, identified above, have been prepared to ascertain the changes in conditions attributable to the project. The visual simulations are intended for purposes of understanding the scale, mass and height of the proposed project. The architectural details will be resolved through the Town's Design Review process. As such, the simulations are sufficient to utilize as a planning to tool to assess impacts to valued visual resources from the identified KOPs.

Step 4: Consider whether the proposed project includes design features that offset the alteration in views or loss of views of particular valued view resources. To be considered as a mitigating factor for a particular adverse view impact, a design feature would need to lessen the proposed project's impact for viewers of the specific view that was adversely affected. If development substantially obstructs an existing view of a valued view resource and no mitigating factors are available, a significant and unavoidable view impact would occur.

(3) Light and Glare

The process for determining potential light and glare impacts is to identify the uses and types of lighting and building materials that are anticipated to be a part of the proposed project. The analysis then determines whether such lighting and building materials would contribute to light and/or glare impacts in surrounding areas.

(4) Shade/Shadow

The analysis of shade/shadow was conducted based on analyses of the length of shadow that would be cast by the proposed structures at different times of day on the winter and summer solstices. The shading analysis prepared by the applicant includes simulations for representative hours (9:00 A.M., 12:00 P.M. and 3:00 P.M. Pacific Standard Time) during the Spring (March 21) and Fall (September 21) Equinoxes and Winter (December 21) and Summer (June 21) solstices. The periods were evaluated to assess the most extreme shadow effects and the times were selected as a representative sample of shadow migration throughout the day. As stated above, the existing on-site facilities do not cast shadows off the project site. Thus, shadows under the proposed conditions were evaluated to determine if impacts would occur, based on the significant criteria stated above.

c. Environmental Consequences of the Proposed Action

(1) Project Construction Impacts

(a) Visual Quality and Character

Construction of the project would involve site preparation activities including the removal of the surface parking lot and temporary structures. Specifically, construction would remove the existing asphalt surface parking, some of the temporary facilities, and other on-site manmade features, such as on-site walkways and landscaping. On-site vegetation also would be removed to allow for construction of the proposed project. Following site preparation activities, the construction of the proposed structures and landscape improvements would occur. In terms of context, the project area is urban in nature and construction activities would be visible from the surrounding land uses, including adjacent residential uses. Since the project site is in a generally developed and/or disturbed state, it is generally devoid of substantial vegetation representing the natural character of the site and other aesthetic amenities. Thus, construction activities on the project site would not detract from the valued visual quality of the area.

Temporary barriers (fencing) would be placed along the periphery of the site that would screen much of the construction activity from view from the street level. Although the construction site would be screened, the pedestrian interface along a construction site and work-in-progress visible above the fencing are generally not considered attractive since construction sites have a general aspect of untidiness and are devoid of landscaping and architectural detail. However, for those who consider construction activities interesting, view holes would be provided in security fencing for interested onlookers. Although a percentage of viewers would consider removal, excavation, and construction activities interesting, others would consider these activities detrimental to the aesthetic value of Majestic Pines Road and Meridian Boulevard and as such, the visual quality of the area. To ensure that visual impacts associated with the construction site are maintained at a less than significant level, Mitigation Measure AES-1 has been prescribed that requires no unauthorized materials to be posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways be maintained in a visually attractive manner throughout the construction period.

During project construction, dump trucks and other trucks hauling demolition or grading materials from the project site would be required to access the site via local roadways. Trucking would also be required for the delivery and removal of excavation equipment, cranes, other machinery, and for the delivery of materials. As with on-site activities, the visual aspect of trucks loaded with debris and/or soils would be interesting to some viewers and unsightly to others. Proposed access to the site for dump trucks, semi-trailers, and truck and trailers in the removal of construction debris and excavated soils and delivery of heavy equipment would occur

via Meridian Boulevard. In addition, although Meridian Boulevard includes residential areas, the visual effects of construction hauling would be less than significant since this roadway can accommodate a range of vehicle types, including trucks incidental to construction and deliveries. Nonetheless, to ensure that construction haul routes do not affect sensitive uses in the project vicinity, including residential uses along Majestic Pines Road, Mitigation Measures AES-2 has been prescribed that requires approval of Hauling Plan by the Town's Community Development Department.

Although construction activities, including the removal of existing vegetation, trucking of construction debris and excavated soils, and alteration of the project site could reduce the existing visual attributes of the project site during the construction phase, the project's construction activities would not substantially detract from the existing visual character of the project site. Construction activities would not severely impact existing biological or cultural resources that contribute to the visual character of the site. Construction activities would not result in unique or unknown effects on the human environment. Therefore, the intensity of impacts would be minimal. In addition, construction activities would occur in accordance with Municipal Code requirements, thus outdoor nighttime lighting required would be limited to a few evening hours. Furthermore, construction activities would be short-term and, with the incorporation of recommended mitigation measures, the impact of construction activities on visual quality would be less than significant pursuant to CEQA standards. Similarly, the prescribed mitigation measures would ensure that no significant adverse visual impacts would occur pursuant to NEPA.

(2) Project Operation Impacts

(a) Visual Quality and Character

As previously stated in Section 3.9.1, Regulatory Framework, the project site does not have an assigned Scenic Integrity Objective (formerly referred to as VQO in the VMS). Thus, no established management direction regarding aesthetics has been assigned to the project site. However, the SMS analysis conducted for the project site and contained in this section concludes that scenic attractiveness and integrity level for the project site is "Indistinctive" (Class C) and "Very Low," respectively, which indicates that the site's natural character has been heavily altered. Since the site has a "Very Low" scenic integrity level it is subject to the "Maximum Modification (MM)" VQO, as referred to in the Visual Management System. The MM VQO states that:

> *"Management activities of vegetative and landform alterations may dominate the characteristic landscape. However, when viewed as background, the visual characteristics must be those of natural occurrences within the surrounding area*

or character type. When viewed as foreground or middleground, they may not appear to completely borrow from naturally established form, line, color, or texture. Alterations may also be out of scale or contain detail that is incongruent with natural occurrences as seen in foreground or middleground. Reduction in visual contrast should be accomplished within five years."

Additionally, the SMS analysis conducted for the project site and contained in this section concludes that the project site is within Scenic Class 5, which indicates the site has a moderate value of importance, from the perspective of adjacent residential uses and visitors to the area. Pursuant to the Standards and Guidelines regarding visual resources established in the Forest Plan, approval from the Forest's Supervisor is required for any deviations from VQOs assigned in Prescriptions as a result of environmental analysis. Since no Scenic Integrity Objective (VQO) has been assigned to the project site, approval would occur via a Non-Significant Forest Plan Amendment to the Inyo National Forest Land and Resources Management Plan, which would assign a scenic class and scenic integrity level to the project site. These assignments would be based on the conclusions rendered in this environmental analysis. The Non-Significant Forest Amendment would not generate additional environmental impacts beyond those that are identified within this document. As such, no additional NEPA environmental analysis pertaining to the Forest Plan would be necessary beyond the requirements of the Non-Significant Forest Amendment.

According to the SMS, different approaches have been identified to meet scenic integrity levels. One approach to meet scenic integrity levels is to borrow form, line color, texture, pattern and scale from similar but different valued landscapes being viewed. Because these are introduced elements from landscape character outside the one being viewed they are usually evident (Moderate) if not dominant (Low). An approach for the "Very Low" level is to shape and blend only with the landforms. For example, roads and landings would conform to folds and ridgelines in the landscape to avoid dominance.

In the case of the proposed project, the proposed structures and associated facilities would be visually dominant over the natural character of the site. However, the MM management objective permits development to dominate the visual character of the area. The existing parking lot and temporary facilities associated with the existing Eagle Base Lodge on the project site, which are somewhat unattractive, are not features that substantially contribute to the area's valued visual character. The existing vegetation in the western portion of the site positively contributes to the visual character of the area. The majority of the trees and natural vegetation within this area would be preserved under the project. In addition, landscaped areas would include a variety of public outdoor spaces along Meridian Boulevard and Majestic Pines Road, as well in the internal areas of the project site. Thus, the proposed landscaping would be an improvement or otherwise enhance the visual quality of the existing vegetation at the project site. As a result, impacts regarding the removal of existing temporary Eagle Lodge Base Area

facilities and onsite vegetation of the project site would be less than significant pursuant to CEQA. In addition, since the majority of the project site to be developed does not consist of valued cultural or biological resources, the intensity of impacts would be minimal. Furthermore, as developed areas, including the base of Mammoth Mountain, surround the project site, development of the site would serve as an extension to the existing local community. Thus, when viewed in context with adjacent development, the minimal loss of on site biological resources would not represent a significant adverse impact under NEPA.

Grading of the site would be necessary to accommodate the proposed uses, as well as excavation required for the parking garage. However, the site contains minimal natural topography as there is only an approximately 15-foot elevation difference between the easternmost and westernmost sides of the project site. The majority of the site (Lot 5) is generally flat, while the difference in elevation is primarily attributed to a small incline between the westernmost portion of parking lot (Lot 5) and the Lots 1, 6 and 7 that provide access to the existing lodge facilities. Due to the site's existing topography, minimal grading would be required and as such, the design of the project would compliment the natural environment as the proposed structures and associated lodge facilities would generally conform to the existing contours of the land.

The strong aesthetic components that represent the Town's valued aesthetic image are its forest, mountains and meadows situated within an alpine setting. The proposed structures and the project open space would be developed with architectural features and landscaped setbacks to reflect the Town's alpine setting. The project would incorporate battered stone bases, oversized rough-hewn timbers, simpler gable and shed roof forms with dormers, stone wall planters, heavy timber site furnishings, and natural materials, such as timber and stone, which would reflect the natural environment in which the facility would be developed. In addition, project components, such as half log benches, would be installed to provide seating areas and would also provide accents to the architecture that reflect the Town's alpine setting. The landscape plan for the project would incorporate elements such as large boulders, indigenous species of trees, shrubs and wildflowers. Project features such as these described above borrow form, line color, texture, pattern and scale from similar valued landscapes in the local area and region.

The project would result in an increase in the intensity of use and the building height, mass and bulk compared to existing conditions. From the skier plaza end of the development, some portions of the day lodge and commercial uses would be one story from grade. Story heights from the arrival plaza area would vary from three, four and five stories. The maximum building height would be approximately 87 feet above street grade. Please refer to Appendix G for illustrations of the proposed building heights. The sense of mass related to exterior building walls along Meridian Boulevard and Majestic Pines Road would be reduced through the design and incorporation of a variety of angles and corners, as well as roof heights. Additionally, due to existing grade differentials, there would bean approximately 15'-0" elevation difference between

the upper skier plaza, lift loading elevation and the lower, east end of the site. The elevation difference between the arrival plaza and the skier plaza helps in varying the building masses. The varying building heights and multiple structures not only break up the building massing, but also reflect the staggered ridgelines of the surrounding mountains and form of the adjacent Jeffrey pine trees. The proposed heights would be similar to the story heights of surrounding developments, including the Summit Condos and Juniper Springs Resort buildings that have heights ranging from three to five stories. Therefore, the project's structures would be consistent in form and height with other resorts and structures in the adjacent community, as well as the surrounding natural environment. The project would incorporate landscaping consisting of trees and shrubbery, as well as high-quality wall cladding at the street level, which would serve to soften the appearance of mass at the pedestrian level. The landscaping and use of high quality treatment of building surfaces and windows at the street level would also enhance the pedestrian scale of the project. The project design (i.e., materials and general architectural treatments) would be developed in context with the surrounding land uses and the local alpine community. In addition, the project would replace a surface parking lot that is generally void of substantial vegetation representing the natural character of the site and other aesthetic amenities. Furthermore, the site does not contain any known cultural resources. Thus, the intensity of impacts in relation to existing site features would be minimal in regards to the NEPA factors to consider when addressing intensity. Development of the site would not substantially degrade the visual quality or character of the site and its surroundings. Therefore, the contrast between the project and existing features that represent surrounding aesthetic environment would be less than significant under CEQA. Similarly, development of the project site would not result in a significant adverse visual impact under NEPA.

The final design of the project would occur in consultation with the Inyo National Forest staff. As such, the design would be responsive to the architectural guidance provided in applicable Forest Service Manuals and by National Forest Visual Resources staff. Additionally, the project would be subject to the Design Guidelines review process, pursuant to Chapter 9.4.1, Process, in the Design Guidelines.

Based on the discussion above, the project would meet the "Maximum Modification" management objective assigned to the project site as determined by the SMS methodology. This objective correlates to deviations that may strongly dominate the existing landscape character of the site. The deviations do not have to borrow from valued attributes such as size, shape, edge effect and pattern of natural openings within or outside the landscape being viewed. However, deviations must be blended and shaped with the natural terrain so that elements such as unnatural edges, roads and structure do not dominate the composition. As described above, the contrast between the project and existing features that represent the surrounding aesthetic environment would be less than significant. Unlike existing conditions, although the proposed project's features would dominate the valued landscape character being viewed, they would borrow valued attributes such as size, shape, edge effect and pattern of natural openings, vegetative type

changes or architectural styles outside the landscape being viewed. Accordingly, the Scenic Attractiveness of the site would change from "Very Low" to "Low." Nevertheless, the project would still represent a substantial deviation from the natural environment similar to existing conditions. Thus, the scenic attractiveness of the site with the project would remain at Class C, Indistinctive.

For the reasons cited above, the project is determined to be consistent with the Scenic Class 5 assigned to the project site. Overall, the project would be consistent with the objectives set forth in the SMS. Based on the discussion above, impacts to the visual character and quality of the site and its surrounding are concluded to be less than significant under CEQA. Similarly, no significant adverse impacts would occur under NEPA.

(b) Views

Based on visual simulations from each of the eight KOPs identified above, the following provides a discussion of impacts to views and/or scenic vistas as a result of project development. The simulations provide the conceptual design of the buildings, which indicate the height, mass, and bulk of the structures. However, the simulations do not provide the final architectural treatment as that would be determined as the project is reviewed by the Town through the Design Guidelines review process. The analysis of impacts to scenic views is based on the significance thresholds described in Section 3.9.3.a, Significance Criteria, and the methodology described in Section 3.9.3.b(ii), Views.

View from KOP #1

As illustrated in Figure 30 on page 368, the majority of the immediate foreground and foreground views of the parking lot and existing vegetation for vehicular travelers heading south on Majestic Pines Road would be replaced with the north side of the main lodge building. Valued immediate foreground views of the existing Jeffrey pine trees located on the western portion of the site would be partially maintained. Valued middleground views of the distant mountain ranges would be replaced with the lodge structure, with the exception of a portion of the base of Mammoth Mountain. Although views of the available valued resources would be altered by the lodge, the view from KOP #1 is only for several moments due to the short distance and winding nature of Majestic Pines Road. From this point, the road curves to the east providing a view of adjacent residential uses, which lacks any valuable scenic resources. Since the available view is of such short duration, vehicular travelers along Majestic Pines Road have little time to ascertain the discernable details and enjoy the valued view resources. Due to the short duration of the views from this location, the project would not meet all the significance criteria for substantial alteration of valued scenic resources. Thus, less than significant impacts from vantages at KOP #1 would occur under CEQA.

Before

After

PCR

Figure 30
Visual Simulation (KOP #1)

Source: Gensler, 2006

Since the view from KOP #1 is available for a short duration from a secondary travelway, view impacts from this KOP would affect only a limited number of vehicular travelers who are not utilizing the roadway for purposes of viewing the Town's valued visual resources. Similarly, due to short duration of views from this KOP, the intensity of impacts would be minimal. Therefore, no adverse impacts would occur under NEPA.

View from KOP #2

As can be seen in Figure 31 on page 370, the majority of the existing middleground views for residences located to the north of Majestic Pines Road and pedestrians utilizing the Mammoth Loop Trail would be replaced with the north side of the main lodge. Only a small portion of the ridgelines of the Sherwin Mountains would remain above the roofline of the proposed structure. Unlike KOP #1, the view from KOP #2 would occur for long enough duration for residents and pedestrians utilizing the Mammoth Loop Trail to ascertain the discernable details and enjoy the valued view resource. Although the project design features would incorporate architectural details that would enhance the visual quality of the site, these features do not offset alteration of views or loss of views to the valued visual resources from this vantage point. Thus, impacts to valued visual resources from KOP #2 would be significant under CEQA. There are no mitigation measures provided that would reduce the alteration or loss of views from this location. Therefore, the alteration of views or loss of views to the valued visual resources from KOP #2 would be considered significant and unavoidable under CEQA.

Since the project site is currently developed, the foreground views would be consistent with the urban context of the existing setting. Middleground views of the valued visual resources, including the Sherwin Mountains to the south, would be partially retained from this KOP, which is consistent with the visual quality objective for Management Prescription Area #13. Based on these factors and the project's consistency with the visual quality objective for Management Prescription Area #13, no adverse visual impacts would occur from KOP #2 pursuant to NEPA.

View from KOP #3

As illustrated in Figure 32 on page 371, the south sides of the proposed structures would be visible in the foreground views, which extend to Lake Mary Road, along Meridian Boulevard. The structures displace views of the existing vegetation at the base of the mountain, as well as portions of the mountainous topography at the lower mountain elevations. Although a small portion of the middleground views, which are considered to be beyond Lake Mary Road, would be obstructed by the proposed structures, the obstructed views in the middleground would not substantially alter the view as the higher topography and ridgelines of the mountain's peak would mostly be maintained from this location. The middleground views would be partially retained

Before

After

PCR

Figure 31
Visual Simulation (KOP #2)

Source: Gensler, 2006

Before

After

PCR

Figure 32
Visual Simulation (KOP #3)

Source: Gensler, 2006

from KOP #3. The higher topography and ridgelines are considered more valuable than the lower elevations since the natural character of the Mountain has been altered to accommodate skiing as stands of Jeffrey pines are interspersed among large, extended open areas cleared for ski runs. Additionally, the base of the mountain consists of high amounts of human activity, especially during the ski season. Since the proposed structures would obstruct only a small portion of Mammoth Mountain in the middleground, the project would not substantially degrade views of the valued visual resources from this vantage point. Thus, the project would result in less than significant view impacts from KOP #3 under CEQA standards.

In terms of context, KOP #3 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would be minimal as the valued visual resources in the middleground view of the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #3 would occur under NEPA.

View from KOP #4

Figure 33 on page 373 provides a visual simulation of the proposed improvements to the site from this vantage. As shown in Figure 33, the proposed structure along Meridian Boulevard would obstruct views of the lower elevations of the Mountain. However, views of the higher elevations of the mountain topography in the middleground views would be preserved, which are considered the valued scenic resources. Thus, the project would result in less than significant view impacts from this location under CEQA. In terms of context, KOP #4 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #4 would occur under NEPA.

View from KOP #5

Figure 34 on page 374, provides a dotted line illustrating the roofline of the proposed buildings from KOP #5. The outline of the proposed building massing was created from a 3-D computer model of the project, which corresponds to the perspective and elevation of KOP #5. Only small portions of the proposed structures would be noticeable from Camp High Sierra, as a result of the intervening vegetation and downward sloping topography. Since the existing Jeffrey pine trees would remain visually prominent, foreground views would not be substantially altered by development of the site. In addition, the valued visual resources from KOP #5 consisting of the Sherwin Mountains in the middleground and the Glass and White Mountains in

Before

After

PCR

Figure 33
Visual Simulation (KOP #4)

Source: Gensler, 2006

Before

After

PCR

Figure 34
Visual Simulation (KOP #5)

Source: Gensler, 2006

the background views would not be substantially altered. Thus, less than significant view impacts would occur from this vantage point under CEQA. In terms of context, views from this vantage would be available to a limited number of residents at Camp High Sierra. Since the valued visual resources in the foreground, middleground and background would be at least partially retained, if not fully retained, the intensity of visual impacts from this location would be minimal. Therefore, no adverse visual impacts from KOP #5 would occur under NEPA. .

View from KOP #6

As shown in Figure 35 on page 376, due to the downward sloping topography, the proposed structures would not extend above the tree canopy located beyond the project site to the east. Accordingly, valued resources in the foreground (tree canopy), middleground or background views would not be obstructed by the project. Thus, the project would not substantially degrade views of the valued visual resources from this vantage point. As such, the project would result in less than significant view impacts from this location under CEQA.

In terms of context, KOP #6 is representative of views available for residents, as well as a substantial number of skiers with expectations of having views of valued visual resources, as they would be utilizing a recreational amenity. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would be minimal, as the valued visual resources, described above, would remain visible. Therefore, no adverse visual impacts from KOP #6 would occur under NEPA..

View from KOP #7

As illustrated in Figure 36 on page 377, due to the existing topography and vegetation, the features of the project site from this vantage point are primarily screened from this location. Only a portion of the roof and southern side of the proposed building(s) can be seen. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources as seen from this location. As such, the project would result in less than significant view impacts from this location under CEQA.

In regards to context, this vantage would be available to a substantial number of people utilizing Lake Mary Road with the expectation of having views of valued visual resources, as they would be traveling along a primary roadway. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

Before

After

PCR

Figure 35
Visual Simulation (KOP #6)

Source: Gensler, 2006

Before

After

PCR

Figure 36
Visual Simulation (KOP #7)

Source: Gensler, 2006

View from KOP #8

As illustrated in Figure 37 on page 379, the features of the project site from this vantage are primarily screened or hidden from view. However, the roofs of the proposed structures would be visible just beyond the rooftop of the Juniper Springs Resort. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources from this vantage. As such, the project would result in less than significant view impacts from this location under CEQA.

In terms of context, this view would be available to a moderate number of people at the Valentine Reserve with the expectation of having views of valued visual resources, as the reserve consists of an open, expansive area. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

Overall, based on the significance thresholds described in Section 3.9.3.a, Significance Criteria, and the methodology described in Section 3.9.3.b(ii), Views, no significant impacts to scenic views under both CEQA and NEPA would occur at all of the eight identified KOPs, with the exception of KOP #2. Visual impacts at KOP #2 would be significant under CEQA. As no mitigation measures are available to reduce the significance of impacts to the identified visual resources from this vantage point, view impacts from KOP #2 would be significant and unavoidable under CEQA.

(c) Light and Glare

The project would introduce increased light and glare within the project site compared to existing conditions due to an increase in intensity of development. The project's proposed buildings and landscaped areas would include low-level accent lighting and possibly some pole mounted fixtures with shields to limit spillover of lighting onto adjacent properties. Security lighting would be provided in the plazas and walkways to enhance visibility within the site. Signage for the project would consist of monument and building signs, which would include minimal lighting to facilitate Fire Department access to the site. The project would not include any illuminated advertising signs, brightly illuminated signs, or movable signs.

During project operations, ambient lighting would be greater than under existing conditions due to light spillage from windows, security lighting, architectural lighting and other light sources during the evening hours. Such light spillage, however, has a low glare potential and minimal effect on ambient lighting. Architectural lighting would be directed toward the building walls and, as such, would also have a low ambient effect and glare (reflective) potential.

Before

After

PCR

Figure 37
Visual Simulation (KOP #8)

Source: Gensler, 2006

The increase in ambient light and light spillage from the project site would not be great enough to interfere with activities at surrounding residential uses, due to the distance of the proposed structures from the adjacent residential uses and the low light levels associated with the project. Furthermore, although light spillage would be visible from off-site residential locations, the project's light sources are not close enough to off-site residences to substantially alter the character of off-site areas. In addition, lighting for signage would be subtle and would not alter the character of off-site areas. Also, as activity areas at the Juniper Springs Resort are located to the west of the Juniper Springs Lodge building and would be screened from the project site, any light spillage would not be expected to interfere with the performance of an activity at off-site locations. Thus, the intensity of operational lighting impacts would be minimal.

With the proposed entry to Eagle Lodge off of Majestic Pines Road, additional northbound traffic along this roadway and cars pulling out of the lodge could result in significant adverse impacts to single-family residences to the north of Majestic Pines Road from vehicle headlights. Additionally, traffic and/or landscape improvements located along the northern side of Majestic Pines Road could result in the removal and/or effectiveness of the existing berm that currently provides screening from vehicular headlights along Majestic Pines Road. To reduce the potential for such impacts, mitigation has been prescribed that requires landscaping along the northern side of Majestic Pines Road or enhancement the existing berm along the northern side of Majestic Pines Road to minimize light intrusion to the adjacent residences. With implementation of the mitigation measure, impacts from vehicle lights to the residences north of Majestic Pines Road would be reduced to a less than significant level pursuant to CEQA standards. Similarly, the prescribed mitigation measures would ensure that adverse impacts from vehicular headlights would not be significant pursuant to NEPA.

The project would be required to submit an outdoor lighting plan, pursuant to Chapter 17.34.060, Outdoor Lighting Plans, of the Municipal Code. One of the purposes of the lighting ordinance is to protect the ability to view the night sky by restricting unnecessary upward projection of light. As such, preparation of an outdoor lighting plan would ensure that lighting from the project site does not reduce night sky visibility. To ensure compliance with the intent of the Lighting Ordinance, mitigation is prescribed that requires the outdoor lighting plan to include a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. Sensitive receptor locations would be determined in consultation with the Community Development Director. The lighting plan would be submitted in conjunction with the application for design review approval. The Community Development Director may approve, deny, or require modifications to any outdoor lighting plan to meet the purpose of the Lighting Ordinance. Approval of the outdoor lighting plan would ensure compliance with the Municipal Code requirements pertaining to outdoor lighting. With implementation of an approved outdoor lighting plan and prescribed mitigation measure, the project would result in less than significant lighting impacts under CEQA.

In regards to context, glare could affect adjacent residents and vehicular travelers and pedestrians along Meridian Boulevard and Majestic Pines Road. The project's building façades would consist of non-reflective materials, such as timber or stone, as well as non-reflective glass. Thus, the proposed buildings would not generate significant amounts of glare. The project also includes an underground parking structure, thus, there would be no glare impacts associated with vehicle windows, with the exception of cars and buses located in the drop-off areas. As the drop-off areas would contain only a minimal amount of vehicles for a short duration, significant glare impacts from vehicles would not occur. Accordingly, the intensity of impacts would be minimal. Thus, daytime views would not be affected by glare emitted from the project site and less than significant glare impacts would occur under CEQA. Similarly, no adverse glare impacts would occur under NEPA.

(d) Shading

A shade/shadow analysis was prepared by the applicant and is provided in Appendix G of this document. The shade/shadow analysis evaluated the extent of shading from project structures on nearby sun-sensitive uses during the hours when daylight/sun intensity is most prominent: the hours of 9:00 A.M., 12:00 P.M. and 3:00 P.M. Pacific Standard Time during the Spring (March 21) and Fall (September 21) Equinoxes and Winter (December 21) and Summer (June 21) solstices. As shown in Figure 38 through Figure 40 on page 382 - 384, the greatest shading during the hours analyzed would occur during the winter solstice at 3:00 P.M. Under the worst-case shadow scenario at 3:00 P.M. (refer to Figure 35), shading from the proposed project would not occur to the south of the project site, where the Summit condominium and the Juniper Springs Lodge are located. Shading would fall just short of the residences located to the north of Majestic Pines Road. Thus, the project would result in less than significant shading impacts to the adjacent residential uses surrounding the project site.

The Mammoth Loop trail would be partially shaded as a result of the proposed project. However, during the winter, the trail is typically covered in snow and is not utilized during this time of year. Furthermore, if access were available along the trail, pedestrian users would only be in the shade for moments as they would traverse through this portion of the trail. Thus, trail users would be exposed to only minimal amounts of shade, which could also be considered a positive benefit or relief to trail users. As such, the project would result in less than significant shading impacts to pedestrians along the Mammoth Loop Trail.

As illustrated in Figures 38 to 40, the proposed buildings would shade a substantial portion of Majestic Pines Road during the winter solstice for more than three hours between 9:00 A.M. and 3:00 P.M. PST between late October and early April. Shading of this roadway for such extended periods of time could lead to hazardous roadway conditions. As such, impacts are considered to be significant. To ensure that shading of Majestic Pines Road does not result in hazardous roadway conditions (i.e., black ice), mitigation has been prescribed that requires the

PCR

No scale

Source: Gensler, 2006

Figure 38
Shadow Analysis
December 21, 9:00 A.M.

PCR

No scale

Source: Gensler, 2006

Figure 39
Shadow Analysis
December 21, 12:00 P.M.

PCR

No scale

Source: Gensler, 2006

Figure 40
Shadow Analysis
December 21, 3:00 P.M.

applicant to implement a proactive snow plowing and cindering plan during the two or three worst-case shadow months of the year or to install heat traced pavement at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week. The Town of Mammoth Lakes shall review the methods and effectiveness of the plan during its implementation to ensure that hazardous conditions do not occur. Implementation of the prescribed mitigation measure would reduce potentially significant hazardous roadway impacts as a result of shading along Majestic Pines Road to a less than significant level.

(e) Consistency With Applicable Regulations

Inyo National Forest Land and Resources Management Plan

As discussed in Section 3.9.1, Regulatory Framework, the project is required to be consistent with the regulations set forth in the Inyo National Forest Land and Resources Management Plan. As discussed under the Visual Quality and Character section above, since the project would meet the Maximum Modification management objective established for the project site and a Non-Significant Forest Plan Amendment would be adopted to include the identified scenic integrity objectives established for the project site, the project would be consistent with the Forest Plan in regards to visual resources.

Town of Mammoth Lakes General Plan (1987)

As discussed in the Project Operation Impacts section above, impacts to the Visual Quality and Character of the site and its surroundings would be less than significant. However, as identified under the Views subsection, the project would result in the loss of valued visual resources within middleground views for persons utilizing the Mammoth Loop Trail, as well as residents to the north of Majestic Pines Road. These impacts have been identified as significant and unavoidable. As such, the project would not fully comply with Goal 1 of the Visual Resources and Community Design component of the General Plan in that the project would not protect natural scenic resources. However, through consultation with the Inyo National Forest staff and compliance with the Design Guidelines review process, pursuant to Chapter 9.4.1, Process, in the Design Guidelines, the project would comply with Goal 4.

The Town of Mammoth Lakes Draft General Plan (Update 2005)

As part of the preliminary draft update, dated April 2005, to the 1987 General Plan, three polices have been identified that relate to development of the project. Policy VI.1.A.a requires that proposed developments address the opportunities and limitations of the site and its surroundings. Policy VI.1.A.c requires that building placement, massing, form and materials be appropriate to the mountain setting of Mammoth Lakes. As discussed under the Visual Quality

and Character section, above, development of the project meets the "Maximum Modification" management objective assigned to the project site as determined by the SMS methodology. Additionally, the project features would borrow form, line color, texture, pattern and scale from similar valued landscapes in the local area and region. The analysis concluded for the project concluded less than significant impacts to the visual quality and character of the site and its surroundings would occur as a result of project implementation. Therefore, the project would be consistent with Policy VI.1.A.a and Policy VI.1.A.c. Lastly, Policy VI.1.D.b requires that attention to detail at the pedestrian scale to develop a more hospitable pedestrian environment should be a priority within commercial and resort area of Town. The project proposes landscaping consisting of trees and shrubbery, as well as high-quality wall cladding at the street level to soften the appearance of building massing at the pedestrian level. Additionally, the use of landscaping and high quality building materials at the street level would enhance the pedestrian scale of the project. These project features would provide a hospitable pedestrian environment in the project area. Thus, the project would be consistent with Policy VI.1.D.b.

Town of Mammoth Lakes Municipal Code

As described under the Light and Glare section above, the project would prepare an outdoor lighting plan pursuant to requirements of Section 17.34.060, Outdoor Lighting Plans, in the Municipal Code. The lighting plan would be submitted in conjunction with the application for design review approval.

Juniper Ridge Master Plan

The project proposes a peak building height of approximately 87 feet above street grade, which is approximately 42 feet higher than the permitted 45-feet height in the Juniper Ridge Master Plan. Therefore, an amendment to the Master Plan with regard to building heights would be required to accommodate the proposed heights of the proposed structures. As discussed under the Views subsection, if the requested height amendment were approved, the project would result in significant impacts to valued visual resources contained in the middleground views of the distant mountains from KOP #2. If the project were to incorporate building heights consistent with the maximum allowable building height of 45 feet set forth in the Juniper Ridge Master Plan, the valued visual resources would only be partially obstructed beyond the Summit Condos to the south. As discussed below, the Development in Accordance with Existing Regulations (Alternative 1) would include buildings that cover only an incidental/small portion of the Sherwin Mountains in the middleground views, which would result in less than significant view impacts from KOP #2 under CEQA. Although view impacts at KOP #2 would be reduced by complying with the height provisions set forth in the Master Plan, the project would be generally consistent with the applicable plans and policies regarding visual resources with approval of the requested amendments.

(3) Mitigation Measures

Visual Quality and Character Impacts

Construction Impacts

Construction vehicle trips associated with the project could affect sensitive uses in the project vicinity. In addition, temporary construction barriers and pedestrian walkways are subject to unwanted posting. The following mitigation measures would reduce potentially significant construction-related impacts to the site's visual character and quality to a less than significant level under CEQA. Similarly, the prescribed mitigation measures would ensure that adverse visual impacts would not be significant pursuant to NEPA.

AES- 1: The applicant shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner throughout the construction period.

AES-2: The applicant shall prepare and submit a construction hauling plan to be reviewed and approved by the Community Development Department prior to issuance of grading permit. The plan shall ensure that construction haul routes do not affect sensitive uses in the project vicinity, including residential uses along Majestic Pines Road.

Operation Impacts

Impacts to the visual quality and character of the site and its surroundings would be less than significant under CEQA and NEPA criteria and no mitigation measures are necessary.

Views

No significant view impacts under CEQA and NEPA would occur at the eight identified KOPs, with the exception of KOP #2. At KOP #2, significant view impacts would occur based on CEQA thresholds. Although the project would incorporate high quality architectural details that would enhance the visual quality of the site, these features do not offset alteration of views or loss of views to the valued visual resources from this vantage in such a manner that would result in a less than significant impact under CEQA. No mitigation measures are provided to reduce the significance of impacts to the visual resources from KOP #2 under CEQA. Thus, impacts would be significant and unavoidable under CEQA. Please refer to the analysis of alternatives, below, for discussion of alternative building heights and massing to the project that would reduce view impacts associated with the project.

Light/Glare

With the proposed entry to Eagle Lodge off of Majestic Pines Road, additional northbound traffic along this roadway could result in significant impacts under CEQA and NEPA to single-family residences to the north of Majestic Pines Road from vehicle headlights. The following mitigation measure would reduce significant light intrusion impacts from vehicles on the adjacent single-family residences to a less than significant level under CEQA. Similarly, the prescribed mitigation measure would ensure that adverse vehicular lighting impacts would not be significant pursuant to NEPA.

AES-3: The applicant shall plant landscaping or enhance the existing berm along the northern side of Majestic Pines Road to minimize light intrusion to the adjacent residences. The improvement shall be installed prior to issuance of a certificate of occupancy for the lodge.

The following mitigation measure would reduce significant light intrusion impacts from the project site to the single-family residences to the north and condominium/resort units to the south and southwest to a less than significant level under CEQA. Similarly, the prescribed mitigation measure would ensure that adverse operational lighting impacts would not be significant pursuant to NEPA.

AES-4: The applicant shall prepare and submit an outdoor lighting plan pursuant to the Town's Lighting Ordinance (Chapter 17.34.060, Outdoor Lighting Plans, of the Municipal Code) to the Community Development Director that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The sensitive receptor locations shall be determined in consultation with the Community Development Director.

Shade/Shadow

Development of the project would result in shading that could create hazardous roadway conditions (i.e., black ice) along Majestic Pines Road to the north of the project site. The following mitigation measure is prescribed to reduce shading impacts to Majestic Pines Road to a less than significant level.

AES-5: The project applicant shall implement a proactive snow plowing and cindering plan during the two or three worst-case shadow months of the year at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week. The Town of Mammoth Lakes shall review the methods and effectiveness of the plan during its implementation. If determined by the Town that the plan does not adequately reduce hazards resulting from shadows (i.e. black ice), the Town shall require the applicant to

install heat traced pavement at any portion of a pedestrian or vehicular travelway that receives less than two hours of mid-day sun for more than a week.

Consistency with Applicable Regulations

Although the project would reduce views of valued visual resources from KOP #2, the project would be generally consistent with the applicable plans and policies regarding visual resources. Thus, less than significant impacts would occur regarding the project's consistency with an applicable plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an impact to visual resources.

e. Environmental Consequences of Alternative 1 – Development in Accordance with Existing Regulations Alternative

Construction vehicle trips associated with this Alternative could affect sensitive uses in the project vicinity. In addition, temporary construction barriers and pedestrian walkways are subject to unwanted posting. Thus, this Alternative would be required to implement Mitigation Measures AES-1 and AES-2 to reduce significant construction-related impacts to the site's visual character and quality to a less than significant level under CEQA and NEPA criteria. This Alternative would result in an increase in intensity of use and the building height, mass and bulk compared to existing conditions. However, the overall design would be consistent with the Scenic Class 5 designation assigned to the project site. The final design of this Alternative would occur in consultation with the Inyo National Forest staff and Town of Mammoth Lakes to ensure the proposed buildings are visually compatible with the surrounding environment. Therefore, visual quality and character impacts would be less than significant under CEQA and no adverse impacts would occur under NEPA.

Views of the proposed structures under this Alternative from State Highway 203 (approximately 200 meters east of Meridian Boulevard) and from the intersection of Sherwin Creek Road and U.S. Highway 395 would be not available due to intervening topography and existing vegetation. The proposed structures would be below the line of sight illustrated in Figures 21 and 22.

The valued visual resources (i.e., forested areas and surrounding mountains) visible from the eight identified KOP locations would not be substantially covered with implementation of this Alternative. Accordingly, the intensity of impacts regarding views would be minimal.

From KOP #1, although valued middleground views of the distant mountain ranges would be replaced with the lodge structure, the available views would be of such short duration that vehicular travelers along Majestic Pines Road would have little time to ascertain the

discernable details and enjoy the valued view resources. Due to the short duration of the views from this location, not all of the significance criteria for substantial alteration of valued scenic resources would be from this KOP. Thus, less than significant impacts from vantages at KOP #1 would occur under CEQA.

Since the view from KOP #1 is available for a short duration from a secondary travelway, the context of view impacts from this KOP would affect only a limited number of vehicular travelers who are not utilizing the roadway for purposes of viewing the Town's valued visual resources. Similarly, due to short duration of views from this KOP, the intensity of impacts would be minimal. Therefore, no adverse impacts would occur under NEPA.

From KOP #2, in terms of context, views would be available for a substantial number of people utilizing the Mammoth Loop Trail with expectations of having views of valued visual resources, as they would be utilizing a recreational amenity. In addition, residents to the north of the project site would have direct views of the project site from their backyards. The proposed structures would obstruct portions of the Sherwin Mountains in the middleground views. However, the structures would not cover a substantial portion of the Sherwin Mountains, such that views of the valued visual resources would be significantly impacted under CEQA. Since the middleground and background views of the valued visual resources would be partially retained, the intensity of impacts would be minimal. Therefore, no adverse impacts would occur under NEPA.

From KOP #3, a small portion of the middleground views, which are considered to be beyond Lake Mary Road, would be obstructed by the proposed structures. However, the obstructed views in the middleground would not substantially alter the view as the higher topography and ridgelines of the mountain's peak would mostly be maintained from this location. Since the proposed structures would obstruct only a small portion of Mammoth Mountain in the middleground, this Alternative would not substantially degrade views of the valued visual resources from this vantage point. Thus, this Alternative would result in less than significant view impacts from KOP #3 under CEQA standards.

In terms of context, KOP #3 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the middleground view of the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #3 would occur under NEPA.

From KOP #4, views of the higher elevations of the mountain topography in the middleground views would be preserved, which are considered the valued scenic resources.

Thus, the project would result in less than significant view impacts from this location under CEQA. In terms of context, KOP #4 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #4 would occur under NEPA.

From KOP #5, portions of the proposed structures would be noticeable from Camp High Sierra beyond the intervening vegetation and downward sloping topography. Foreground views would not be substantially altered by development of the site, as the existing Jeffrey pine trees would remain visually prominent. Furthermore, as the temporary tent would be removed and the area revegetated as part of project implementation, foreground views would include increased views of vegetation located south of the tent facility. Thus, less than significant view impacts would occur from this vantage point under CEQA. In regards to context, views from this vantage would be available to a limited number of residents at Camp High Sierra. Since the valued visual resources from KOP #5 consisting of the Jeffrey pine trees in the foreground, the Sherwin Mountains in the middleground, and the Glass and White Mountains in the background views would be at least partially retained, if not fully retained, the intensity of visual impacts from this location would be minimal. Therefore, no adverse visual impacts from KOP #5 would occur under NEPA.

From KOP #6, due to the downward sloping topography, the proposed structures would not extend above the tree canopy located beyond the project site to the east. Accordingly, valued resources in the foreground (tree canopy), middleground or background views would not be obstructed by this Alternative. Thus, this Alternative would not substantially degrade views of the valued visual resources from this vantage point. As such, this Alternative would result in less than significant view impacts from this location under CEQA.

In terms of context, KOP #6 is representative of views available for residents, as well as a substantial number of skiers with expectations of having views of valued visual resources, as they would be utilizing a recreational amenity. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would be minimal as the valued visual resources, described above, would remain visible. Therefore, no adverse visual impacts from KOP #6 would occur under NEPA.

From KOP #7, only a portion of the roof and southern side of the proposed building(s) can be seen. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources as seen from this location. As such, this Alternative would result in less than significant view impacts from this

location under CEQA. In regards to context, this vantage would be available to a substantial number of people utilizing Lake Mary Road with the expectation of having views of valued visual resources, as they would be traveling along a primary roadway. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

From KOP #8, the features of the project site from this vantage are primarily screened or hidden from view. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources from this vantage. As such, the project would result in less than significant view impacts from this location under CEQA. In terms of context, this view would be available to a moderate number of people at the Valentine Reserve with the expectation of having views of valued visual resources, as the reserve consists of an open, expansive area. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

This Alternative would be required to implement Mitigation Measures AES-3 and AES-4 to reduce significant lighting impacts the single-family residences to the north and condominium/resort units to the south and southwest to a less than significant level under CEQA. Similarly, no adverse lighting impacts would occur under NEPA with implementation of the prescribed mitigation measures. Daytime views would not be affected by glare emitted from the project site with implementation of this Alternative and less than significant glare impacts would occur under CEQA. Similarly, no adverse glare impacts would occur under NEPA.

During the winter solstice, shadows cast by this Alternative would fall short of the residences located to the north of Majestic Pines Road. Therefore, no adverse impacts to adjacent residential uses would occur with this Alternative. However, this Alternative would result in significant shading impacts regarding hazardous road conditions along Majestic Pines Road. Therefore, Mitigation Measure AES-5 would be implemented to reduce potentially significant shadow impacts to a less than significant level.

This Alternative would require a Non-Significant Forest Plan Amendment to the Inyo National Forest Land and Resources Management Plan. This Alternative would not require amendments to the Juniper Ridge Master Plan. Overall, this Alternative would be generally consistent with the applicable plans and policies regarding visual resources. Therefore, impacts regarding consistency with applicable regulations would be less than significant.

f. Environmental Consequences of Alternative 2 - Reduced Intensity Alternative

Construction vehicle trips associated with this Alternative could affect sensitive uses in the project vicinity. In addition, temporary construction barriers and pedestrian walkways are subject to unwanted posting. Thus, this Alternative would be required to implement Mitigation Measures AES-1 and AES-2 to reduce potentially significant construction-related impacts to the site's visual character and quality to a less than significant level under CEQA and NEPA criteria. This Alternative would result in an increase in intensity of use and the building height, mass and bulk compared to existing conditions. However, the overall design would be consistent with the Scenic Class 5 designation assigned to the project site. The final design of this Alternative would occur in consultation with the Inyo National Forest staff and Town of Mammoth Lakes to ensure the proposed buildings are visually compatible with the surrounding environment. Therefore, visual quality and character impacts would be less than significant under CEQA and no adverse impacts would occur under NEPA.

Views of the proposed structures under this Alternative from State Highway 203 (approximately 200 meters east of Meridian Boulevard) and from the intersection of Sherwin Creek Road and U.S. Highway 395 would be not available due to intervening topography and existing vegetation. The proposed structures would be below the line of sight illustrated in Figures 21 and 22.

The valued visual resources (i.e., forested areas and surrounding mountains) visible from the eight identified KOP locations would not be substantially covered with implementation of this Alternative. Accordingly, the severity of impacts regarding views would be minimal.

From KOP #1, although valued middleground views of the distant mountain ranges would be replaced with the lodge structure, the available views would be of such short duration that vehicular travelers along Majestic Pines Road would have little time to ascertain the discernable details and enjoy the valued view resources. Due to the short duration of the views from this location, not all of the significance criteria for substantial alteration of valued scenic resources would be from this KOP. Thus, less than significant impacts from vantages at KOP #1 would occur under CEQA.

Since the view from KOP #1 is available for a short duration from a secondary travelway, the context of view impacts from this KOP would affect only a limited number of vehicular travelers who are not utilizing the roadway for purposes of viewing the Town's valued visual resources. Similarly, due to short duration of views from this KOP, the intensity of impacts would be minimal. Therefore, no adverse impacts would occur under NEPA.

From KOP #2, in terms of context, views would be available for a substantial number of people utilizing the Mammoth Loop Trail with expectations of having views of valued visual

resources. In addition, residents to the north of the project site would have direct views of the project site from their backyards. The proposed structures would obstruct portions of the Sherwin Mountains in the middleground views. However, the structures would not cover a substantial portion of the Sherwin Mountains, such that views of the valued visual resources would be significantly impacted under CEQA. Since the middleground and background views of the valued visual resources would be partially retained, the intensity of impacts would be minimal. Therefore, no adverse impacts would occur under NEPA.

From KOP #3, a small portion of the middleground views, which are considered to be beyond Lake Mary Road, would be obstructed by the proposed structures. However, the obstructed views in the middleground would not substantially alter the view as the higher topography and ridgelines of the mountain's peak would mostly be maintained from this location. Since the proposed structures would obstruct only a small portion of Mammoth Mountain in the middleground, this Alternative would not substantially degrade views of the valued visual resources from this vantage point. Thus, this Alternative would result in less than significant view impacts from KOP #3 under CEQA standards.

In terms of context, KOP #3 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the middleground view of the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #3 would occur under NEPA.

From KOP #4, views of the higher elevations of the mountain topography in the middleground views would be preserved, which are considered the valued scenic resources. Thus, the project would result in less than significant view impacts from this location under CEQA. In terms of context, KOP #4 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #4 would occur under NEPA.

From KOP #5, portions of the proposed structures would be noticeable from Camp High Sierra beyond the intervening vegetation and downward sloping topography. Foreground views would not be substantially altered by development of the site, as the existing Jeffrey pine trees would remain visually prominent. Furthermore, as the temporary tent would be removed and the area revegetated as part of project implementation, foreground views would include increased views of vegetation located south of the tent. Thus, less than significant view impacts would occur from this vantage point under CEQA. In terms of context, views from this vantage would

be available to a limited number of residents at Camp High Sierra. Since the valued visual resources from KOP #5 consisting of the Jeffrey pine trees in the foreground, the Sherwin Mountains in the middleground, and the Glass and White Mountains in the background views would be at least partially retained, if not retained, the intensity of visual impacts from this location would be minimal. Therefore, no adverse visual impacts from KOP #5 would occur under NEPA.

From KOP #6, due to the downward sloping topography, the proposed structures would not extend above the tree canopy located beyond the project site to the east. Accordingly, valued resources in the foreground (tree canopy), middleground or background views would not be obstructed by this Alternative. Thus, this Alternative would not substantially degrade views of the valued visual resources from this vantage point. As such, this Alternative would result in less than significant view impacts from this location under CEQA.

In terms of context, KOP #6 is representative of views available for residents, as well as a substantial number of skiers with expectations of having views of valued visual resources, as they would be utilizing a recreational amenity. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would be minimal as the valued visual resources, described above, would remain visible. Therefore, no adverse visual impacts from KOP #6 would occur under NEPA.

From KOP #7, only a portion of the roof and southern side of the proposed building(s) can be seen. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources as seen from this location. As such, this Alternative would result in less than significant view impacts from this location under CEQA. In regards to context, this vantage would be available to a substantial number of people utilizing Lake Mary Road with the expectation of having views of valued visual resources, as they would be traveling along a primary travelway. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

From KOP #8, the features of the project site from this vantage are primarily screened or hidden from view. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources from this vantage. As such, the project would result in less than significant view impacts from this location under CEQA. In terms of context, this view would be available to a moderate number of people at the Valentine Reserve with the expectation of having views of valued visual resources, as the reserve consists of an open, expansive area. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the

intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

This Alternative would be required to implement Mitigation Measures AES-3 and AES-4 to reduce significant lighting impacts the single-family residences to the north and condominium/resort units to the south and southwest to a less than significant level under CEQA. Similarly, no adverse lighting impacts would occur under NEPA with implementation of the prescribed mitigation measures. Daytime views would not be affected by glare emitted from the project site with implementation of this Alternative and less than significant glare impacts would occur under CEQA. Similarly, no adverse glare impacts would occur under NEPA.

During the winter solstice, shadows cast by this Alternative would fall short of the residences located to the north of Majestic Pines Road. Therefore, no adverse impacts to adjacent residential uses would occur with this Alternative. However, this Alternative would result in potentially significant shading impacts regarding hazardous road conditions along Majestic Pines Road. Therefore, Mitigation Measure AES-5 would be implemented to reduce potentially significant shadow impacts to a less than significant level.

This Alternative would require a Non-Significant Forest Plan Amendment to the Inyo National Forest Land and Resources Management Plan and amendments to the Juniper Ridge Master Plan. Nonetheless, this Alternative, assuming approval of the requested approvals, would be consistent with the applicable plans and policies regarding visual resources. Therefore, impacts regarding consistency with applicable regulations would be less than significant.

g. Environmental Consequences of Alternative 3 - Alternate Design Alternative

Construction vehicle trips associated with this Alternative could affect sensitive uses in the project vicinity. In addition, temporary construction barriers and pedestrian walkways are subject to unwanted posting. Thus, this Alternative would be required to implement Mitigation Measures AES-1 and AES-2 to reduce potentially significant construction-related impacts to the site's visual character and quality to a less than significant level under CEQA and NEPA criteria. This Alternative would result in an increase in intensity of use and the building height, mass and bulk compared to existing conditions. However, the overall design would be consistent with the Scenic Class 5 designation assigned to the project site. The final design of this Alternative would occur in consultation with the Inyo National Forest staff and Town of Mammoth Lakes to ensure the proposed buildings are visually compatible with the surrounding environment. Therefore, visual quality and character impacts would be less than significant under CEQA and no adverse impacts would occur under NEPA.

Views of the proposed structures under this Alternative from State Highway 203 (approximately 200 meters east of Meridian Boulevard) and from the intersection of Sherwin

Creek Road and U.S. Highway 395 would be not available due to intervening topography and existing vegetation. The proposed structures would be below the line of sight illustrated in Figures 21 and 22.

Based on visual simulations included within Appendix I, an analysis of views from each identified KOP for this Alternative was conducted to evaluate view impacts.

From KOP #1, although valued middleground views of the distant mountain ranges would be replaced with the lodge structure, the available views would be of such short duration that vehicular travelers along Majestic Pines Road would have little time to ascertain the discernable details and enjoy the valued view resources. Due to the short duration of the views from this location, not all of the significance criteria for substantial alteration of valued scenic resources would be from this KOP. Thus, less than significant impacts from vantages at KOP #1 would occur under CEQA.

Since the view from KOP #1 is available for a short duration from a secondary travelway, the context of view impacts from this KOP would affect only a limited number of vehicular travelers who are not utilizing the roadway for purposes of viewing the Town's valued visual resources. Similarly, due to short duration of views from this KOP, the intensity of impacts would be minimal. Therefore, no adverse impacts would occur under NEPA..

From KOP #2, although the project design features would incorporate architectural details that would enhance the visual quality of the site, these features do not offset alteration of views or loss of views to the valued visual resources from this vantage point. Thus, impacts to valued visual resources from KOP #2 would be significant under CEQA. There are no mitigation measures provided that would reduce the alteration or loss of views from this location. Therefore, the alteration of views or loss of views to the valued visual resources from KOP #2 would be considered significant and unavoidable under CEQA.

Since the project site is currently developed, the foreground views would be consistent with the urban context of the existing setting. Middleground views of the valued visual resources, including the Sherwin Mountains to the south, would be partially retained from this KOP, which is consistent with the visual quality objective for Management Prescription Area #13. Based on these factors and the project's consistency with the visual quality objective for Management Prescription Area #13, no adverse visual impacts would occur from KOP #2 pursuant to NEPA.

From KOP #3, a small portion of the middleground views, which are considered to be beyond Lake Mary Road, would be obstructed by the proposed structures. However, the obstructed views in the middleground would not substantially alter the view as the higher

topography and ridgelines of the mountain's peak would mostly be maintained from this location. Since the proposed structures would obstruct only a small portion of Mammoth Mountain in the middleground, this Alternative would not substantially degrade views of the valued visual resources from this vantage point. Thus, this Alternative would result in less than significant view impacts from KOP #3 under CEQA standards.

In regards to context, KOP #3 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the middleground view of the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #3 would occur under NEPA.

From KOP #4, views of the higher elevations of the mountain topography in the middleground views would be preserved, which are considered the valued scenic resources. Thus, less than significant view impacts from this location would occur under CEQA. In terms of context, KOP #4 is representative of views available for residents, as well as pedestrian and vehicular travelers along Meridian Boulevard. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would minimal as the valued visual resources in the Mountain's upper reaches would remain visible. Therefore, no adverse visual impacts from KOP #4 would occur under NEPA.

From KOP #5, portions of the proposed structures would be noticeable from Camp High Sierra beyond the intervening vegetation and downward sloping topography. Foreground views would not be substantially altered by development of the site, as the existing Jeffrey pine trees would remain visually prominent. Furthermore, as the temporary tent base facility would be removed upon project implementation, foreground views would include increased views of vegetation located south of the tent facility. Thus, less than significant view impacts would occur from this vantage point under CEQA. In terms of context, views from this vantage would be available to a limited number of residents at Camp High Sierra. Since the valued visual resources from KOP #5 consisting of the Jeffrey pine trees in the foreground, the Sherwin Mountains in the middleground, and the Glass and White Mountains in the background views would be at least partially retained, if not fully retained, the intensity of visual impacts from this location would be minimal. Therefore, no adverse visual impacts from KOP #5 would occur under NEPA..

From KOP #6, due to the downward sloping topography, the proposed structures would not extend above the tree canopy located beyond the project site to the east. Accordingly, valued resources in the foreground (tree canopy), middleground or background views would not be obstructed by this Alternative. Thus, this Alternative would not substantially degrade views of

the valued visual resources from this vantage point. As such, this Alternative would result in less than significant view impacts from this location under CEQA.

In terms of context, KOP #6 is representative of views available for residents, as well as a substantial number of skiers with expectations of having views of valued visual resources, as they would be utilizing a recreational amenity. Although this view would be available for many people at durations long enough to ascertain the discernable details and enjoy the valued view resources, the intensity of the impacts would be minimal as the valued visual resources, described above, would remain visible. Therefore, no adverse visual impacts from KOP #6 would occur under NEPA.

From KOP #7, only a portion of the roof and southern side of the proposed building(s) can be seen. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources as seen from this location. As such, this Alternative would result in less than significant view impacts from this location under CEQA. In regards to context, this vantage would be available to a substantial number of people utilizing Lake Mary Road with the expectation of having views of valued visual resources, as they would be traveling along a primary travelway. However, since the project features would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

From KOP #8, the features of the project site from this vantage are primarily screened or hidden from view. However, the roofs of the proposed structures would be visible just beyond the rooftop of the Juniper Springs Lodge. The project site is viewed as a continuation of the existing surrounding development and would not substantially block any valued visual resources from this vantage. As such, the project would result in less than significant view impacts from this location under CEQA. In terms of context, this view would be available to a moderate number of people at the Valentine Reserve with the expectation of having views of valued visual resources, as the reserve consists of an open, expansive area. However, since the project buildings would be primarily screened from this location and views of valued visual resources would be preserved, the intensity of impacts would be minimal. Therefore, no adverse visual impacts from KOP #7 would occur under NEPA.

This Alternative would be required to implement Mitigation Measures AES-3 and AES-4 to reduce significant lighting impacts the single-family residences to the north and condominium/resort units to the south and southwest to a less than significant level under CEQA. Similarly, no adverse lighting impacts would occur under NEPA with implementation of the prescribed mitigation measures. Daytime views would not be affected by glare emitted from the project site with implementation of this Alternative and less than significant glare impacts would occur under CEQA. Similarly, no adverse glare impacts would occur under NEPA.

During the winter solstice, shadows cast by this Alternative would fall short of the residences located to the north of Majestic Pines Road. Therefore, no adverse impacts to adjacent residential uses would occur with this Alternative. However, this Alternative would result in potentially significant shading impacts regarding hazardous road conditions along Majestic Pines Road. Therefore, Mitigation Measure AES-5 would be implemented to reduce potentially significant shadow impacts to a less than significant level.

This Alternative would require a Non-Significant Forest Plan Amendment to the Inyo National Forest Land and Resources Management Plan and amendments to the Juniper Ridge Master Plan. Nonetheless, this Alternative, assuming approval of the requested approvals, would be consistent with the applicable plans and policies regarding visual resources. Therefore, impacts regarding consistency with applicable regulations would be less than significant.

h. Environmental Consequences of Alternative 4 - No Action Alternative

Under the No Action Alternative, the temporary tent would be removed and ski facilities would continue to operate during the winter season. This Alternative stipulates no development, which would prevent any significant short-term construction related aesthetic impacts. The operation of the facility would not change, therefore any additional operational aesthetic impacts would not occur. In summary, the No Action Alternative would result in no aesthetic impacts.