



4.13 PUBLIC SERVICES

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

- a) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:***

1) Fire protection?

Less Than Significant Impact With Mitigation Incorporated. The Mammoth Lakes Fire Protection District (MLFPD) provides fire protection and emergency response to the project site. The MLFPD service area includes approximately 3,000 acres of mountain resort area in and around the Town and over 2,500 acres within the Town. The MLFPD currently responds to calls for service from two fire stations. Fire Station No.1, the primary station, is located at Main Street at the corner of Forest Trail. Fire Station No. 1 is located approximately 0.66 mile east of the project site. Fire Station No. 1 has recently been updated and expanded. According to the *Sierra Star Master Plan SDEIR*, the new building is approximately 17,600 square feet with administrative offices in addition to housing for full time staff. Fire Station No.2 is located at 1574 Old Mammoth Road. Fire Station No. 2 is located approximately 1.42 miles southwest of the project site. In addition, the MLFPD plans to build a third facility near Main Lodge to provide increased protection.¹

The MLFPD currently utilizes four full-time fire fighters, including the Chief, and over 50 paid-call dispatchers, firefighters, engineers, and captains.² Two paramedics employed by Mono County currently are based in Fire Station No. 1 and respond to

¹ Town of Mammoth Lakes, *Town of Mammoth Lakes 2005 General Plan Update Final Program Environmental Impact Report*, dated May 2007.

² Mammoth Lakes Fire Department Official Website, <http://www.mammothlakesfd.com/>, accessed on May 28, 2008.



all MLFPD calls.³ The MLFPD fleet of response units (each fully equipped) consists of the following:

- Four engines;
- One aerial truck;
- One Chevy rescue unit;
- One Kenworth tender;
- One Case loader;
- Two utility vehicles; and
- Two Ford staff trucks.⁴

Fire ratings range from one to ten, with one representing the best rating. The Town currently has a fire rating of three, as a result of the recent Insurance Service Office (ISO) evaluation conducted within the Town. The project may result in an increase in the quantity of emergency calls received by the MLFPD due to the increase in activity and use on the site. The project would comply with the applicable provisions as set forth in the Town's Municipal Code. In addition, a portion of the fees collected by the Town are used to fund the required fire suppression equipment.

The project would build 118 keyed units (or 91 units per Town Code), which would increase the existing 34 keyed unit (18-Town Code unit) Holiday Haus Motel by approximately 84 key units (or 73 units per Town Code). This increased density at the project site may result in an increase in calls. However, the project would not result in development that is unique in the area. Existing service ratios and response times would not be affected by the proposed project and new fire facilities would not be required. With payment of the development impact fees, project implementation would not significantly impact fire protection services.

Currently two ingress/egress access points are provided via the existing "U" shaped driveway from SR-203/Main Street. The project would remove one access point from SR-203/Main Street and provide one primary access point to the project site via a two-way internal driveway. The MLFPD has expressed concerns regarding on-site fire access. The project proposes to provide fire access through the future "Intrastar 7B Road." The Intrastar 7B Road is a planned future roadway that is anticipated to be located to the south of the project site and would parallel the south side of the project site in an east/west direction. Primary access to the Intrastar 7B Road would be from Minaret Road to the west. Upon construction of the Intrastar 7B Road, the project would have adequate fire access to the site and impacts in this regard would be less than significant. However, in the event that the Intrastar 7B Road is not constructed upon project development, the project would implement the Fire Access Road Alternative (PS-1); refer to *Fire Access Road Alternative* section, below. Impacts in this regard would be reduced to less than significant levels with implementation of Mitigation Measure PS-1.

³ Town of Mammoth Lakes, *Town of Mammoth Lakes 2005 General Plan Update Final Program Environmental Impact Report*, dated May 2007.

⁴ Mammoth Lakes Fire Department Official Website, <http://www.mammothlakesfd.com/>, accessed on May 28, 2008.



Fire Access Road Alternative

Impacts pertaining to fire services would be less than significant with implementation of the Fire Access Road Alternative. The proposed land uses and density would remain similar to the proposed project. However, in the event that the future Intrastar 7B Road is not constructed, the Fire Access Road Alternative would be implemented (PS-1). The Fire Access Road Alternative would construct a fire access road from the current proposed entry at SR-203/Main Street into the project site along the eastern boundary. Upon construction of the Fire Access Road Alternative, impacts pertaining to on-site fire access would be reduced to less than significant levels.

Mitigation Measures:

PS-1 In the event that the Intrastar 7B Road is not constructed prior to project implementation, the project shall implement the Fire Access Road Alternative as determined by the Town.

2) Police protection?

Less Than Significant Impact. According to the Town of Mammoth Lakes 2005 *General Plan Update FPEIR*, police protection and law enforcement in the Town are provided by the Mammoth Lakes Police Department (MLPD), the Mono County Sheriff's Department (MCSD), and the California Highway Patrol (CHP). The MLPD provides all non-traffic related services for the areas within the Town's incorporated boundary, which includes the project site. Criminal investigation calls, the primary job function of the MLPD, increase during the peak visitor months. MLPD is responsible for all traffic related offences within the Town except for along SR-203/Main Street, where the CHP also provides traffic related services. The CHP and MCSD are primarily responsible for all other law enforcement issues in the Town of Mammoth Lakes Planning Area located outside of the Town's Municipal Boundary.

The MLPD facility is located at 568 Old Mammoth Road, approximately 1.20 miles southeast of the project site. According to the *Sierra Star Master Plan SEIR*, the MLPD staff employees 21 sworn employees and six non-sworn employees, which consist of the following:

- One chief;
- One lieutenant;
- Four patrol sergeants;
- One detective sergeant;
- 10 patrol officers;
- One detective;
- One narcotics investigator;
- One K-9 officer;
- One DARE/SRO officer;
- One community service officer;
- Two records clerks;
- One executive assistant;



- One animal control officer; and
- One part-time wildlife management specialist.

The MLPD provides 24-hour patrol coverage. The current staffing for patrol is four patrol sergeants and twelve patrol officers.⁵ According to the *Sierra Star Master Plan SEIR*, the average response time for emergency calls in the Sierra Star Master Plan area (which adjoins the project site to the south) is approximately five minutes and approximately seven to eight minutes for non-emergency calls. The existing level of service for the MLPD is one officer per 1,000 residents. This level of service is based on the average daily population (i.e., visitors plus permanent residents) which is currently estimated at 17,000 and is also impacted by the maximum population at one time (PAOT) which is currently 35,000. The Town is subject to large fluctuations in resident populations and visitation levels due to its tourism based economy. MLPD officers responded to 4,478 dispatched calls, completed 2,276 reports, and made 512 arrests in 2004.⁶ In 2005, the MLPD officers responded to 3,824 dispatched calls for service, wrote 2,064 reports, and made 531 total arrests.⁷ The existing level of police service provides adequate protection to the Sierra Star Master Plan area and the surrounding community (including the adjoining project site).⁸

The project would replace the existing Holiday Haus Motel (34 keyed units) with a Hotel Condominium (77 units) and 14 on-site workforce housing units. Project implementation would increase the number of persons at the project site; however, given that the project is currently a motel facility, it is reasonable to expect that the project would not result in a meaningful increase in the amount of crime in the project area. Additionally, police services have been planned to adequately provide for the Town's *General Plan* buildout. Project implementation would not exceed the allowable density at the site. Therefore, with implementation of the *General Plan* buildout improvements along with the existing services provided by the MLPD would ensure that Project implementation would not result in a substantial adverse physical impact associated with police protection services.

Fire Access Road Alternative

Similar to the proposed project, the Fire Access Road Alternative would result in less than significant impacts. The Fire Access Road Alternative would construct approximately 2,007 fewer square feet of conditioned space (one fewer Hotel Condominium unit and one fewer workforce housing unit). Therefore, as the Fire Access Road Alternative would result in a reduced density compared to the proposed project, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are required.

⁵ Town of Mammoth Lakes Official Website, <http://www.mammothlakespd.org/index.php>, accessed on May 27, 2008.

⁶ Ibid.

⁷ Christopher A. Joseph & Associates, *Sierra Star Master Plan Draft Subsequent Environmental Impact Report*, April 2007.

⁸ Ibid.



3) Schools?

Less Than Significant Impact. The Town is located within the jurisdiction of the Mammoth Unified School District (MUSD). The MUSD provides education to students in grades kindergarten (K) through grade 12 with facilities that include Mammoth High School, Mammoth Middle School, Mammoth Elementary School, Sierra High School, and the Mammoth Olympic Academy for Academic Excellence.⁹

Senate Bill 50 (SB 50), enacted in 1998, is a program for funding school facilities largely based on matching funds. SB 50 allows the MUSD to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. Payment of these fees would be required.

The project involves development of a Hotel Condominium and does not involve the construction of new school facilities. Further, project implementation would increase the number of persons at the project site; however, given that the project is currently a motel facility that would be replaced with a Hotel Condominium, it is reasonable to expect that the project would not result in a meaningful increase in the demand for new school facilities.

Fire Access Road Alternative

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Mitigation Measures: No mitigation measures are required.

4) Parks?

Less Than Significant Impact. The project involves development of a Hotel Condominium and does not involve the construction of new parks or recreational facilities. Also, project implementation would increase the number of persons at the project site; however, given that the project is currently a motel facility, it is reasonable to expect that the project would not result in a meaningful increase in the demand for new parks or recreational facilities. In addition, the project would pay their fair share for parks impacts through developer impact fees (DIF). Therefore, the project implementation would not result in a substantial adverse physical impacts associated with parks or recreational facilities.

⁹ Town of Mammoth Lakes, *Town of Mammoth Lakes 2005 General Plan Update Final Program Environmental Impact Report*, dated May 2007.



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Mitigation Measures: No mitigation measures are required.

5) Other public facilities?

Less Than Significant Impact. Project implementation would increase the number of persons at the project site; however, given that the project is currently a motel facility, it is reasonable to expect that the project would not result in a meaningful increase in the demand for other governmental agencies or facilities, such as snow removal services. Therefore, impacts would be less than significant in this regard.

Fire Access Road Alternative

Similar to the proposed project, the Fire Access Road Alternative would result in less than significant impacts. The Fire Access Road Alternative would construct approximately 2,007 fewer square feet of conditioned space (one fewer Hotel Condominium unit and one fewer workforce housing unit). Therefore, as the Fire Access Road Alternative would result in a reduced density compared to the proposed project, a less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.