



4.16 UTILITIES AND SERVICE SYSTEMS

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

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less Than Significant Impact. The Mammoth Community Water District (MCWD) owns, operates and maintains the wastewater collection and treatment systems for the Town, including pump stations and over 35 miles of sewer mains and interceptors. Treated wastewater is currently discharged to a percolation and evaporation pond known as Laurel Pond that is located in the eastern quarter of the Mammoth Basin and is southeast of the MCWD's production wells.¹ The wastewater treatment facility currently operates under a permit issued by the State Water Quality Control Board (Lahontan Region). Based on the *2005 General Plan Update FPEIR*, the MCWD's current treatment process would continue to meet the effluent limitations and treatment policies set forth by the Lahontan Regional Water Quality Control Board for General Plan buildout conditions.

The proposed project involves the demolition of an existing motel and the development of a Hotel Condominium. Wastewater is currently generated on-site. Project implementation would increase the amount of wastewater on-site. However, the project would not exceed the allowable density at the site, even though the project has requested a density bonus consistent with State Density Bonus Law 65915-65917. Additionally, wastewater treatment facilities have been projected to

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



meet General Plan buildout. Therefore, impacts in this regard are less than significant.

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.

- b) ***Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

Less Than Significant Impact. The proposed project involves the demolition of the existing Holiday Haus Motel and the development of a Hotel Condominium structure. The proposed project would not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities, since the project would not exceed the existing allowable density for the site even though the project has requested a density bonus consistent with State Density Bonus Law 65915-65917. Additionally, based on correspondence with the MCWD, sufficient water supplies and wastewater capacity currently exists to furnish the proposed project.² Prior to project development, the Applicant would be required, by the MCWD, to obtain water and sewer permits prior to construction of the project. The required permits would only be issued to the extent that there is remaining water supply and the capacity in the physical facilities required to provide water and sewer service, which would include the MCWD's water and wastewater treatment facilities. Therefore, with compliance with the MCWD's requirements pertaining to water and wastewater services, the project would result in less than significant impacts in this regard. Refer also to Response 4.16(a), above.

Fire Access Road Alternative

Similar to the proposed project, as the Fire Access Road Alternative would result in a slightly reduced density compared to the proposed project, a less than significant impact would occur. Refer also to Response 4.16(a), above.

Mitigation Measures: No mitigation measures are required.

- c) ***Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

² Mammoth Community Water District, Mr. Gary Sisson, General Manager, Correspondence Letter dated May 23, 2008.



Less Than Significant Impact With Mitigation Incorporated.

Refer to Responses 4.8(a), 4.8(c), and 4.8(e).

Fire Access Road Alternative

Similar to the proposed project, as the Fire Access Road Alternative would result in a slightly reduced density compared to the proposed project, a less than significant impact would occur. Refer also to Responses 4.8(a), 4.8(c), and 4.8(e).

Mitigation Measures: Refer to Mitigation Measures HYD-1 through HYD-4.

- d) ***Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

Less Than Significant Impact with Mitigation Incorporated. The MCWD is the water supplier (public water system) for the Town of Mammoth Lakes. The project involves the demolition of the existing Holiday Haus Motel and the construction of a new Hotel Condominium structure, which would not create a significant increase in demand for water, as the project would not exceed the allowable density for the project site even though the project has requested a density bonus consistent with State Density Bonus Law 65915-65917. Additionally, according to correspondence with the MCWD, sufficient water supplies and wastewater capacity currently exists to furnish the proposed project.³ Upon implementation of recommended Mitigation Measure USS-1, the project would not be approved by the Town if the MCWD determines that the project would result in a water demand in excess of available supplies. The Town would work with the MCWD to ensure that the development of necessary water supply sources is established prior to approval of the proposed project. With implementation of the recommended mitigation (USS-1), project implementation would result in a less than significant impact regarding the availability of sufficient water supplies.

Fire Access Road Alternative

Similar to the proposed project, the Fire Access Road Alternative would result in a reduced density compared to the proposed project. Therefore, with implementation of Mitigation Measure USS-1, a less than significant impact would occur.

Mitigation Measures:

- USS-1 The Town of Mammoth Lakes shall not approve the proposed development, if the MCWD determines the project would result in a water demand in excess of available supplies. The Town shall work with the MCWD to ensure that the development of necessary water supply sources is established prior to approval of the proposed project.

³ Mammoth Community Water District, Mr. Gary Sisson, General Manager, Correspondence Letter dated May 23, 2008.



- e) ***Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

Less Than Significant Impact. Refer to Response 4.16(a).

Fire Access Road Alternative

Refer to Response 4.16(a).

Mitigation Measures: No mitigation measures are required.

- f) ***Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

Less Than Significant Impact. Solid waste disposal service for the Town of Mammoth Lakes is currently contracted to Mammoth Disposal Incorporated. Solid waste is disposed at the Benton Crossing Landfill, which is located within Mono County. According to the 2005 General Plan Update FPEIR, this landfill has a remaining capacity of 1.7 million cubic yards of compacted waste and is anticipated to have the capacity to accommodate the Town's waste generation and disposal needs for the next 20 years. Based on the existing capacity in the Benton Crossing Landfill, there is sufficient permitted capacity to accommodate the proposed project.

Fire Access Road Alternative

Similar to the proposed project, the Fire Access Road Alternative would result in a reduced density compared to the proposed project. Therefore, a less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

- g) ***Comply with federal, state, and local statutes and regulations related to solid waste?***

Less Than Significant Impact. The project is required to comply with adopted programs and regulations pertaining to solid waste. Refer also to Response 4.16(f).

Fire Access Road Alternative

Similar to the proposed project, the Fire Access Road Alternative would be required to comply with adopted programs and regulations pertaining to solid waste. Refer also to Response 4.16(f).

Mitigation Measures: No mitigation measures are required.