

APPENDIX A
NOTICE OF PREPARATION (NOP) AND INITIAL STUDY



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

November 2, 2006

To: Reviewing Agencies

Re: 2006 Revised Snowcreek Master Plan
SCH# 2006112015

Attached for your review and comment is the Notice of Preparation (NOP) for the 2006 Revised Snowcreek Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Jen Daugherty
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

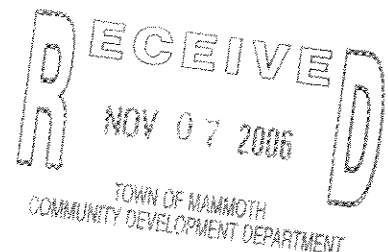
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2006112015
Project Title 2006 Revised Snowcreek Master Plan
Lead Agency Mammoth Lakes, City of

Type **NOP** Notice of Preparation

Description The project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to update the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan (development that is also referred to as Snowcreek VIII). The Snowcreek VIII or Project is intended to fulfill the vision of the previously approved Snowcreek Master Plans and the Project EIR will update the Town's 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. The Project has been designed to integrate residential, recreation, retail, and public amenities components.

Lead Agency Contact

Name Jen Daugherty
Agency Town of Mammoth Lakes
Phone 760-934-8989 ext 260 **Fax**
email
Address P.O. Box 1609
City Mammoth Lakes **State** CA **Zip** 93546

Project Location

County Mono
City Mammoth Lakes
Region
Cross Streets Old Mammoth Road, Minaret Road, Fairway Drive
Parcel No. 40-040-20, 40-070-10, 11, 12, 13, 23, 40-140-04, 05
Township **Range** **Section** **Base**

Proximity to:

Highways 395
Airports Mammoth Yosemite Airport
Railways
Waterways Mammoth Creek
Schools Mammoth Unified School District
Land Use Zoning: Resort (Snowcreek Master Plan) and Open Space
GP Designation: Resort, Open Space

Project Issues Aesthetic/Visual; Landuse; Cumulative Effects; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6 (Inyo & Mono Region); Department of Health Services; Office of Emergency Services; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 9; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 6 (Victorville)

Date Received 11/02/2006 **Start of Review** 11/02/2006 **End of Review** 12/01/2006

Regional Water Quality Control Board (RWQCB)

Caltrans, District 9
Gavle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Mario Orso

Caltrans, District 12
Bob Joseph

Cal EPA

 Air Resources Board
Airport Projects
Jim Lerner

- Transportation Projects
Ravi Ramalingam
- Industrial Projects
Mike Tollstrup

Industrial Projects
Mike Tollstrup

**California Integrated Waste
Management Board**
Sue O'Leary

**State Water Resources Control
Board**
Jim Hockenberry
Division of Financial Assistance

☐ State Water Resources Control

Board
Student Intern, 401 Water Quality
Certification Unit
Division of Water Quality

Division of Water Quality
State Water Resources Control Board
 Steven Herrera
 Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center
Department of Pesticide Regulation

☐ Other

Last Updated on 04/28/06



Notice of Preparation of an Environmental Impact Report and Notice of Scoping Meeting

DATE: October 19, 2006

TO: Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

FROM: Town of Mammoth Lakes
Planning Division
Jen Daugherty
P.O. Box 1609
Mammoth Lakes, CA 93546

RE: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Scoping Meeting for the 2006 Revised Snowcreek Master Plan**

NOP: The Town of Mammoth Lakes (Lead Agency) will prepare an EIR for the proposed 2006 Revised Snowcreek Master Plan Project. The Project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to update the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan area (development that is also referred to as “Snowcreek VIII”). The Snowcreek VIII or Project is intended to fulfill the vision of the previously approved Snowcreek Master Plans and the Project EIR will update the Town’s 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. The Project has been designed to integrate residential, resort, recreation, retail, and public amenities components. The following provides a brief account of each of these five components:

1. Residential

The residential component will include single family dwellings, stacked flats and townhomes that will vary in size from 650 square feet (minimum) to 3,500 square feet (maximum) and will range in density from 8 units per acre to 35 units per acre. A residence club/snack bar with a pool, spa and grill will accompany this component. In addition to the development previously constructed or approved, the Project will include approximately 850 residential units and 400 hotel rooms/units. Of the 850 residential units, 80 will be designated as workforce housing units.

2. Resort

The resort component will include 400 guest suites that will be part hotel, part private residence club or the like. The resort may be a conventional hotel, condominium hotel, fractional ownership or a combination thereof. The resort will also include retail space, a lounge, a fitness area, a pool, a spa/wellness center, and an ice skating pond.

3. Recreation

While recreational amenities are incorporated throughout the Project, additional stand-alone recreational components will include a golf club, an expanded golf course and attendant facilities, and an Outfitters' Cabin. The existing nine hole golf course on the north and west portions of the Project site will be enlarged to include an additional nine holes on the east and south edges of the Project site. The course will be designed to conserve water and improve the use of native vegetation. The existing nine holes may be modified and the existing temporary club house will be removed. The new portion of the golf course and possibly the existing course will be re-graded and contoured to created topographic undulations in character with the surrounding landforms fronting the main range. Water will be routed throughout the course and fed into new ponds which will store irrigation water and provide drainage retention.

4. Retail

In addition to the retail space provided at the resort, a stand-alone general store will be incorporated into the Project. The general store will serve the "Old Mammoth" portion of the Town with food, deli, drinks, and sundries; much as the Lutz Market did on this location during the early settlement days of Mammoth Camp.

5. Public Amenities

In addition to public amenities provided in the expanded and enhanced golf course facilities, the Project will include amenities to enhance public recreational opportunities, improve upon public facilities, and support economic stability. These amenities will include an Interpretive Center, an Outfitters' Cabin, cooperation with the Mammoth Community Water District (MCWD) on expansion of potential improvement and distribution of MCWD's tertiary water treatment, provision of land for use as bulk

propane storage to serve the community, and the provision of hotel rooms, restaurants, retail, and much needed conference facilities. Brief descriptions of these public amenities are as follows:

- The Interpretive Center will provide educational information and tours relating to the history of Mammoth Lakes and the qualities of the natural characteristics of the region – both biological and ecological.
- The Outfitters' Cabin will act as a portal to the outdoor activities available in the Sherwin Range for use by all residents of the Town, as well as by residents of the Project. As a portal, the Outfitters' Cabin will provide public parking and will serve as the hub of summer and winter activities such as hiking, biking, fishing, cross country skiing, snow-shoeing, hay rides, and sleigh rides.
- The MCWD, in conjunction with the Project applicant, is working on the expansion, improvement and distribution of its tertiary wastewater treatment system. If approved, the irrigation needs for the Project and Sierra Star Golf Courses could be provided with the tertiary treated water, and could free up potable water that can be used to meet other future needs for the Town.
- The Project will include a propane storage area located east of the Snowcreek Golf Course. The storage area will allow propane storage and distribution to serve the community.
- Hotels, restaurants, retail, and conference facilities open for public use can also be considered community amenities. They provide opportunities and venues for residents as well as those who visit the area. The provision of conference facilities will increase opportunities for corporate businesses to visit the area. In addition, these amenities provide a tax base to the Town through sales tax and bed tax.

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazard & Hazardous Materials
- Hydrology & Water Quality

- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities

The Lead Agency solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Please send your written/typed comments (including a contact name) to the following:

Town of Mammoth Lakes
Planning Division ATTN: Jen Daugherty
P.O. Box 1609
Mammoth Lakes, CA 93546
Phone: (760)934-8989 x260
Fax: (760) 934-8608
E-mail: jdaugherty@ci.mammoth-lakes.ca.us

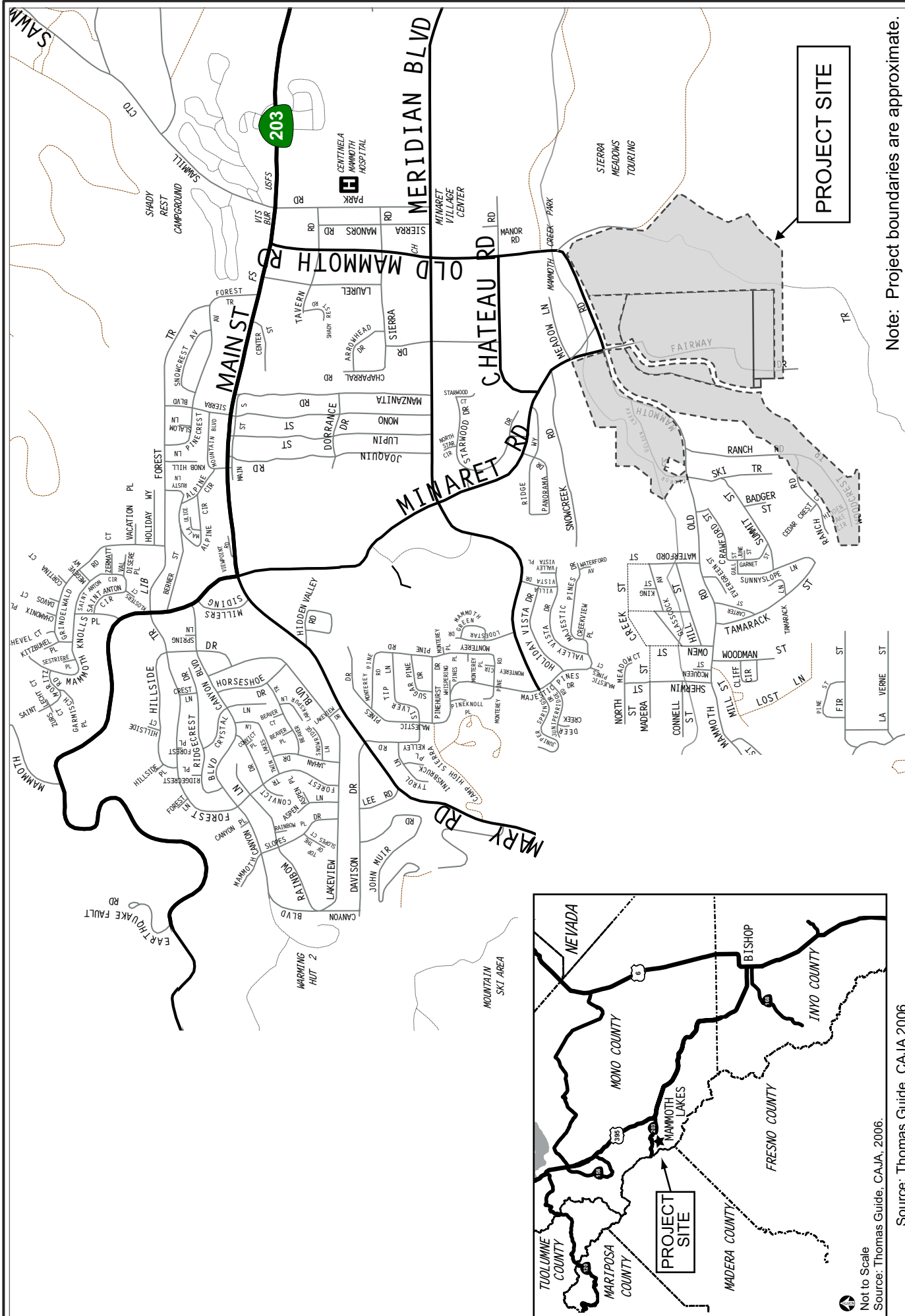
Due to the time limits mandated by California law, written comments must be sent at the earliest possible date, but no later than 30 days from receipt of this notice.

Notice of Scoping Meeting: Pursuant to California Public Resources Code §21081.7, 21083.9, and 21092.2, the Lead Agency will conduct a public scoping meeting for the same purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the EIR. The scoping meeting will be held on **Thursday, November 16, 2006 at 5:00 PM** at the following location:

Town of Mammoth Lakes
Council Chambers
Suite Z within the Minaret Village Shopping Center
437 Old Mammoth Road, Mammoth Lakes, CA 93546

For additional information, please contact Jen Daugherty at (760) 934-8989 x260

Sign:  Date: 11/1/06
Jen Daugherty
Assistant Planner



Note: Project boundaries are approximate.



Figure 2
Project Site Map

Town of Mammoth Lakes

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

INITIAL STUDY

This form and the descriptive information supplied by the applicant constitute the environmental Initial Study (IS) pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines.

1. Project Title: 2006 Revised Snowcreek Master Plan
2. Lead Agency Name and Address: Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
3. Contact Person and Phone Number: Jen Daugherty
(760) 934-8989 x260
4. Project Location: 4, 5, and 7 Fairway Drive;
942, 1110, and 1254 Old Mammoth Road;
and two un-addressed parcels west of Sherwin Creek Road
5. Project Sponsor's Name and Address: Snowcreek Investment Company L.P.
Charles R. Lande
PO Box 100 PMB 605
Mammoth Lakes, CA 93546
6. General Plan Designation: Resort and Open Space
7. Zoning: Resort (R) – Snowcreek Master Plan, and Open Space (OS)
8. Description of the Project: The Project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to update the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan area (development that is also referred to as "Snowcreek VIII"). Snowcreek VIII is intended to fulfill the vision of the previously approved Snowcreek Master Plan and the Project EIR will update the Town's 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. In addition to the development previously constructed or approved, the Project has been designed to integrate 850 residential units (80 of which will be designated as workforce housing units), 400 hotel rooms/units, and approximately 50,000 square feet of resort, recreation, retail, and public amenities components.

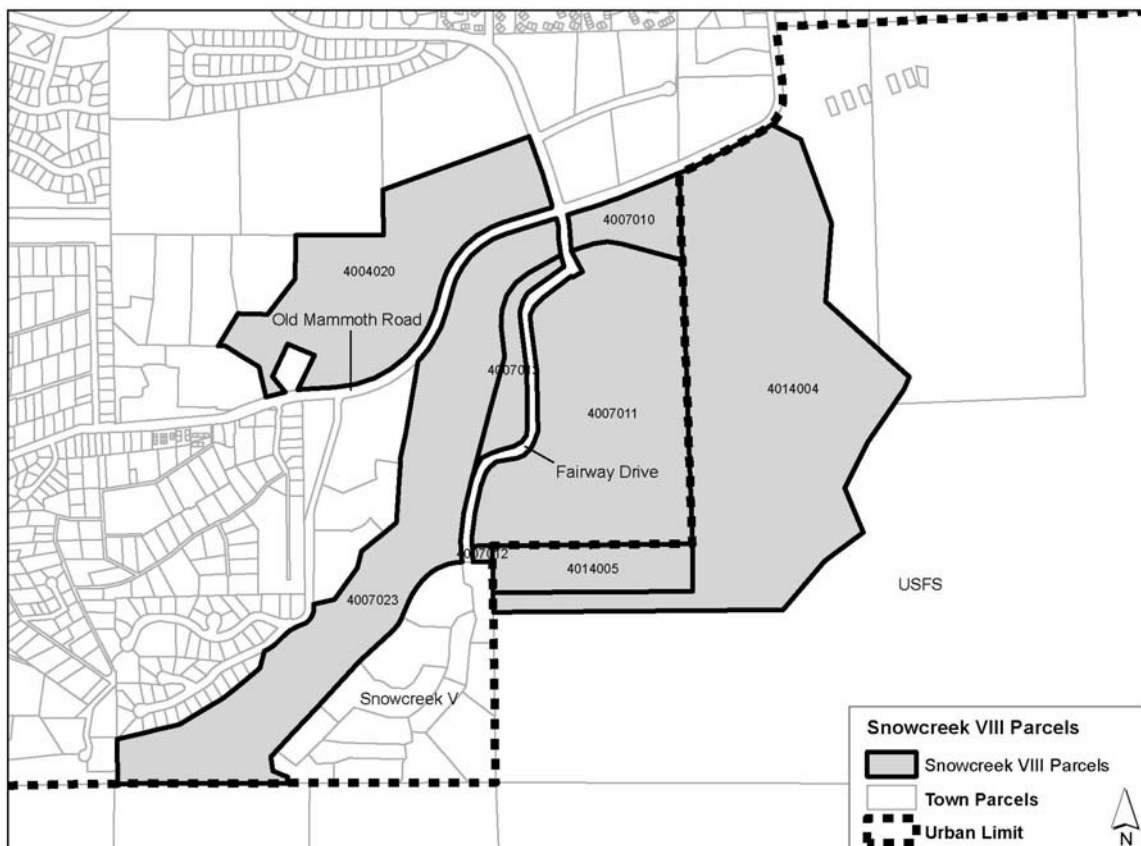
9. Surrounding Land Uses and Setting:

North: Vacant Lot – High Density Residential
Mammoth Creek Park – Institutional Public
Open Space Stream Corridor Overlay Zone
Northwest: Snowcreek - Resort
East: Sierra Meadows Ranch
Inyo National Forest Land
South: Inyo National Forest Land
Snowcreek - Resort
West: Snowcreek – Resort
Residential Single Family

10. Other public agencies from whom
a permit or approval may be required:

US Army Corps of Engineers
California Department of Fish & Game
Great Basin Unified Air Pollution Control District
(GBUAPCD)
Lahontan Regional Water Quality Control Board
(RWQCB)
Mammoth Lakes Fire Protection District
Mammoth Community Water District

Location Map



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (✓) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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

Signature Jen Daugherty

Date 11/1/06

Jen Daugherty
Printed Name

Town of Mammoth Lakes
For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

NOTE: PREVIOUS ENVIRONMENTAL DOCUMENTATION

Environmental Impact Reports (EIRs) have been prepared and certified for the Snowcreek Master Plan (1974 EIR and a 1981 EIR Update). The 1974 EIR was prepared by Urbanomics Research Associates (URA), and the 1981 EIR was prepared by Triad Engineering, Inc. These EIRs are available for review at the Town of Mammoth Lakes offices, 437 Old Mammoth Road, Suite R; Mammoth Lakes, California between 8 am and noon and 1 pm to 5 pm, on non-holiday weekdays.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	✓			
The bulk of the Project site is situated in an open meadow generally located to the south of Minaret Road, south of Old Mammoth Road, west of Sherwin Creek Road, east of Fairway Drive and north of Inyo National Forest land. The project site is largely undeveloped, contains many visually-pleasing characteristics, and is visible from several off-site locations (e.g., Old Mammoth Road, Sherwin Creek Road and Inyo National Forest land). Thus, the EIR will address the potential for the Project to have a substantial adverse effect on a scenic vista.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	✓			
It is possible that the Project site can be viewed from State Scenic Highway US 395. Thus, the EIR will address the potential for the Project to have a substantial adverse effect on a state scenic highway.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
The Project site and the surrounding areas to the south and east are largely undeveloped. Implementation of the Project would alter the visual character of the site and surrounding areas. Thus, the EIR will address the potential for the proposed project to substantially degrade the existing visual character or quality of the site and its surroundings.				
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	✓			
The Project site is largely undeveloped and generally contains minimal sources of light and glare. Implementation of the Project would introduce new sources of light and glare on the Project site and into the area. Thus, the EIR will address the potential for the Project to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.				
2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				✓
The Farmland Mapping and Monitoring Program (FMMP) designates the site as “other land” and no important farmland is identified. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. Thus there is no impact and no further analysis of this issue is required. ¹				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
Generally, lands given the Land Use Designation of Agriculture (AG) may be eligible for a Williamson Act Contract, depending on the use of the land. The project site is zoned Resort-R and Open Space-OS and as stated previously, there is no identified prime farmland on the project site. Therefore, the Project would not conflict with existing zoning for agricultural use or Williamson Act Contract. Thus there is no impact and no further analysis of this issue is required.				

¹ California Division of Land Resource Protection, Farmland Mapping and Monitoring Program Overview, website: http://www.consrv.ca.gov/dlrp/FMMP/overview/survey_area_map.htm, October 16, 2006.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
Portions of the Project site have been utilized for cattle grazing in the recent past. However, no such uses are currently in existence at the site. Therefore, the Project would not result in conversion of Farmland to non-agricultural use. Thus there is no impact and no further analysis of this issue is required.				
3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	✓			
The long-term operation of the proposed Project could result in emissions that have not been accounted for in the Mammoth Lakes Air Quality Management Plan. Therefore, the EIR will address the potential for the project to result in significant impacts related to conflicting with or obstructing implementation of the Mammoth Lakes Air Quality Management Plan adopted by the Great Basin Unified Air Pollution Control District (GBUAPCD).				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	✓			
Short-term construction emissions and long-term operation of the Project could result in the generation of criteria pollutant emissions that exceed thresholds established by the State of California and the EPA. Therefore, the EIR will address the potential for the Project to result in significant impacts related to violation of air quality standards or substantial contribution to an existing or projected air quality violation.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
The Town of Mammoth Lakes is currently in non-attainment for ozone (O ₃) and particulate matter 10 (PM ₁₀). The emissions associated with long-term operation of the Project could contribute to cumulative air quality impacts related to these criteria pollutants. Therefore, the EIR will address the potential for the project to contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment.				
d) Expose sensitive receptors to substantial pollutant concentrations?	✓			
Sensitive receptors in proximity to the Project site or along roadways used by Project traffic could be exposed to criteria pollutant emissions generated by the Project that are in excess of state and federal thresholds. Therefore, the EIR will address the potential for the Project to result in significant impacts related to exposing sensitive receptors to substantial pollutant concentrations.				
e) Create objectionable odors affecting a substantial number of people?			✓	
The types of projects that commonly result in odor impacts include: wastewater treatment plant, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing, fiberglass manufacturing, auto body shops, rendering plants, and coffer roasters. The Project does not include any of these types of uses and therefore the Project would not create objectionable odors that could affect a substantial number of people. Impacts related to objectionable odors would be less than significant.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

✓

The Project site supports natural and disturbed habitats including basin sagebrush, meadow, wet meadow, upper montane chaparral, alder-willow riparian, developed/disturbed areas and irrigation ditches/retention basins. These on-site habitats were surveyed by Denise Duffy & Associates in August 2005 and 2006 to determine their potential to support special status species. In addition, background information was reviewed including California Department of Fish and Game's (CDFG) Natural Diversity Database records, California Native Plant Society (CNPS) Inventory, U.S. Forest Service (USFS) list of sensitive species, and the Town of Mammoth Lakes' proposed 2005 General Plan Update Draft EIR. Based on the information review and site surveys, it was determined that no special-status plant species occur on-site and there is a low potential for several special-status birds to use the site for foraging or nesting habitat, including northern goshawk (*Accipiter gentilis*, CDFG species of concern and USFS sensitive species), sage-grouse (*Centrocercus urophasianus urophasianus*, Federal Candidate, CDFG species of concern, USFS sensitive), northern harrier (*Circus cyaneus*, CDFG species of concern), great gray owl (*Strix nebulosa*, State endangered, USFS sensitive), willow flycatcher (*Empidonax traillii*, State endangered, USFS sensitive), bald eagle (*Haliaeetus leucocephalus*, Federal threatened, State endangered, and USFS sensitive), golden eagle (*Aquila chrysaetos*, CDFG species of concern), and other more common raptor species (e.g., red-tailed hawks (*Buteo jamaicensis*)). Impacts to sensitive species will be fully addressed in the EIR.

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?

✓

The Project site contains several retention basins and a drainage ditch which, although not identified as jurisdictional by the U.S. Army Corps of Engineers (letter dated July 8, 2003), may still be considered "sensitive" as they may be subject to regulation by the Lahontan Regional Water Quality Control Board as "waters of the State" under the Porter-Cologne Act and/or the CDFG under Section 1600 of the Fish and Game Code Streambed and Lake Alteration Agreement Program. Also, the northern property supports alder-willow riparian habitat, and the meadow habitat identified on the project site may be considered a sensitive natural community by CDFG and/or the Town under General Plan 2020 Policy I.1.B.c protecting "wet meadows." Impacts to sensitive natural communities including riparian areas along Mammoth Creek will be fully addressed in the EIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

✓

Jurisdictional wetland and waters studies of the southern portion of the property in 2002 by Dr. Dana Sanders determined that, although the site supports hydrophytic (wetland-associated) vegetation and some areas exhibiting hydric soil indicators, no federally jurisdictional wetlands or waters are present on-site as all areas lacked wetland hydrology indicators. The study concluded that the hydrophytic vegetation on-site was a remnant from previous irrigation water from Bodle Ditch which was eliminated in 1989, and that they site's has become more dry since previous site studies in 1996 and 2000. The U.S. Army Corps of Engineers (Corps) determined through a review of the delineation report, site visits, and subsequent correspondence with the applicant and Dr. Sanders, that there are no wetland or water features present on-site south of Old Mammoth Road subject to federal jurisdiction. However, the Corps did note that the retention pond and ditch features on-site may still be subject to jurisdiction by the California Regional Water Quality Control Board under the Porter-Cologne Act (see discussion under (b) above).

North of Old Mammoth Road, the Mammoth Creek runs along the northern portion of the northern property, which would be considered a "waters of the U.S." subject to federal jurisdiction. A jurisdictional delineation of the northern property conducted in August 2005 by Resource Concepts, Inc. identified approximately 16 acres and 3,300 linear feet of potential waters of the U.S. Impacts to Section 404 jurisdictional features will be fully addressed in the EIR.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
Although the Mammoth Lakes basin supports resident mule deer in the summer and fall, the Town's recent General Plan Update Draft EIR and the Snowcreek Ski Area Deer Migration Study prepared in 1993 indicate that no migratory routes or ranges for regional mule deer populations are present on or abutting the Project site; all known mule deer migratory routes occur outside of the Town's proposed 2020 General Plan Urban Growth Boundary. However, Mammoth Creek, located on the northern property, may provide a migration or movement corridor for fish or other wildlife species. Impacts to migration and movement corridors will be fully addressed in the EIR. The Project site is not located within a known migratory corridor for wildlife species and does not support habitat considered to be suitable for a native wildlife nursery site. The site does not support streams or creeks considered suitable to support migratory fish, as the ditch and retention ponds on-site do not connect with any natural creeks or drainages in the area such as Mammoth Creek. Although the Mammoth Lakes basin supports resident mule deer in the summer and fall, the Town's proposed General Plan Update Draft EIR and the Snowcreek Ski Area Deer Migration Study prepared in 1993 indicate that no migratory routes or ranges for regional mule deer populations are present on or near the project site; all known mule deer migratory routes occur outside of the Town's proposed 2020 General Plan Urban Growth Boundary.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
Portions of the Project site support various tree species including Jeffery pine (<i>Pinus jeffreyi</i>), lodgepole pine (<i>Pinus contorta</i>), quaking aspen (<i>Populus tremuloides</i>), shining willow (<i>Salix lucida</i>), and white fir (<i>Abies concolor</i>). While there are very few native trees on the entire Project site, tree removal, if any, must conform to the provisions of Title 17 of the Town of Mammoth Lakes Municipal Code. In addition, the approximately 22 acres of meadow habitat identified on the Project site may be considered a sensitive natural community by the Town under the proposed General Plan 2020 Policy I.1.B.c protecting "wet meadows". Impacts to biological resources that may conflict with a local policy or ordinance will be fully addressed in the EIR.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				✓
The Project site and its vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan.				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	✓			
The Wildasinn Cabin and a Pelton water wheel are located adjacent to Old Mammoth Road towards the western side of the project site. No impact that would affect the historical significance of the cabin and water wheel is anticipated from the project at this time, nonetheless there is a potential for impact. Therefore, the potential for the Project to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 will be addressed in the EIR.				
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	✓			
Archaeological sites have been identified on the Project site. Additionally, there is a potential for unknown archaeological resources to occur on the site. Thus, the potential for the Project to cause a substantial adverse change in the significance of an archaeological resource will be addressed in the EIR.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
The degree to which the Project would affect a unique paleontological resource or site or unique geological feature is unknown at this time. Thus, the EIR will address the potential for the Project to impact unique paleontological resources on the proposed Project site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	✓			
The Project site is undeveloped and there are no known human remains on the site. However, there is still the potential for human remains to be encountered during the grading and construction phase of the Project. Thus, the EIR will address the potential for the Project to disturb any human remains.				
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	✓			
The Hartly Springs fault is located approximately 0.7 miles (1.1 km) west/northwest of the Project site. Thus, the EIR will address the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.				
(ii) Strong seismic ground shaking?	✓			
Geotechnical constraints to development include the potential for moderate ground shaking ($M_w \sim 6.6$) along the nearby Hartly Springs fault located approximately 0.7 miles (1.1 km) west/northwest of the Project site and the Hilton Creek fault, located approximately 6.1 miles (9.8 km) from the site could produce a magnitude 6.7 (M_w) earthquake resulting in a peak horizontal ground acceleration of 0.28g at the Project site. Therefore, impacts related to strong seismic ground shaking are potentially significant and will be addressed in the EIR.				
(iii) Seismic-related ground failure, including liquefaction?			✓	
Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils below a near-surface groundwater table are most susceptible to liquefaction. In order for the potential effects of liquefaction to be manifested at the ground surface, the soils generally have to be granular, loose to medium-dense and saturated relatively near the ground surface, and must be subjected to ground shaking of a sufficient magnitude and duration. There are three general soil types underlie the Project site, they are 1) Undocumented Fill, 2) Topsoil/Colluvium, and 3) Glacial Deposits. The potential for liquefaction to occur on this site is considered very low, given the lack of a water table and the dense nature of bearing soils present.				
(b) Result in substantial soil erosion or the loss of topsoil?	✓			
Although nearly the entire Project site is unpaved, the degree to which the project site could result in substantial erosion or loss of topsoil will be addressed in the EIR.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
See 6aiii above.				
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
The soils on the project site have very low expansion potential. (See 6aiii above) No further discussion of this issue is necessary.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
The proposed Project does not include the use of septic tanks. No further discussion of this issue is necessary.				
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	✓			
The Project includes a propane tank storage area for propane distribution to Mammoth Lakes, which would require regular use, transport, and disposal of hazardous materials. Thus, the EIR will address the potential for the proposed Project to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The propane tank farm may be subject to a separate application. The provision/dedication of land for this use will be described in the master plan.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	✓			
See 7a above.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
The Project site is not located within 0.25 mile of an existing or proposed school. Thus, no further analysis of this issue is required.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				✓
The Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not result in impacts related to being located on a site that is included on a list of hazardous materials sites. Thus, no further analysis of this issue is required.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
The Project site is not within an airport land use plan, nor is it within two miles of a public or private airport. The airport closest to the Project site is the Mammoth Yosemite Airport, located approximately seven miles to the east of the Project site. Therefore, the				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Project would not expose persons to safety hazards associated with an airport. Thus, no further analysis of this issue is required.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
The Project site is not within two miles of a public or private airport. The airport closest to the Project site is the Mammoth Yosemite Airport, located approximately seven miles to the east of the Project site. Therefore, the Project would not expose persons to safety hazards associated with an airport. Thus, no further analysis of this issue is required.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		
The Project site is not part of an adopted emergency response plan or emergency evacuation plan. The Emergency Response Plan may require amendments to accommodate the project and the project design will have to be consistent with the objectives of the plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	✓			
The Project site is undeveloped and contains grasses, brush, and trees that can become combustible during dry, hot, windy conditions. Thus, the EIR will address the potential for the Project to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	✓			
The Project has the potential to violate water quality standards or waste discharge requirements and will therefore be addressed in the EIR.				
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
Groundwater seepage was encountered at the Project site at depths as high as 2-feet and as low as 8.5 feet below the existing grade. Although groundwater conditions often fluctuate seasonally and depths recorded may not necessarily be reflective of groundwater elevations during construction, impacts related to groundwater supplies and recharge will be addressed in the EIR.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
Although the entire Project site is unpaved, the degree to which the Project site could substantially alter the existing drainage pattern is currently under assessment. The potential for the Project to result in substantial erosion or siltation on- or off-site will be addressed in the EIR.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	✓			
The majority of the Project site is located within FEMA Zone X, which is designated as areas of 500 year flood; areas of 100-year flood, with average depths of less than one foot or with drainage areas of less than one square mile. The portion of the Project north of Old Mammoth Road may be located within FEMA Zone A, which is designated as areas of 100 year flood. ² Although the Project site is primarily unpaved, the degree to which the Project site could substantially alter the existing drainage pattern is currently under assessment. The potential for the Project to result in flooding on- or off-site will be addressed in the EIR.				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✓			
The potential for the Project to create or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff is under assessment. This issue will be addressed in the EIR.				
f) Otherwise substantially degrade water quality?	✓			
The Project could potentially result in additional sources of polluted runoff. Therefore, the potential for the Project to otherwise substantially degrade water quality will be addressed in the EIR.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	✓			
The majority of the Project site is located within FEMA Zone X, which is designated as areas of 500 year flood; areas of 100-year flood, with average depths of less than one foot or with drainage areas of less than one square mile. The portion of the Project north of Old Mammoth Road may be located within FEMA Zone A, which is designated as areas of 100-year flood. The degree to which the Project site could substantially alter the existing drainage pattern is currently under assessment. The potential for the Project to result in flooding on- or off-site will be addressed in the EIR.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	✓			
The majority of the Project site is located within FEMA Zone X, which is designated as areas of 500 year flood; areas of 100-year flood, with average depths of less than one foot or with drainage areas of less than one square mile. The portion of the Project north of Old Mammoth Road may be located within FEMA Zone A, which is designated as areas of 100-year flood. The degree to which the Project site could place structures within a 100-year flood hazard area which would impede or redirect flood flows is currently under assessment. The potential for the Project to result in flooding on- or off-site will be addressed in the EIR.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
No dams or levees are located in the Project site area. Therefore, the Project would not expose people or structures to a significant risk or loss, injury or death involving flooding, as a result of the failure of a levee or dam. Thus, no further analysis of this issue is required.				

² FEMA, Flood Insurance Rate Map (FIRM) Mammoth Lakes, Mono County, <http://msc.fema.gov>, October 16, 2006.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?		✓		
The potential for seiches and tsunamis as the result of the design level earthquake in a nearby fault are considered non-existent, due to the distance of the ocean or large open bodies of water from the Project site. Therefore, no further discussion related to seiches and tsunamis is required. However, impacts related to mudflows will be addressed in the EIR.				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
Although the Project site is undeveloped, development and a roadway system already occurs in the Project area. Implementation of the proposed project would not divide an established community and would not preclude the access or future use of any surrounding areas. Thus, no further analysis of this issue is required.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
The Project uses and density are generally consistent with the Resort (R) and Open Space (OS) land use designations and the Snowcreek Master Plan land use designations in that “residential condominium” development is permitted with an approved Use Permit. The Project is applying for a zone code amendment to allow for a transfer of "un-used" density from developed areas within the Master Plan to the Project area, to allow a reallocation of uses (e.g. reduced commercial, increased residential, and modifying the recreation component from the Sherwin Ski Area to the addition of a second nine holes for the golf course), and to allow for an increase in building height. Implementation of the Project may also require an amendment to the General Plan to ensure the Project’s consistency with policies contained in the existing General Plan and the proposed General Plan Update. It is possible that the Project could conflict with specific policies that govern the Project site. Thus, this issue will be addressed in the EIR.				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				✓
As stated previously in 4f above, the Project site and its vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. Therefore, development of the Project would not conflict with any habitat conservation plan and no further analysis of this issue is required.				
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
There are no known mineral resources at or near the Project site. Thus, the Project would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state. No further analysis of this issue is required.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
See 10a above.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
During the Project's construction period, noise levels at and near the Project site would temporarily increase due to use of construction equipment. The Project will also result in increased traffic. The potential for the Project to result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies will be addressed in the EIR.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
Construction of the Project may require the use of pile drivers. Therefore, the Project has the potential to result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This issue will be addressed in the EIR.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
Development of the Project would increase the number of people and vehicles and the amount of activity at the Project site and in the area. Additionally, traffic generated by the Project would affect the noise levels along the roadways that would be used by Project traffic. Therefore, the potential for the project to result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project will be addressed in the EIR.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
Demolition and construction activities associated with the proposed Project, particularly the use of heavy machinery, could generate temporary intermittent noise in excess of the Town's noise standards. Therefore, the potential for the Project to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project will be addressed in the EIR.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
As stated previously in 7e above, the Project site is not within an airport land use plan, nor is it within two miles of a public or private airport. Therefore, the Project would not expose persons to safety hazards associated with an airport. Thus, no further analysis of this issue is required.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
See 11e above.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
The Project would induce direct population growth by introducing approximately 850 residential units and 400 hotel rooms/units to the Project site, in addition to development previously constructed or approved. This population growth is included in the existing and draft general plans and the existing Snowcreek Master Plan. However, the potential for the Project to induce growth will be addressed in the Growth Inducement section of the EIR.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
There are no existing housing units on the Project site. Therefore, the Project would not displace substantial numbers of existing housing, and no further discussion of this issue is required.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
See 12b above.				
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	✓			
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 3150 Main Street and is in the process of being replaced with a larger, more updated facility. This facility is located approximately 1.5 miles north of the Project site. Fire Station No. 2 is located at 1574 Old Mammoth Road and is located approximately 0.5 miles west of the Project site. While the Project could result in an increase in the quantity of emergency calls received by the MLFPD due to the increase in activity and use in the area, the Project would not result in development that is unique in the area. The Project would comply with the applicable provisions as set forth in the Town Municipal Code. In addition, the Town currently collects between \$648 and \$1,349 per unit of new residential development and between \$1.79/ sq. ft. and \$0.86/sq. ft. for non-residential uses, which is used to fund the required fire suppression equipment. The Project would be subject to review by the MLFPD to ensure that the Project complies with fire requirements. The Project would introduce approximately 850 new residential units and 400 hotel rooms/units, in addition to development previously constructed or approved, and therefore introduce new residents to the Project site, thereby increasing the demand for fire protection services at the site and potentially affecting service ratios and response times. The demand for fire protection services associated with the Project will be analyzed and mitigation measures proposed. The EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., fire stations), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Police protection?	✓			
Police protection and law enforcement in the Town of Mammoth Lakes are provided by the Mammoth Lakes Police Department (MLPD), the Mono County Sheriff's Department (MCSD), and the California Highway Patrol (CHP). The MLPD provides all non-traffic related services for the Project area. 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 State Route 203 where CHP also provides traffic related services. While the increase in visitors resulting from development of the Project could result in a greater volume of emergency calls for police services, the Development Impact Fees paid by the applicant would most likely serve to mitigate potential impacts to police services. The Project would introduce approximately 850 new residential units and 400 hotel rooms/units, in addition to development previously constructed or approved, and therefore introduce new residents to the Project site, thereby increasing the demand for fire protection services at the site and potentially affecting service ratios and response times. The demand for police protection services associated with the project will be analyzed and mitigation measures proposed. The EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., police stations), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services.				
c) Schools?	✓			
The Project would introduce approximately 850 new residential units and 400 hotel rooms/units, in addition to development previously constructed or approved, and therefore introduce new residents to the Project site, thereby increasing the demand for school services in the Mammoth Unified School District. It is possible that the demand for school services associated with the Project could require the need for new or physically altered school facilities. Development Impact Fees and School District Development Fees as authorized by the state are the available mitigation and would most likely mitigate this impact. However, the EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., school 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 school services.				
d) Parks?	✓			
The Project would introduce approximately 850 new residential units and 400 hotel rooms/units, in addition to development previously constructed or approved, and therefore introduce new residents to the Project site, thus would generate the greatest users of parks and recreational facilities-families with children. The demand for parks associated with the project will be analyzed and mitigation measures proposed. The EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., park 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 park and recreation services.				
e) Other public facilities?	✓			
Generally, the Town of Mammoth Lakes Public Works Department is responsible for snow removal on the majority of non-state and non-federal public roadways and Caltrans provides snow removal services on SR-203 from the junction of U.S. Highway 395 to the Caltrans Minaret Maintenance Station at postmile 2.4. The Project would introduce approximately 850 new residential units and 400 hotel rooms/units, in addition to development previously constructed or approved, and therefore introduce new residents to the Project site, thereby increasing the demand for snow removal services. Therefore, the EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., snow removal service), 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 snow removal services.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
See 13d above.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			
While recreational amenities are incorporated throughout the Project, additional stand-alone recreational components will include a golf club, an expanded golf course and attendant facilities, and an Outfitters' Cabin. The existing nine hole golf course on the north and west portions of the Project site will be enlarged to include an additional nine holes on the east and south edges of the Project site. The course will be designed to conserve water and improve the use of native vegetation. The existing nine holes may be modified and the existing temporary club house will be removed. The new portion of the golf course and possibly the existing course will be re-graded and contoured to created topographic undulations in character with the surrounding landforms fronting the main range. Therefore, the potential for the Project to impact existing neighborhood and regional parks or other recreation facilities would be minimal. Additionally, Development Impact Fees would most likely mitigate the incremental impact to public recreational facilities. The location of the project site adjacent to the Inyo National Forest may result in an impact on existing visitor access to lands within the Forest. The EIR will address the potential for the Project to impact demand for new recreational facilities as well as access to existing recreational opportunities on public lands in the vicinity of the project site.				
15. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	✓			
Implementation of the Project would create new vehicle trips traveling to and from the Project site. Therefore, the EIR will address the potential for the Project to cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✓			
Implementation of the Project and other reasonably-foreseeable development in the Project area would create new vehicle trips traveling to and from the Project site. Therefore, the EIR will address the potential for the Project to exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
Due to the nature and scope of the Project, implementation of the Project would not have the potential to result in a change in air traffic patterns at any airport in the area. Therefore, no further discussion of this issue is required.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	✓			
The Project would alter access to the Project site. Without proper design, the Project could result in traffic hazards. Therefore, the EIR will address the potential for the Project to substantially increase hazards due to a design feature. No agricultural land uses are				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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located in proximity to the Project site. Therefore, the Project would not result in traffic hazards associated with incompatible uses, such as farm equipment. No further analysis related to this specific issue is required.

e) Result in inadequate emergency access?

✓

The Project would alter access to the Project site. Whether the Project would meet the Fire Department's standards for emergency access is unknown at this time. Thus, the EIR will address the potential for the project to result in inadequate emergency access.

f) Result in inadequate parking capacity?

✓

At this time, whether the proposed amount of parking spaces complies with the Town's Parking Code requirements is unknown. Therefore, the potential for the Project to result in inadequate parking capacity will be addressed in the EIR.

g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

✓

The EIR will address the potential for the Project to conflict with adopted policies, plans, or programs supporting alternative transportation and to provide appropriate facilities as mitigation if necessary (e.g., bus turnouts, bicycle racks).

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

✓

This question would typically apply to properties served by private sewage disposal systems, such as septic tanks. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes a National Pollutant Discharge Elimination System (NPDES) permit that ensures compliance with wastewater treatment and discharge requirements. The Project site is not served by a private on-site wastewater treatment system, but instead conveys wastewater via municipal sewage infrastructure to a treatment plant operated by the Mammoth Community Water District. This treatment facility is a public facility and is therefore subject to the State's wastewater treatment requirements. Wastewater from the Project site is therefore treated according to the wastewater treatment requirements enforced by the California Regional Water Quality Control Board, Lahontan Region, and no significant impact would occur. Therefore, no further analysis related to this specific issue is required.

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

✓

Potable water for Mammoth Lakes is provided by the Mammoth Community Water District (MCWD). The Project would introduce approximately 850 new residential units and 400 hotel rooms/units, in addition to development previously constructed or approved, and therefore introduce new residents to the Project site, thereby increasing the demand for water services to the MCWD. In addition, the Project will include cooperation with the Mammoth Community Water District's (MCWD) on expansion, improvement and distribution of MCWD's tertiary water treatment. While the Project is not anticipated to require the construction or expansion of any water or wastewater treatment facilities other than what is proposed by the Project, the EIR will address the potential for the Project to require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
While the proposed Project is not anticipated to result in the construction of new off-site storm water drainage facilities, or the expansion of such facilities, the amount of post-Project runoff and available stormwater drainage capacities will be assessed in the EIR.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
Implementation of the Project would increase the demand for potable water. Whether the Project's demand for water can be accommodated is unknown at this time. Therefore, the potential for the Project to require new water supply entitlements will be addressed in the EIR.				
e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
Implementation of the Project would result in an increase in wastewater generation. Whether the Project's demand for wastewater treatment can be accommodated is unknown at this time. Therefore, the potential for the Project to 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 will be addressed in the EIR.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
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. The 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. In addition, the Town has an option for five years at the Pumice Valley Landfill. With the existing capacity in the Benton Crossing Landfill as well as the option for disposal for five years at the Pumice Valley Landfill, there is adequate landfill capacity for the project population. While the Project will generate an increase in the amount of solid waste disposed of at the landfill, the project would not result in the need to construct a new landfill or expand existing facilities. In addition, recycling will be strongly encouraged within the Project and the applicant will be required to comply with municipal laws and regulations regarding provision of recycling collection units.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✓
The construction and operation of the Project would be required to adhere to all applicable federal, State, and local statutes and regulations related to solid waste. Therefore, Project impacts regarding compliance with federal, state, and local statutes and regulations related to solid waste would be less than significant, and no further discussion of this issue is required.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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17. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Yes. As noted in this Initial Study, implementation of the Project could potentially degrade the quality of the environment.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

Yes. The Project could contribute to cumulative environmental impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially. As noted in this Initial Study, implementation of the Project could cause substantial adverse effects on human beings, either directly or indirectly.