DRAFT ENVIRONMENTAL IMPACT REPORT

SNOWCREEK VIII, SNOWCREEK MASTER PLAN UPDATE - 2007 PROJECT

Lead Agency:
Town of Mammoth Lakes
Community Development Department
PO Box 1609
Mammoth Lakes, CA 93546

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Submitted to:

Town of Mammoth Lakes
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I. INTRODUCTION/SUMMARY

A. INTRODUCTION

The purpose of the Introduction/Summary is to provide the reader with a clear and simple description of the Project and its potential significant environmental impacts. Section 15123 of the *CEQA Guidelines* requires that the summary identify each significant effect and recommended mitigation measures and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether or how to mitigate significant effects. This section focuses on the major areas of the Project that are important to decision-makers and uses non-technical language to promote understanding. This summary is intended as an overview and should be used in conjunction with a thorough reading of the Draft Environmental Impact Report (Draft EIR). The text of this report, including figures, tables, and appendices, serve as the basis for this summary.

The subject of this Draft EIR is the proposed Snowcreek VIII, Snowcreek Master Plan Update - 2007 Project (Project).[1] Upon certification, this Draft EIR will update and supersede the Town of Mammoth Lakes' 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. A detailed description of the Project is contained in Section III (Project Description) of this report.

Because the Project will require approval of certain discretionary actions by the Town of Mammoth Lakes (Town), the Project is subject to the California Environmental Quality Act (CEQA), for which the Town is the designated Lead Agency. The Town's Planning Division administers the process by which environmental documents for private projects are prepared and reviewed. On the basis of these procedures, it was determined that the Project may have a significant effect on the environment and that an EIR should be prepared.

B. PURPOSE OF THE EIR

The Town has commissioned this EIR on the Project for the following purposes:

- To satisfy CEQA requirements.
- To inform the general public, the local community, and responsible, trustee, and state and federal agencies of the nature of the Project, its potentially significant environmental effects, feasible

[1] *At the time the Notice of Preparation (NOP) was distributed on October 16, 2006, the Project was referred to as the 2006 Revised Snowcreek Master Plan. However, the Project has since been renamed to remain consistent with the current year.*

mitigation measures to mitigate those effects, and reasonable and feasible alternatives to the Project.

- To enable the Town to consider the environmental consequences of approving the Project.
- For consideration by responsible agencies in issuing permits and approvals for the Project.

As described in §15121 (a) and 15362 of the *CEQA Guidelines*, an EIR is an informational document that will inform public agency decision makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to a project. The purpose of this EIR, therefore, is to focus the discussion on those potential effects on the environment of the Project that the Lead Agency has determined are or may be significant. In addition, feasible mitigation measures are required, when applicable, that could reduce significant impacts to insignificant levels.

The Lead Agency is required to consider the information in the EIR, along with any other relevant information, in making its decision on the Project. Although the EIR does not determine the ultimate decision that will be made regarding implementation of the Project, CEQA requires the Town to consider the information in the EIR and make findings regarding each significant effect of the Project.

This Draft EIR was prepared in accordance with §15151 of the *CEQA Guidelines*, which defines the standards for EIR adequacy:

> *An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.*

C. PROPOSED PROJECT

The Project consists of adoption by the Town of the Snowcreek VIII, Snowcreek Master Plan Update - 2007 (2007 Master Plan) to revise the Updated Master Plan for Snowcreek at Mammoth (1981 Master Plan), which was an update of the original Snowcreek Master Plan (1974 Master Plan). The 2007 Master Plan or Project addresses proposed build-out of the remaining Snowcreek Master Plan area (i.e., Snowcreek VIII) and is intended to fulfill the vision of the previously approved master plans.

The Project proposes the development of 850 residential dwelling units, 400 Hotel rooms/suites, and up to 75,000[2] square feet for non-residential uses on a total of approximately 237 acres. The following provides a brief account of these components:

- **Residential:** The residential component could include a mix of residential uses from condominium units, single family dwellings, stacked flats and townhomes that will vary in size from 650 square feet (minimum) to 3,500 square feet (maximum). A Resident's Club with a snack bar, pool, spa and grill will accompany this component.

- **Resort:** The resort component will include 400 guest suites that will be part hotel, part Private Residence Club (PRC)/suite units or the like. The resort will also include retail space, a lounge, a fitness area, a pool, a spa/wellness center, and an ice skating pond.

- **Recreation:** While recreational amenities are incorporated throughout the Project, additional stand-alone recreational components will include a Golf Clubhouse, an expanded golf course and attendant facilities, and the Outfitters' Cabin. The existing privately owned publicly accessible nine-hole golf course on the north and west portions of the Project site will be expanded to include nine additional holes on the east and south edges of the Project site, thus creating a privately owned publicly accessible 18-hole golf course.

- **Retail:** In addition to the retail space provided at the resort, a stand-alone Market/General Store (The Store) will be incorporated into the Project. The Store will serve the "Old Mammoth" portion of the Town with food, deli, drinks, and sundries. The Store draws inspiration from the historic Lutz Market during the early settlement days of Mammoth Camp.

- **Public Amenities:**[3] In addition to public amenities provided in the expanded and enhanced golf course facilities, the Project will include amenities to enhance public recreational opportunities and support economic stability. These amenities will include a Natural Resources and Historic Interpretive Center (Interpretive Center), an Outfitters' Cabin, and the provision of Hotel rooms/suites, restaurants, retail, and conference facilities.

D. AREAS OF KNOWN CONTROVERSIES

Section 15123 of the *CEQA Guidelines* requires an EIR to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and issues to be resolved.

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[2] *This number has increased from 50,000 square feet since the Notice of Preparation (NOP) was distributed on October 16, 2006.*

[3] *A propane tank farm while located on Snowcreek property is no longer part of the Project application and is treated as a related project for the purposes of analyzing cumulative impacts. The applicant for the propane tank farm is Turner Propane.*

Environmental concerns raised at the EIR scoping meeting and in letters submitted to the Town of Mammoth Lakes in response to the Notice of Preparation (NOP) of the EIR include:

- Biological impacts (native shrub habitat, songbird migration)
- Recreation impacts (public access to Kerry Meadow, loss of driving range, public golf course, location of Outfitter's Cabin, access to the Sherwin Mountain Range)
- Transportation impacts (SR 203 including US 395/SR 203 Interchange)
- Land use
- Undiscovered archaeological and cultural resources
- Density
- Aesthetics (building heights and setbacks, blocked views)
- Increased traffic
- Water supply
- Watershed drainage
- Water flow and pressure requirements (associated with building heights)
- Water quality, low-impact development standards
- Emergency and evacuation plans
- Increased demand on public services
- Snow removal and storage
- Fire safety and increased service demand

E. ALTERNATIVES

This EIR considers a range of alternatives to the Project to provide informed decision-making in accordance with §15126(d) of the *CEQA Guidelines*. The alternatives analyzed in this EIR include: A) No Project (required by CEQA) – this would be buildout of the site under the existing entitlements and existing 1981 Master Plan, B) Revised Site Plan – same number of units but an alternate configuration designed to minimize impacts. C) Reduced Density – an approximate 50% reduction in residential units,

D) Increased Density – "build-out of all remaining Snowcreek Master Plan units.[4] For further discussion of these alternatives, see Section VI of this Draft EIR. Based on the analysis in Section VI, Alternative C (Reduced Density) was selected as the environmentally superior alternative.

F. SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table I-1 summarizes the various environmental impacts associated with the Project; includes the mitigation measures recommended to reduce or avoid the environmental impacts; and identifies the level of impact significance after mitigation.

[4] *The density bonus of 36.625 units would not apply to the Project and instead would remain with the Snowcreek Athletic Club property. Alternative D has been prepared to show the impacts of the Project without the density bonus.*

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Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
AESTHETICS (AES)		
Impact AES-1a Consistency with Policies (1987 General Plan)		
Several policies in the General Plan are applicable to the Project with respect to visual resources. The Project would be generally consistent with most of the applicable policies associated with aesthetics in the 1987 General Plan with respect to the identified viewpoints. However, the Hotel element of the Project would not be consistent with 1987 General Plan policies pertaining to scenic vistas because it would alter the visual character of the site, which would be apparent to viewers looking toward the Sherwin Range from public areas near the Project site. The Hotel element of the Project would also be inconsistent with the height limitation contained in the Town's Zoning Code unless the Town Council approves the requested Zone Code Amendment. Therefore, development of the Project would create an impact for which there are no mitigation measures available and this impact would be considered significant and unavoidable.	No mitigation measures are available.	Significant and Unavoidable
Impact AES-1b Consistency with Policies (2007 General Plan)		
The 2007 General Plan sets forth policies and implementation measures to ensure the preservation of the visual resources and visual character of the Town of Mammoth Lakes. A consistency analysis of the Project with applicable policies contained within the proposed General Plan was prepared. While the 2007 General Plan does not explicitly prohibit a 120-foot Hotel, the Town's Municipal Code does. Whether the Town decides to amend the zoning code and allow the Hotel to have increased height or not, the Project would create an impact for which there are no mitigation measures available and this impact would be significant and unavoidable.	No mitigation measures are available.	Significant and Unavoidable

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact AES-2 Public Views and Scenic Vistas		
A total of 6 views depicting before and after the Project is constructed were prepared. The locations from which the views were taken are as follows: View 1: Old Mammoth Road and Minaret Road Looking South View 2: Old Mammoth Road and Sherwin Creek Road Looking South View 3: Minaret Road Looking South View 4: Sherwin Creek Road Looking West View 5: U.S. Forest Service Lands to the West of Sherwin Creek Road View 6: Panorama Dome Trail Looking East The Project would not obscure views of the Sherwin Range from Views 2 and 3. Views of the Sherwin Range from Views 1, 4, 5, and 6 would be slightly obscured. However, the Project would result in substantial changes to visual character on the Project site within the viewshed, resulting in impacts to views. No mitigation measures are available to fully mitigate such impacts. Therefore, impacts to views would be significant and unavoidable.	No mitigation measures are available.	Significant and Unavoidable
Impact AES-3 Scenic Resources within a State Scenic Highway		
In the vicinity of the Town of Mammoth Lakes, State Highway 203 (Main Street) is an eligible State Scenic Highway (not officially designated) and U.S. Highway 395 is an officially designated State Scenic Highway. Impacts to scenic resources observable from a State Scenic Highway would be less than significant with the development of the Project.	No mitigation measures are required.	Less Than Significant
Impact AES-4 Visual Character and Design		
The Project would be designed to complement the existing alpine architectural character of nearby development and elsewhere within the Town of Mammoth Lakes. The Town would review all final building designs to ensure that the	No mitigation measures are available.	Significant and Unavoidable

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Project would be responsive to, and expressive of, its unique alpine setting. However, the Project would represent a substantial change in the visual character of the Project site by constructing housing and resort uses on a formerly undeveloped meadow. This change in character would be significant. The Town Code already requires the Project to undergo design review which will review the location of buildings, bulk and massing, materials and colors with the goal of furthering general plan policies and reducing the aesthetic impacts of the Project. There are no mitigation measures available that would reduce this impact; therefore this impact is significant and unavoidable.		
Impact AES-5 Signage	***Mitigation Measure AES-5***	
The Project would provide signage that is designed to be clear, understandable and attractive to both the vehicular and pedestrian viewer. The signage would reflect the mountain retreat community character of the Project with regard to materials, form and use. Signage would inform and direct, but in a manner and style which is intended to create a memorable impression and show a connection to nature, architecture and the historic past. Signage would link together the entire resort, clubs, and residential components, and cultivate an inclusive relationship throughout the Project site. Compliance with Mitigation Measure AES-5 would ensure that impacts related to signage would be less than significant.	Prior to the issuance of building permits, all buildings containing three or more separate businesses shall prepare a Master Sign Plan, in accordance with the Mammoth Lakes Municipal Code Chapter 17.34 and 17.40.	Less Than Significant
Impact AES-6 Light and Glare	***Mitigation Measure AES-6***	
Although the Project would be required to implement and be consistent with all Town ordinances related to outdoor lighting, the introduction of light and glare on a formerly undeveloped meadow would create a new source of light or glare that would be noticeable and would expand the existing lit footprint of the Town. Project lighting would alter nighttime views from Views 1, 2, 4, 5, and 6. This would be a significant impact. Although compliance with Mitigation	Prior to occupancy, all lighting on the Project site shall comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34.	Significant and Unavoidable

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Measure AES-6 is required, such compliance would not reduce this impact to a less than significant level. Therefore, this impact would be significant and unavoidable.		
Impact AES-8 Cumulative Impacts		
There are 41 related projects in the vicinity of the Project. Related projects that are close enough to the Project site have a direct cumulative visual quality impact in combination with the Project. These related projects are located along Old Mammoth Road in the vicinity of the Project site. As described in this section, the Project, although consistent in character with surrounding development, would result in significant impacts to the visual character of the Project site and views of the Sherwin Range. Each of the related projects proposed for the Project vicinity would be required to conform to Town development regulations and be reviewed against Town design guidelines prior to final approval. However, development of the Project in association with these related projects would result in a gradual infill of existing development in this sector of the Town, which would result in changes in visual character in the area. Therefore, the Project combined with the related projects would result in a cumulative impact to views and the visual character of the Town. As a result, cumulative impacts with respect to scenic views and existing visual character would be considered significant and the Project's incremental contribution to cumulative impacts would be significant.	No mitigation measures are available.	Significant and Unavoidable
AIR QUALITY (AQ)		
Impact AQ-1 Construction Impacts	***Mitigation Measure AQ-1***	
Foreseeable construction activities for the Project would include site preparation, grading, placement of utilities and other infrastructure, placement of foundations for structures, removal of existing structures, and fabrication of	The Project applicant shall require that the following practices be implemented by including them in the contractor construction documents to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site	Significant and Unavoidable

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
structures across the entire approximately 237-acre Project area. The Project has been organized so that it could be developed in several phases, with the golf course expansion and Hotel construction occurring in the first phases and various residential components being progressively constructed at a pace dictated by market conditions. Each phase would operate successfully as a complete entity throughout the entire development. All staging would occur within the Project boundaries. Most construction phases would last approximately 18 to 24 months but some may be as long as 24 to 30 months. Some phases may be under construction simultaneously. Construction activities are proposed to be complete in 2017. Due to the construction time frame and the normal day-to-day variability in construction activities, it is difficult to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, daily emissions that are estimated to occur on peak construction days was established. However, the Great Valley Basin Unified Air Pollution Control District does not currently have thresholds for determining the level of significance for air emissions. In the absence of such thresholds, any emissions that may result in a violation of an air quality standard or contribute substantially to an existing air quality violation will be considered significant. Since respirable particulate matter (PM_{10}) is classified as non-attainment, any PM_{10} emissions will contribute substantially to an existing air quality violation. Therefore, unless PM_{10} emissions are reduced by implementation of feasible control measures, impacts caused by these emissions would be considered significant. Even with implementation of the recommended mitigation measures outlined, development of the Project would continue to result in the generation of pollutant emissions. In addition, PM_{10} emissions cannot be reduced to zero with the implementation of the recommended mitigation measures. Therefore, the Project would continue to result in a significant and unavoidable impact with regard to PM_{10} emissions.	throughout the Project construction phases: a. Water all construction areas at least twice daily; water trucks will be filled locally after the contractor makes water acquisition agreements and obtains any required permits. b. Cover all trucks hauling soil, sand, and other loose materials; c. Apply clean gravel, water, or non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; d. Remove excess soils from paved access roads, parking areas and staging areas at construction sites; e. Sweep streets daily (with mechanical sweepers) if visible soil material is carried onto adjacent public streets; f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); h. Limit traffic speeds on unpaved roads to 15 miles per hour; i. Install gravel-bags, cobble entries, or other Best Management Practices (BMPs) and erosion control measures to prevent silt runoff to public roadways; j. Replant vegetation in disturbed areas as soon as possible; k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site; l. Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 50 miles per hour (mph) and when sustained winds exceed 25 mph increase the frequency of watering from twice daily, as described in Mitigation Measure AQ-1a above, to three to four times a day; m. The construction fleet will meet the terms set forth in the CARB Proposed	

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	Regulation for in-use Off Road Diesel Vehicles, paragraph (d)(3) Idling. The proposed regulation implementation date is May 1, 2008. n. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use; o. All equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications; p. When feasible, alternative fueled or electrical construction equipment shall be used for the Project site; q. Use the minimum practical engine size for construction equipment; r. Gasoline-powered equipment shall be equipped with catalytic converters, where feasible; and	
Impact AQ-2 Operational Emissions	***Mitigation Measure AQ-2***	
According to the Air Quality Management Plan, particulate matter that causes PM_{10} violations consists primarily of road dust and soot from wood combustion. In other words, tailpipe emissions from heavy-duty diesel engines constitute a minor or negligible component of PM_{10} impacts in the Mammoth Lakes area. An analysis of daily operational emissions has been prepared utilizing the URBEMIS 2002 computer model. As discussed previously, the Project would be divided into four phases. The operational emissions from Phase I and the construction emissions from Phase II have been combined. As CO, NOx, ROC, and SOx are classified as in attainment, the emissions of these pollutants would constitute less-than-significant impacts. The total PM_{10} emissions anticipated as a result of the Project at its completion is 422,193 grams per day. As a result, particulate emissions generated by wood combustion from the Project would not contribute to Federal and State PM_{10} violations. Since the AQMP thresholds of 106,600 Vehicles Miles Traveled (VMT) per day and one EPA II solid-fuel burning appliances per residential unit are only meant to address cumulative	The Project applicant shall require the following implementation measures to reduce PM_{10} operational emissions resulting from the Project to a less than significant level: a. The Project shall include a transportation demand management program to reduce overall vehicle miles traveled (VMTs), in order to demonstrate compliance with the Federal PM_{10} standard of 150 micrograms per cubic meter (µg/m.3) The program shall include, but not be limited to, circulation system improvements, shuttles to and from parking areas, and the location of facilities to encourage pedestrian circulation. b. The Project shall be linked to existing developed areas through existing road networks, public transit systems, open space systems, and bicycle and pedestrian systems. c. The Project shall implement trip reduction measures particularly during PM peak traffic hours to disperse trips between parking areas and mountain portals to and from the ski area.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
impacts, operational impacts from PM_{10} emissions will be addressed in the cumulative impacts section below.	d. Residential condominium units shall enter into a transit fee agreement with the Town consistent with the Town's established Transit Fee Agreement Program. e. No solid fuel burning appliances shall be permitted within residential units within multi-family residential developments.	
Impact AQ-3 Local CO Concentrations		
Traffic-congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). By generating additional traffic, the Project could potentially cause exceedances of the 1-hour or 8-hour Federal or State CO standards. Based on the CALINE4 computer-modeling results, local CO concentrations would not exceed state or national ambient air quality standards. Therefore, emissions of CO associated with the Project would result in a less-than-significant CO air quality impact.	No mitigation measures are required.	Less Than Significant
Impact AQ-4 Greenhouse Gas Emissions		
Parts of the Earth's atmosphere act as an insulating blanket of just the right thickness, trapping sufficient solar energy to keep the global average temperature in a suitable range. The blanket is a collection of atmospheric gases called greenhouse gases (GHG) based on the idea that the gases also trap heat like the glass walls of a greenhouse. the Project complies with all feasible and applicable measures to bring California to the emission reduction targets. However, as no thresholds of significance pertaining to GHG emissions have been adopted by the Town or established by the State, no determination on the significance of this impact has been made.	No mitigation measures apply.	No determination on the significance of this impact has been made.

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact AQ-5 Odors		
Construction activities could generate airborne odors associated with the operation of construction vehicles (e.g., diesel exhaust) and the application of architectural coatings. However, these emissions would occur during daytime hours only for limited periods and would be restricted to the immediate vicinity of the construction site and activity. The wind would also tend to disperse odors, and such activities would not affect a substantial number of people and would result in a less than significant impact.	No mitigation measures are required.	Less Than Significant
Impact AQ-5 Cumulative Impacts	***Mitigation Measure AQ-5***	
The Great Basin Unified Air Pollution Control District (GBUAPCD or District) does not have numerical thresholds to determine whether the Project would result in a cumulatively considerable net increase of PM_{10} or 0_3 precursors. However, as discussed above, 0_3 impacts are primarily the result of pollution generated in the San Joaquin Valley. Thus, the cumulative increase of 0_3 precursor emissions as a result of construction and operation of the proposed and related projects would not substantially contribute to the exceedances of the State 0_3 standard and, thus, would not be cumulatively considerable. According to the Town's General Plan Update EIR, the increases in PM_{10} emissions associated with both construction and operation of the proposed and related projects would be considered cumulatively considerable even without development of the Project. Since the Project's construction impact with regard to PM_{10} emissions would remain significant and unavoidable, the Project's cumulative construction impact on air quality would also be considered significant and unavoidable. The Project is consistent with the AQMP for the Town of Mammoth Lakes. Therefore, cumulative operational impacts for the Project would be less than significant.	No mitigation measures are required for cumulative operational impacts as cumulative operational impacts were determined to be less than significant. No mitigation measures are available for cumulative construction impacts for PM_{10} emissions.	Significant and Unavoidable

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
BIOLOGICAL RESOURCES (BIO)		
Impact BIO-1a Special Status Species	***Mitigation Measures BIO-1a through 1g***	
Plants Thirty-five special-status plants were evaluated for their potential for occurrence in the study area, ten of which were determined to have "medium" or "high" potential for occurrence. Implementation of mitigation measures recommended under "Impact BIO-2: Sensitive Natural Communities" would also ensure that special-status plants species potentially occurring within the open space would not be inadvertently impacted. The one remaining special-status plant species (Masonic rock cress) could be significantly impacted by the Project. Project construction would result in the removal of the majority, if not all, of the basin sagebrush present in the development area. This could result in potentially significant impacts to Masonic rock cress, if present. Implementation of Mitigation Measure BIO-1a would reduce potential impacts to these species to a less-than-significant level. **Animals** Of the 33 special-status animal species evaluated for potential occurrence in the study area, six were determined to have "medium" or "high" potential for occurrence. Impacts of the Project on each of these animal species are addressed below. **Amphibians and Reptiles** Project construction could result in potentially significant impacts to the Yosemite toad. If present, construction-related activities would result in temporary and permanent habitat loss and could potentially result in direct mortality, injury, or harassment of toads, especially during the time of year when toads are moving to and dispersing from aquatic habitats, and decreased water and habitat quality. Implementation of Mitigation Measure BIO-1b	**Mitigation Measure BIO-1a** To determine presence or absence of Masonic rock cress in the development area, a qualified biologist shall conduct focused surveys according to CDFG guidelines, for this species prior to the onset of construction activities. The surveys shall be conducted at the proper time of year when this plant is both evident and identifiable. A qualified biologist is an individual who possesses the following qualifications: 1) experience conducting floristic field surveys; 2) knowledge of plant taxonomy and plant community ecology; 3) familiarity with the plants of the area, including rare, threatened, and endangered species; 4) familiarity with the appropriate state and federal statutes related to plants and plant collecting; and 5) experience with analyzing impacts of development on native plant species communities. If Masonic rock cress is not found in the development area, no further mitigation would be required. However, if this plant species is located, the survey will determine the number of individuals present and the limits of the area occupied by the population, and one of the following additional mitigation measures shall be implemented: (a) avoidance and permanent protection of the onsite population; (b) permanent preservation of an existing, offsite population of the species in the region at a 2:1 acreage ratio; or (c) transplant the individuals to permanently preserved habitat on- or off-site at a 1:1 acreage ratio. If transplanted offsite, the location should preferably be adjacent to the site or in close proximity. Each additional mitigation option above (a – c) shall include the preparation of a Preservation Plan (under a or b) or a Mitigation Plan (under c) by a qualified biologist to be submitted to and approved by the Town. The Preservation or Mitigation Plan shall include the location and extent of the preserved or transplanted individuals and measures	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
would reduce impacts resulting from the Project to Yosemite toad to a less-than-significant level. **Birds** The willow-alder riparian corridor along Mammoth Creek provides potential breeding and nesting habitat for willow flycatchers. The nesting season is a critical period for the maintenance of bird populations and disturbance activities that cause birds to abandon an active nest or direct nest upset are considered a potentially significant impact. Implementation of Mitigation Measure BIO-1c, scheduling construction activities outside the 3 to 4 month breeding season (June 1st through September 15th) or, if not feasible, conducting protocol-level surveys, would reduce construction-related impacts to breeding and nesting willow flycatchers to less than significant. The Mammoth Creek riparian corridor, as well as the other vegetation communities in the study area, also supports potential breeding and nesting habitat for other migratory birds (e.g., yellow warbler) and raptors (e.g., red-tailed hawk, sharp-shinned hawk). Construction activities, such as vegetation clearing and grubbing and grading, could have significant impacts on breeding birds by destroying nests and nesting habitat and/or causing nest abandonment. Implementation of Mitigation Measure BIO-1d would reduce potentially significant impacts to other breeding and nesting migratory birds and raptors to a less-than-significant level. Following construction, breeding and nesting migratory birds, including the willow flycatcher, and raptors could be directly and/or indirectly impacted by increased human-related disturbances indirectly caused by the Project. Implementation of Mitigation Measure BIO-1e, which includes good wildlife management practices, would reduce potentially significant post construction impacts to a less-than-significant level.	to ensure protection of the population during and following Project implementation (in perpetuity), including a mechanism to ensure permanent preservation of the population from development such as a conservation easement. The Plan shall also include methods to transplant the individuals (if applicable), measures to maintain the population (i.e., weed control), and methods to monitor the population for a minimum of five years following preservation or transplantation, including performance criteria and contingency measures in case of failure to meet the established performance criteria. **Mitigation Measure BIO-1b** To avoid substantial adverse affects to Yosemite toad, a qualified biologist shall conduct surveys following standard visual encounter techniques supplemented with dipnetting surveys to confirm presence or absence of toads in the study area. At minimum, the biologist shall be familiar with the distinguishing physical characteristics of all life stages of the Yosemite toad and other amphibians found in the Sierra Nevada region of California. The biologist shall also hold all necessary federal, state, and local agency permits for surveying and handling this species. Because the actual timing of visual encounter and dipnetting surveys for Yosemite toad may vary depending primarily on the watershed characteristics, regional snow pact, timing and rate of spring runoff, day length, average ambient air and water temperatures, and local and seasonal weather conditions, the biologist shall visit nearby accessible occurrences of Yosemite toad (reference sites) to identify the breeding period in the vicinity of the Project site. The biologist shall then conduct at least one to two visual encounter surveys from May through July at the appropriate time of day to determine presence or absence of toads onsite. If during the initial breeding survey, no individual Yosemite toads or egg masses are encountered, subsequent surveys shall be conducted two to four weeks later. Approximately four to eight weeks after completing the breeding survey(s), dipnetting surveys for tadpoles shall be conducted (usually July through August). If no individual toads (e.g., adults or tadpoles) or egg masses are encountered, no further mitigation would be required. However, if Yosemite toad is encountered the following	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Mammals Sierra Nevada Mountain Beaver and Mount Lyell Shrew Good wildlife management practices such as those outlined in Mitigation Measure BIO-1e would also reduce post-construction impacts to the Sierra Nevada Mountain Beaver and Mount Lyell shrew to less than significant. Western White-Tailed Jackrabbit The noise and vibrations from construction equipment associated with Project construction and other construction-related activities (e.g., increased human activities, foot and vehicle traffic) would likely create disturbance that should be sufficient to cause juvenile and adult hares occurring within the development area to move away from the construction area. This would be considered a significant impact. Implementation of Mitigation Measure BIO-1f, pre-construction surveys, would reduce impacts to white-tailed jackrabbits to a less-than-significant level. American Badger Vegetation communities east of the existing golf course and north of Old Mammoth Road provide potential habitat for the American badger. This would be a potentially significant impact. Implementation of Mitigation Measure BIO-1g, pre-construction surveys, would reduce the potential loss of active badger burrows and/or individual badgers to less than significant.	measures shall be implemented: • A qualified biologist shall develop and implement, in coordination with the USFWS, CDFG, and USFS, an exclusion and relocation program for Yosemite toads within the development area. The design and type of exclusion fencing, as well as the method and location of relocation shall be approved by the resource agencies prior to implementation. • Pre-construction surveys of aquatic habitats and adjacent terrestrial habitat shall be conducted in all work area by qualified biologist within two weeks of initiating work. Any observed toads shall be relocated according to procedures outlined in the exclusion and relocation program developed and implemented above. Active work areas shall be re-surveyed regularly between May and September. • During construction activities, all trash that may attract predators will be properly contained, removed from the work area, and disposed of regularly. Following Project construction, all trash and construction debris shall be removed from work areas. • Any fueling and maintenance of vehicles and other equipment and staging areas shall be at least 65 ft (20 m) from any willow-alder riparian community or waterbody. • Appropriate sediment and erosion control best management practices (BMPs) shall be implemented to protect the water quality of the Mammoth Creek and the several ponds near Mammoth Creek, as well as the golf course ponds and associated drainages. BMPs to be implemented shall be described in the Project site's stormwater pollution prevention plan (SWPPP) and shall be installed according to the manufacture's specifications. • Areas temporarily disturbed by construction activities shall be recontoured and revegetated. An appropriate assemblage of vegetation that is suitable for the area	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	shall be used during restoration efforts. **Mitigation Measure BIO-1c** To avoid substantial adverse affects to nesting willow flycatchers, construction activities, including vegetation clearing and grubbing and grading, on the portion of the development area north of Old Mammoth Road shall be conducted outside of the nesting season (June 1st through September 15th). If this is not feasible, then a qualified biologist holding all necessary federal, state, and agency permits shall conduct protocol-level surveys for willow flycatchers following methods outlined in A Willow Flycatcher Survey Protocol for California to confirm presence or absence in the study area. A qualified biologist is an individual who has sufficient knowledge, training, and experience with bird identification and surveys to distinguish the willow flycatcher from other non-Empidonax species, and recognize the willow flycatcher's primary song. Also, it is strongly recommended that the biologist has attended a willow flycatcher survey training workshop. The protocol is based on the use of repeated tape-playback surveys during pre-determined periods of the breeding season: Survey Period 1: June 1st through June 14th; Survey Period 2; June 15th through June 25th; and Survey Period 3: June 26th through July 15th. It requires a minimum of two surveys on the site, one during Survey Period 2 and one during either Survey Period 1, or Survey Period 3 to document presence or absence of willow flycatchers during the survey year. In addition, successive surveys must be at least five days apart; surveys done fewer than 5 days apart are not considered to be in separate survey periods. If no willow flycatchers are detected in the study area, no further mitigation would be required. However, if willow flycatcher is detected, the CDFG shall be contacted for a final discussion on the possibility of doing construction-related activities during the breeding season. Also, in coordination with the CDFG, a long-term (i.e., greater than five year) monitoring program shall be developed and implemented in order to protect the existing population and provide baseline data to make well-informed, adaptable management plans, if needed in the future. Regardless of whether or not flycatchers are detected, the willow flycatcher survey forms (Form 1; Willow Flycatcher Field Survey	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	Form, Form 2; Willow Flycatcher Survey Summary-Site Description, and Form 3: Willow Flycatcher Survey Summary-Results Summary) shall be submitted to the CDFG by October 1st of each year. **Mitigation Measure BIO-1d** To avoid substantial adverse affects to other nesting migratory birds and raptors, one of the following measures shall be implemented: • Conduct vegetation removal and other ground disturbance activities associated with Project construction during the non-breeding season (September 16th through March 14th); OR • Conduct pre-construction surveys for nesting birds if construction activities are to take place during the nesting season (March 15th through September 15th). Pre-construction surveys shall be conducted by a qualified biologist once per week for eight consecutive weeks at the appropriate time of day during the breeding season and shall end no more than three days prior to the onset of construction activities to confirm presence or absence of active nests in the Project vicinity (at least 300 feet around the development area). If active nests are encountered, species-specific measures shall be prepared by a qualified biologist, in coordination with the CDFG and other appropriate agencies, and implemented to prevent direct loss or abandonment of the active nest. At a minimum, construction activities in the vicinity of nest shall be deferred until the young have fledged and an exclusion buffer zone shall be established. A minimum exclusion buffer of 25 feet is typically recommended by CDFG for songbird nests, and 200 to 500 feet for raptor nests, depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel restricted from the area. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to the Town for review and concurrence prior to initiation of construction activities within the nest-set-back zone. The survey	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	report shall also be submitted to the CDFG for review. **Mitigation Measure BIO-1e** The following good wildlife management practices shall be implemented to reduce impacts to nesting migratory birds and raptors, as well as other wildlife species, following Project development. • Domestic pets belonging to residents or visitors shall be prohibited from entering the adjacent undeveloped lands or open space areas. Signage shall be posted and maintained along the boundaries of the development area indicating such prohibitions and educating the community about domestic pets as a conservation threat to birds and other wildlife. • Signage shall be installed along the existing nature trails on the Project parcel north of Old Mammoth Road educating the community about the breeding season being a vital period in birds' and other animals' lives and disturbances during this time may result in nest or young abandonment. • Educational brochures shall be distributed to residents and visitors discussing the importance of not supplementing the diet of avian nest predators such as jays (Cyanocitta sp.), magpie (Pica sp.), ravens (Corvus corax), and brown-headed cowbird (Molothrus ater) by feeding them during the breeding season. Also, educational brochures shall instruct residents and visitors not to feed wildlife or allow wildlife access to trash. This could lead to increased natural mammalian predators such as raccoon, fox (Vulpes sp.), and opossum (Didelphis virginiana). These predators tend to benefit disproportionately from human habitation, and as their populations expand they are negatively affecting the health of bird and other animal populations. • Night lighting associated with the Project shall be designed to provide illumination of target areas with minimal offsite visibility to avoid potentially illuminating wildlife use areas located within and adjacent to the development area.	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	Mitigation Measure BIO-1f To avoid substantial adverse affects to western white-tailed jackrabbit, one of the following measures shall be implemented: • Conduct vegetation removal and other ground disturbance activities associated with Project construction during the non-breeding season (August 1st through January 31st); OR • Conduct pre-construction surveys for western white-tailed jackrabbit if construction activities are to take place during the breeding season (February 1st through July 31st). Pre-construction surveys shall be conducted by a biologist familiar with this hares' habitat and sign (e.g., tracks, pellets) once per week for five consecutive weeks and shall end no more than three days prior to the onset of construction activities to confirm presence or absence of hares within the Project's development area. If hares or evidence of hare is encountered, the qualified biologist, in coordination with the CDFG, shall develop and implement site-specific measures (e.g., exclusion buffer zone, nesting monitoring) to avoid loss of nests or young. A survey report by the qualified biologist verifying the presence or absence of western white-tailed jackrabbit and describing measures developed and implemented to avoid hares, if determined present, shall be submitted to the Town for review and concurrence prior to initiation of construction activities. **Mitigation Measure BIO-1g** To avoid substantial adverse effects to badgers, a qualified wildlife biologist shall conduct an initial survey for active burrows at least 30 days prior to initiation of construction activities to confirm presence or absence of badger in the project vicinity (at least 150 feet around the development footprint). If no individual badgers or evidence of badger is found, no further mitigation would be required at this time. However, if badger is detected, site-specific measures (e.g., exclusion buffer zone, nesting monitoring) shall be prepared by a qualified biologist, in coordination with the CDFG and other agencies as	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	appropriate, and implemented to prevent direct loss of active burrows and/or individuals. Regardless of whether badger is detected during the initial survey, a subsequent survey for badger in the Project vicinity shall be conducted no more than 3 days prior to the initiation of construction activities to confirm no new burrows have established in the intervening period. A survey report by the qualified biologist verifying that there are no active burrows present in the development footprint shall be submitted to the Town for review and concurrence prior to initiation of construction activities. The survey report shall also be submitted to the CDFG for review.	
Impact BIO-2 Sensitive Natural Communities	***Mitigation Measures BIO-2a through 2b***	
Riparian habitat is present in the study area along Mammoth Creek; however, the Project would not result in direct impacts (e.g., removal or damage) of this vegetation community, and would instead preserve this community, as well as the adjacent wet meadow, as open space. Implementation of Mitigation Measure BIO-2a would reduce this potential impact to less than significant. Development of the Project could also affect the riparian and wet meadow communities, as well as the other natural communities, present in the vicinity by indirectly introducing non-native plant species into these areas. The effects of this impact would be minimized by implementation of Mitigation Measure BIO-2b. Potential jurisdictional waters and wetlands are present in the study area, which are considered sensitive; however, these features are addressed under "Impact Bio-3: Jurisdictional Resources" below. While the other vegetation communities present in the study area are not considered sensitive, they contain some trees that meet the minimum size (six inches in diameter) to require approval from the Town prior to removal; impacts to these trees are addressed under "Impact Bio-5: Conformance with Town Policies and Ordinances" below.	**Mitigation Measure BIO-2a** To avoid potential inadvertent impacts to preserved sensitive habitats (riparian habitat, wet meadow, or other jurisdictional features) adjacent to the development area, the following measures shall be implemented prior to and during construction activities: • Prior to construction activities, the boundaries of sensitive habitats that will not be impacted shall be plotted on all construction plans and maps, including a minimum buffer of 10 feet or more as determined by a qualified biologist. • Silt fencing and construction fencing (or flagging to make the silt fencing more visible) shall be installed around the sensitive habitat and buffer, and the final location of the installed fencing shall be approved by a qualified biologist prior to initiation of construction activities. • Encroachment into the sensitive habitat and buffer shall be prohibited by construction personnel, and storage of materials or equipment shall be prohibited in this area. • Prior to the onset of construction activities, construction personnel shall be briefed on the location of sensitive habitat and other resources that shall be persevered and the importance of avoidance. • The silt fence shall be monitored regularly during construction activities to ensure	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	that the fencing remains intact and functional, and that no encroachment has occurred into the sensitive habitat or boundary; any repairs to the fence or encroachment correction shall be conducted immediately. A memo summarizing monitoring dates, observations, and repairs/corrections shall be prepared following each construction season and submitted to the Town. • Appropriate sediment and erosion control best management practices (BMPs) shall be implemented to protect water quality of Mammoth Creek and its adjacent wet meadow community during and following project construction. The BMPs to be implemented shall be described in the site's stormwater pollution prevention plan (SWPPP) and shall be installed according to the manufacturer's specifications. • All fueling and maintenance of vehicles and other equipment and staging areas shall be at least 50 ft (15 m) from sensitive habitats. • Mitigation Measure BIO-2b • To minimize establishment of invasive, non-native plant species on the site, the following measures shall be implemented. • A construction schedule shall be developed to closely coordinate activities such as clearing, grading, and reseeding, to ensure areas are not prematurely stripped of native vegetation and revegetation activities be conducted as soon as possible following development. • Vegetation disturbances shall be limited to those areas identified on construction plans and maps as slated for development or construction staging. • Native and compatible non-native plant species, especially drought resistant species, shall be used for revegetation. Refer to the list of Plants that Thrive in Eastern Sierra Gardens' prepared by Mono County. • Landscaping will not use invasive non-native plants that threaten wildlands according to the California Invasive Plant Inventory made available by the	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	California Invasive Plant Council (Cal-IPC). • Erosion and sediment control materials shall be certified as weed-free.	
Impact BIO-3 Jurisdictional Resources	***Mitigation Measure BIO-3***	
Jurisdictional waters of the United States, including wetlands, and waters of the State, are present in Mammoth Creek, its tributaries, several open water ponds and in the adjacent wet meadow community in the study area north of Old Mammoth Road. Although no direct impacts would occur in these areas from the Project, as the area north of the development area would be preserved as open space, indirect impacts could occur from adjacent construction activities such as inadvertent damage from equipment or vehicle staging, or erosion. Implementation of Mitigation Measure BIO-2a above would reduce this potential impact to a less-than-significant level. The existing golf course ponds west of Fairway Drive and the drainages and ditches that connect them are not considered federally jurisdictional features; however, these areas may be considered waters of the State subject to regulation by the RWQCB, and may be considered lakes or streambeds subject to regulation by CDFG. However, similar to the other waters in the study area north of Old Mammoth Road, these features are not located within the Project's development area, and implementation of Mitigation Measure BIO-2a would reduce any potential indirect impacts resulting from construction activities to less than significant. The existing golf course pond, the northernmost retention basin, and the drainage/ditch connecting these features located south Old Mammoth Road and east of Fairway Drive are also potentially subject to regulation by the RWQCB and CDFG (but are not considered to be federally jurisdictional). The Project would result in reducing the stormwater retention of the existing golf course pond (i.e., lowering the spillway at the eastern end of the pond) and replacing the detention basin and drainage/ditch with a series of unlined stormwater	Prior to the onset of construction activities, including concrete and riprap removal associated with the reduction of the stormwater retention in the existing golf course pond, and vegetation clearing and grubbing and grading associated with the creation of the stormwater control basins and vegetative swale, a Waste Discharge Requirement (WDR) permit application shall be submitted to RWQCB and a Lake or Streambed Alteration Notification shall be submitted to CDFG for impacts to the existing golf course pond, the northernmost retention basin, and the drainage/ditch connecting these features. Mitigation measures associated with permits may include impact minimization measures such as implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions, and possibly habitat compensation measures such as the restoration plantings in the vicinity. Impacts to potentially jurisdictional features shall not occur until the permits are received from the appropriate regulatory agencies, or correspondence is received from the agencies indicating that a permit is not required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
control basins and a vegetative swale (refer to Appendix G, Draft EIR Technical Appendices, Hydrology Data). Impacts to these features would be reduced to less than significant with implementation of Mitigation Measure BIO-3.		
Impact BIO-4 Wildlife movement, migration corridors, and native wildlife nurseries	***Mitigation Measure BIO-4a through 4c***	
Approximately 46 acres of the Sherwin holding area within the former federal parcel, which comprises the southern and eastern portions of the study area, south of Old Mammoth Road and east of Fairway Drive, would be lost as a result of the proposed golf course expansion. Furthermore, an additional approximately 49 acres of potential foraging and resting habitat south of Old Mammoth Road and east of Fairway Drive that may be used by deer in the adjacent holding area would be lost by Project construction. The loss of the holding area and additional foraging and resting habitat could be reduced to a less-than-significant level by implementation of Mitigation Measure BIO-4a. Construction-related activities (e.g., noise and vibration from construction equipment, increase human activity) could result in disturbance of individual mule deer currently using the holding area and the study area for foraging and resting, as well as individuals exiting the holding area along the Mammoth Rock migration route, located south of the Project site. Although these impacts would be temporary, as they would only occur during the construction period, implementation of Mitigation Measure BIO-4b, prohibiting major construction activities (e.g., vegetation clearing and grubbing and grading) until deer have completed spring and fall migration (generally from April 15 through June 1 and from October 1 through November 15), would reduce construction-related disturbance impacts to less than significant. Following construction, deer using the holding area and the Mammoth Rock Migration route could be directly and/or indirectly impacted by the operation of the residential, resort, recreational, retail, and public amenities components of	**Mitigation Measure BIO-4a** To offset the loss of holding area deer habitat, the applicant shall purchase or contribute funds to purchase a conservation easement on property(ies) that contain important lands in the winter range, migration corridor, and/or holding area of the Round Valley mule deer herd or any other migratory mule deer herd within the Mammoth Lakes vicinity as determined by the CDFG. The amount of acreage to be purchased or made part of a conservation easement ("replacement land") to offset the loss of mule deer habitat by this project shall be determined by the CDFG, and based upon the recommendation of a qualified biologist. The location and quantity of replacement land shall be based upon the acreage of deer habitat affected by the development and the comparative benefits or value to the mule deer herd of the habitat being removed by this project to the area being acquired or protected. Consequently, the CDFG shall not be required to utilize a simple removal to replacement ratio, but shall be permitted to consider other factors such as the quality and quantity of plant foraging material in the removal area and the replacement area and whether the replacement area land serves to protect important lands in the winter range, migration corridor and/or the holding area for the herd. In lieu of providing for replacement land, the CDFG may approve other means recommended by a qualified biologist by which the applicant shall protect or enhance habitat for the Round Valley mule deer herd or any other migrating mule deer herd within the Mammoth Lakes vicinity, such as erecting fencing along U.S. Highway 395 to protect the deer herd from vehicular traffic, providing monetary contributions toward the construction of a deer undercrossing along U.S. Highway 395, or other means to enhance the herd's habitat, or protect the herd, that is roughly proportional to the impact on the deer herd of the loss of	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
the Project. Implementation of Mitigation Measure BIO-4c would further reduce potential impacts to deer to a less-than-significant level. Mitigation Measure BIO-4c includes additional good wildlife management practices to those outlined in Mitigation Measure BIO-1e above. Measures are consistent with goals and policies in the Town's 1987 General Plan (e.g., 1987 General Plan – Wildlife Resources Goal 2 and Policy 4). The golf course vegetation and associated habitats could attract deer, leading to the request for depredation permits and/or construction of deer-proof fencing. Such request would be considered potentially significant impacts because they would result in direct take of deer and interfere with movement patterns, respectively. Implementation of good wildlife management practices outlined in Mitigation Measure BIO-4c would reduce these additional impacts to deer to less than significant. As discussed in more detail in the Wildlife Movement Corridors section, a small number of deer from the Round Valley herd may remain in the Mammoth area during the summer, and have been documented as using a fawning site southwest of the Project site. Given the distance between the Project site and fawning site, construction and operation of the Project is not likely to substantially affect use of this native wildlife nursery site, resulting in less-than-significant impacts.	deer herd habitat caused by the project (the "in lieu protection program"). The proposed land protection agreement or in lieu protection program shall be prepared by the applicant in close consultation with the Town, CDFG and directly affected parties (i.e., the seller(s) of the conservation easement or the recipients of the monetary contributions under the in lieu program). Prior to the onset of construction activities associated with the development of the new golf course, located on those portions of the site that have historically been deer habitat, the Town shall receive a signed copy of the land protection agreement, executed by all directly affected parties as defined above, or obtain written confirmation from CDFG of CDFG's approval of the in lieu protection program proposed by the applicant. Construction activities include vegetation clearing and grubbing and grading. In all events, implementation of the approved land protection agreement or in lieu protection program shall be commenced to the CDFG's satisfaction, prior to any grading of the approximately 46 acres of impacted deer habitat. Implementation shall be completed in stages, to the satisfaction of the CDFG, so as to ensure that the mitigation occurs within a sufficiently short period of time after the impact has occurred, in order to minimize any possibility of an unmitigated impact. The Town will reserve the option to delay the onset of construction activities in the event it determines that implementation of the proposed land protection agreement or in lieu protection program has been unduly delayed or obstructed by the applicant. **Mitigation Measure BIO-4b** Major construction activities (e.g., vegetation clearing and grubbing, and grading) within the development area south of Old Mammoth Road shall not occur when significant numbers of migrating deer are present in the Project vicinity (generally during the period from April 15 through June 1 and from October 1 through November 15) to avoid potential adverse impacts to the Round Valley mule deer herd using the Sherwin holding area and Mammoth Rock migration route during the spring and fall migration periods. Because the actual dates of construction will be based on deer arrival at and departure from the Project vicinity, which will depend on weather and snow conditions, a monitoring program shall be developed and implemented, in coordination with CDFG and	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	other appropriate agencies, to determine the presence of deer in the area. All major construction activities shall be conducted during the interim periods between spring and fall migration periods only. **Mitigation Measure BIO-4c** In addition to the good wildlife management practices outlined in Mitigation Measure BIO-1e, the following habitat management practices shall be implemented: • No fences or other potential impediments to deer and other wildlife movement shall be installed along the outer edges of the Project site, particularly along the southern and eastern Project boundaries for deer. • No depredation permits for controlling deer shall be requested. The applicant recognizes that the development of lands within deer habitat contains associated risks of damage, which is acceptable. • Require management practices of landscapes treated with pesticides that minimize low-level exposures and sub-lethal effects to wildlife. Herbicides, pesticides, and fungicide application records and other landscape and turfgrass management records shall be made available to the Town or CDFG at any time upon request.	
Impact BIO-5 Conformance with Town Policies and Ordinances		
A total of 106 trees have been identified within the development area that meet the minimum size (six inches in diameter) to require approval from the Town prior to removal (Town of Mammoth Lakes Municipal Code, Chapter 17.16.050). Because all the native trees over six inches are intended to be retained and any proposed for removal following the arborist's review would be subject to approval from the Town prior to their removal, the Project would have no impact on trees regulated by the Town. As discussed above in Impact BIO-2 Sensitive Natural Communities, indirect, unanticipated impacts to waters and wet meadow habitat could occur during	No additional mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
construction activities within the development area in the adjacent basin sagebrush habitat north of Old Mammoth Road, such as inadvertent damage from equipment or vehicle staging, or erosion. Such impacts would conflict with goals and policies in the Town's 1987 General Plan, specifically Natural Vegetative Resources Policy 3 and Habitat. However, implementation of Mitigation Measure BIO-2b, requiring fencing, monitoring, and other best management practices, would reduce these impacts to less than significant. The Project could also result in increased wildlife and human interactions, particularly along the southern and eastern Project boundaries where deer and other wildlife may reside. Incidental human contact and intrusion impacts would conflict with the goals and policies in the Town's 1987 General Plan, specifically Wildlife Resources Policy 3. However, implementation of Mitigation Measure Bio-1e and Mitigation Measure Bio-4c, which includes good wildlife habitat management practices such as lighting and fencing restrictions, and domestic pet control, would reduce these impacts to a less-than-significant level.		
Impact BIO-6 Conformance with Adopted Habitat Conservation Plans, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan		
No Habitat Conservation Plans, Natural Community Conservation Plans or other local or regional plans have been adopted within the Town's UGB which encompasses the Project site, therefore, no impacts are anticipated and no mitigation would be considered necessary.	No mitigation measures are required.	Less Than Significant
Impact BIO-7 Cumulative Impacts		
Special-Status Species The measures prescribed to mitigation such impacts under the Project, and given the small size of the related projects and/or the location in existing developed	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
areas, these impacts are not anticipated to be cumulatively considerable when evaluated with other related projects in the vicinity. Sensitive Natural Communities Because of the Project's design and prescribed mitigation measures, the potential addition of related projects impacts to the Project's sensitive natural communities' impacts are not anticipated to be cumulatively considerable. Migratory Deer The deer holding area plays such an integral role in affecting productivity of the deer herd, removal of this habitat from the proposed project is considered potentially significant. When impacts to migratory deer from the proposed project's are considered collectively with related projects in the vicinity, these impacts may be cumulatively considerable, as they may result in an overall disturbance to mule deer migration along the Mammoth Rock corridor. Given the small size of the related projects (especially relative to the proposed Project) and/or the location of most of the related projects in existing developed areas, this impact to deer migration holding area is not considered cumulatively significant. The Round Valley herd once utilized the entire Mammoth Lakes basin for its holding area and migration corridor, but it has since been pushed further east and south due to development within the Town of Mammoth Lakes over the past century. However, the implementation of Project mitigation measures, including the proposed land protection agreement or in lieu protection program, restrictions on the construction season, and implementation of good wildlife management practices, the impacts to migratory deer holding area from the Project and past projects is not expected to be cumulatively considerable. Inyo National Forest – Recreational Impacts to Biological Resources However, with the measures proposed to mitigate impacts under the Project, and given the small size of the related projects as compared to the Project, these		

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
impacts are not anticipated to be cumulatively considerable or significantly adverse when evaluated with other related projects in the vicinity. The anticipated population increase may have significant impacts upon special-status species within the adjacent Inyo National Forest. Impacts to natural resources within the Inyo National Forest from recreational use are expected to increase due to the Town's cumulative population increase from the project and other regional residential projects, and these impacts may be considered cumulatively considerable or significantly adverse; however, identification and quantification of such impacts would be speculative under the current analysis. Much of the recreational Forest uses from the cumulative population growth in the area will revolve around these increasingly popular outdoor activities. Compliance with the Town's 2007 General Plan, requiring the Town to work closely with agencies, including the Inyo National Forest, to ensure that the regional natural ecosystem is maintained, will not result in cumulatively considerable impacts to sensitive natural resources in the Inyo National Forest from increased population and recreation.		
CULTURAL RESOURCES (CULT)		
Impact CULT-1 Impacts to Known Cultural Resources	***Mitigation Measure CULT-1***	
As discussed in the "Environmental Setting" above, the Project site and immediate vicinity have been subjected to multiple cultural resources studies. Two known resources, CA-MNO-3, which includes remnants of the "Old Mammoth" townsite, and CA-MNO-893H, the Bodle Ditch, are located within the Project site. Following is a discussion of the Project's impacts with respect to these known previously recorded cultural resources. CA-MNO-3: The Project has the potential to impact CA-MNO-3 south of Old Mammoth Road. Because the site was capped with non-cultural fill, it is	For the portion of CA-MNO-3 located north of Old Mammoth Road the applicant shall implement any of the following measures to reduce the significant impact to a less than significant level: • plan construction to avoid the site, • deed conservation easements, • cap the site prior to construction, or • perform archaeological data recovery.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
unlikely that the minor, Project-related changes to the golf course at the ground surface will impact the site. As such, any project-related impacts associated with alterations to the golf course to Site CA-MNO-3 would be considered less than significant under CEQA. The Project has the potential to impact the significant prehistoric and historic components of CA-MNO-3 north of Old Mammoth Road. The portion of this site that includes the "Old Mammoth" townsite is also considered significant because it meets criterion 1 and 4 of the California Register criteria for its association with events important to regional history. Therefore, Project-related impacts to Site CA-MNO-3 in this area would be considered potentially significant under CEQA. As such, mitigation measures are recommended below that would reduce any such impacts to cultural resources to a less-than-significant level.		
Impact CULT-2 Impacts to Unknown Cultural Resources	***Mitigation Measures CULT-2a through 2f***	
Portions of the Project site north of Old Mammoth Road are sensitive for prehistoric and historic archaeological resources, and human remains. Buried (previously unrecorded) prehistoric and historic archaeological deposits may be present within the Project site. In addition, previously unidentified features and/or diagnostic artifacts within previously recorded sites may be present within the Project site. Ground-disturbing construction associated with the Project has the potential to result in significant impacts to unknown cultural resources. As such, mitigation measures are recommended below that would reduce any such impacts to unknown cultural resources to a less-than-significant level.	**Mitigation Measure CULT-2a** A Mitigation Monitoring and Reporting Plan (MMRP) shall be prepared by a qualified archaeologist prior to Project construction for the portion of the Project site north of Old Mammoth Road. The MMRP shall outline the protocol for notification, temporary protection, documentation, and evaluation of previously unrecorded cultural resources encountered during construction, as well as mitigation of project-related impacts to any such resources that are considered significant under CEQA, and the curation of any artifacts or samples collected in the field. The MMRP shall include a sample data recovery plan and a curation agreement. This document shall be completed prior to commencement of any ground-disturbing activity associated with the Project site (including clearing, brushing, grubbing, vegetation removal, disking, grading, trenching, excavation, and/or boring). **Mitigation Measure CULT-2b**	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	A qualified archaeologist shall monitor all ground-disturbing construction in native soils for the portion of the Project site north of Old Mammoth Road. (Construction work within stockpile material does not require monitoring.) The construction monitor shall be supplied with maps and site records for the previously recorded cultural resources within the Project site, so that she/he can distinguish new resources from those that have been previously recorded and evaluated. The monitor shall prepare a daily monitoring log recording the type of work monitored, soil conditions, discoveries, and general observations. **Mitigation Measure CULT-2c** Previously unknown cultural resources identified during Project construction shall be protected through temporary redirection of work and possibly other methods such as fencing (to be outlined in the MMRP) until formally evaluated for significance under CEQA. In the event that previously unrecorded cultural resources are exposed during construction, the monitor shall be empowered to temporarily halt construction in the immediate vicinity of the discovery while it is documented and evaluated for significance. Construction activities may continue in other areas. If the discovery is evaluated as significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate project-related impacts to a less-than-significant level. **Mitigation Measure CULT-2d** Procedures of conduct following the discovery of human remains have been mandated by Health and Safety Code §7050.5, Public Resources Code §5097.98 and the California Code of Regulations §15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Mono County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the NAHC within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	(MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 24 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 24 hours, the owner shall, with appropriate dignity, re-intern the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC. **Mitigation Measure CULT-2e** A monitoring report shall be prepared upon completion of construction monitoring, summarizing the results of the monitoring effort. Site records for any newly recorded or updated cultural resources shall be appended to the monitoring report. **Mitigation Measure CULT-2f** Artifacts or samples collected during the course of construction monitoring and any testing or data recovery associated with newly discovered resources shall be curated in perpetuity in an appropriate facility upon completion of analysis and processing. □	
Impact CULT-3 Cumulative Impacts		
Implementation of the Project in combination with the related projects would result in the development of additional low- to high-density residential, commercial, institutional, public resort, and industrial land uses. Impacts to cultural resources (including historic, archaeological, and paleontological resources, as well as human remains) tend to be site-specific and are assessed on a site-by-site basis. The extent of the cultural resources (if any) that occur at the related project sites is generally unknown and, as such, it is not known whether any of the related projects would result in significant impacts to cultural resources. However, similar to the Project, such determinations would be made on a case-by-case basis and, if necessary, the applicants of the related projects would be required to implement the appropriate mitigation measures.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Furthermore, the analysis of the Project's impacts to cultural resources concluded that, through the implementation of the mitigation measures recommended above, project-related impacts to cultural resources would be less than significant. Therefore, the Project would not contribute to any potential cumulative impacts, and cumulative impacts to cultural resources would be less than significant and no mitigation measures are required.		
GEOLOGY & SOILS (GEO)		
Impact GEO-1 Fault Rupture		
The Project site is not located within either Earthquake Fault Zones or Alquist-Priolo Hazard Zones and the potential for fault rupture is considered to be low. Therefore, Project impacts related to fault rupture would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact GEO-2 Strong Seismic Ground Shaking		
The Project site is located in a Seismic Zone 4 based on 1997 Uniform Building Code (UBC) and 2001 California Building Code (CBC). However, the Project applicant would be required to design and construct the Project in conformance to the most recently adopted CBC design parameters and the Town's Municipal Code for seismic design. Therefore, conformance with current UBC/CBC requirements, as well as the Town's seismic design requirements would reduce the potential for structures on the Project site to sustain damage during an earthquake event, and Project impacts related to ground shaking would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact GEO-3 Liquefaction and Soil Instabilities	***Mitigation Measures GEO-3a through 3c***	
Geotechnical investigation on the Project site indicates that: 1) up to seven feet of fine to coarse dense undocumented fill is present at a few locations, 2) topsoil/alluvial deposits consisting of loose sand and silty sand blanket the site between the depths of approximately 1-1/2 to 10 feet, and 3) perched water may develop at the site. Ground failures associated with soil liquefaction include post-liquefaction reconsolidation, lateral spreading, and loss of bearing support. Impacts would be significant. Undocumented fill and loose topsoil/alluvium are located on the Project site with approximate depth maximums of seven feet and ten feet below the grounds surface. Therefore, removal of these soils may cause a significant impact.	**Mitigation Measure GEO-3a Liquefaction and Soil Instabilities** Prior to issuance of building permits and grading activities, a design level geotechnical report shall be prepared and all recommendations in the report shall be adhered to. The design-level geotechnical report shall evaluate the potential for localized liquefaction by performing supplemental subsurface exploration (to evaluate the thickness, in place density, fines content of the underlying loose to medium soil and gradation), laboratory testing, and engineering analysis. **Mitigation Measure GEO-3b Liquefaction and Soil Instabilities** Implement all recommendations contained within these site-specific geotechnical reports, including those pertaining to site preparation, excavation, fill placement and compaction; foundations; concrete slabs-on-grade; pavement design; lateral earth pressures and resistance; and surface drainage control. **Mitigation Measure GEO-3c Liquefaction and Soil Instabilities** The final grading, drainage, and foundation plans and specifications shall be prepared and/or reviewed and approved by a Registered Geotechnical Engineer and Registered Engineering Geologist. In addition, upon completion of construction activities, the Project applicant shall provide a final statement indicating whether the work was performed in accordance with Project plans and specifications and with the recommendations of the Registered Geotechnical Engineer and Registered Engineering Geologist.	Less Than Significant
Impact GEO-4 Cyclic Densification		
Cyclic soil densification is a phenomenon in which non-saturated, cohesionless soil is densified by earthquake vibrations, resulting in ground surface settlement. Cyclic densification should be considered a potential minor hazard at the Project site. During a major earthquake on a nearby portion of one of the active faults,	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
strong ground shaking may cause the loose, unsaturated alluvial soil to densify and settle. It is estimated that up to ½ inch of cyclic densification may occur at the site. This may result in the minor surface improvements, such as minor cracking of foundations. ,Minor cracks in foundation and other minor surface improvements would not have the potential to represent a substantial risk to life and property. Furthermore, as noted, prior to issuance of building permits and grading activities, a design level geotechnical report shall be prepared and all recommendations in the report shall be adhered to. Therefore, cyclic densification does not represent a significant impact under CEQA. Impacts would be less than significant and no mitigation measures are required.		
Impact GEO-5 Landslides and Avalanches		
The potential for rock falls or snow avalanches to occur on the Project site is considered low because the site is not adjacent to the base of a steep slope or within close proximity to an area of avalanche flow. Furthermore, no evidence of past landslides has been observed. Therefore, Project impacts related to landslides and avalanches would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact GEO-6 Volcanic Activity	***Mitigation Measure GEO-6***	
A small to moderate volcanic eruption could occur somewhere along the Mono-Inyo Craters volcanic chain producing pyroclastic flows and surges as well as volcanic ash and pumice fallout that could significantly impact the Project site. Although this risk is present throughout the Town and surrounding areas, Project impacts related to volcanic activity would be significant.	The Project applicant shall prepare an emergency evacuation plan in consultation with the Town in order to provide for the orderly evacuation of the Project site in case the potential for volcanic hazards increases and residents need to vacate the Project site.	
Impact GEO-7 Carbon Monoxide		
As previously noted, high concentrations of carbon dioxide are located within isolated areas of the Town, prominently Horseshoe Lake. Carbon dioxide poses	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
a health risk when collected at high concentrations in lower parts of depressions and enclosures. However, once the carbon dioxide is able to disperse within the atmosphere, there is no longer a health risk. The Project site is located approximately two an half miles from the closest isolated area of high carbon dioxide concentrations, as such the carbon dioxide would disperse before arriving at the Project site. The Project site is not located in an area associated with high levels of carbon dioxide. Therefore, impacts would be less than significant and no mitigation measures are required.		
Impact GEO-8 Soil Erosion/Loss of Topsoil	***Mitigation Measure GEO-8***	
The Project site would require grading and earthwork and would be subject to soil erosion and loss of topsoil. Removal of unsuitable soils from all building locations shall extend below the unsuitable material and to a minimum horizontal distance of one-half the footing width or five feet (whichever is greater) horizontally outside the footing footprint. Furthermore, paved roadways and parking areas are recommended a removal of one to three feet. Additionally, erosion and loss of topsoil is possible surrounding the structures if left unprotected during the snowmelt season. Without proper implementation of erosion control measures during construction and operation of the Project, the site could sustain soil erosion and loss of topsoil. This would be considered a significant impact.	The following measures shall be implemented to prevent soil erosion and loss of topsoil: • A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared with the grading plans to fulfill regulatory requirements. • Permanent erosion control measures shall be placed on all graded slopes. No graded areas shall be left unstabilized between October 15th and April 15th. • Finish grading for all building areas shall allow for all drainage water from the building area to drain away from building foundations (two percent minimum grade on soil or sod for a distance of five feet). Ponding of water shall not be permitted.	Less Than Significant
Impact GEO-9 Expansive Soils		
Expansive soils contain clay minerals that attract and absorb water. The soils swell when subjected to moisture, causing structural problems through differential movement. As noted, the Project site consists of silty to clayey, very fine to coarse grained soils which are not considered expansive soils. Therefore, no expansive soils have been mapped or encountered in the Town. Therefore, Project impacts related to expansive soils would be less than significant and no	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
mitigation measures are required.		
Impact GEO-10 Septic Tanks or Alternative Waste Water Disposal Systems		
No septic tanks or alternative waster water disposal systems are proposed as part of the Project. Therefore, Project impacts related to soils incapable of supporting these uses would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact GEO-11 Cumulative Impacts		
Geotechnical impacts related to future development in the Town would involve hazards associated with site-specific soil conditions, including erosion, volcanic activity, and ground-shaking during earthquakes. The Project would incorporate Best Management Practices (including the preparation of a SWPPP) that would reduce or eliminate impacts from erosion. Although the Project would result in the addition of people to the Project area, the risk of seismic shaking would be no greater than other areas of the Town of Mammoth Lakes. The impacts on each site would be specific to that site and its users and would not be common or contribute to (or shared with, in an additive sense) the impacts on other sites. In addition, all development on the Project site would be subject to uniform site development and construction standards that are designed to protect public safety. Therefore, cumulative geology and soil impacts would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
HYDROLOGY & WATER QUALITY (HYD)		
Impact HYD-1 Water Quality Standards	***Mitigation Measure HYD-1***	
Construction Related Impacts The required implementation of the BMPs in the Project's SWPPP would ensure that Project construction activities within the Project site would not cause	The golf course expansion (Areas E2, E4, and F) area may be irrigated with reclaimed or potable water. At this time, mitigation requirements for the use of reclaimed water have not been determined. However, if reclaimed water is used for irrigation, options shall be explored to limit reclaimed water from entering the tributary area that flows toward	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
the violation of any water quality standards within Mammoth Creek. Thus, the Project would be considered to have a less than significant impact on the ability of Mammoth Creek to attain all applicable water quality standards. Operation-Related Impacts Activities associated with operation of the Project would generate substances that could degrade the quality of water runoff. Although the discharge of stormwater from the developed portions of the Project site to Mammoth Creek is expected to be an extremely rare event, implementation of Mitigation Measure HYD-1 below would reduce potential operational Project impacts on water quality in Mammoth Creek to a less than significant level.	Mammoth Creek. These measures could include: • Irrigate all retention basins and the swale from the retention basins (located to the west of Sherwin Creek Road) using potable water. • Irrigate any landscaping within or directly tributary to these features which requires irrigation using potable water. Golf course areas immediately south of the basins shall be constructed to retain all stormwater runoff and shall not overflow to the basins. • Increase capacity of on-site retention for the golf course areas irrigated with reclaimed water to include capacity for a storm of 100-year intensity. • Grade southeasterly limits of the golf course expansion area in some locations to block tributary drainage from the south and direct it east toward Sherwin Creek Road. At this stage, it is unknown if it will be required to limit reclaimed water from entering the tributary area that flows toward Mammoth Creek. The final determination of outflow conditions if reclaimed water is used will be made during the final design in coordination with the RWQCB and other applicable agencies. In the event that reclaimed water is used, the above mitigation measures will be implemented to avoid any impacts to the water quality of Mammoth Creek. In consultation with the Town, the Project applicant shall identify and implement a suite of stormwater quality BMPs designed to address the most likely sources of stormwater pollutants resulting from operation of the proposed development projects within the proposed Project area. Pollutant sources and pathways to be addressed by these BMPs include, but are not necessarily limited to, parking lots, maintenance areas, trash storage locations, rooftops, interior public and private roadways, the golf course, and storm drain inlets. These BMPs shall include detention and sedimentation basins as well as infiltration devices designed to filter runoff from paved areas on the Project site. The design and location of these BMPs will be subject to review and comment by the Town but shall generally adhere to the standards associated with the Phase II NPDES	

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	stormwater permit program. Implementation of these BMPs shall be assured by the Community Development Director and Town Engineer prior to the issuance of Grading or Building Permits. Compliance with these mitigation measures would reduce potential impacts resulting from Project operation on receiving water quality in Mammoth Creek to a less than significant level.	
Impact HYD-2 Groundwater Depletion or Recharge	***Mitigation Measure HYD-2***	
A significant impact may occur if a Project would substantially deplete 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. Construction-Related Impacts 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. Groundwater conditions often fluctuate seasonally and depths recorded may not necessarily be reflective of groundwater elevations during construction. Groundwater pumped during construction from the Project site would not be extensive and would be conveyed to one of the existing retention basins located within the existing golf course area. This amount of groundwater pumping would not be substantial enough to deplete or interfere with groundwater recharge and would be considered less than significant. Operation-Related Impacts The site is subject to high groundwater. Due to typical heavy snowpack melting in the spring, nearly all sites in Mammoth Lakes are subject to seasonal high groundwater and structures need to be protected from high groundwater levels. The proposed retention basins along Old Mammoth Road have been sized to retain and infiltrate runoff from the residential/commercial areas within the Project as well as runoff from other prior off-site developments which are	All underground structures shall be designed with exterior wall drain board to a footing drain system as well as underslab subdrains. Crawl spaces shall be protected with proper ventilation and subdrains. The system shall be designed such that subdrains shall be designed with outlet systems that have maximum water surface elevations lower than the bottom of the subdrains to ensure that subdrains would not be inundated with stormwater when retention basins reach capacity. Subdrain design shall be based on final Project design and shall be adequately sized so that retention basin capacity is maintained for stormwater retention purposes. Implementation of this measure would reduce this impact to a less than significant level.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
tributary to these basins. The direction of runoff from the increased impervious surface areas of the Project to these basins would provide for groundwater recharge and would reduce operation-related impacts concerning groundwater recharge to a less than significant level.		
Impact HYD-3 Drainage Pattern Alteration		
Construction-Related Impacts Development of the currently undeveloped areas within the Project site would result in the modification of existing drainage paths and a higher amount of surface runoff than is currently generated by these areas. The required implementation of the Best Management Practices (BMPs) in the Project's construction SWPPP would ensure that Project construction activities within the site would not cause substantial erosion or siltation on- or off-site. These BMPs would include, at a minimum, such measures as limiting site grading to dry spring, summer and fall months and siltation controls. Operation-Related Impacts Activities associated with the operation of the Project are not considered likely to substantially increase on- or off-site erosion or siltation. Nonetheless, the proposed installation of permanent storm control facilities and sedimentation/infiltration basins will reduce Project-generated erosion and siltation impacts (see Mitigation Measure HYD-1). No significant impacts pertaining to Project operation-generated erosion and siltation are anticipated to result from new development at the Project site. Thus, the Project would have a less than significant impact in terms of increasing on- or off-site erosion and siltation through the alteration of existing drainage patterns.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact HYD-4 Drainage System Capacity	***Mitigation Measure HYD-4***	
The Project would create 43 acres of impervious surfaces consisting of roofs, drives, and parking areas. The Project would include 24 acres of landscaped areas. Compliance with the mitigation measure below would reduce potential impacts resulting from Project operation to a less than significant level.	In consultation with the Town of Mammoth Lakes and RWQCB, and subject to Town approval, the Project applicant shall identify and implement a suite of storm drainage facilities designed to safely capture, treat, and convey runoff from the required design storms. In addition, a detailed set of maintenance procedures necessary to assure that storm drainage facilities continue to work as designed shall be established and approved by the Town, in consultation with the RWQCB. Particular items requiring maintenance include, but are not limited to, cleaning of grates, removal of foreign materials from storm drainage pipes, maintenance as necessary for outlet facilities and retention basins, and repairs as necessary to damaged facilities.	Less Than Significant
Impact HYD-5 100 Year Flood Hazard		
A significant impact may occur if a Project would place structures which would impede or redirect flood waters in a 100-year flood zone. There is no 100-year flood zone south of Old Mammoth Road and west of Sherwin Creek Road. A small portion of the Project site north of Old Mammoth Road where the Market/General Store would be located is adjacent to Mammoth Creek and is within a 100-year flood zone. However, all development in this portion of the Project site would be placed outside the 100-year flood zone. Thus, the Project would have a less than significant impact with respect to flood hazards.	No mitigation measures are required.	Less Than Significant
Impact HYD-6 Cumulative Impacts		
Development of the Project in combination with the related projects would result in the further infilling of uses within the Urban Growth Boundary. The surrounding area primarily consists of a patchwork of undeveloped areas and developed impervious urbanized surfaces, and is served by existing storm drains that would be expanded in order to serve new development. It is likely that most of the related projects would drain to the Town's storm drain system and ultimately to Mammoth Creek. Each individual related project would be	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
required to submit a drainage analysis to the Town. Each drainage analysis must illustrate how peak flows generated from each related Project site would be accommodated by the Town's existing and/or proposed storm drainage facilities. Where necessary, each related project would be required to include detention or infiltration features designed to reduce the total rate and/or volume of runoff generated at its site. ll related projects that disturb one acre or more must also obtain coverage under the GCASWP, including the preparation and submittal of a SWPPP to govern all construction activities associated with each project. As a result, cumulatively considerable water quality and erosion/siltation impacts would be less than significant.		
LAND USE AND PLANNING (LU)		
Impact LU-1 Consistency with Applicable Land Use Plans, Policies, or Regulations		
As noted, the Project is generally consistent with and implements applicable plans and policies. The Project site is currently governed by the land use policies and regulations set forth in the General Plan (1987 and 2007 General Plan), the Snowcreek Master Plan (adopted in 1974 and amended in 1981) and the Town of Mammoth Lakes Zoning Ordinance. Due to consistency with virtually all of the 1987 and 2007 General Plan policies, impacts of the Project would be less than significant and would not require mitigation.	No mitigation measures are required.	Less Than Significant
Impact LU-2 Cumulative Impacts		
Cumulative land use impacts could occur if other related projects in the Town of Mammoth Lakes would result in land use impacts in conjunction with the Project. Of the 41 related projects, 34 are residential projects located within the Town. The Project, in conjunction with other projects, is located within an	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
urbanized area and would not be great enough in size or extent to divide an established community. The Project site and its vicinity are not located within an area covered by a Habitat Conservation Plan or Natural Community Conservation Plan and, therefore, would not contribute to any cumulative impacts to Habitat Conservation Plans. The Project is consistent with lot coverage as defined by the General Plan. Additionally, once the Zoning Code revisions are approved, the height of the proposed Hotel component of the Project would be consistent with height limitations as allowed in the Zoning Code. Each of these related projects would be required to demonstrate consistency with the goals, policies, and objectives of the General Plan, and other applicable regional plans and to determine whether they would result in environmental impacts. Therefore, the Project would not contribute to any cumulative land use impacts and this impact would be less than significant.		
NOISE		
Impact NOISE-1 Exposure of Persons to Excessive Noise Levels	***Mitigation Measures NOISE-1a through 1c***	
Construction Noise Construction of the Project would require the use of heavy equipment for site grading and excavation, installation of utilities, paving, and building fabrication. Development activities would also involve the use of smaller power tools, generators, and other sources of noise. During each stage of development, there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of the activity. Depending on the distance of nearby off-site uses to the Project site, implementation of Mitigation Measures NOISE-1a through NOISE-1c would ensure that noise levels are below the Town's maximum exterior noise standards for construction activity, resulting in a less than significant impact.	**Mitigation Measure NOISE-1a Exposure of Persons to Excessive Noise Levels** Construction activities shall be limited to between the hours of 7 A.M. and 8 P.M., Monday through Saturday. Work hours on Sundays and Town recognized holidays shall be limited to the hours between 9 A.M. and 5 P.M., and shall be permitted only with the approval of the building official or designee. **Mitigation Measure NOISE-1b Exposure of Persons to Excessive Noise Levels** Project developers shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: • Provide advance notification of construction to the immediate surrounding land	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	uses around a development site • Ensure that construction equipment is properly muffled according to industry standards • Place noise-generating construction equipment and locate construction staging areas away from residences, where feasible • Schedule high noise-producing activities between the hours of 8 A.M. and 5 P.M. to minimize disruption on sensitive uses • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets **Mitigation Measure NOISE-1c Exposure of Persons to Excessive Noise Levels** Project developers shall require by contract specifications that construction staging areas within the Project site would be located as far away from vibration-sensitive sites as feasible.	
Impact NOISE-2 Excessive Construction-Related Groundborne Vibration		
Construction activities that would occur within the Project site would include grading and excavation which would have the potential to generate low levels of groundborne vibration. Vibration levels could reach as high as approximately 87 vibration decibels (VdB) within 25 feet of the Project site from the operation of large bulldozers. Construction of the Project would require the use of typical construction equipment that could generate some ground-borne vibration and ground-borne noise, but the Project would not involve the use of pile drivers, which have the potential to generate substantial vibration. In addition, per the Town's requirements, construction activities that would produce groundborne vibration would primarily occur between the hours of 7:00 AM and 8:00 PM Monday through Friday. Therefore, these activities would not occur during recognized sleep hours for residents. Based on this information, proposed construction activities associated with the Project would not expose sensitive	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
receptors in the Project vicinity to excessive groundborne vibration levels. Therefore, Project impacts related to excessive construction-related groundborne vibration would be considered less than significant and no mitigation measures would be required.		
Impact NOISE-3 Temporary Increase in Noise (Construction Noise)		
The uses nearest the Project site that are sensitive to construction noise are the single-family and multi-family residential uses adjacent to the Project site's southern and western boundaries. The property line of the nearest off-site, multi-family residential uses is located approximately 100 feet from the edge of the areas of construction within the Project site. This EIR assumes that an increase of five A-weighted decibel scale (dBA) or greater over ambient noise levels is substantial and significant. Therefore, demolition and construction activities associated with the Project, particularly the use of heavy machinery, could generate temporary intermittent noise in excess of the Town's noise standards. However, construction activities would only occur during the permitted hours designated in the Town's Municipal Code, and thus would not occur during recognized sleep hours for residences or on days that residents are most sensitive to exterior noise. In addition, construction activities would also be required to comply with the construction noise standards established in the Town Noise Ordinance. As such, although a physical increase in ambient noise levels would occur from the construction activities associated with the Project, this temporary increase would not create an adverse effect on nearby residents. Therefore, with compliance with the Town's Municipal Code and Noise Ordinance, the magnitude of this impact would be reduced to a less than significant level.	No mitigation measures are required.	Less Than Significant
Impact NOISE-4 Permanent Increases in Noise (Operational Impacts)		
Traffic Noise Levels On site	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Upon completion of the Project, noise levels within the Project site would be primarily generated by vehicular traffic on the surrounding roadways. The Town has established exterior noise standards for different land uses. As indicated in the Town Noise Ordinance, noise levels at each land use may not exceed the exterior noise standard plus 20 dBA for any period of time (maximum noise level). Based on the conceptual site plan for the Project showing the locations of the proposed residential uses relative to the surrounding roadways, none of the residential uses proposed in the Project site would be located within the 70 Ldn (community noise) contours of the roadways analyzed. Thus, the proposed residential uses within the Project site would not be exposed to traffic noise levels exceeding 70 Ldn. Thus, impacts associated with traffic noise levels on-site would be considered less than significant. Off-Site Traffic Noise The increase in traffic resulting from implementation of the Project would increase the ambient noise levels at sensitive off-site locations in the Project vicinity. Because traffic is considered to be a long-term noise source, a substantial permanent increase in ambient noise levels in the Project vicinity could potentially occur. a difference of three dBA between 24-hour noise levels is a barely-perceptible increase to most people. A five dBA increase is readily noticeable, and a difference of ten dBA would be perceived as a doubling of loudness. Because the increase in local noise levels along roadway segments resulting from implementation of the Project would not exceed the established thresholds of significance, this would not represent a substantial permanent increase in ambient noise levels. Therefore, this impact would be considered less than significant and no mitigation measures are required. On-Site Non-Vehicular Noise Upon completion of the proposed residential developments associated with the		

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Project, sources of noise that would be generated by operation of the new residential buildings would include new stationary sources such as ventilation and air conditioning (HVAC) systems. In addition, limited commercial development (75,000 square feet of commercial space) would also be developed. As such, the potential commercial developments would also include stationary sources of noise such as HVAC systems as well as noise associated with delivery vehicles and loading dock activities. Thus, with compliance with the provisions of the Town Noise Ordinance, potential noise impacts associated with HVAC systems and commercial loading dock activities would be considered less than significant and no mitigation measures are required. Ice Skating Pond As discussed previously in Section III, Project Description, the Project would be built in several phases with the construction of a Hotel, which includes an outdoor ice skating pond, occurring in the first phase. The operation of the outdoor ice skating pond would require the use of various types of equipment in order to freeze the water contained within the ice skating pond, to remove snow during the winter months and to maintain the surface of the ice. These various types of equipment all have the potential to generate noise which may exceed the Town of Mammoth Lakes Noise and Land Use Compatibility Criteria. The resulting noise level would be within the 50 – 65 dBA "normally acceptable" category for multi-family residential uses of the Land Use Compatibility		
Impact NOISE-5 Excessive Operational Groundborne Vibration		
Impacts of groundborne vibration associated with Project construction are discussed above under Impact Noise-2. The Project does not involve any other sources of groundborne vibration and groundborne noise. Therefore, Project impacts associated with excessive operational groundborne vibration would be considered less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact NOISE-6 Cumulative Impacts		
Development of the Project in combination with the related projects would result in an increase in construction-related and traffic-related noise in the Project area. The nearest residential related projects to portion of the Project site where construction activities would be concentrated, however, are located approximately 1,500 feet to the north ("The Sherwin") and 1,000 feet to the west ("Snowcreek VI – The Lodges" and "Snowcreek VII"). Due to the distance of these receptors from the areas of the Project site where most construction would be concentrated, and the fact that noise attenuates at approximately six dB (A) per doubling of distance, it is not likely that construction noise would be audible at these locations, thus greatly minimizing or eliminating the potential cumulative noise effect. Additionally, each of the related projects would be subject to Section 15.08.020 of the Town Municipal Code, which limits the hours of allowable construction activities. Each of the related projects would also be subject to Section 8.16.090 of the Town Noise Ordinance, which establishes noise standards for mobile and stationary construction equipment. With conformance with Sections 15.08.020 of the Town Municipal Code and 8.16.090 of the Town Noise Ordinance, the cumulative construction noise impact would be less than significant. Cumulative development in the Town would not result in the exposure of people to or the generation of excessive groundborne vibration, due to the localized nature of vibration impacts and the fact that all construction would not occur at the same time and at the same location. Therefore, this impact would be considered less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
POPULATION AND HOUSING (POP)		
Impact POP-1 Population Growth Associated with Employment		
Population Growth Due to Temporary Jobs The Project would result in employment opportunities during its construction period. Project-related construction workers would not be likely to relocate their place of residence as a consequence of working on the Project. Therefore, Project impacts would be less than significant and no mitigation measures are required. Population Growth Due to Permanent Jobs In addition to the new residents associated with the proposed residential uses, the Project would create an estimated 925 fulltime equivalent employees (FTEEs). The State of California documents the Town of Mammoths Lakes' unemployment rate at 5.3 percent, totaling 300 people in May 2007. Therefore, some of the employment associated with the Project could be filled by persons from the existing employment base in the Project area and/or by future residents at the Project site. However, for a conservative analysis, it is assumed that all 925 employees would relocate to the area, introducing 925 employee-related residents to the Town through indirect population growth due to permanent jobs. This is consistent with the growth anticipated in the 2007 General Plan. Therefore, impacts associated with population growth due to permanent jobs would be less than significant.	No mitigation measures are required.	Less Than Significant
Impact POP-2 Population Growth Associated with New Infrastructure		
Infrastructure associated with the Project would serve the Project site and would not facilitate additional development as a result of increased infrastructure. Therefore, impacts associated with the development of the Project would be less than significant.	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact POP-3 Population Growth Associated with New Housing		
The Project would result in construction of 1,050 dwelling units. The Project is anticipated to contribute ten percent to future buildout development (in combination with all remaining Snowcreek developments). Therefore, impacts to population growth associated with the development of the Project would be less than significant. Additionally, the Project will comply with the Affordable Housing Mitigation Regulations Town Municipal Code 17.36 and will provide housing for the estimated 925 Full Time Equivalent Employees (FTEEs) associated with the Project. A housing mitigation development plan will be submitted along with the Project generating the need for the housing (see Appendix N). Currently, that plan includes a combination of the following measures: (1) 80 on-site units, (2) housing credits, and (3) payment of in-lieu fees. Housing will be provided at 250 square feet per FTEE. Therefore, impacts to workforce housing associated with the development of the Project would be less than significant.	No mitigation measures are required.	Less Than Significant
Impact POP-4 Cumulative Impacts		
Of the 41 related projects listed, 34 include residential developments within the Town, totaling approximately 3,674 residential units that would accommodate a population of approximately 8,900 persons. When combined with the Project's 1,050 units and estimated population of 2,562 persons, cumulative residential development amounts to approximately 4,724 units and approximately 11,462 persons. By 2024, development of the Project in conjunction with the applicable related projects would account for approximately 28 percent of the 16,710 anticipated housing units and for approximately 19 percent of the 60,700 anticipated total population. For the reasons noted above, development of the Project in conjunction with the	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
applicable related projects would assist the Town in meeting its fair share of regional housing need, constituting a beneficial rather than adverse housing impact. Because development of the Project and the related projects would help address a portion of unmet housing demand and serve anticipated population growth in the Project area, either directly (e.g., by proposing new homes and businesses), or indirectly (e.g., through extension of roads or other infrastructure), cumulative impacts would be less than significant.		
PUBLIC SERVICES (PS)		
Impact PS-1 Police Services		
While the Project would increase the number of persons and level of activity on the Project site, given the types of uses associated with a resort recreation center, it is reasonable to expect that the Project would not result in a meaningful increase in the amount of crime in the Project area. Further, given that the Project is not expected to generate a considerable increase in crime, the affect that the Project would have on response times would be minimal, if at all. Additionally, according to the Mammoth Lakes Police Department (MLPD), although additional police equipment and staff would be necessary to accommodate the Project, the additional demand for police services created by the Project would not require the need for new or altered police facilities other than those currently planned for future police staffing and facilities. Therefore, Project impacts on police services would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact PS-2Police Services (Cumulative)	***Mitigation Measures PS-2a through 2c***	
Increases in population in the Town have the potential to increase calls for police protection services. The impacts created by new development would be	**Mitigation Measure PS-2a** Bars and restaurants that cater to late night crowds will have trained security personnel in	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
reduced by the incorporation of security measures (e.g., security personnel staffed at any new bars and restaurants that cater to late night crowds and private security patrolling the Project) as well as the designation of Transient Occupancy Tax (TOT) dollars and Developer Impact Fees for police services. However, the Project in conjunction with the related projects would require that the new police facility be completed in the next two to three years or in the later phases of the Project to meet these needs. As a result, cumulative police protection impacts are considered to be significant. New police facilities would be required in order to fully mitigate this significant cumulative impact to a less-than-significant level. Because the Project in conjunction with anticipated cumulative development would result in significant impacts related to police protection services, the following mitigation measures are recommended by the MLPD:	order to reduce demand on police services. **Mitigation Measure PS-2b** Provide fair share of Developer Impact Fees to assist the MLPD in the construction of a public safety and dispatch facility and holding facilities as needed. **Mitigation Measure PS-2c** Provide private security within the site to patrol the non-residential complex in the evenings, if necessary, in order to reduce criminal behavior, and work in conjunction with law enforcement to solve crimes and crime problems.	
Impact PS-3 Fire Services		
The existing major public roads that serve the Project site are Old Mammoth Road, Minaret Road and Fairway Drive. New internal access roads would be created on the Project site. Emergency vehicles would circulate through the Project area using the internal roadway system. Secondary access for fire safety would be developed in conjunction with the roadway system to provide looped secondary emergency vehicle access and egress. Emergency access would be provided by creating a secondary access point to the Project off of Old Mammoth Road. Fire lanes, turning radii and back up space around buildings would be designed in cooperation with local officials so as to be adequate for emergency and fire equipment vehicles. Pavements would be designed to support loads created by emergency vehicle traffic. Standpipe and fire suppression systems connections would be incorporated into architectural and landscaping design elements where practical and in locations accessible to fire equipment.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
The Project would incorporate a number of fire safety features in accordance with applicable MLFPD fire-safety code and Town regulations for construction, access, fire flows, and fire hydrants. Considering that the Project site is undeveloped and that current use of the site is limited to open space, the Project would represent a more intense use of the site. Although the relationship is not directly proportional, more intense uses of land typically result in the increased potential for fire and emergency incidents. Thus, the Project would create an increased demand for fire protection services. However, according to the Mammoth Lakes Fire Protection District (MLFPD), with the mutual-aid agreement with neighboring fire districts, their current staffing and equipment, facility levels are adequate to accommodate the Project's demand for fire protection services. In addition, the MLFPD is a participant in the Town's Emergency Operations Plan (Plan) which includes the Project area. The Plan would be revised with the development of the Project to include any needed updates or changes. It would be anticipated that only minor changes would be needed to update the plan based upon the current plans and zoning. Therefore, Project impacts related to fire protection services would be less than significant and no mitigation measures are required.		
Impact PS-4 Fire Services (Cumulative)		
The Project in conjunction with the related projects does cumulatively increase the demand for fire protection services in the MLFPD. This is primarily a result of the number and type of new buildings that the Project and the related projects bring to the MLFPD. The MLFPD is anticipating the hiring of more fulltime positions to increase their capability to respond to additional calls and the associated administrative work that will come along with increased development and increased traffic volumes in the Town. The increase in staff and equipment is being provided for by increases in property tax and Development Impact Fees (DIFs). MLFPD recognizes that the call volume and	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
incident complexity will continue to increase as the population and unit numbers increase. As stated previously, MLFPD is in the process of remodeling and enlarging Fire Station One in response to additional community development. The MLFPD is anticipating the hiring of more fulltime positions to increase their capability to respond to additional calls and the associated administrative work that will come along with increased development. MLFPD is also involved in the development of a strategic plan that will aid the department in planning for the future. Therefore, cumulative impacts to fire protection services would be less than significant and no mitigation measures are required.		
Impact PS-5 School Services		
The schools that would serve the Project experience steady enrollment and are currently at or near capacity. The Project has the potential to generate approximately 475 Kindergarten through Twelfth grade students. Based on the developer fees established by each of the school districts, the Project applicant would be required to pay $2.63 per square foot of residential development and $0.42 per square feet of commercial development. As stated previously, provided in §65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school services. Therefore, with payment of these required developer fees, Project impacts to school services would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact PS-6 School Services (Cumulative)		
Implementation of the Project in conjunction with the related projects would further increase the demand for school services. However, as with the Project, the applicants of the related projects would be required to pay developer fees to the MSUD; payment of these fees would fully mitigate any impact that the	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
related projects would have on school services. As stated previously, the Project's impacts to school services would be less than significant. Therefore, cumulative impacts to school services would be less than significant and no mitigation measures are required.		
Impact PS-7 Parks and Recreation Services		
The Project's proposed recreational and public amenities (as listed above) in conjunction with the Town's current facilities and the collection of Developer Impact Fees (DIFs) that support the Town's park and recreation fund (as required by Town Municipal Code 15.16.081), would be adequate to accommodate the Project's demand for parks and recreational services. Appendix M of this Draft EIR includes the Town's current Developer Impact Fee Schedule dated June 2007. As development occurs within the Project area, Developer Impact Fees will be paid to the Town to offset the recreational facilities and maintenance. No additional parks or recreational facilities beyond what are proposed would be required. Therefore, Project impacts to park services would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact PS-8 Parks and Recreation Services (Cumulative)		
As with the Project, the applicants of the related projects would be required to pay Developer Impact Fees that support the Town's park and recreation fund; payment of these fees would fully mitigate any impact that the related projects would have on park and recreational services. As stated previously, the Project's impacts to park services would be less than significant. Therefore, cumulative impacts to park services would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact PS-9 Snow Removal Services		
Roadway maintenance and snow removal on private roads and private property	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
is the responsibility of the land owners. Therefore, Project impacts to the Town's snow removal services would be less than significant and no mitigation measures are required.		
Impact PS-10 Snow Removal Services (Cumulative)		
The Project in conjunction with the related projects would not cumulatively increase the demand for snow removal services in the Town. The related projects in the Town are primarily private projects and therefore, as with the Project, the private land owners would be responsible for their own snow removal services. This would fully mitigate any impact that the related projects would have on snow removal services in the Town. As stated previously, the Project's impacts to snow removal services would be less than significant. The implementation of the related projects would not require the need for new staff or new or altered public works facilities. Therefore, cumulative impacts to snow removal services would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
RECREATION (REC)		
Impact REC-1		
Following the Town's requirement of five acres of parkland per 1,000 residents, the parkland requirement for the Project is approximately 12.81 acres. The Project would expand the existing privately owned, but publicly accessible golf course, into the 155-acre Snowcreek Golf Course. In addition, as previously stated the Project would provide other recreational facilities including a publicly accessible golf clubhouse, Outfitters' Cabin, Interpretive Center, and ice skating rink/pond. The Project's proposed recreational and public amenities, as listed above, in conjunction with the Town's current facilities and the collection of Developer Impact Fees (DIFs) that support the Town's park and recreation fund would be adequate to accommodate the Project's demand for parks and	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
recreational services. Therefore, with payment of DIFs and the Project's provision of new publicly available recreational amenities, the Project's impacts on Town parkland would be less-than-significant and no mitigation measures are required. The National Forest land surrounding the Project site will likely experience increased use as a result of Project implementation. The development of the Outfitters' Cabin as a focal point for entry into the Inyo National Forest would alleviate existing incursions to private property by backcountry users and would serve to reduce impacts observed at other access routes in current use. The Project would not physically alter or produce any direct impact on land within the Inyo National Forest. Therefore, potential impacts to the National Forest land adjacent to the Project site would be less-than-significant and no mitigation measures are required.		
Impact REC-2		
Implementation of the Project would result in the removal of privately owned publicly accessible driving range facilities located in the eastern section of parcel 40-070-10 and the northeast corner of parcel 40-070-11. Additionally, the existing privately owned publicly accessible nine-hole Snowcreek Golf Course would be temporarily closed for minor changes. However, development on the Project site would include a resort component with recreational elements and additional, stand-alone recreation components. No policies concerning the availability of golf driving ranges have been adopted by the Town. Thus, despite the removal of a privately owned publicly accessible driving range and the temporary loss of use of the existing nine-hole golf course for minor changes, the Project would increase the overall amount of public and private recreation opportunities in the Mammoth Lakes area. Therefore, Project impacts affecting Town recreation facilities would be less-than-significant.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact REC-3		
The Project consists of build-out of the remaining approximately 237 acres of the Master Plan area in order to fulfill the vision of the previously approved 1974 and 1981 Master Plans. The Project is viewed as a resort recreation center with residential uses, outdoor use areas, and multiple options for recreational and public amenities (as described in Impact REC-1). However, the Project also relies on existing recreational elements in the surrounding area. These recreational elements include, but are not limited to, the Mammoth Mountain Ski Area, the Sherwin Range, Kerry Meadow Trail and the Inyo National Forest. Because much of the Project relies on and will create some additional demand upon these existing recreational elements, the Project will have some impact, but not a significant impact, on existing recreational resources, as previously discussed. The privately owned Project site has periodically been crossed by pedestrians and hikers for purposes of obtaining access to the Sherwin Range and Inyo National Forest. The development of the Project will require persons who may have previously crossed the Project site to now hike around the perimeter of the Project site to reach these areas. The Project applicant has proposed to provide a portal along the eastern edge of the Project site. That access, while not as convenient as the current access points and routes, will be permitted and lawful and will be enhanced with a facility that will provide opportunities for persons entering those public lands to rent ski equipment and other sports equipment. With this portal and the associated amenities, the impact will be less than significant.	No mitigation measures are required.	Less Than Significant
Impact REC-4 Cumulative Impacts		
The related projects in the Town are primarily residential projects. Residential projects typically have the greatest impact on parks and recreational facilities,	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
because they generate the greatest users of parks and recreational facilities – families with children. Therefore, development in Mammoth Lakes will continue to increase demand at all levels for recreational opportunities and facilities. However, as with the Project, the applicants of the related projects would be required to pay DIFs that support the Town's park and recreation fund; payment of these fees would fully mitigate any impact that the related projects would have on park and recreational services. As stated previously, the Project's impacts to park services would be less than significant. Therefore, cumulative impacts to park services would be less than significant and no mitigation measures are required.		
TRANSPORTATION/TRAFFIC (TRANS)		
Impact TRANS-1 Existing Plus Project Intersection LOS		
The Project trips were distributed to the surrounding circulation system based on the location of activity centers in the Town and the location of the Project in relation to the Town's recreational and commercial areas. Approximately 15 percent of Project traffic is destined west to the Little Eagle Ski Area and Eagle Lodge via Meridian; 30 percent north to The Village, Canyon Lodge and Main Lodge via Minaret Road; 25 percent to the Downtown areas via Old Mammoth Road and Meridian Boulevard; 10 percent east via Main Street and Meridian Boulevard; 15 percent to Main Street attractions via Minaret Road and Old Mammoth Road; and 5 percent east via Old Mammoth Road. All of the study area intersections are forecast to operate at a satisfactory LOS in the existing plus Project condition. With existing conditions, Project-generated impacts on intersection LOS would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact TRANS-2 Cumulative Plus Project Intersection LOS	***Mitigation Measure TRANS-2 Cumulative Plus Project Intersection LOS***	
The Minaret Road/Main Street intersection, one of the five study area intersections, is forecast to operate at an unsatisfactory LOS in the cumulative plus project condition.	Evaluation of intersection LOS shows that the addition of the Project traffic to the cumulative traffic will significantly impact the Minaret Road/Main Street intersection in the cumulative plus Project scenario, according to the Town's criteria. The following improvement would be required for the cumulative plus Project condition to mitigate the intersection to LOS D or better: • Minaret Road/Main Street. Provide eastbound right-turn overlap signal phasing consistent with General Plan recommendations. All costs for the implementation of this improvement should be eligible for a credit to Developer Impact Fees (DIF). This mitigation would be implemented as part of a traffic mitigation program that would be funded by the DIF. Implementation of this mitigation measure would reduce this impact to a less-than-significant level.	Less Than Significant
Impact TRANS -3 Internal Circulation and Access		
Access to the Project facilities and lodging would be from an internal roadway system. The number of internal intersections at the Project site would be limited. New internal access roads would be created throughout the Project site. All internal circulation would interface at various points with links to external trails accessing public lands to the south (Sherwin Range) or the eastern forest service lands. Internal roadways would be privately owned and maintained. The internal roadway system would provide access to various residential areas and commercial land uses throughout the Project site. Trails and/or emergency access roadways would allow secondary points of access from internal streets and roadways. All side intersecting streets to the main spine road should be stop-controlled, and an all-way stop would be provided at the intersection of the spine road and the road leading to Snowcreek V. Single-lane roundabouts may also be substituted for the stop-controlled and all-way stop intersections. Roadway designs would fit the land and be sensitive to topography, vegetation	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
and views. Safe crossings for pedestrians would be included and crosswalks would be provided to cross Old Mammoth Road at the Minaret Road round-about. Therefore, impacts to internal circulation and access would be less than significant and no mitigation measures are required.		
Impact TRANS-4 Parking		
The Project would provide understructure parking facilities for the majority of the development. Surface parking for check in, tour bus, and delivery/service vehicles would also be provided. Parking structures would be designed to provide adequate width and height to accommodate most private vehicles. Short-term surface parking would be provided adjacent to the check-in locations, with guests directed to underground parking structures located under the major residential buildings. Short-term parking uses include passenger drop off and loading, service, deliveries, transit vehicles, and guest parking for residential uses. Some buildings may share check-in and parking access. Affordable residential units would be allowed surface parking for both resident and guest use. Parking for the golf course would be provided through the Hotel parking. Surface parking would also be provided at the Outfitters' Cabin and the Store and Interpretive Center. There are no plans to provide any permanent day skier parking within the Project site. The project will be required to provide adequate parking as part of the approval process. Therefore the project would not result in inadequate parking capacity and impacts would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact TRANS-5 Bicycle and Pedestrian Facilities		
The Town Trail System Master Plan proposes the extension of facilities to promote such non-motorized alternative forms of transportation as walking, bicycling, and cross-country skiing. All aspects of the Project would be connected with a series of paths and walkways to accommodate pedestrians and bicycle use. Links would occur at various points to Old Mammoth Road and its walking and bicycle paths. The pedestrian and bicycle system would include interior trails and sidewalks fronting internal streets as well as connecting trails from recreational amenities, outdoor spaces and residential areas. Walkways to and from residential areas, as well as trail connections that would tie into the larger Town wide recreational trail network which includes pedestrian trails, bike lanes and sidewalks that are adjacent to major roadways such as Old Mammoth Road, Minaret Road, Sherwin Creek Road, and Fairway Drive. When possible, the major internal pedestrian corridors would be located adjacent to landscape features. All Project bicycle and pedestrian facilities would ultimately connect with the Town's trail system; thereby providing the Project with a connection to Town-wide facilities. Therefore, impacts would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact TRANS-6 Transit		
The Project would include connections to the Mammoth Lakes Transit Red Line and a shuttle service. The Project would include three specific transit improvements to and from the site. These improvements include: • A revision to the Red Line bus route that includes a stop at the Hotel entrance on the Project site and a return to the original bus route; • Exclusive shuttle service for hotel guests to Eagle Lodge and the Village/Gondola area; and	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
• Additional (three to four) shuttle vans provided by the Snowcreek VIII master homeowners association for use by all residents for trips to major visitor stops including Eagle Lodge, the Village, and Main Street and Old Mammoth Road commercial areas. Bus/shuttle shelters would be provided at transit stops. These shelters would be sited to facilitate the safety, use and comfort of passengers using transit within the Project area and would be accessible via the local pedestrian trail and walkway network. These improvements would benefit residents of the Project area by providing on-site service and connections to the greater Mammoth Lakes transit system, thereby potentially increasing the use of transit within the Project area and reducing vehicle use. However, it is not anticipated that any increases in transit use would result in demand for the Mammoth Lakes Transit Red Line that cannot be accommodated. Therefore, impacts to transit would be less than significant and no mitigation measures are required.		
Impact TRANS-7 Hazards		
New internal access roads would be created throughout the Project site. Access to the Project facilities and lodging would be from an internal roadway system and the number of internal intersections at the Project site would be limited. Trails and/or emergency access roadways would allow secondary points of access from internal streets and roadways. All side intersecting streets to the main spine road would be stop-controlled, and an all-way stop would be provided at the intersection of the spine road and the road leading to Snowcreek V. Roadway designs would fit the land and allow for views of oncoming traffic. Safe crossings for pedestrians would be included and crosswalks would be provided to cross Old Mammoth Road at the Minaret Road round-about. Fire lanes, turning radii and back up space around buildings would be designed in cooperation with local officials so as to be adequate for emergency and fire equipment vehicles. No agricultural land uses are located in proximity to the	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Project site. Therefore, the Project would not result in traffic hazards associated with incompatible uses, such as farm equipment. The Project would not substantially increase hazards due to a design feature or incompatible uses and impacts would be less than significant and no mitigation measures are required.		
Impact TRANS-8 Emergency Access		
Emergency vehicles would circulate through the Project area using the internal roadway system. In addition, supplemental fire lanes would be developed in conjunction with the roadway system to provide looped secondary emergency vehicle access and egress. Fire lanes, turning radii and back up space around buildings would be designed in cooperation with local officials so as to be adequate for emergency and fire equipment vehicles. Pavements would be designed to support loads created by emergency vehicle traffic. Standpipe and fire suppression systems connections would be incorporated into architectural and landscaping design elements where practical and in location accessible to fire equipment. The Project would include a secondary Project access at the intersection west of Minaret Road/Old Mammoth Road, which would provide additional access to the site for residents or emergency vehicles. Therefore, the Project would not result in inadequate emergency access and impacts would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact TRANS-9 Policy Consistency		
As noted, the Project will provide for pedestrian and bicycle facilities, and would provide for bus/shuttle shelters sited to facilitate the safety, use and comfort of passengers using transit within the Project area. Therefore the Project would not conflict with adopted policies, plans, or programs supporting alternative transportation and impacts would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
Impact TRANS-10 Construction		
During construction, more vehicle trips would be generated during the grading/excavation phase than during other portions of Project construction activity. Other construction phases (e.g., hauling of equipment and materials) would generate comparatively fewer trips; thus, impacts associated with grading phase traffic would be considered the worst-case situation during Project construction. Grading operation may involve up to 10 haulers conducting 180 loads per day (180 trips in and 180 trips out). These trips would occur on no-snow conditions weekdays, Monday through Friday. The grading operation of 18 trips in and 18 trips out during the weekday peak hour would have no impact on the traffic impact analysis's typical winter Saturday. This volume of truck trips would be equivalent to trips generated by approximately 150 residential units using a passenger-car equivalent of two. Therefore, the Project's construction impacts would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact TRANS -11 Cumulative Impacts		
The long-range Town General Plan build out scenario from the Eagle Lodge Traffic Impact Analysis (LSC Consultants, Inc., August 2006) for 2024 plus Project traffic projections and mitigation measures from the Town General Plan Update DEIR Traffic Analysis (LSC Consultants, Inc., November 2004) were used to evaluate long-range impacts. The Project would represent a reduction in size by approximately 200 units from that assumed in the Town General Plan Update DEIR Traffic Analysis for the Project site. Therefore, LOS conditions will be improved from those reported in the General Plan analysis and the Project would not contribute to a significant adverse cumulative impact. All study intersections would continue to operate at satisfactory LOS (LOS D or better) under long-range conditions. Thus, cumulative impacts would be less	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
than significant and no mitigation measures are required for the long-range Town build-out conditions.		
UTILITIES & SERVICE SYSTEMS (UTIL)		
Impact UTIL-1 Wastewater Generation		
Wastewater from the Project site would be conveyed via wastewater infrastructure to the Wastewater Treatment Plant (WWTP). Currently, the WWTP treats an average daily flow of 1.6 million gallons per day (mgd), a peak daily flow of 2.6 mgd, and has capacity to treat 4.9 mgd. This translates into a remaining capacity of 2.3 mgd of wastewater at average daily flows and 3.2 mgd of wastewater at peak daily flows that can be treated at the WWTP. The Project would represent approximately 4 percent of the peak daily flow capacity of the WWTP treatment for peak daily flows up to 4.9 mgd. Thus, Project impacts related to wastewater treatment capacity would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact UTIL-2 Wastewater Infrastructure		
The applicant would be responsible for all costs associated with the installation of wastewater infrastructure on the Project site and the connection fees paid to Mammoth Community Water District (MCWD) for the Project would help to pay for the necessary upgrades to the MCWD's sewer collection pipelines described above. In consideration of the above, Project impacts related to wastewater infrastructure would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact UTIL-3 Wastewater Generation (Cumulative)		
The potential need for the related projects to require upgrades to the WWTP to accommodate wastewater generated by these projects is site-specific, and there is little, if any, cumulative relationship between the development of the Project	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
and the related projects. In addition, many of the related projects consist of redevelopment that would result in the elimination of existing wastewater generation patterns at these sites. The MCWD has a remaining capacity of 2.3 mgd of wastewater at average daily flows and 3.2 mgd of wastewater at peak daily flows that can be treated at the WWTP; thus cumulative impacts to the remaining capacity of the WWTP would be less than significant and no mitigation measures are required.		
Impact UTIL-4 Wastewater Infrastructure (Cumulative)		
MCWD has identified deficiencies in the collection system that would be exacerbated by the Project and the related projects. The potential need for the related projects to require upgraded wastewater lines to accommodate wastewater generated by these projects is site-specific, and there is little, if any, cumulative relationship between the development of the Project and the related projects. In addition, the connection fees paid by individual applicants would help to pay for the necessary upgrades to the sewer collection pipelines described above. In consideration of the above, cumulative impacts related to wastewater infrastructure would be less than significant and no mitigation measures are required.	No mitigation measures are required.	Less Than Significant
Impact UTIL-5 Water Supply	***Mitigation Measures UTIL-5a through 5f***	
The Project's estimated average water demand is approximately 204,152 gallons per day (gpd) (229 acre feet per year [afy]) and the peak water demand is 316,133 gpd (354 afy). According to the existing water supply available to the MCWD there is sufficient water supply at average and peak times in both normal and multiple dry years for the Project. Thus, Project impacts to water use within the Town would be considered less than significant and no mitigation measures are required. However, the following mitigation measures are recommended.	**Mitigation Measure UTIL-5a Water Supply** The applicant should ensure that the landscape irrigation system be designed, installed and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize over spray onto walkways and streets. **Mitigation Measure UTIL-5b Water Supply** The applicant should install either a "smart sprinkler" system to provide irrigation for the landscaped areas or, at a minimum, set automatic irrigation timers to water landscaping during early morning or late evening hours to reduce water losses from evaporation.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
	Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be adjusted to avoid water runoff, especially when irrigating sloped property. **Mitigation Measure UTIL-5c Water Supply** The applicant should select and use drought-tolerant, low-water consuming plant varieties to reduce irrigation water consumption. **Mitigation Measure UTIL-5d Water Supply** The applicant should install low flush water toilets and urinals and shall limit the number of showerheads to one high efficiency fixture per stall, in new construction. Low-flow faucet aerators should be installed on all sink faucets. **Mitigation Measure UTIL-5e Water Supply** The applicant shall be subject to the provisions of a recycled water ordinance adopted by the Town pursuant to Article 10.9, beginning with Section 65601 of the Government Code, and titled Water Recycling in Landscaping Act (Act) at such time as the Town is notified by the Mammoth Community Water District of the future availability of recycled water, at costs reasonably competitive with the costs of untreated groundwater. In addition, the Snowcreek Master Plan shall include a provision that, for all projects constructed or approved prior to the notice, the applicant shall use their best efforts to use recycled water consistent with the Town, the Act, and water district policy.	
Impact UTIL-6 Water Infrastructure:		
The Project includes installation of water infrastructure within the Project site to convey water from the existing MCWD water lines to usage points within the Project. However, design plans for this internal Project water supply distribution system are not complete at this time. According to MCWD, areas of potential deficiency have been identified in water lines in the Project area depending on where the Project would connect with existing water lines. The applicant would be responsible for all costs associated with the installation of	No mitigation measures are required.	Less Than Significant

Table I-1

Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
water infrastructure on the Project site and the connection fees paid to MCWD for the Project would help to pay for the necessary upgrades to the MCWD's water pipelines described above. In consideration of the above, Project impacts related to wastewater infrastructure would be less than significant and no mitigation measures are required.		
Impact UTIL-7 Cumulative Water Supply	***Mitigation Measure UTIL-7***	
Implementation of the Project in combination with the related projects would further increase demands on water supply and conveyance infrastructure. According to the Town, all of the related projects are generally consistent with their respective land use designations. There would be insufficient supplies of water during dry years at Town buildout without the Project. Consequently, there would also be insufficient water for the Project plus the related projects during dry water years. MCWD is working to develop new groundwater sources, use recycled water, and implement water restrictions as a means to increase supplies to resolve any potential water supply deficiencies during drought periods. However, even with full implementation of these various water supply projects, it is expected that insufficient water would be available to meet projected demand during a single dry year. Therefore, because these future water sources do not exist at present the Project's contribution to overall water supply demand within the Town would be cumulatively considerable, and cumulative water supply impacts would be significant. Implementation of the following mitigation measure would help to reduce the significant cumulative water supply impacts, however cumulative water supply impacts would remain significant.	The Town shall not approve new development applications that would result in a water demand in excess of available supplies as determined by the Mammoth Community Water District. The Town shall work with Mammoth Community Water District to ensure that development projects include phased demand increases so that the development of necessary additional water supply sources is established prior to respective development demand occurring.	Significant and Unavoidable
Impact UTIL-8 Cumulative Water Infrastructure		
Mammoth Community Water District (MCWD) has identified deficiencies in the water lines that serve the Project area that, depending on where the Project	No mitigation measures are required.	Less Than Significant

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Summary of Environmental Impacts & Mitigation Measures

Environmental Impact	Mitigation Measures	Level of Significance after Mitigation
connects with existing water lines, could be exacerbated by the Project and the related projects. The pipeline replacement work is currently scheduled to occur between 2010 and 2013, and MCWD has stated that the work must be done prior to full occupation of the Project area. MCWD has developed future demand projections for the General Plan Update Draft EIR that resulted in plans for some infrastructure improvements. The potential need for the related projects to require upgraded water lines to accommodate their water demands requires site-specific evaluation and there is little, if any, cumulative relationship between the development of the Project and the related projects. In addition, the connection fees paid by individual applicants would help to pay for the necessary upgrades to the water lines described above. In consideration of the above, cumulative impacts related to water infrastructure would be less than significant and no mitigation measures are required.		

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