5.7 Utilities and Service Systems

5.7 UTILITIES AND SERVICE SYSTEMS

This section is based upon information provided by the Mammoth Community Water District (MCWD); refer to Appendix 11.5, *Utility Correspondence*. Other references relied upon the *2010 Urban Water Management Plan* (2010 UWMP), dated November 2011, prepared by the MCWD. In the context of this SEIR, the utilities and service systems consist of water and wastewater (sewers). Other public services are addressed in Appendix 11.1, *Modified Initial Study and Notice of Preparation*.

This section discusses existing conditions, which provide background information necessary to determine potential impacts of the proposed project. Criteria by which an impact may be considered potentially significant are provided, along with a discussion of impacts pursuant to Appendix G of the CEQA Guidelines. Mitigation measures are identified to avoid or reduce potential impacts to less than significant levels.

5.7.1 EXISTING SETTING

WATER

Water Supply

The project site is served by the MCWD. The 2010 UWMP was adopted in November 2011. Based on the 2010 UWMP, the MCWD has 3,660 water service connections and relies on water supply provided by local surface water, ground water, recycled water, and savings from water conservation (demand management) measures.

Surface Water. The MCWD utilizes surface water as the primary water source when it is available because less energy and fewer chemicals are required to divert, treat, and deliver water from the Lake Mary Water Treatment Plant (WTP). Surface water requires minimal treatment, and the supply is gravity-fed to almost the entire service area. The MCWD has two water right licenses and one permit issued by the State Water Resources Control Board (SWRCB) that entitle the MCWD to both store and divert surface water at Lake Mary, allowing up to a maximum annual surface water diversion of 2,760 acre-feet with the exception of future water demands including water diversions, extractions, and deliveries in the MCWD's service area not exceeding 4,387 acre-feet per year (AFY) per a recent settlement agreement between Los Angeles Department of Water and Power (DWP) and the MCWD. However, actual diversions are typically significantly lower due to the combined influence of natural variability in snowpack runoff quantity and timing, limited storage to manage the variable runoff, mismatch between the seasonal trends in supply availability and community water demands, and compliance with the monthly minimum Mammoth Creek fishery bypass.

Groundwater. Groundwater supply comes from nine production wells within the Mammoth groundwater basin. During the past five years, the MCWD pumped an average of 1,682 AFY. Groundwater supply is limited by the capacity of the nine wells, groundwater level drawdown impacts on well production, and the ability of the two ground water treatment plants (GWTP) to effectively treat and remove naturally occurring drinking water contaminants such as arsenic, iron, and manganese. Treated water is stored in 10 distribution system storage reservoirs, with a combined capacity of 7.5 million gallons. The water distribution system also includes 81 miles of

pipelines, seven booster pump stations, and five pressure zones. The MCWD has a State-approved Groundwater Management Plan in compliance with AB-3030, and will be providing long term monitoring data for the State's California Statewide Groundwater Elevation Monitoring (CASGEM) program to Mono County.

Recycled Water. Delivery of recycled water meeting Title 22 water standards for unrestricted irrigation use began in 2010. In 2009, the Lahontan Regional Water Quality Control Board (RWQCB) issued a master permit to the MCWD for recycled water supply within the MCWD service area. By 2010, construction of the distribution system pump stations and pipelines to serve the Sierra Star and Snowcreek golf courses were completed and Sierra Star began using recycled water for irrigation. The golf course irrigation for Snowcreek and Sierra Star (320 AFY each), along with minor amounts of construction-use water, are the only established long term uses for recycled water. The recycled water system includes an advanced wastewater treatment plant producing Title 22 quality recycled water, two booster pump stations, and 21,000 feet of distribution mains.

Water Supplies. Based on the 2010 UWMP, the MCWD can currently supply 3,895 AFY (as of 2010) to their service area. By 2030, available water supply is anticipated to increase to 4,436 AFY, above the MCWD water demand limit of 4,387 AFY per the recent settlement agreement between DWP and the MCWD. As previously noted, with the settlement agreement between DWP and MCWD, future water demands including water diversions, extractions, and deliveries in the MCWD's service area should not exceed 4,387 AFY. The groundwater and surface water supply values do not change over the planning horizon, as there are no new anticipated sources of surface or groundwater supply, with the exception of one planned back up well (Well 11). The recycled water quantities reflect the existing and planned increased use at the Sierra Star and Snowcreek golf courses only.

During current conditions (2010) and intermediate planning horizons through 2030, MCWD's combined use of Mammoth Creek surface water, local groundwater, and recycled water results in a supply mix that can reliably meet the community needs under the full range of water year types, including both the severe one year and sustained multi-year droughts. The water supply reliability results also include water treatment plant processed water losses (such as filter backwash) and recycled water used for irrigation. The water supply reliability, which is based on the 2010 UWMP, is summarized, as follows:

- *Normal Conditions*. Under normal conditions, the Town's average current (2010) water demand including processed water or water losses is 2,589 AFY and forecast 2030 water demand is 4,180 AFY. As indicated in 2010 UWMP Table 5-10, *Supply and Total Demand Comparison – Normal Year (in acre-feet)*, the MCWD anticipates meeting demands under normal conditions through current supplies.

- *Single Dry Year Conditions*. Under single dry year conditions, the Town's forecast 2030 water demand including processed water or water losses is 4,180 AFY. As indicated in 2010 UWMP Table 5-11, *Supply and Demand Comparison – Single Dry Year (in acre-feet)*, the MCWD anticipates meeting demands under single dry year conditions through increasing the availability of local groundwater resources, providing 90 percent of the supply in a severe one year drought.

- *Multiple Dry Year Conditions*. Under multiple dry year conditions, the Town's forecast 2030 water demand including processed water or water losses is 4,180 AFY. As indicated in 2010 UWMP Table 12, *Supply and Demand Comparison – Multiple Dry Year Event (in acre-feet)*, the MCWD anticipates meeting demands under multiple dry year conditions through increasing the availability of local groundwater resources with 60 percent of the supply over a three year sustained drought.

Water Demand and Existing Facilities

In 2013, the Town's average daily flow was 3.6 cubic feet per second (cfs) and the peak demand was 4.43 million gallons per day (mgd). These 2013 figures include golf course irrigation.[1] Table 5.7-1, *2005 Through 2030 Total Water Demand*, provides the current and projected water demand. The total water demand in 2005 was 2,564 acre-feet and in 2010 it was 2,169 acre-feet. The reduced water demand in 2010 could be partially explained by the late start of the irrigation season. The total water demand does not include the additional processed water uses or water losses.[2]

Table 5.7-1
2005 Through 2030 Total Water Demand

Water Supply Sources	Acre-Feet Per Year (AFY)					
	2005	2010	2015	2020	2025	2030
Total Water Deliveries	2,564	2,169	2,565	2,961	3,357	3,751
Additional Processed Water Uses and Losses	857	420	424	426	428	429
Total	3,421	2,589	2,989	3,387	3,785	4,180

Source: Mammoth Community Water District, *2010 Urban Water Management Plan*, November 2011.

Currently, the project site consists of an existing parking structure podium and does not require water services. The distribution system surrounding the project site consists of existing water lines along Canyon Boulevard, Minaret Road, and Main Street/Lake Mary Road; refer to Exhibit 5.7-1, *Existing Water and Wastewater Facilities*. Pressure reducing stations are planned for construction along Minaret Road and Canyon Boulevard, which may change water pressure zone boundaries around the project area. The existing design of the water delivery system is sufficient to meet the current water demands.[3]

WASTEWATER

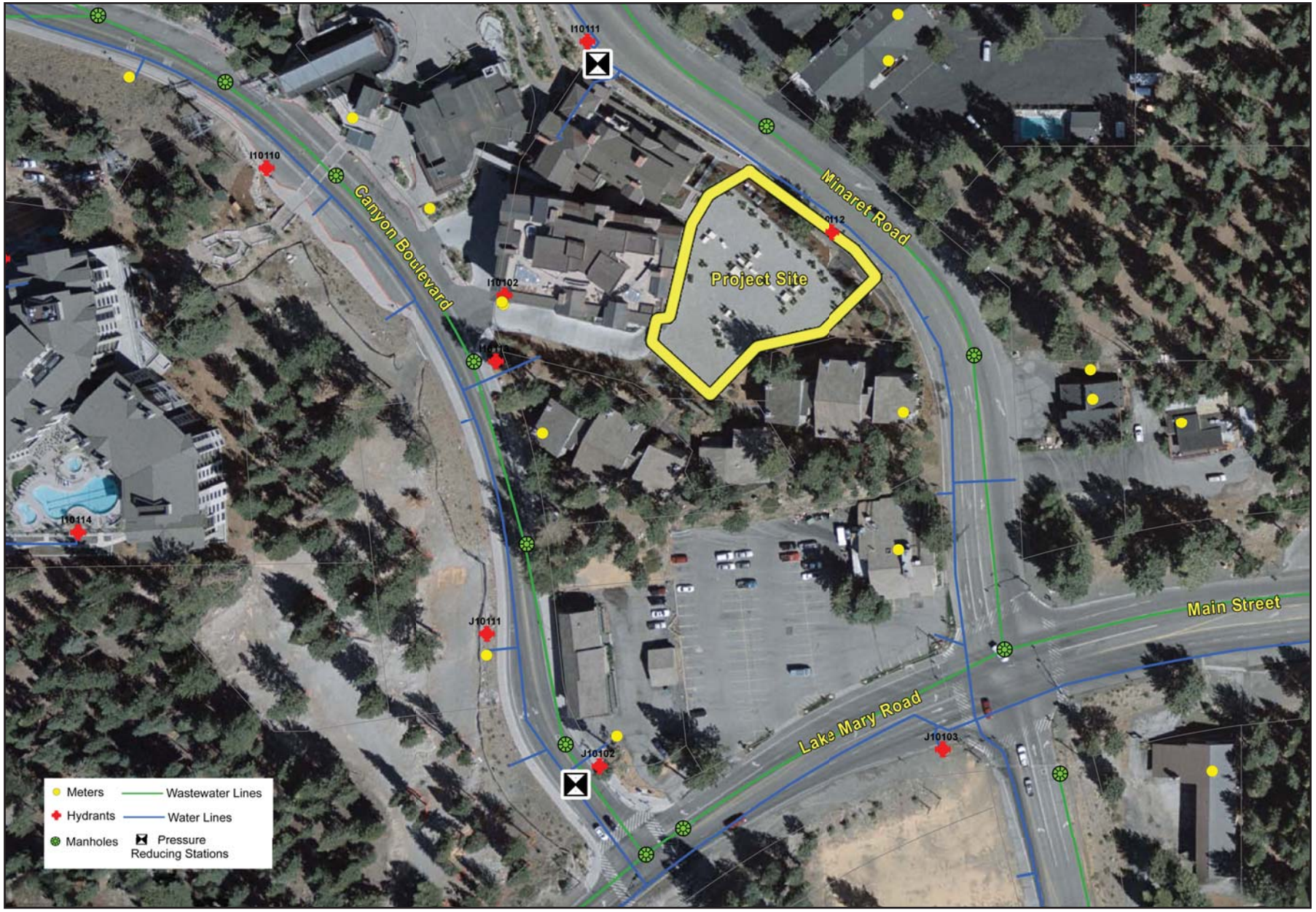
The MCWD owns, operates, and maintains the sewage collection systems for the Town, including pump stations and over 35 miles of sewer mains and interceptors.[4] There are four main trunks of the MCWD sewer collection system located on the following streets: Old Mammoth Road, Meridian

[1] Written correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

[2] Ibid.

[3] Ibid.

[4] Town of Mammoth Lakes, *Final Program Environmental Impact Report for the Town of Mammoth Lakes 2005 General Plan Update*, May 2007.



Source: Written Correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

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Existing Water and Wastewater Facilities

Exhibit 5.7-1

Boulevard, Sierra Star Golf Course to Center Street, and Main Street. The inceptor lines vary in diameter from 18 to 21 inches. MCWD also operates and maintains 13 wastewater pump stations and 11 miles of sewers for the United States Forest Service (USFS). Raw wastewater is delivered to the MCWD wastewater treatment facility, located near the intersection of Meridian Boulevard and State Route 203, through Old Mammoth Road and Main Street.

The MCWD's wastewater treatment facility provides advanced secondary treatment. This includes biological treatment, filtration, and disinfection through utilization of chlorine. Treated wastewater is currently discharged to Laurel Pond, located approximately 5.5 miles southeast of the Town on USFS land. Disposal occurs at the pond through percolation into the ground and evaporation into the atmosphere.

Wastewater Generation and Facilities

As previously indicated, the project site currently consists of an existing parking structure podium and, therefore, does not generate wastewater. Currently, sewer lines are present within the project area, located along Canyon Boulevard, Minaret Road, and Main Street/Lake Mary Road; refer to Exhibit 5.7-1. In addition, one 8-inch sewer from Building B would be required to be relocated to the northwest boundary of the project site; refer to Exhibit 5.7-2, *Grading and Drainage Plan*. There are no plans to build new sewer lines within the project area.

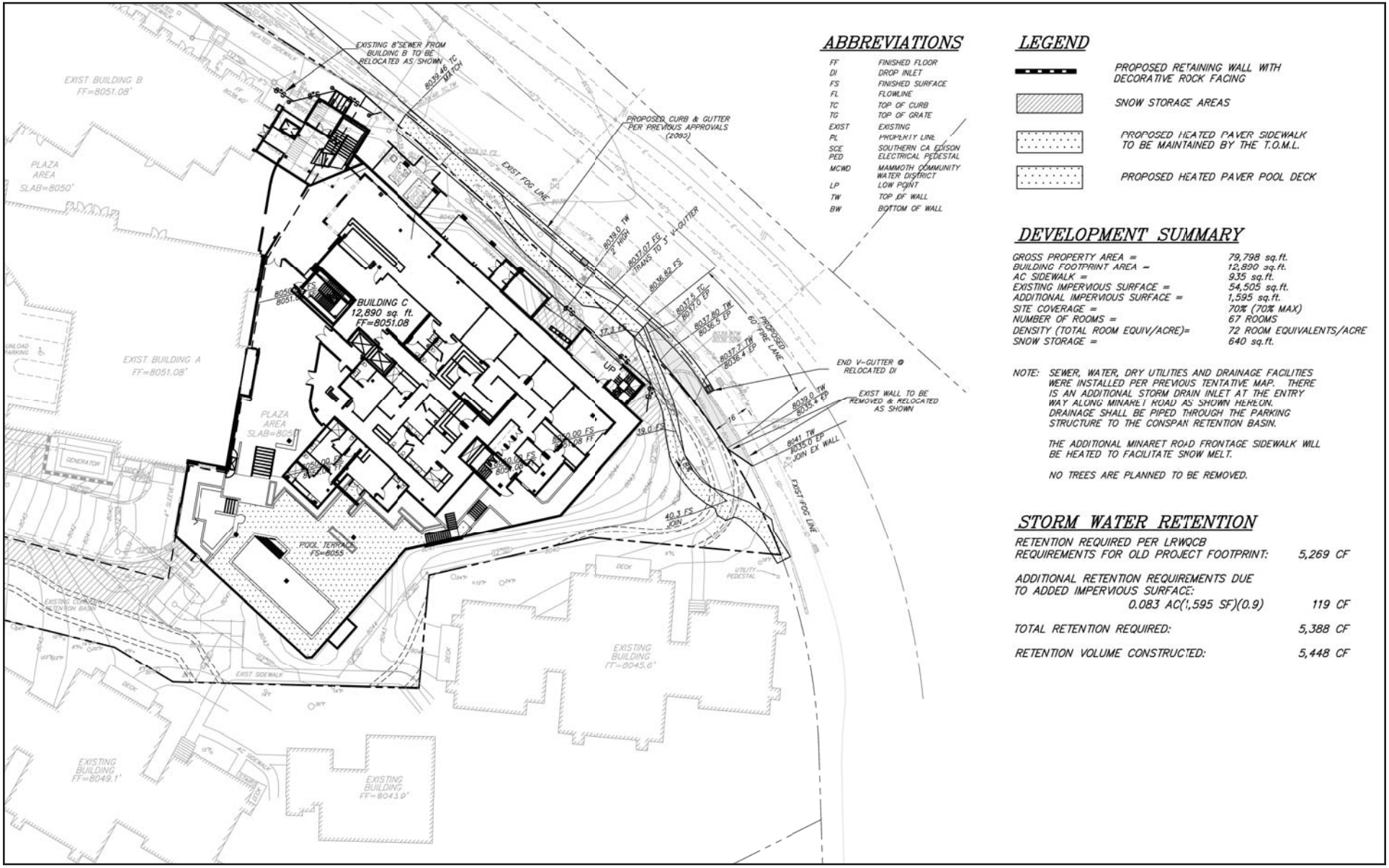
5.7.2 REGULATORY SETTING

WATER

State Level

Urban Water Management Act

The Urban Water Management Plan Act (UWMP Act) was passed in 1983 and codified as California Water Code Sections 10610 through 10657. Since its passage in 1983, the Act has been amended on several occasions. In 2004, the Act was amended to require additional discussion of transfer and exchange opportunities, non-implemented demand management measures, and planned water supply projects. Most recently, in 2005, the Act was amended to require water use projections (required by California Water Code Section 10631) to include projected water use for single-family and multi-family residential housing needed for lower income households. In addition, Government Code Section 65589.7 was amended to require local governments to provide a copy of the adopted housing element to water and sewer providers. The Act requires "every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre feet of water annually, to prepare and adopt, in accordance with prescribed requirements, an urban water management plan." Urban water suppliers must file these plans with the California Department of Water Resources every five years describing and evaluating reasonable and practical efficient water uses, reclamation, and conservation activities. As required by the Memorandum of Understanding Regarding Urban Water Conservation in California and Assembly Bill 11 (Filante, 1991), the 2005 UWMP Act, incorporated water conservation initiatives, and a Water Shortage Contingency Plan.



Source: Triad/Holmes Associates; May 13, 2014.

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Grading and Drainage Plan

Exhibit 5.7-2

Water Conservation Act of 2009

Senate Bill X7-7, the Water Conservation Act of 2009 (WCA), creates a framework for future planning and actions by urban (and agricultural) water suppliers to reduce California's water use. The law requires urban water suppliers to reduce statewide per capita water consumption by 20 percent by 2020. Additionally, the State is required to make incremental progress towards this goal by reducing per capita water use by at least 10 percent by 2015. Each urban retail water supplier was required to develop water use targets and an interim water use target by July 1, 2011. Each urban retail water supplier was required, by July 2011, to include in their water management plan the baseline daily per capita water use, water use target, interim water use target, and compliance daily per capita water use.

Senate Bill 610

In regard to water supply, the Water Code (commonly referred to as Senate Bill (SB) 610, according to the enacting legislation) requires preparation of a Water Supply Assessment (WSA) for certain projects.[5] The Water Code requires that a WSA be prepared for any "project" which would consist of one or more of the following:[6]

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A mixed-use project that includes one or more of the projects specified above; or
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

Senate Bill 221

SB 221[7] amended state law to improve the link between information on water supply availability and land use at the tentative map preparation phase of a project. SB 610 and SB 221 are companion measures which seek to:

[5] Water Code Sections 10910–10915.
[6] Water Code Section 10910(b).
[7] Business and Professions Code Section 11010 and Government Code Section 66473.4.

- Promote more collaborative planning between local water suppliers and cities and counties;

- Require that detailed information regarding water availability be provided to town and county decision-makers prior to approval of specific large development projects;

- Require that this detailed information be included in the administrative record that serves as the evidentiary basis for an approval action by the town or county on such projects; and

- Recognize local control and decision making regarding the availability of water for projects and the approval of projects.

SB 221 pertains only to residential projects and establishes the relationship between the WSA prepared for a project and the project approval under the Subdivision Map Act.

Assembly Bill 3030

Assembly Bill (AB) 3030, the Groundwater Management Act, is Section 10750 et seq. of the California Water Code. AB 3030 provides local water agencies with procedures to develop a groundwater management plan so those agencies can manage their groundwater resources efficiently and safely while protecting the quality of supplies. Under AB 3030, the development of a groundwater management plan by a local water agency is voluntary. Once a plan is adopted, the rules and regulations contained therein must also be adopted to implement the program outlined in the plan.

Efficiency Standards

Title 24 of the California Administrative Code contains the California Building Standards, including the California Plumbing Code (Part 5), which promotes water conservation. Title 20 addresses public utilities and energy and includes appliance efficiency standards that promote water conservation. In addition, a number of State laws listed below require water-efficient plumbing fixtures in structures:

- Title 24, California Administrative Code, Sections 25352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. Insulation of water-heating systems is also required.

- Title 20, California Administrative Code, Section 1604(g) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, sink faucets, and tub spout diverters.

- Title 20, California Administrative Code, Section 1606 prohibits the sale of fixtures that do not comply with established efficiency regulations.

- Health and Safety Code, Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.

- Health and Safety Code, Section 116785 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied, and includes the

requirement that water conservation devices on fixtures using softened or conditioned water be installed.

Regional Level

2010 Urban Water Management Plan

In accordance with State legislation, MCWD adopted an updated UWMP in November 2011. The 2010 UWMP provides the following:

- Information, analysis, and conclusions regarding past, current, and projected future water supply and demand;
- Current and future water supplies to meet projected demands; supply reliability under future demand conditions;
- Plans for potential water shortages; and
- Actions to reduce water demand; and future potential impacts of climate change on local water supplies.

In understanding that the MCWD's surface water supply could be impacted by climate change impacts to snowpack water content and watershed runoff patterns, the 2010 UWMP also includes both adaptation strategies (measures to change water supply and management infrastructure, and changes to customer use characteristics to respond to the effects of climate change) and mitigation strategies (changes implemented to reduce greenhouse gas emissions and their contribution to the mechanisms driving climate change).

Groundwater Management Plan for the Mammoth Basin Watershed

The *Groundwater Management Plan for the Mammoth Basin Watershed* (Groundwater Plan), dated July 2005, was developed with guidance from AB 3030 guidelines. It develops a management strategy that focuses on groundwater resources being managed in a manner that ensures sufficient, high quality groundwater resources while minimizing potential environmental impacts. Information and analysis contained within the Groundwater Plan is based on previously published reports, conclusions of recent research, and MCWD data compilations on hydrologic conditions, facility locations, and water production for the Mammoth Basin watershed.

Water Conservation Ordinance Update

In March 2014, MCWD adopted a water conservation ordinance update establishing rules and regulations concerning water shortages, water conservation standards and regulations, and their enforcement. The ordinance establishes permanent and mandatory water management requirements in order to assure adequate supplies of water to meet the needs of the public, and further their public health, safety and welfare that are necessary to:

- Conserve water;
- Enable effective water supply planning;

- Assure reasonable and beneficial use of water;
- Prevent waste of water;
- Prevent unreasonable use of water; and
- Prevent unreasonable methods of use of water within the MCWD service area.

In addition, it establishes four levels of actions to be implemented in times of shortage, with increasing restrictions placed on water use when water supply or water production capabilities are declining.

Level 1 Water Restrictions

Following a dry winter and a warm summer as well as a decline in groundwater aquifers, the MCWD Board enacted *Level 1 Water Restrictions,* to place restrictions on water use. The outdoor irrigation requirements that assist in maximizing irrigation efficiency and mitigating increased water demand include:

- Even numbered addresses irrigate on Monday, Wednesday and Saturday;
- Odd numbered addresses irrigate on Tuesday, Thursday and Sunday;
- No outdoor watering between the hours of 10 a.m. and 7 p.m.;
- No irrigation variances will be granted for new lawns or rehabilitating more than 5 percent of existing turf;
- All hose-end sprinklers must be equipped with a shutoff timer;
- Overfilling of swimming pools or spas is prohibited;
- Water may not pool, pond, or mist off of impervious areas;
- Irrigation accounts may not exceed 150 percent of the MCWD's Maximum Applied Water Allowance (MAWA);
- Irrigation with a hand-held hose equipped with a shut-off device is exempt from day of week and time of day restrictions;
- Washing of hard surfaces with MCWD supplied water is prohibited, unless required for health and safety reasons; and
- All leaks must be repaired within in five days after notification from the MCWD.

WASTEWATER

Regional Level

Water Quality Control Plan for the Lahontan Region, North and South Basins

The Town is within the jurisdictional boundaries of the Lahontan RWQCB. The Lahontan RWQCB develops and enforces water quality objectives and implementation plans that safeguard the quality of water resources in its region. Chapter 4.4 of the *Water Quality Control Plan for the Lahontan Region, North and South Basins* (WQCP), dated December 2005, outlines policies and regulations for municipal wastewater treatment, disposal, and reclamation. The standards contained within the WQCP are designed to provide developers with a uniform approach for the design and installation of adequate systems to control wastewater and wastewater treatment/sewage disposal impacts from the Town, and to prevent any potential contamination of groundwater at the discharge site.

Local Level

Town of Mammoth Lakes General Plan 2007

Town policies pertaining to utility and service systems are contained in the Resource Management and Conservation and Public Health and Safety Elements of the *Town of Mammoth Lakes General Plan 2007* (2007 General Plan), adopted on August 15, 2007. The Resource Management and Conservation Element focuses on the Town's stewardship in managing and conserving the community's natural resources.

Resource Management and Conservation Element policies that pertain to the proposed project include, but are not limited to, the following:

- Work with MCWD to ensure that groundwater is not over-drafted and does not cause negative environmental impacts to resources such as surface water, springs and native vegetation (Policy R.1.H.).

- The Town shall work with MCWD to ensure that land use approvals are phased so that the development of necessary water supply sources is established prior to development approvals (Policy R.4.A.).

- Support and encourage water conservation and recycled water use within private and public developments (Policy R.4.B.).

- Require drought-tolerant landscaping and water-efficient irrigation practices for all development and Town-maintained landscaped areas, parks and park improvement projects. Development design, including parks, may include limited turf as appropriate to the intended use (Policy R.4.C.).

- Require development to use native and compatible non-native plants, especially drought-resistant species, to the greatest extent possible when fulfilling landscaping requirements (Policy R.4.D.).

- Limit use of turf over root zones of native trees to avoid or minimize adverse impacts of excessive water to native trees (Policy R.4.E.).

- Support programs to recycle materials such as paper, cardboard, glass, metal, plastics, motor oil, and programs to compost or chip for mulch tree cuttings, brush, and other vegetation (Policy R.9.A.).

The intent of the Public Health and Safety Element is to improve the quality of life to encourage people to live and work in the Town. The policy applicable to utilities and services systems states that the quality of life may be improved through the establishment of Level of Service standards for facilities, operations and services, and resource management (Policy S.6.A.).

5.7.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the CEQA Guidelines contains the Modified Initial Study Environmental Checklist form used during preparation of the Modified Initial Study, which is contained in Appendix 11.1 of this SEIR. The Modified Initial Study includes questions relating to utilities and service systems. The issues presented in the Environmental Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant adverse environmental impact if it would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (refer to Impact Statements USS-1 and USS-2).

- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (refer to Impact Statements USS-1, USS-2, and USS-3).

- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (refer to Section 8.0, *Effects Found Not To Be Significant*).

- Have insufficient water supplies available to serve the project from existing entitlement and resources, and new or expanded entitlement is needed (refer to Impact Statement USS-2).

- Result in a determination by the wastewater treatment provider, which serves or may serve the project that does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments (refer to Impact Statement USS-3).

- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs (refer to Section 8.0, *Effects Found Not To Be Significant*).

- Comply with federal, state, and local statutes and regulations regarding solid waste (refer to Section 8.0, *Effects Found Not To Be Significant*).

Based on these standards, the effects of the proposed project have been categorized as either a "less than significant impact" or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

5.7.4 OVERVIEW OF PREVIOUS ENVIRONMENTAL ANALYSIS

Water

The 1991 PEIR determined that the potential impacts from the estimated total water demand of the development of the NVSP would be reduced to less than significant levels with implementation of recommended mitigation measures. According to the 1994 PEIR Addendum, the 1994 NVSP Amendment resulted in no changes to the impacts, mitigation measures, or cumulative impacts with respect to public utilities beyond those identified in the 1991 PEIR. With implementation of recommended mitigation measures, these impacts would be reduced to less than significant levels. Based on the 1999 SPEIR, the 1999 NVSP Amendment would increase water demand above existing conditions, requiring some existing water main pipelines to be upgraded and an incremental expansion of the existing water system. The 1999 SPEIR concluded that implementation of mitigation measures would reduce potential impacts to water systems and facilities to less than significant levels.

Wastewater

According to the 1991 PEIR, the development of the NVSP was anticipated to generate approximately 459,100 gallons of wastewater per day. As the MCWD had adequate treatment capacity for project-generated wastewater flows, the 1991 PEIR concluded there was a less than significant impact on wastewater facilities. Based on the 1994 PEIR Addendum, the 1994 NVSP Amendment resulted in no changes to the impacts, mitigation measures, or cumulative impacts with respect to public utilities beyond those identified in the 1991 PEIR. According to the 1999 SPEIR, the 1999 NVSP Amendment would increase generated wastewater above existing conditions, presenting an increase in service demand for operations and maintenance of the sewer pipeline system and treatment facility. The 1999 SPEIR concluded that mitigation measures pertaining to issuance of a sewer permit and applicable fee payments prior to construction of any facilities would reduce potential impacts to wastewater systems and facilities to less than significant levels.

5.7.5 IMPACTS AND MITIGATION MEASURES

SHORT-TERM CONSTRUCTION (WATER DEMAND AND WASTEWATER GENERATION)

USS-1 WATER DEMAND AND WASTEWATER GENERATION DURING CONSTRUCTION WOULD NOT RESULT IN A SIGNIFICANT DEMAND ON WATER OR GENERATE A SIGNIFICANT AMOUNT OF WASTEWATER.

Impact Analysis: This threshold was not addressed in the 1999 SPEIR. Water demand and wastewater generation during construction associated with the proposed Inn at the Village project are discussed below.

Water Demand

The project site is currently an existing parking structure. Thus, there is no existing demand for water associated with the project site. Construction of the proposed project would create a demand for water during the 12-month construction. As discussed in Section 3.3, *Project Characteristics*, construction activities would include demolition, grading, building construction, paving, and architectural coating. More specifically, the construction activities that would create a demand for water include watering soil for fugitive dust control, adding water to backfill material, spraying concrete, masonry, painting, and equipment and site clean up, among others. The 2010 UWMP states that the Town's water demand was 2,169 AFY in 2010 and 2,565 AFY in 2015. Construction activities are temporary in nature, do not require substantial amounts of water, and would not result in an increase in water demand that would require new entitlements or resources. As such, construction activities would result in a less than significant impact on the existing water supply and infrastructure.

Wastewater Generation

During all phases of construction, a private contracted vendor would provide and maintain portable toilets at the construction site. Typically, one 68-gallon portable toilet is provided for every ten persons at the construction site. The contracted vendor would empty the portable toilets once per week and dispose of the waste off-site. Construction personnel would generate a negligible amount of wastewater. Therefore, no measurable wastewater flows are anticipated and the existing wastewater capacity would not be constrained during project construction. In addition, no disruption of wastewater service is expected to occur as a result of construction activities. Therefore, construction activities would result in a less than significant impact on wastewater service and infrastructure.

Applicable 1999 SPEIR Mitigation Measures: No 1999 SPEIR mitigation measures are applicable to this topical area.

Additional Mitigation Measures: No additional mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WATER SERVICES

USS-2 PROJECT IMPLEMENTATION WOULD INCREASE THE DEMAND FOR WATER AT THE PROJECT SITE.

Impact Analysis: The 1999 SPEIR (pages 5.10-20 through 5.10-23) concluded that the 1999 NVSP Amendment would increase water demand above existing conditions, requiring some existing water main pipelines to be upgraded and an incremental expansion of the existing water system. The 1999 SPEIR concluded that implementation of mitigation measures would reduce potential impacts to water systems and facilities to less than significant levels.

Project implementation would result in a long-term water demand for operational uses, including hotel rooms, food and beverage service, outdoor pool/jacuzzis, and landscaping. The average water use from meters servicing resort lodging with retail mixed use developments in the area, based on

three years (2008, 2009, and 2010), is approximately 1,673 gallons per day (gpd) (1.87 AFY).[8, 9] In addition, the irrigation usage is anticipated to be approximately 101 gpd (0.11 AFY).[10] Therefore the total water demand is 1,774 gpd (1.99 AFY).

As previously discussed, the amount of precipitation directly impacts water supply, including the supply during drought conditions. MCWD has analyzed existing and projected water supply in normal, single dry, and multiple dry years. According to MCWD, it has adequate water supply to meet community needs under the full range of water year types, including both the severe one year and sustained multi-year droughts. This is primarily due to the availability of local groundwater resources, which provides 40 percent of supply underaverage conditions, nearly 90 percent of the supply in a severe one year drought, and 60 percent of the supply over a three year sustained drought.

The MCWD anticipates it would be able to accommodate the proposed project's demand for water services in combination with other water demands throughout the Town with existing water supplies during normal, single-dry, and multiple-dry water years.[11] At the expected project completion date in 2015, the MCWD has projected an available water supply of 4,164 AFY in normal water years, and a projected demand of 2,989 AFY.[12] As the proposed project would create a demand of 1.99 acre-feet for an average year (less than one percent of the total projected demand), it is anticipated that an adequate supply of water is available for the project. Additionally, the proposed project would also be subject to the fire flow requirements specified by the Mammoth Lakes Fire Protection Department (MLFPD), which would be a minimum of 2,750 gallons per minute for a 2 hour period, and would need to provide 100 pounds per square inch (psi) of water pressure on the roof at all times.[13] The MCWD anticipates it would be able to provide adequate water supply to accommodate the fire flow requirements.[14] Further, it is important to note that the proposed projection would result in a decrease in anticipated water generation at the Mammoth Crossing site as a result of the proposed density transfer. Given the minimal increase in water generation from the project, water demand would not substantially increase compared to that analyzed in the 1999 SPEIR. Further, implementation of 1999 SPEIR Mitigation Measure 5.10-8 would ensure that the project complies with all appropriate regulations and fees from the Lahontan RWQCB, MCWD, state and local fire codes, and the Town's Municipal Code. As the 2010 UWMP indicates that available water sources particularly groundwater would be sufficient to serve the Town through 2030, the project's water demand would be met. Therefore, as the Town would have the necessary infrastructure and water supply to accommodate the proposed project, with implementation of the 1999 SPEIR Mitigation Measure 5.10-8, potential impacts to water demand, water supplies, and infrastructure would be reduced to less than significant levels.

[8] An acre-foot equals approximately 325,829 gallons.

[9] Written Correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

[10] Written Correspondence from Benjamin Harth, Bull Stockwell Allen, May 20, 2014.

[11] Written Correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

[12] Mammoth Community Water District, *2010 Urban Water Management Plan*, November 2011.

[13] Written Correspondence from Thom Heller, Fire Marshal/Division Chief, Mammoth Lakes Fire Protection District, May 7, 2014.

[14] Written Correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

Applicable 1999 SPEIR Mitigation Measures: Modifications to the 1999 SPEIR mitigation measures are made in ~~strikethrough~~ and double underline text. The changes to the 1999 SEIR mitigation measures have been made to clarify/up-date the information and/or present the measure in a project-specific manner (as these measures are programmatic in nature).

5.10-8 Prior to building permit issuance, ~~T~~the project ~~a~~Applicant shall comply with all applicable Municipal and Fire Code requirements and pay the appropriate fees to the MCWD and MLFPD. ~~All new water conveyance facilities shall be installed within public rights-of-way or utility easements.~~

Additional Mitigation Measures: No additional mitigation measures are required.

Level of Significance: Less Than Significant Impact With Mitigation Incorporated.

WASTEWATER SERVICES

USS-3 PROJECT IMPLEMENTATION WOULD RESULT IN AN INCREASE IN WASTEWATER GENERATION AT THE PROJECT SITE.

Impact Analysis: The 1999 SPEIR (pages 5.10-19 through 5.10-20) concluded that buildout of the 1999 NVSP Amendment would increase generated wastewater above existing conditions, presenting an increase in service demand for operations and maintenance of the sewer pipeline system and treatment facility. The 1999 SPEIR concluded that mitigation measures pertaining to issuance of a sewer permit and applicable fee payments prior to construction of any facilities would reduce potential impacts to wastewater systems and facilities to less than significant levels.

Project implementation would result in a long-term wastewater generation increase as a result of the proposed 67-room hotel. The wastewater collection system for the project site is connected to MCWD sewer lines along Canyon Boulevard, Minaret Road, and Lake Mary Road/Main Street. A preliminary evaluation of the potential wastewater generation at the site analyzed the proposed project and determined that the infrastructure could accommodate development on the project site.[15]

Based on mixed lodging and retail average water use for years 2008, 2009, and 2010 and excluding irrigation usage, the project's estimated annual indoor mixed use wastewater demands are approximately 1,673 gpd (1.87 AFY).[16] It is anticipated that wastewater generated from the proposed project site would be treated. The existing capacity at the MCWD wastewater treatment plant is rated at 4.3 mgd with an average daily flow of 1.4 mgd.[17] In 2010, the MCWD collected and treated 1,432 AFY of wastewater and in 2015 the projected future annual wastewater generation volumes amounted to 1,666 AFY (1.49 mgd). As the proposed project's estimated wastewater demands are approximately 1.87 AFY, it equates to 0.11 percent of increased wastewater generation, compared to the 2015 projections. The increased wastewater flows from the proposed project can be accommodated within the existing design capacity of the plant. Given the minimal increase in

[15] Written Correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

[16] An acre-foot equals approximately 325,829 gallons.

[17] Written Correspondence from Karl Schnadt, Operations Superintendent, Mammoth Community Water District, May 15, 2014.

wastewater generation from the project, wastewater demand would not substantially increase compared to that analyzed in the 1999 SPEIR. Therefore, the proposed project would not require, nor would it result in, the construction of new wastewater treatment or collection facilities or the expansion of existing facilities that could cause significant environmental effects. Further, it should be noted that the proposed projection would result in a decrease in anticipated wastewater generation at the Mammoth Crossing site as a result of the proposed density transfer. .

In addition, implementation of 1999 SPEIR Mitigation Measure 5.10-7 would ensure that the project complies with all appropriate regulations and fees from the Lahontan RWQCB, MCWD, and the Town's Municipal Code. The project would result in a minimal increase of wastewater generation, which would not constrain the capacity of the existing wastewater infrastructure at the MCWD Wastewater Treatment Facility. Therefore, impacts regarding wastewater associated with project implementation would be reduced to less than significant levels.

Applicable 1999 SPEIR Mitigation Measures: Modifications to the 1999 SPEIR mitigation measures are made in ~~strikethrough~~ and double underline text. The changes to the 1999 SEIR mitigation measures have been made to clarify/up-date the information and/or present the measure in a project-specific manner (as these measures are programmatic in nature).

5.10-7 Prior to building permit issuance, ~~T~~the project ~~a~~Applicant shall comply with all applicable Municipal Code requirements and pay the appropriate fees to the MCWD. ~~All new wastewater conveyance facilities shall be installed within public rights-of-way or utility easements.~~

Additional Mitigation Measures: No additional mitigation measures are required.

Level of Significance: Less Than Significant Impact With Mitigation Incorporated.

5.7.6 CUMULATIVE IMPACTS

- **DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO THE WATER SUPPLY AND WASTEWATER GENERATION.**

Impact Analysis: Cumulative development could result in a substantial increase in the demand for utilities within the NVSP area. The 1999 SPEIR (page 5.10-24) concluded that with coordination and discussions with the appropriate service and utility agencies during the preliminary design stage, the build out of the 1999 NVSP Amendment would not result in substantial cumulatively considerable impacts. Further, each cumulative project would also coordinate with appropriate agencies to minimize impacts in this regard.

Development within the Town associated with the proposed project and related cumulative projects identified in Section 4.0, *Cumulative Projects*, would not result in significant cumulative impacts to utilities and service systems, which are further discussed as follows.

Water Supply

There are 22 projects proposed in the Town in addition to the proposed project. Implementation of cumulative projects would increase the water demand of MCWD. The 2010 UWMP has indicated that it can expect to meet the needs of its customers through 2030. Future projects would be evaluated by the responsible agency to determine the extent of impacts on existing water facilities in the region. Project implementation would result in a long-term water demand for operational uses, including hotel rooms, food and beverage service, outdoor pool/jacuzzis, and landscaping. Operation of the project would create a total water demand of approximately 1,773 gpd on an average day and annual water demand of approximately 1.99 AFY. The project's water demand would be served by MCWD, who anticipates the proposed project would be accommodated with existing water supplies. MCWD anticipates it would be able to accommodate the proposed project's demand for water services in combination with other water demands throughout the Town with existing water supplies during normal, single-dry, and multiple-dry water years.[18] Based upon the 2010 UWMP, the project's water demand represents 0.06 percent[19] of the projected water demand for the Town. As the 2010 UWMP indicates that available groundwater, surface water, and recycled water sources would be sufficient to serve the Town through 2030, the proposed project and the cumulative projects' water demand would be met. As discussed above, the proposed project would not result in substantial cumulatively considerable impacts pertaining to water demand, which is consistent with what was analyzed as part of the 1999 SPEIR. With implementation of 1999 SPEIR Mitigation Measure 5.10-8, cumulative projects compliance with regulations from the Lahontan RWQCB, MCWD, and the Town's Municipal Code would ensure the project would have less than significant impacts on the existing water system. Therefore, impacts to water supply would not be significantly cumulatively considerable.

Wastewater

Cumulative projects proposed within the Town would increase demand on existing wastewater facilities. Due to the minimal increase in wastewater flows from the project to MCWD Wastewater Treatment Plant, it is anticipated that existing facilities could serve the proposed project's wastewater generation, with consideration of MCWD Wastewater Treatment Plant's existing capacity. The wastewater flow associated with the proposed project and related cumulative projects are not anticipated to exceed levels associated with approved growth. As discussed above, the proposed project would not result in substantial cumulatively considerable impacts pertaining to wastewater demand, which is consistent with what was analyzed as part of the 1999 SPEIR. With implementation of 1999 SPEIR Mitigation Measure 5.10-7, cumulative projects compliance with regulations from the Lahontan RWQCB, MCWD, and the Town's Municipal Code would ensure the project would have less than significant impacts on the existing sewer system. Developers may also be required to contribute fees, on a project-by-project basis, for demand of new resources. Therefore, development of the proposed project, along with cumulative development, is not anticipated to result in significant cumulatively considerable impacts to wastewater services or facilities.

[18] Written correspondence from Irene Yamashita, Public Affairs/Environmental Specialist, Mammoth Community Water District, May 14, 2014.

[19] Percentage obtained by dividing the *2010 Urban Water Management Plan's* water demand projections by the project's total water demand.

Applicable 1999 SPEIR Mitigation Measures: Refer to 1999 SPEIR Mitigation Measures 5.10-7 and 5.10-8.

Additional Mitigation Measures: No additional mitigation measures are required.

Level of Significance: Less Than Significant Impact With Mitigation Incorporated.

5.7.7 SIGNIFICANT UNAVOIDABLE IMPACTS

No unavoidable significant impacts related to utilities have been identified following implementation of the 1999 SPEIR mitigation measures referenced in this section.

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