8.0 Effects Found Not To Be Significant

8.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The Town of Mammoth Lakes (Town) conducted an analysis of the proposed project's effect on specific environmental topic areas, included as part of the Environmental Checklist form presented in Appendix G of the *CEQA Guidelines*, during the preparation of this EIR. In the course of this evaluation, certain impacts of the project were found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. In accordance with *CEQA Guidelines* Section 15128, the following section provides a brief description of potential impacts found to be less than significant. The lettered analyses under each topical area directly correspond to their order in CEQA's Appendix G checklist.

AESTHETICS. *Would the project:*

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. No designated State scenic highways are located adjacent to the site.[1] However, State Route 203 (SR-203) (Main Street), located approximately 0.73-mile north of the project site (trending in an east/west direction), is eligible to become a State Scenic Highway, but has not yet been officially designated. The nearest Officially Designated State Scenic Highway is U.S. Route 395 (Highway 395), located approximately 2.8 miles to the east of the project site. Views of the project site are not afforded from SR-203 or Highway 395 due to intervening structures, topography, and vegetation. Thus, the proposed project would not damage any scenic resources within the viewshed of a state scenic highway. No impacts would occur in this regard.

AGRICULTURE AND FORESTRY RESOURCES. *Would the project:*

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The project site currently consists of Mammoth Creek Park West, and does not support agricultural use and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[2] Thus, project implementation would not result in the conversion of farmland to non-agricultural uses. No impact would occur.

[1] State of California Department of Transportation, *California Scenic Highway Mapping System*, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed on July 22, 2016.

[2] California Department of Conservation, *Farmland Mapping and Monitoring Program, California Important Farmland Finder*, http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx, accessed on September 14, 2016.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The existing zoning and proposed zoning does not include any agricultural-related zoning designations, nor is the site part of a Williamson Act contract. As illustrated on the General Plan Land Use Diagram, the project site is designated as Open Space (OS), and zoned as Public and Quasi Public (P-QP) on the Zoning Map. The land uses surrounding the project site are not zoned for agricultural uses or in a Williamson Act contract. Thus, no impact would occur.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. The project site is located within an area known for its forestland, and the adjoining parcel to the south is owned by the United States Forestry Service (USFS). However, the project site is not zoned or used for forestland resource production. The project vicinity is comprised of residential, commercial, office, institutional, and recreational/open space uses. Forestry operations do not occur at the project site or in the project vicinity. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. No impact would occur in this regard.

d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. Refer to Agricultural Resources Response (c).

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. Refer to Agricultural Resources Responses (a) through (c). The project site consists of Mammoth Creek Park West and is located in the vicinity of developed mixed land uses (including residential, commercial, office, and institutional uses). Implementation of the proposed project would not result in the conversion of designated farmland or forest land to non-agricultural/non-forest land use. No impacts would occur in this regard.

AIR QUALITY. *Would the project:*

e) *Create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. Construction activity associated with the project may generate detectable odors from heavy-duty equipment exhaust. Construction-related odors would be short-term in nature and cease upon project completion. Proposed land uses could create odors. However, odors during project operations are not expected to be objectionable. A less than significant impact would result.

BIOLOGICAL RESOURCES. *Would the project:*

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

No Impact. The *Habitat Assessment for the Mammoth Creek Park West New Community Multi-Use Facilities Project* (Habitat Assessment), prepared by Michael Baker International, Inc.,[3] did not identify any drainage or wetland features within the project footprint that would be considered jurisdictional by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or California Department of Fish and Wildlife (CDFW). Thus, no regulatory approvals from the USACE, RWQCB, or CDFW would be required. The proposed project would not result in any impacts to USACE, RWQCB, or CDFW jurisdictional waters or wetlands. No impacts would occur in this regard.

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. The project site and surrounding vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan.[4,5] No impact would occur in this regard.

CULTURAL RESOURCES. *Would the project:*

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. Based on the General Plan PEIR, there are no known unique paleontological resources or sites, and no known unique geologic features in the developable portions of the Town of Mammoth Lakes. The soils in the project area are glacial till and relatively recent volcanic materials, and therefore no paleontological resources would be expected to occur in the area. Given the lack of potential for paleontological resources within or near the project site, the proposed grading and construction activities for the project would not have the potential to result in significant adverse impacts to such resources. As such, no impact would occur in this regard.

[3] Michael Baker International, *Habitat Assessment for the Mammoth Creek Park West New Community Multi-Use Facilities Project*, August 2, 2016.

[4] U.S. Fish and Wildlife Service, *Habitat Conservation Plan Documents,* https://www.fws.gov/carlsbad/HCPs/HCP_Docs.html, accessed September 14, 2016.

[5] California Department of Fish and Wildlife, *NCCP Plan Summaries,* https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans, accessed September 14, 2016.

GEOLOGY AND SOILS. *Would the project:*

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

No Impact. The project site is located within the Sierra Nevada Mountain range, a tilted fault-block that is bordered on the east by the Sierra Nevada frontal-fault system. The region is considered to be an active seismic region. For the purposes of the Alquist-Priolo Earthquake Fault Zoning Map Act, the State of California defines active faults as those that have historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch).[6] Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults. The site is not located within an Earthquake Fault Zone or Alquist-Priolo Hazard Zone. The nearest known active regional fault is the Hartley Springs fault, which is located approximately 45 miles to the northwest. The closest mapped earthquake fault zone is located approximately two miles to the northwest of the project site.

2) *Strong seismic ground shaking?*

No Impact. Due to existing site conditions, including the relatively flat nature of the site and its immediate surroundings, the project is not anticipated to result in a substantial adverse effect to people or structures resulting from strong seismic ground shaking. In addition, according to the General Plan PEIR, the Town has primarily very low to moderate ground instability. Further, all building construction associated with the project would be subject to the Town's existing construction ordinances and the California Building Code (CBC) in order to minimize hazards during a seismic event. The CBC includes standards related to soils and foundations, structural design, building materials, and structural testing and inspections. As such, the potential for ground shaking is considered low.

3) *Seismic-related ground failure, including liquefaction?*

No Impact. Liquefaction occurs when loose, water-saturated sediments lose strength and fail during strong ground shaking. Liquefaction is defined as the transformation of granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure. According to the General Plan PEIR, liquefaction occurs in areas with shallow groundwater and where finer grained sands make up a significant part of the near surface (less than 30 feet above mean sea level) soil section. Within the Town, areas of alluvium and moraine material with shallow groundwater have the potential for liquefaction. Areas subject to liquefaction of fine-grained alluvium are in the low areas including Sherwin

[6] California Department of Conservation and California Geologic Survey. Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch), but do not displace Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present.

Meadows, areas to the north and south of the Old Mammoth District, and an area of shallow groundwater near the Meridian Boulevard and Minaret Road. The project would be required to comply with the State of California's minimum standards for structural design and construction provided in the CBC. Given that the potential for liquefaction is considered very low and the project would comply with applicable requirements, the potential for seismic-related ground failure at the project site, including liquefaction, is low.

4) *Landslides?*

No Impact. Landslides are earthquake-induced ground failure that occurs primarily in areas with steep slopes, which have loose, granular soils that lose their cohesive characteristics when water-saturated. Landslides are primarily limited to areas with a combination of poorly consolidated material and slopes that exceed 30 percent. Based on the General Plan PEIR, there are slopes with slopes that exceed 30 percent in portions of Mammoth Knolls, Mammoth Slopes, and areas of Old Mammoth. However, there has been no landslide activity in the Town, where the project is located. Additionally, there have been no documented landslides that have occurred on-site. Therefore, no impact would occur in this regard.

b) *Result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact. The highest erosion potential occurs in loose and/or shallow soils on steep slopes. Currently, the project site is generally level and consists of Mammoth Creek Park West. Construction of the project would produce loose soils, which are subject to erosion if the surface area were to be disturbed or vegetation were to be removed. Grading and trenching for construction may expose soils to short-term wind and water erosion. The proposed project would be subject to the Town Municipal Code requirements pertaining to the minimization of soil erosion during earthwork activities. Upon compliance with the Town Municipal Code, project implementation would reduce potential impacts pertaining to soil erosion and/or the loss of topsoil to less than significant levels.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less Than Significant Impact. Refer to Geologies and Soils Response (a). In order for the potential effects of liquefaction to be manifested at the ground surface, the soils generally have to be granular, loose to medium-dense and saturated relatively near the ground surface, as well as be subjected to ground shaking of a sufficient magnitude and duration. Within the Town, areas of alluvium and moraine material with shallow groundwater have the potential for liquefaction according to the General Plan PEIR. Areas subject to liquefaction of fine-grained alluvium are in the low areas including Sherwin Meadows, areas to the north and south of the Old Mammoth District, and an area of shallow groundwater near the Meridian Boulevard and Minaret Road. The project would be required to comply with the State of California's minimum standards for structural design and construction provided in the CBC. Given that the potential for liquefaction is considered very low and the project would comply with applicable requirements, potential impacts with regard to seismic-related ground failure would be less than significant.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

No Impact. Based on the General Plan PEIR, no expansive soils have been mapped or encountered in the Town. Thus, no impacts are anticipated in this regard.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. No septic tanks or alternative wastewater systems are currently located within the project site and none would be constructed as part of the proposed project. Thus, no impacts would occur in this regard.

HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. The project involves the construction of a residential community multi-use facility and no significant hazards to the public or environment are anticipated during the development of the project or the occupancy of the improvements due to requirements to comply with Building, Fire and other Uniform Code statutes related to the protection of the public's health and safety. No impacts would occur in this regard.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

No Impact. The project consists of Mammoth Creek Park West and is surrounded by residential uses, office uses, and vacant land. The project is not anticipated to result in accidental releases of hazardous materials.

As noted above, project operations would not involve the routine transport, use, or disposal of substantial quantities of hazardous materials. During operations, it is anticipated that strict standards implemented by the Mono County Health Department would be implemented, if necessary. No impacts would occur in this regard.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The nearest school to the project site is Mammoth High School, located at 365 Sierra Park Road, Mammoth Lakes, approximately 0.34 mile northeast of the project site.[7] Therefore, the property is located more than one-quarter mile from the nearest school and no impacts would occur in this regard.

[7] Google Earth, 2016.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) and State Water Resources Board (SWRCB) to compile and update a regulatory sites listing (per the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Section 116395 of the Health and Safety Code. Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations (CCR), to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[8] and, therefore, would not create a significant hazard to the public or the environment. Thus, no impacts would occur in this regard.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located within an airport land use plan or within two miles of an airport or private airstrip. No impacts would occur in this regard.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. Refer to Hazards and Hazardous Materials Response (e).

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. Project construction activities could result in short-term temporary impacts to street traffic along Old Mammoth Road. While temporary lane closures may be required, travel along surrounding roadways would remain open and would not interfere with emergency vehicle access in the site vicinity. The project does not conflict with the adopted Town of Mammoth Lakes Emergency Operations Plan. No impacts would occur in this regard.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact. The Town and surrounding area have been rated as having a very high fire potential. Thus, implementation of the proposed project could expose people or the new structure to risk involving wildland fires, as would be true for any development within the Town.

[8] Department of Toxic Substances Control, http://www.envirostor.dtsc.ca.gov/public/mandated_reports.asp, accessed on September 14, 2016.

The proposed project is subject to compliance with the Uniform Fire Code, which was amended by the Mammoth Lakes Fire Protection District (MLFPD) to ensure that Fire Code regulations are met. Project implementation would result in a less than significant in this regard.

HYDROLOGY AND WATER QUALITY. *Would the Project:*

b) *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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Less Than Significant Impact. The proposed project would not result in any groundwater extraction or the depletion of groundwater supplies. Based on the *Preliminary Drainage Study* (Drainage Study), prepared by Triad/Holmes Associates, dated August 12, 2016 (enclosed in Appendix 11.7, *Drainage Study*), the proposed impervious condition of the project site would be approximately 62.5 percent, leaving the remaining 37.8 percent of the project site pervious. Implementation of the proposed project would still allow infiltration at the project site. Thus, impacts in this regard would be less than significant.

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

No Impact. The project does not propose the construction of new housing. Thus, no impacts would occur in this regard.

j) *Result in inundation by seiche, tsunami, or mudflow?*

No Impact. According to the General Plan PEIR, the Town is not located in an area that would be impacted by a tsunami. The impacts from mudflows are considered to be negligible given the varying topography and heavily vegetated nature of the Town. Further, the project site is not located within the vicinity of a water body that would cause inundation of the project site by a seiche. Thus, no impacts would result in this regard.

LAND USE AND PLANNING. *Would the project:*

a) *Physically divide an established community?*

No Impact. The project site is comprised of Mammoth Creek Park West near the edge of the developed portion of the Town; therefore, the proposed project would not physically divide an established community. Additionally, the proposed development (recreation uses) is consistent with the existing Public and Quasi Public (P-QP) zoning designation. No impacts would occur in this regard.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. As discussed in Biological Resources Response (f), the project site and surrounding vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. No impact would occur in this regard.

MINERAL RESOURCES. *Would the project:*

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. Based on Figure 4.4-1, *Mineral Resource Map,* of the General Plan PEIR, the project site is not known to contain mines, mineral deposits, or other mineral resources. Thus, no impacts are anticipated in this regard.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Less Than Significant Impact. Refer to the Mineral Resources Response (a).

NOISE. *Would the project:*

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project site is not located within an airport land use plan area or within two miles of a public airport or public-use airport. The Mammoth Yosemite Airport is located approximately six miles southeast from the project site. No impact would occur in this regard.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The project is not located in the vicinity of a private airstrip. Therefore, the proposed project would not expose people to excessive noise levels associated with the operation of a private airstrip. No impact would occur in this regard.

POPULATION AND HOUSING. *Would the project:*

a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

No Impact. The project would serve the existing Mammoth Lakes community, and does not include any growth-inducing land uses. In addition, employees serving the existing facilities would serve the proposed project, resulting in only nominal increases in employees, if any. Thus, no impact would result in this regard.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. No existing housing is present on-site. Thus, implementation of the proposed project would not result in the displacement of existing housing. No impact would result in this regard.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Less Than Significant Impact. Refer to Population and Housing Response (b).

PUBLIC SERVICES.

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

1) *Fire protection?*

Less Than Significant Impact. The MLFPD provides fire protection and emergency response to the project site. The MLFPD service area includes approximately 3,000 acres of mountain resort area in and around the Town and over 2,500 acres within the Town. The MLFPD currently responds to calls for service from two fire stations. Fire Station No. 1, the primary station, is located at the northeast corner of the Main Street and Forest Trail intersection, and is located approximately 0.77-mile north of the project site. Fire Station No. 2 is located at 1574 Old Mammoth Road, located approximately 0.63-mile southwest of the project site. According to the General Plan PEIR, fire ratings range from one to ten, with one representing the best rating. As of 2005, the Town has a fire rating of three, as a result of the recent Insurance Service evaluation conducted within the Town. The project could result in an increase in the quantity of emergency calls received by the MLFPD due to the increase in activity and use in the area. The project would comply with the applicable provisions as set forth in the Town Municipal Code. While the project could result in an increase in calls, the project would not result in development that is unique in the area. The project would be subject to review by the MLFPD to ensure that the project complies with fire requirements. Therefore, with compliance with the MLFPD's requirements, impacts would be less than significant in this regard.

2) *Police protection?*

Less Than Significant Impact. Police protection and law enforcement in the Town of Mammoth Lakes are provided by the Mammoth Lakes Police Department (MLPD), the Mono County Sheriff's Department (MCSD), and the California Highway Patrol (CHP). The MLPD provides all police services for the project area. Criminal investigation calls, the primary job function of the MLPD, increase during the peak visitor months. MLPD is responsible for all traffic-related offences within the Town, except for along SR-203 where CHP also provides traffic-related services. The MLPD staff is currently comprised of 10 sworn officers and 3 civilian employees, all of whom operate out of the MLPD facility

located at 568 Old Mammoth Road.[9] Typically, two to four sworn officers are on duty at any one time. Dispatches for both the MLPD and MCSD are routed by Mono County.

The increase in visitors resulting from implementation of the project could result in a greater volume of emergency calls for police services and could potentially impact police protection and law enforcement services and facilities. However, the increase would be nominal as the project essentially is relocating the existing community facility and ice rink onto the project site.

3) *Schools?*

Less Than Significant Impact. The Town is located within the jurisdiction of the Mammoth Unified School District (MUSD). The MUSD provides education to students in grades kindergarten (K) through grade 12 with facilities that include Mammoth High School, Mammoth Middle School, Mammoth Elementary School, and Sierra High School. The average per pupil spending throughout the District is approximately $7,425 per student per year, including approximately $1,400 per student in federal and state aid for categorical, special education, and support programs. As the proposed community multi-use facilities would utilize existing Town staff for operations, an increase in employees would not occur. Therefore, the project would not generate additional population or students that would enroll at MUSD schools and a less than significant impact would occur in this regard.

4) *Parks?*

Less Than Significant Impact. The project would include active recreational opportunities, including an ice rink/RecZone, and an active outdoor recreation area to the west of the new community multi-use facilities. In addition, the existing park playground at Mammoth Creek Park West would be reconfigured and improved, and would remain on-site. As such, the project would provide Town residents access to recreational opportunities at the project site. Therefore, impacts would be less than significant in this regard.

5) *Other public facilities?*

Less Than Significant Impact. Other public services potentially impacted include public libraries, hospitals/healthcare, and public roadway maintenance. Library services in the Town are provided by the Mono County Library System. The Mammoth Lakes Library Branch, which is located at 400 Sierra Park Road, is approximately 17,000 square feet in size. The Mammoth Lakes Library was constructed in 2007 and was a substantial expansion from the previous library facility, which was approximately 7,000 square feet. The old library was located at 960 Forest Trail. In 2014 the Mammoth Lakes Library Branch served a population of approximately 85,000 persons.[10] This includes residents of the Town, residents of Mono County, as well as visitors to the area. The Mammoth Lakes Library Branch includes five full time equivalency staff, including the custodian.

[9] Correspondence with Chief Al Davis, Mammoth Lakes Police Department, conducted via e-mail on October 9, 2016.

[10] Town of Mammoth Lakes, *Land Use Element/Zoning Code Amendments and Mobility Element Update Environmental Impact Report*, SCH No. 2015052072, dated June 2016.

As development associated with the project would serve the existing Mammoth Lakes community and does not include any growth-inducing land uses, there would be no increase in demand for library services. Therefore, impacts would be less than significant in this regard.

RECREATION. ***Would the project:***

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. The proposed project does not include any residential land uses. The project's proposed community multi-use facilities would increase the available recreational services and amenities and support existing park and recreational activities in the area. The proposed project also includes public open spaces consisting of pedestrian plazas, landscape areas, and other amenities to be located to the north, east, and south of the proposed structure, as well as an active recreation area to the west. The proposed recreational facilities would provide increased recreational services to benefit the existing Mammoth Lakes community. Therefore, potential impacts to park and recreational facilities would be less than significant.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

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

TRANSPORTATION/TRAFFIC. ***Would the project:***

b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

No Impact. Currently, the project site is not subject to a Congestion Management Program (CMP). Thus, potential impacts associated with traffic on CMP facilities would not occur.

c) *Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. The Mammoth Yosemite Airport is located approximately six miles east of the project site. As the proposed project consists of new community multi-use facilities, a change in air traffic patterns at this airport facility would not result. Impacts in this regard are less than significant.

e) *Result in inadequate emergency access?*

Less Than Significant Impact. Development of the proposed project would maintain existing emergency access to persons at the project site via access along Old Mammoth Road. Refer to Hazards and Hazardous Materials Response (g).

The project would be required to comply with applicable MLFPD codes for emergency vehicle access. All appropriate fire and emergency access conditions would be incorporated into the design of the project. In addition, the project may not impede emergency access for adjacent or surrounding properties during construction or operation. Thus, with compliance with the Town's regulations, site access would be sufficient for emergency vehicles and impacts in this regard would be less than significant.

f) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Less Than Significant Impact. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The proposed project would result in beneficial impacts related to travelers within the project vicinity, since the project proposes multi-use community and recreational facilities situated along multi-use pathways and in close proximity to major transit stops.

Pedestrian access is currently provided via sidewalks on the eastern and western portions of Old Mammoth Road. There are no designated bike lanes along Old Mammoth Road in the vicinity of the project site. However, there are existing Class I Paved Multi-Use Paths along Old Mammoth Road and Mammoth Creek Road, adjacent to the project site. The multi-use paths provide for bicycle and pedestrian travel on a paved right-of-way completely separated from any street or highway. In addition, pedestrians/trail users can access the site via the Town Loop trail to the east and south of the project site, increasing access to public recreational amenities and allowing for pedestrian integration and improved circulation within the area. Eastern Sierra Transit and town trolley stops are currently located immediately adjacent to the project site along Old Mammoth Road and Mammoth Creek Road and in close proximity to the project area along Old Mammoth Road and Chateau Road. Access to the transit stops would be maintained, further encouraging reduction in automobile trips by providing access to transit. Existing access to the site via walking, bicycling, and public transit would be improved compared to existing conditions, and would not be interrupted or obstructed. Access to the project site would be required to comply with all Town design standards. With compliance with Town design standards, impacts would be less than significant in this regard.

UTILITIES AND SERVICE SYSTEMS. *Would the project:*

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

Less Than Significant Impact. Wastewater treatment services are provided by the Mammoth Community Water District (MCWD). The wastewater treatment facility for the Town provides advanced secondary treatment, which includes biological treatment, filtration, and disinfection through utilization of chlorine. Treated water is stored in 10 distribution system storage reservoirs. According to the MCWD *2010 Urban Water Management Plan*, the existing wastewater treatment facility is designed to collect and treat wastewater of approximately 1,666 acre-feet per year in 2015 to approximately 2,330 acre-feet per year in 2030. The wastewater projections to be collected resulted from the average ratio of collected wastewater to total water demand for 2005 and 2010 and was applied to projected water demand for 2015-2030. Treated wastewater is discharged to Laurel Pond, located approximately 5.5 miles southeast of Mammoth Lakes. Laurel Pond provides

secondary treatment of approximately 1,145 acre-feet per year to approximately 1,677 acre-feet per year in 2030. The proposed project would result in the construction of new community multi-use facilities at the project site. As the project does not include any growth-inducing land uses, it is not expected that the proposed project would exceed the MCWD wastewater treatment requirements. Therefore, impacts would be less than significant.

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

Less Than Significant Impact. Per a settlement agreement between Los Angeles Department of Water and Power (DWP) and the Mammoth Community Water District (MCWD) resolving two recent court cases, future water demands in the MCWD's service area should not exceed 4,387 acre-feet annually. Following a dry winter and a warm summer as well as a decline in groundwater aquifers, the MCWD Board enacted the "2013 MCWD Level I Water Restrictions" to place restrictions on water use. As such, project implementation could require additional water supplies to meet the increased demands of the proposed project. The existing on-site restroom and ice rink facilities water demands are approximately 2,300 gallons per day (gpd).[11] The proposed restrooms, ice rink/RecZone, and community space would demand approximately 8,500 gpd.[12] Project implementation would result in a net increase of 6,200 gpd in water demand (or 6.94 acre-feet per year).

The MCWD's 2005 Urban Water Management Plan (UWMP) considered the *Town of Mammoth Lakes Parks and Recreation Master Plan* (Parks and Recreation Master Plan) in demands for water for public sector uses from approximately 374 acre feet annually in 2010 to approximately 660 acre feet annually in 2025. The proposed project is within the Parks and Recreation Master Plan, which would comprise a small portion of the demand for treated water at General Plan build-out and demand is anticipated to occur within the anticipated growth parameters (660 acre feet by 2025).[13] In addition, the MCWD's 2010 UWMP indicates that available water sources particularly groundwater would be sufficient to serve the Town through 2030. Based on the 2010 UWMP, projected water demand by 2020 is anticipated to be 3,387 acre feet per year (and an available supply of 4,436 acre feet per year) and by 2030 is anticipated to be 4,180 acre feet per year (and an available supply of 4,436 acre feet per year). Thus, the MCWD anticipates having a surplus of 1,049 acre fee per year in 2020 and 256 acre feet per year by 2030. The proposed project would result in a net increase of 6.94 acre feet per year, which would only be 0.07 percent of the surplus water supply anticipated in 2020 and 2.7 percent of the surplus water supply anticipated in 2030 for an average year.

Further, it is acknowledged that the MCWD has published the *Draft 2015 Urban Water Management Plan* (Draft 2015 UWMP), which accounts for the Town's Parks and Recreation Master Plan, the Town's allocated 4,387 acre-feet per year, as well as updated cumulative projects (including recent changes to the Town's Floor Area Ratio [FAR] regulations). It is acknowledged that the Draft 2015 UWMP considers the Town's General Plan buildout horizon of 2035. Based on the Draft 2015

[11] Correspondence between the Town of Mammoth Lakes Public Works Department and HMC Architects, conducted via e-mail on December 20, 2016.

[12] Ibid.

[13] PCR, *Town of Mammoth Lakes Parks and Recreation Master Plan Project Final Initial Study/Mitigated Negative Declaration,* December 2011.

UWMP, projected water demand by 2020 is anticipated to be 2,264 acre feet per year (and an available supply of 2,299 acre feet per year) and by 2035 is anticipated to be a demand of 3,719 acre feet per year (and an available supply of 3,762 acre feet per year). Thus, the MCWD anticipates having a surplus of 35 acre fee per year in 2020 and 43 acre feet per year by 2035. The proposed project would result in a net increase of 6.94 acre feet per year, which would only be 19.8 percent of the surplus water supply anticipated in 2020 and 16.1 percent of the surplus water supply anticipated in 2035 for an average year.

Therefore, the project's water demand would be met. The proposed project does not include any growth-inducing land uses. Therefore, the Town would have the necessary infrastructure and water supply to accommodate the proposed project. Impacts to water demand, water supplies, and infrastructure would be less than significant in this regard. Also, refer to Utilities and Service Systems Response (a).

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

Less Than Significant Impact. Refer to Hydrology and Water Quality Impact Statements HWQ-2 and HWQ-3.

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

Less Than Significant Impact. Refer to Hydrology and Water Quality Response (b).

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

Less Than Significant Impact. Refer to Hydrology and Water Quality Response (b).

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

Less Than Significant Impact. Solid waste collection service for the Town is currently provided by Mammoth Disposal, Incorporated. All solid waste generated by the Town is transferred to the Benton Crossing Landfill for disposal. The landfill is approximately 145 acres in size with a landfill footprint of approximately 72 acres. The maximum daily permitted throughput is 500 tons per day. The landfill has a remaining capacity of 695,047 cubic yards of compacted waste and is projected to close in December 2023.[14] The Town is working on a long term solution to address solid waste over the next 30 years. Project implementation could increase solid waste generation, placing greater demands on collection and disposal services, and diminishing landfill capacity. With the existing capacity in the Benton Crossing Landfill, there is adequate landfill capacity that can accommodate the waste generation and disposal needs for the proposed project. Further, all future development would be subject to compliance with the Town's Source Reduction and Recycling Element (SRRE)

[14] CalRecycle, *Facility/Site Summary Details: Benton Crossing Landfill*, http://www.calrecycle.ca.gov/SWFacilities/Directory/26-AA-0004/Detail/, accessed September 14, 2016.

for solid waste reduction. Therefore, with compliance with the Town's regulations, impacts would be less than significant.

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

No Impact. The proposed project would comply with all applicable Federal, State, and local statutes and regulations related to solid waste. As the project would generate solid waste, it would be subject to compliance with the Town's SRRE and Integrated Solid Waste Management Plan (ISWMP) provisions, and the Municipal Code Chapter 8.12, *Solid Waste Management*, for solid waste reduction. The proposed project would also be required to comply with Assembly Bills 939 and 341, which require measures to enhance recycling and source reduction efforts, and expand opportunities for additional recycling services and recycling manufacturing facilities. Therefore, the project would not conflict with Federal, State, or local statutes and regulations related to solid waste, and no impact would occur in this regard.