



Town of Mammoth Lakes
Terry Plum Vesting Tentative Parcel Map and
Use Permit 10-001

Initial Study/Mitigated Negative Declaration

November 29, 2010

Lead Agency:

Town of Mammoth Lakes
PO Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546

*Contact: Jessica Morriss, Transportation Planner
(760) 934-8989 ext. 225*

TABLE OF CONTENTS

1.0	Introduction	1-1
1.1	Statutory Authority and Requirements	1-1
1.2	Purpose	1-2
1.3	Incorporation by Reference	1-2
2.0	Project Description	2-1
2.1	Project Location and Setting.....	2-1
2.2	Project Background and History	2-2
2.3	Project Characteristics.....	2-2
3.0	Initial Study Checklist.....	3-1
3.1	Environmental Factors Potentially Affected.....	3-2
3.2	Lead Agency Determination	3-2
3.3	Evaluation of Environmental Impacts	3-3
4.0	Environmental Analysis	4-1
4.1	Aesthetics.....	4-1
4.2	Agriculture and Forest Resources	4-3
4.3	Air Quality	4-5
4.4	Biological Resources.....	4-7
4.5	Cultural Resources.....	4-13
4.6	Geology and Soils	4-16
4.7	Greenhouse Gas Emissions	4-20
4.8	Hazards and Hazardous Materials.....	4-21
4.9	Hydrology and Water Quality.....	4-27
4.10	Land Use and Planning.....	4-28
4.11	Mineral Resources	4-29
4.12	Noise.....	4-30
4.13	Population and Housing.....	4-31
4.14	Public Services and Parks and Recreation.....	4-32
4.15	Transportation and Traffic.....	4-34
4.16	Utilities and Service Systems	4-37
4.17	Mandatory Findings of Significance	4-39
5.0	Report Preparation Personnel.....	5-1
6.0	Inventory of Mitigation Measures	6-1

APPENDICES

- A Biological Resources Report
- B Cultural Resources Report
- C Preliminary Geotechnical Investigation
- D Traffic Impact Analysis
- E Avalanche Hazard Studies

LIST OF TABLES

4.1-1 Table 1: CNDDDB Identified Plant Species 4-9

4.1-2 Table 2: CNDDDB Identified Animal Species 4-10

LIST OF EXHIBITS

2-1 Regional Vicinity..... 2-4

2-2 Local Vicinity 2-5

2-3 Lot Line Adjustment 08-001..... 2-6

2-4 Proposed Project Site Plan..... 2-7

2-5 Proposed Tamarack Street Improvements 2-8



1.0 INTRODUCTION

This Initial Study has been prepared by the Town of Mammoth Lakes to assess the potential environmental impacts of approving the proposed Terry Plum Vesting Tentative Parcel Map and Use Permit 10-001 Project (“Project”).

The proposed Project is a Vesting Tentative Parcel Map and Use Permit (VTPM/UPA 10-001) to subdivide a 4.39 acre parcel (APN 022-400-025) into four lots for the development of single-family homes. Three of the new lots will take access via a roadway extension at the south end of Tamarack Street (Gibbs Cemetery Road) and the fourth lot will take access from Le Verne Street in the Bluffs subdivision. The Project proposes to dedicate approximately 0.25 acres of land to the Town of Mammoth Lakes for the development of a public parking area with a maximum of six paved parking spaces (including one ADA space), as well as a 10-foot wide non-motorized public access easement to the United States Forest Service (USFS) lands south of the Project. The Project also proposes measures to improve emergency access along Tamarack Street by widening the pavement in three areas to create turn-out locations and by providing one new fire hydrant, consistent with Town Public Works Standards.

Following preliminary review of the proposed Project, the Town of Mammoth Lakes determined that it is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study/Mitigated Negative Declaration addresses the direct, indirect, and cumulative environmental effects associated with the Project, as proposed, and includes a Project description, environmental checklist, and discussion focused on issues identified in the checklist.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

The proposed Project site is located in the southwest part of the Town of Mammoth Lakes, which is located in Mono County, California. The Town of Mammoth Lakes is the lead agency for this Initial Study/Mitigated Negative Declaration. In accordance with the *California Environmental Quality Act (CEQA)* (Public Resources Code Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the Town of Mammoth Lakes, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine whether the proposed Project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed Project would not have a significant effect on the environment and shall prepare a Negative Declaration (or Mitigated Negative Declaration) for that Project. Such determination can be made only if “there is no substantial evidence in light of the



whole record before the Lead Agency” that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which would ultimately be approved and/or certified by the Town of Mammoth Lakes during tentative parcel map and use permit approval in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

1.2 PURPOSE

Section 15063 of the *CEQA Guidelines* identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the Project, including the location of the Project;
- Identification of the environmental setting;
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- Discussion of ways to mitigate significant effects identified, if any;
- Examination of whether the Project would be consistent with existing zoning, plans, and other applicable land use controls; and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study.

1.3 INCORPORATION BY REFERENCE

The references outlined below were utilized during preparation of this Initial Study/Mitigated Negative Declaration. The documents are available for review at the Town of Mammoth Lakes Community Development Department located at 437 Old Mammoth Road, Mammoth Lakes, California 93546.

- *Town of Mammoth Lakes General Plan 2007 (August 2007)*. The Town of Mammoth Lakes Council adopted the *2007 General Plan* on August 15, 2007. Each element in the *2007 General Plan* is introduced with an explanation of the intent of the goals, policies, and actions within that element. The *2007 General Plan* contains the following elements:



- Economy;
 - Arts, Culture, Heritage and Natural History;
 - Community Design;
 - Neighborhood and District Character;
 - Land Use;
 - Mobility;
 - Parks, Open Space and Recreation;
 - Resource Management and Conservation;
 - Public Health and Safety;
 - Housing;
 - Noise; and
 - Parks and Recreation.
-
- *Town of Mammoth Lakes 2005 General Plan Update Final Program Environmental Impact Report (GPEIR) (May 2007).* The *GPEIR* involves the update of the Town's General Plan, which provides the Town's long-range comprehensive direction to guide future development and identifies the community's environmental, social, and economic goals. This document was prepared as a Program EIR, which is intended to facilitate consideration of broad policy directions, program-level alternatives and mitigation measures consistent with the level of detail available for the Plan. The *GPEIR* concluded significant and unavoidable impacts regarding aesthetics, air quality, biological resources, public safety and hazards, noise, public services and utilities, and recreation.
 - *Bluffs Subdivision Environmental Impact Report (Bluffs EIR) (July 1995).* The Bluffs EIR analyzed potential impacts related to infrastructure development for the Bluffs Subdivision, which includes approximately 79 lots on approximately 60 acres located atop and below Mammoth Bluff. The EIR analyzed potential significant impacts on the environment and established a series of mitigation measures for the Project.
 - *Town of Mammoth Lakes Trail System Plan (TSP) (May 1991).* The TSP includes an analysis of the Mammoth Lakes Trail System, including an analysis of existing trail facilities and future needs.
 - *Town of Mammoth Lakes Draft Trail System Master Plan (Draft TSMP) (February 2009).* The Draft TSMP is an update of the 1991 TSP and includes an analysis of the Town's trail facilities and their existing conditions. Also included are a needs analysis and trail system goals, objectives, and priorities.