



Town of Mammoth Lakes
UPA 10-005 Search and Rescue

Initial Study/Mitigated Negative Declaration

April 6, 2011

Lead Agency:

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

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COMMUNITY DEVELOPMENT
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INITIAL STUDY

Introduction

This Initial Study has been prepared by the Town of Mammoth Lakes to assess the potential environmental impacts of Use Permit Application (UPA) 10-005, the proposed Search and Rescue facility (“Project”). 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.

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 Sign Ordinance 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.

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.

INITIAL STUDY CHECKLIST

- 1. Project Title:** Mono County Search and Rescue Building (UPA 10-005)
- 2. Lead Agency Name and Address:** Town of Mammoth Lakes
P.O. Box 1609
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546
- 3. Contact Person and Phone Number:** Pam Kobylarz
Associate Planner
(760) 934 8989 ext. 253
- 4. Project Location:** 1315 Meridian Boulevard (APN 037-030-026)
- 5. Project Sponsor's Name and Address:** Mono County Search and Rescue
P.O. Box 1954
Mammoth Lakes, CA 93546
- 6. General Plan Designation:** Industrial (I)
- 7. Zoning:** Public and Quasi-Public (P-QP)

8. Description of the Project:

The project proposal is for a new Search and Rescue building located on the Mammoth Community Water District (MCWD) property at 1315 Meridian Boulevard (see Exhibit A site plan). The primary purpose of the structure is to function as the permanent base facility for the Mono County Search and Rescue Team. The structure has a building footprint of 3,850 square feet. The ground floor includes approximately 235 square feet of office space, 3,180 square feet of garage/parking area, an ADA bathroom, and gear storage lockers. The second floor, a loft area, includes approximately 640 square feet of meeting area and 230 square feet of kitchen area. The building can accommodate parking for seven vehicles, which can be accessed from both sides of the building via driveways and roll-up doors. There are 12 additional parking spaces proposed in a parking lot to the south of the building.

The project is accessed via Meridian Boulevard and existing interior roadways within the MCWD property. Minimal grading work will take place to prepare the site for construction and paving. Ten existing Jeffrey Pine trees ranging in trunk diameter from 8 to 24 inches will be removed to accommodate the project. Nineteen new Jeffrey Pines will be planted to the north and east of the

building to replace the trees being removed and to screen the proposed project from Highway 203, along with four new Red Fir trees and six new Western White Pines. Red Cedar bark and wood chips will also be installed around the site. A new surface water retention basin is also proposed, which would replace an existing retention basin on the site that will be filled in.

9. Surrounding Land Uses and Setting:

The proposed project would be located on a 35.5-acre property owned by the Mammoth Community Water District (MCWD), which is zoned public and quasi-public (P-QP). The site currently contains the MCWD administrative offices, water treatment plant, and a solar farm that is currently under construction. The proposed project site within the larger property is approximately 18,000 square feet in size and is located at the property’s northeast corner. All of the land surrounding the site is national forest land managed by the United States Forest Service. Further to the west of the site, across Meridian Boulevard, is the industrial park. Highway 203 runs east-west to the north of the site.

The project site is mostly disturbed (see Exhibit B aerial photo), and is currently the site of an existing retention basin as well as overflow vehicle parking and storage (see Exhibit C). There is a row of 10 existing Jeffrey Pine trees, ranging in size from eight to 24 inches, on the northern portion of the site, all of which will be removed, and an additional 24-inch Jeffrey Pine at the southwest corner of the site that will also be removed. There are a number of existing 6-inch Jeffrey Pine trees scattered just to the north of the project site. The proposed building would be located directly to the west (approximately 50 feet) of an existing snow fence. Directly to the south of the project site is the existing MCWD water treatment facility, while the MCWD administrative offices are to the west of the proposed building.

10. Other public agencies whose approval is required:

Approval is required by the Town of Mammoth Lakes, which will certify this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant Impact With Mitigation Incorporated” as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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



Signature

4.4.11

Date

Pam Kobylarz, Associate Planner

Printed Name

Town of Mammoth Lakes

For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify:
 - (a) the significance criteria or threshold, if any, used to evaluate each question; and
 - (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

Mammoth Lakes' setting includes an urbanized area, confined to the 4.5 square miles within the Urban Growth Boundary (UGB), set within a much larger landscape of forestlands and dramatic peaks of surrounding mountain ranges. Urban development comprises a variety of built environments, most intensively developed around the commercial corridors of Main Street and Old Mammoth Road which include a number of shopping centers with paved surface parking. Residential neighborhoods constitute much of the remaining urban environment, including numerous condominium projects (concentrated in the central and western part of town adjacent to ski portals) and subdivisions of single-family residences.

The project site is located away from the urban and residential areas of town on the far eastern edge of the Town. Apart from the MCWD uses surrounding part of the site, which are industrial in nature, the land around the project site is open space with scattered pine trees and low brush and shrubs. Views to the Sherwin Range and Mammoth and Lincoln Mountains are prominent from areas around the project site.

The General Plan identifies major view corridors and scenic vistas within and around Mammoth Lakes, which include views to Mammoth Mountain, to the Sherwin Range and Mammoth Rock, Mammoth Crest, the Mammoth Knolls, and to the White Mountains. No specific view corridors or vistas are identified in the vicinity of the proposed project area.

Highway 395 is an Officially Designated State Scenic Highway from the Inyo County border to south of the town of Walker, which passes just to the east of the Mammoth Lakes area. Highway 203 is identified by Caltrans as an Eligible State Scenic Highway, but has no official designation. The project site is approximately 1.5 miles west of Highway 395 and would not be visible from the State Scenic Highway.

Since the project proposes construction of a new building, there will be some changes to the current visual environment. The proposed building is an approximately 2-story tall, pre-fabricated metal building. The roof is 32 feet above natural grade at its highest point. Exhibit D includes renderings of the proposed building from different vantage points for visitors coming into and leaving town. As shown, the building would sit near Highway 203 directly behind an existing snow fence, which would partially shield the building. Additional tree plantings proposed as part of the project would further screen the building from view. There are significant views of the Sherwin Range beyond the building, but due to the relatively short height of the building and the topography, although the building will be visible, it will not block any of the existing views or vistas. Proposed new tree plantings will also help to shield the building both from the west and from the east. A condition of approval of the project would require all exterior lighting fixtures to comply with the Town's lighting ordinance, which requires lighting to be downward directed and shielded, preventing light pollution and glare from spilling offsite. For these reasons, the project would have *less than significant impacts* related to aesthetics.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
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))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
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?				✓

Approval of the proposed project is not anticipated to pose any adverse agricultural or forest resource impacts. The P-QP zone is designated to permit adequate identification of areas reserved and developed for public uses, to provide for expansion of their operations or change in use, and, to identify and preserve areas of historic and community significance for the enjoyment of future generations. No land within the Town’s UGB is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, is subject to the Williamson Act, nor is it zoned as “forest land” as defined by the Public Resource Code. Therefore, there is **no impact** to agriculture or forest resources.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria			✓	

pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?			✓	

Mammoth Lakes is part of the Great Basin Valleys Air Basin (GBVAB), which is governed by the Great Basin Unified Air Pollution Control District (GBUAPCD) and the California Air Resources Board (CARB). The Mono County portion of the GBVAB has a non-attainment status for ozone (State standards only); non-attainment of ozone is associated with the effect of transported pollution from outside of Mono County, rather than local generation of ozone or ozone precursors. All of the GBVAB is designated non-attainment for the PM10 State standard. The Town has an Air Quality Management Plan (AQMP) prepared for the PM10 State Implementation Plan, which is incorporated into the Town’s Municipal Code as Chapter 8.30, Particulate Emissions Regulations.

The project is a new Search and Rescue facility that would include parking and storage areas for a variety of Search and Rescue vehicles, however, as discussed below under *XVI. TRANSPORTATION/TRAFFIC*, new traffic generation is not anticipated as a result of this project since the Mono County Search and Rescue already has a temporary facility from which they initiate their response calls. Therefore, the project would not result in a significant increase in vehicle miles traveled (VMT) and would not cause the VMT to exceed the 106,600 VMT threshold established by the Air Quality Management Plan (AQMP) and Particulate Emissions Regulations of the Town Municipal Code Section 8.30.

Due to the project’s location on the edge of town, it is not located in the vicinity of any sensitive receptors such as schools or hospitals. Additionally, no new stationary sources of emissions, such as machinery or wood stoves, are proposed as part of the project, nor would the types of uses taking place at the facility produce any objectionable odor. It should be noted that, while not a part of this project, the project site is located adjacent to an existing wastewater treatment facility that is known to occasionally produce objectionable odors. The project location could result in Search and Rescue personnel being periodically exposed to these odors, however, because the building will only be occupied by a limited number of Search and Rescue personnel, this would not meet the threshold of affecting a substantial number of people. For all of these reasons, the proposed project would have *a less than significant impact* related to air quality.

IV. BIOLOGICAL RESOURCES.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓		
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Wildlife Service?				✓

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?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

Mammoth Lakes is situated on the eastern slope of the Sierra Nevada mountain range where the Sierra Nevada and Great Basin biotic communities converge. Major vegetation communities within this region consist of plants that have adapted to cold, snowy winters and arid summers. Major plant communities include Mixed Conifer Fir, Upper Montane Mixed Shrub, Basin Sagebrush, Wet Meadow, and Alder Riparian. Special animal status species known to occur within the municipal boundary include American pine marten, bald eagle, golden eagle, great gray owl, northern goshawk, northern harrier, Pacific fisher, prairie falcon, Sierra Nevada mountain beaver, Willow flycatcher, and Yosemite toad. Special status plant species within the planning area include Mono Lake lupine, several taxa of Moonwort, Pine City sedum, Pinzl’s rockcress, Subalpine and fireweed. Non-special status game and fish species are also abundant in the surrounding countryside. There are neither Habitat Conservation Plans nor Natural Community Conservation Plans in place within Mammoth Lakes.

The site does not contain, nor is it in the vicinity of any water features, streams, riparian habitat, or delineated wetlands. The project area is less than 18,000 square feet in size and is largely disturbed (see Exhibits B and C). The vegetation on site consists of disturbed sagebrush vegetation that is both minimal and sporadic. The site is currently used as overflow parking lot and for vehicle and equipment storage. Directly to the east of the site is a large snow fence and an additional smaller fence that surrounds the MCWD property. Additionally, the MCWD wastewater treatment facility is located directly to the south of the project site, and the MCWD administrative offices are to the west. Highway 203 is directly north of the site. Furthermore, the extent of additional disturbance relative to the quality of surrounding area of undisturbed sage brush vegetation would be minimal. All of these factors would make it unlikely that the site would provide suitable habitat for substantial animal populations or provide migration routes through the site.

Municipal Code Section 17.16.050.B requires that existing trees and vegetation be preserved to the maximum extent possible and that the creation of views, lawns or similar amenities shall not be sufficient cause to remove native trees. The project proposes to remove 11 Jeffrey Pine trees for the purpose of accommodating the proposed structure, new driveway area, and a retention basin. Pursuant to the Code, these are all acceptable reasons for the removal of existing trees. Additionally, the project includes planting of 19 new Jeffrey Pine trees around the site that will help to offset the loss of trees that will be removed. To ensure that no nesting birds are impacted by the removal of 11 trees on the site, the following mitigation measure has been incorporated. For all of these reasons, the project will have a *less than significant impact* on biological resources.

BIO-1: To avoid substantial adverse affects to other nesting migratory birds and raptors, a pre-construction survey shall be conducted to identify all nests in use. A 100-foot buffer zone shall be established around each

nest and maintained only until fledglings leave the nest. The implementation of this mitigation measure shall be assured by the Town Community Development Department and Engineering Staff.

V. CULTURAL RESOURCES.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

Cultural resources consist of historic-era and prehistoric archaeological sites, dwellings, and structures that may be significant for their data potential, architectural merit, or association with important persons or themes. Engineered works may also be significant for their design or workmanship. Paleontological resources consist of fossils, including the remains or traces of prehistoric animal or plant life. Fossils are typically associated with geological formations that are contemporaneous with the preserved animal or plant remains.

Documented historic-era sites occur within Town’s Municipal Boundary but outside of the Urban Growth Boundary (UGB). The Town’s General Plan Update Final Program EIR states, “There are no known historic resources within the UGB.”

According to a previous Phase I cultural study that has been prepared for this site (MN-0229), no cultural resources were identified within the boundaries of the project area. The Eastern Information Center, which monitors historical resources in Mono County, recommends the following mitigation measure to ensure that the impacts to cultural and historical resources are less than significant.

CR-1: If cultural materials or archaeological remains are encountered during the course of grading or construction, the project contractor shall cease any ground disturbing activities near the find. A qualified archaeologist approved by the Town, shall be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town.

Therefore, the impacts related to cultural resources as a result of this Project would be *less than significant*.

VI. GEOLOGY AND SOILS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the			✓	

State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
(ii) Strong seismic ground shaking?			✓	
(iii) Seismic-related ground failure, including liquefaction?			✓	
(iv) Landslides?				✓
(b) Result in substantial soil erosion or the loss of topsoil?			✓	
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
(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?			✓	
(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?				✓

Mammoth Lakes is situated on the eastern flank of the Sierra Nevada mountain range along a system of normal faults that produced the Owens Valley. Local faults include the Hartley Springs Fault located approximately 4.6 kilometers northwest of the site and the Hilton Creek Fault, located approximately 7.4 kilometers from the site.

A geotechnical report was prepared for a site approximately 150 feet to the south of the project site with similar physical characteristics. The report identified Undocumented Fill and Glacial Till deposits underlying the site, indicating that these deposits could likely be found on the project site as well. The Undocumented Fill generally consisted of medium brown to grayish-brown, and gray, loose to dense, moist, silty, very fine to coarse-grained sand with abundant and cobble clasts and boulders to 30-inches diameter, and was located generally within the upper 2 feet but going to depths of up to 11 feet below existing grades. A condition of approval for the project will require that where the fill soils will be subjected to increased loads from new fills or foundations, remedial grading consisting of over-excavation and compaction shall be conducted to improve the bearing capacity of those materials

The report indicates that the potential for ground rupture, liquefaction, tsunamis, seiches, and avalanches in this area are remote due to its location and soil properties. Additionally, there is no history of landslides on or near the site. For these reasons, the proposed project would have a *less than significant impact* related to geology and soils.

VII. GREENHOUSE GAS EMISSIONS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

Greenhouse gases (GHGs) consist of gases that increase heat trapped by the earth's atmosphere that is not radiated back out into space. For municipalities, by far the largest single-source (by mass) of GHGs consists of carbon dioxide (CO2) emissions. Municipal sources of CO2 emissions include energy production; this energy is consumed by all developed land-use types, vehicles used for personal travel and transportation of goods, and construction-related emissions caused by heavy equipment. The proposed project is not anticipated to be a significant source of new greenhouse emissions, either directly or indirectly, that would have a significant impact on the environment since, as discussed below under XVI. TRANSPORTATION/TRAFFIC, new traffic generation is not anticipated as a result of this project because the Mono County Search and Rescue already has a temporary facility from which they initiate their response calls.

The California Air Resources Board (CARB) approved a Scoping Plan in 2008 that outlines the actions to reduce California's greenhouse gas emissions. CARB adopted a number of "early action" measures and is working on other measures to reduce greenhouse gas emissions to 1990 levels by 2020. The proposed project would not conflict with the CARB Scoping Plan. The Town has not adopted any greenhouse gas plan, policy, or regulations. Therefore, the proposed project would have a *less than significant impact* related to greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
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?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
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?				✓
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?				✓
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?				✓
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

A hazardous material is defined by the California Department of Toxic Substances Control as a material that poses a significant present or potential hazard to human health or safety if the substance is released into the environment (26 California Code of Regulations Section 25501). Hazardous materials and hazardous wastes are classified to determine if the substances are toxic, ignitable, corrosive, or reactive (22 California Code of Regulations Chapter 11, Article 3). Common hazardous materials include petroleum products, pesticides, volatile organic compounds, and certain metals. In addition, radioactive and explosive materials are considered hazardous.

The project site is not located within a quarter mile of any schools, and there are no sites within Mammoth Lakes that are listed on the federal Comprehensive Environmental Response, Compensation, Liability Information System Database (CERCLA). The Mammoth Yosemite Airport lies approximately eight miles east of the main urbanized areas within Mammoth Lakes.

The Town has adopted an Emergency Operations Plan (EOP) (Mammoth Lakes 2001) for emergency response within Mammoth Lakes. The EOP meets the Standardized Emergency Management System (SEMS) requirements for state law. Development regulated under the project will not impair implementation or physically interfere with the EOP because no circulation changes are being proposed which conflict with the procedures set forth in the plan. Additionally, the Project would arguably improve emergency response times for Search and Rescue crews by providing an improved and permanent facility.

The proposed project includes areas for vehicle parking and storage and a meeting area for Search and Rescue personnel. Small amounts of gasoline and other fluids may be kept on site for the maintenance of vehicles. Transport or disposal of hazardous materials is not proposed on the site and is not foreseeable in the future since it does not relate to nor is it required for the work that Search and Rescue conducts. Therefore, the project would have *no impact* related to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			✓	
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)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide			✓	

substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?			✓	
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?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓

Mammoth Lakes is located within the 45,000 acre Mammoth Hydrologic Basin. This approximately 71 square mile basin is part of the Long Valley Subunit of the Owens Valley Hydrologic Unit on the Lahontan Drainage Province. The Mammoth Hydrologic Basin includes many alpine lakes, surface streams, and springs, which are all tributary to Mammoth Creek or Hot Creek. Existing drainage facilities are located throughout town. Potential flood hazard areas in town include Murphy Gulch and the Mammoth Creek drainage area, which are located in the south central portion of the community.

Some ground disturbance will occur during construction of the proposed project; however, conditions of approval will require the project to implement a storm water pollution prevention plan (SWPPP) and other erosion control/prevention measures onsite. Once the project has been completed, landscaping will help prevent erosion around the site.

As discussed below under *XIII. POPULATION AND HOUSING* and *XVII. UTILITIES AND SERVICE SYSTEMS*, the proposed project will not generate new population growth and water usage within the project is anticipated to be minimal. The Project would add approximately 17,500 square feet of new impervious surface, including driveways and parking and the new building. There are significant natural areas to the north and west of the project site that will not be impacted in regards to drainage and the ability to allow groundwater repletion. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

There is an existing detention basin on the site that will be filled in and paved over as part of the proposed project. However, a new basin will be created approximately 120 feet to the east of the existing basin that will provide a similar detention capacity. The grading and drainage plan for the project indicates that all new storm drains will divert storm water into the proposed basin on the site.

The project area is not located in a 100-year flood hazard area or in an area that would be susceptible to failure of a levee or dam. Furthermore, the project area is not at risk from inundation by seiche, tsunami, or mudflow. For all of these reasons, the proposed project would have *less than significant impacts* related to hydrology and water quality.

X. LAND USE AND PLANNING.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with an applicable land use plan, policy, or regulation of				✓

an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

The proposed project is located on the very eastern edge of the Town's UGB. It is surrounded by United States Forest Service (USFS) land, along with industrial uses, including the MCWD offices and water treatment areas, and further to the west, the Mammoth Industrial Park. There are no established communities or neighborhoods in the vicinity of the project, nor would the current zoning and General Plan designations allow a community to be established in this area in the future.

The zoning designation for the site is Public and Quasi-public (P-QP) and the General Plan land use designation is Industrial (I). The P-QP zone is intended for public uses other than street rights-of-way, to provide for expansion of their operations or change in use, and, to identify and preserve areas of historic and community significance for the enjoyment of future generations. The Industrial land use designation allows a limited variety of light manufacturing and service uses that can be contained within wholly enclosed structures. The proposed project is consistent with all existing zoning development standards and also meets the intent of both the zoning and land use designations. There are neither Habitat Conservation Plans nor Natural Community Conservation Plans in place within Mammoth Lakes. Therefore, the project would have *no impact* related to land use and planning.

XI. MINERAL RESOURCES.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓

The potential impacts on mineral resource extraction and availability, as well as geothermal energy development associated with buildout of the General Plan, were analyzed in the General Plan EIR (Mammoth Lakes 2007, Section 4.4, Geology, Seismicity, Soils and Mineral Resources). Pursuant to the General Plan EIR, there are no significant mineral resources located within the UGB or on the project site. Therefore, approval of the project would have *no impact* to mineral resources.

XII. NOISE.				
Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without 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?				✓
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?				✓

The most significant noise sources in Mammoth Lakes are traffic on State Route 203/Main Street and major roadways, aircraft operations at the Mammoth Yosemite Airport, helicopter operations at Mammoth Hospital, the intermittent noises associated with construction, snow removal activities, snowmaking operations, avalanche control operations, industrial activities near State Route 203 and Meridian Boulevard, and recreation activities. These activities are regulated under Chapter 8.16 of the Mammoth Lakes Municipal Code and the goals and policies of the General Plan.

The proposed project consists of a parking and storage area for Search and Rescue vehicles and a meeting place for Search and Rescue personnel. No mechanical equipment or heavy machinery will be installed or operating at the project site. According to their website, the Mono County Search and Rescue team averages five missions per month. Occasionally, vehicles will be entering and leaving the site, when required to go out for Search and Rescue calls, which would result in a periodic increase in noise in the project area during those times. Therefore, the project will have a *less than significant impact* as it relates to noise.

XIII. POPULATION AND HOUSING.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Mammoth Lakes is a resort community, with a local economy dominated by tourism, focused around outdoor recreation and the nearby Mammoth Mountain Ski Area (MMSA). According to recent Census data, Mammoth Lakes' permanent population was 8,234 in 2010. During peak visitor periods, the local population can increase by up to five times due to the recreational land uses in the vicinity such as the MMSA.

The proposed project would create a permanent facility for parking and storage of Search and Rescue vehicles and a meeting space for Search and Rescue personnel. Mono County Search and Rescue currently operates within the Town at a temporary facility and would not introduce new employment. The permanent facility will be located on vacant land, the zoning of which does not permit the construction of residential uses. For these

reasons, the proposed project would not induce any population growth nor would it displace any existing or future housing projects. Therefore, the project would have **no impact** related to population and housing.

XIV. PUBLIC SERVICES.				
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				✓
Police protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

The Mammoth Lakes Fire Protection District (MLFPD) provides fire protection and emergency response to Mammoth Lakes and other surrounding areas. Police protection and law enforcement in Mammoth Lakes are provided by the Mammoth Lakes Police Department (MLPD), the Mono County Sheriff’s Department (MCSO), and the California Highway Patrol (CHP). The MLPD provides all non-traffic related services for the areas within the Town’s incorporated boundary, including the Mammoth Yosemite Airport.

Mammoth Lakes is located within the jurisdiction of the Mammoth Unified School District (MUSD). The MUSD includes Mammoth High School, Mammoth Middle School, Mammoth Elementary School, Sierra High School, and the Mammoth Olympic Academy for Academic Excellence. Recreational opportunities in the vicinity of Mammoth Lakes are extremely high with both commercial and public resources available such as the Mammoth Mountain Ski Area and the adjacent Inyo National Forest.

See discussion under *XIII. POPULATION AND HOUSING*, above. Mono County Search and Rescue responds to a wide variety of missions, including searches for the lost and missing in all types of terrain and weather, rescues and evacuations of all sorts, and many other missions of unique character as needed. These services complement the existing fire and police protection services, generally outside of the boundaries of the Town of Mammoth Lakes. Since the proposed project will not induce population growth, there will be **no impact** to existing schools, parks, or other public facilities or services.

XV. RECREATION.				
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓

Mammoth Lakes is surrounded by public land where abundant recreational opportunities are available, including camping, cycling, hiking, fishing, and skiing. Parks owned and/or operated by the Town include Mammoth Creek Park, the Community Center Park, Shady Rest Park, Trails End Park, and Whitmore Regional Park. The proposed project would not increase use of existing parks or require construction or expansion of recreational facilities which might have a significant impact on the environment. See discussions under *XIII. POPULATION AND HOUSING* and *XIV. PUBLIC SERVICES*, above. Since the project will not induce population growth, there would not be an increase to the use of public lands and parks as a result of this project. The project would provide a permanent home for the Mono County Search and Rescue, which provides rescue services to users who get lost or injured while utilizing public parks and lands. Therefore, the proposed project would have *no impact* on recreation.

XVI. TRANSPORTATION/TRAFFIC.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
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?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				✓
e) Result in inadequate emergency access?			✓	
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.			✓	

The major access into Mammoth Lakes is via State Route (SR) 203/Main Street, which intersects with U.S. Highway 395 just east of the Town limits. SR 203/Main Street is a four-lane road from U.S. Highway 395 through the majority of the developed portion of town. The Mammoth Yosemite Airport lies approximately eight miles east of the main urbanized areas within Mammoth Lakes.

The project site is accessed off of Meridian Boulevard, near the entrance to Mammoth Lakes. The proposed project is a permanent facility for Search and Rescue vehicles and meeting space. Mono County Search and Rescue currently has a temporary facility located near MLFPD Fire Station #1 on Main Street, approximately 1.3 miles west of the proposed project site (see Exhibit E). Since the temporary Search and Rescue facility already exists and operates within the town, additional traffic generation is not anticipated as a result of this project.

No changes to existing roadways will be made as a result of this project, since the project will be built on MCWD property, which already has existing roadway infrastructure that will provide access to the site. Due to the relatively remote location of the proposed project at the far easternmost part of town, there are no pedestrian or transit facilities in the project vicinity. There is an existing bike path approximately 1,000 feet to the west of the project site. However, since the bike path crosses Meridian Boulevard via a tunnel that goes under the road, there is currently no conflict between vehicles and bicycles in this area, nor is there anticipated to be a future conflict. For all of these reasons, the proposed project would have a *less than significant impact* related to transportation and traffic.

XVII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
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?				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
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?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

The Mammoth Community Water District (MCWD) owns, operates, and maintains the sewage collection systems for Mammoth Lakes, including pump stations and over 35 miles of sewer mains and interceptors. Raw wastewater is delivered to the MCWD wastewater treatment facility, located near the intersection of Meridian Boulevard and State Route 203. Existing drainage facilities are located throughout town. Water supply is provided by local surface water as well as groundwater sources. Storm water facilities are operated and maintained by the Town of Mammoth Lakes.

Solid waste collection service for Mammoth Lakes is provided under a franchise agreement with Mammoth Disposal, Incorporated. Solid waste collection service is provided via community trash bins at a centralized collection station on Commerce Drive and by individual customer pickup by Mammoth Disposal, Incorporated. All solid waste generated by the Mammoth Lakes community is transferred to the Benton Crossing Landfill for disposal.

See the discussion under *XIII. POPULATION AND HOUSING*, above. The proposed project will not generate any additional population or housing. The proposed building will have one bathroom and one kitchen, which will be used periodically when the building is occupied for Search and Rescue calls or meetings. No one will be at the facility on a permanent basis. For these reasons, the impacts related to utilities and service systems will be *less than significant*.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

As discussed in the sections above, the project site is not an ideal habitat site for birds and animals and is bounded on all sides by development, and highway, and fences that would make it undesirable for wildlife to migrate to or through the site. The site is largely disturbed and plant life on the site is sporadic and limited. Additionally the site is not located near any bodies of water that would sustain fish species or riparian habitat. No cultural resources have been previously identified on the site and a mitigation measure has been incorporated to address the situation should any cultural resources be discovered during the course of construction. Therefore, the impact to biological and cultural resources will be *less than significant*.

Overall, the impacts of the project are anticipated to be minimal, due to the combination of the remoteness of the project site in relationship to the rest of the Town and the nature of the proposed project. The project will have no impact to public services, recreation, land use and planning, nor will it add any new population to the Town. Impacts to utilities and service systems, transportation and traffic, and aesthetics are anticipated to be less than significant. The combination of the various impacts when cumulatively considered will be *less than significant*.

Previous sections of this Initial Study demonstrate the proposed project’s potential impacts related to air quality, geology/soils, greenhouse gases, hazards and hazardous materials, and noise. It has been concluded that the proposed project would not result in any potentially significant environmental impacts. Therefore, the project would have a *less than significant impact* related to the mandatory findings of significance.

References

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

1. California Air Resources Board, *2001 CARB Ozone Transport Review*, 2001.
2. California Air Resources Board, *Climate Change Scoping Plan*, December 2008.
3. California Department of Transportation, *Officially designated state scenic highways and historic parkways*, December 7, 2007. Retrieved from http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm.
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5. Mammoth Community Water District, *Initial Study for Solar Power Project for Wastewater Treatment Plant*, November 2009.
6. Mono County Airport Land Use Commission, *Draft Environmental Impact Report and Environmental Assessment for Mammoth/June Lake Airport Land Use Plan*, July 1986 (State Clearinghouse No. 86060901).
7. Mono County Airport Land Use Commission, *Mammoth/June Lake Airport Land Use Plan*, October 1986.
8. Mono County Sheriff Search and Rescue, *Mono County Sheriff Search and Rescue*, March 7, 2011. Retrieved from <http://www.monosar.org/index.html>.
9. Sierra Geotechnical Services Inc., *Preliminary Geotechnical Investigation for Proposed Digester and Building Addition*, March 19, 2004.
10. State of California Department of Conservation, California Geological Survey. *Fault-Rupture Hazard Zones in California*, Special Publication 42, Interim Revision 2007. (<ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>)
11. Town of Mammoth Lakes, *2005 General Plan Update Final Program Environmental Impact Report (GPEIR)*, May 2007.
12. Town of Mammoth Lakes, *Air Quality Management Plan*, 1990.
13. Town of Mammoth Lakes, *Draft Housing Element 2007-2014 Initial Study/Negative Declaration*, May 2010.
14. Town of Mammoth Lakes, *Emergency Operations Plan*, 2001.
15. Town of Mammoth Lakes, *General Plan*, 2007.
16. Town of Mammoth Lakes, *Municipal Code*, 2010.

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Mrs. Pam Kobylarz, Associate Planner

Mitigation Measures

CR-1: If cultural materials or archaeological remains are encountered during the course of grading or construction, the project contractor shall cease any ground disturbing activities near the find. A qualified archaeologist approved by the Town shall be retained to evaluate significance of the resources and recommend appropriate treatment measures. Treatment measures may include avoidance, preservation, removal, data recovery, protection, or other measures developed in consultation with the Town.

BIO-1: To avoid substantial adverse affects to nesting migratory birds and raptors, a pre-construction survey shall be conducted to identify all nests in use. A 100-foot buffer zone shall be established around each nest and maintained only until fledglings leave the nest. The implementation of this mitigation measure shall be assured by the Town Community Development Department and Engineering Staff.

EXHIBITS

- A. Proposed Site Plan
- B. Aerial Photo of Site
- C. Existing Site Conditions
- D. Building Renderings
- E. Current and Proposed SAR Locations

EXHIBIT A

CONSTRUCTION,
MATERIAL AND SNOW
STORAGE AREA.

NEW TREE PLANTING

LOCATION OF
EXISTING GATE

PROPOSED AC
PAVEMENT

EXIST. TREES TO BE
REMOVED FOR GRADING
POSSIBLE RELOCATION DEPENDING ON LEVEL
OF DISTURBANCE TO EXISTING SPECIMEN.

BOTTOM OF EXISTING
SNOW FENCE
(CLOSEST POINT TO
PROPOSED
IMPROVEMENTS)

**PROPOSED
BUILDING**

F.F. ELEV
= 7654.20
(DEMO EX. AC
PAVEMENT)

PROPOSED SURFACE WATER
RETENTION BASIN

CONSTRUCTION,
MATERIAL AND SNOW
STORAGE AREA.

MCWD PROPERTY BOUNDARY

INDICATES DIRECTION
OF VEHICULAR TRAVEL

LOCATION OF
RELOCATED
NEW GATE.

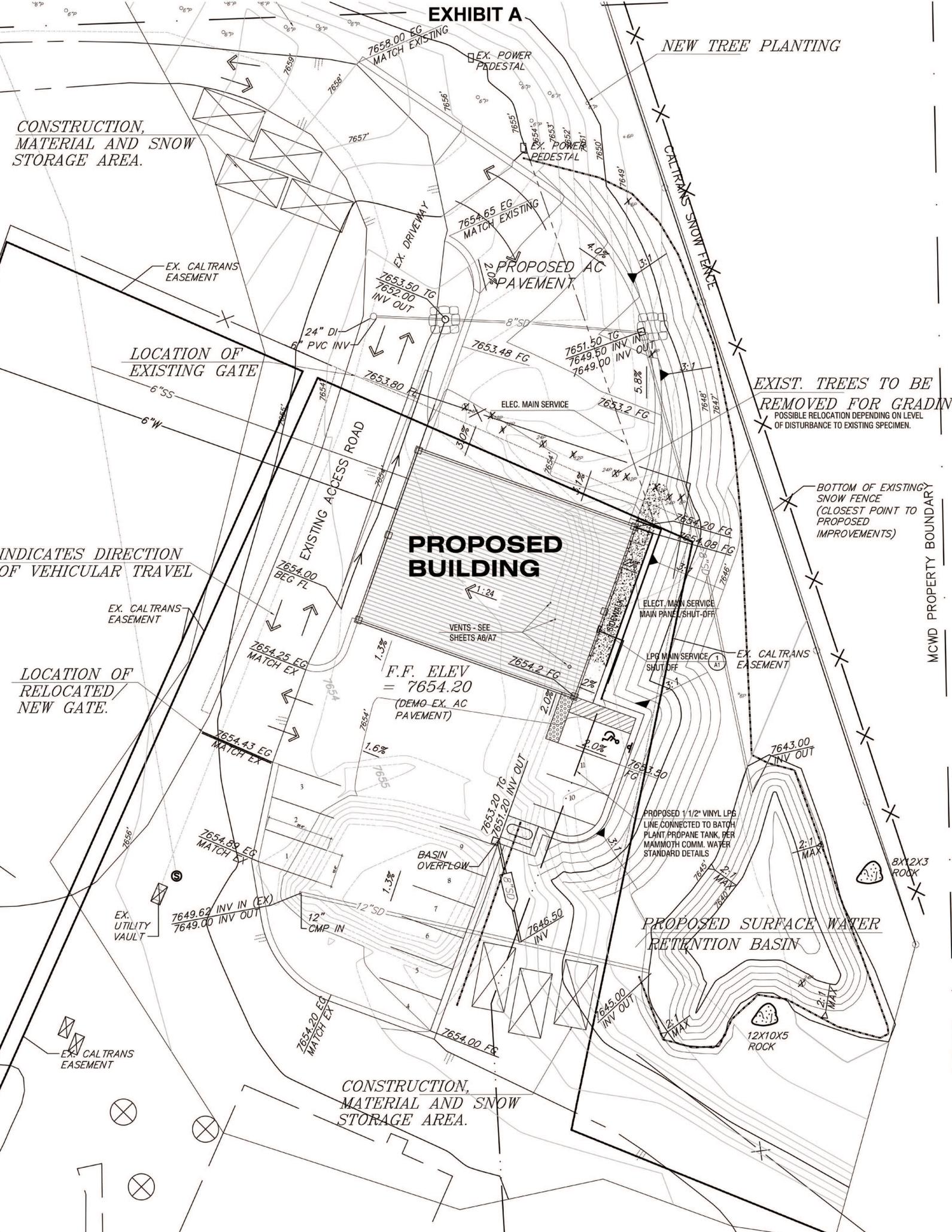


Exhibit B



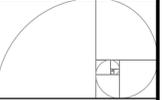
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Feet



EXHIBIT C



EXHIBIT D



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**SEARCH AND RESCUE BUILDING
PERSPECTIVE 1**

REVISIONS

NO.	DESCRIPTION	DATE

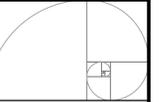
JANUARY 2011

SCALE:

DRAWN: JP/ CWT.

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**SEARCH AND RESCUE BUILDING
PERSPECTIVE 2**

REVISIONS

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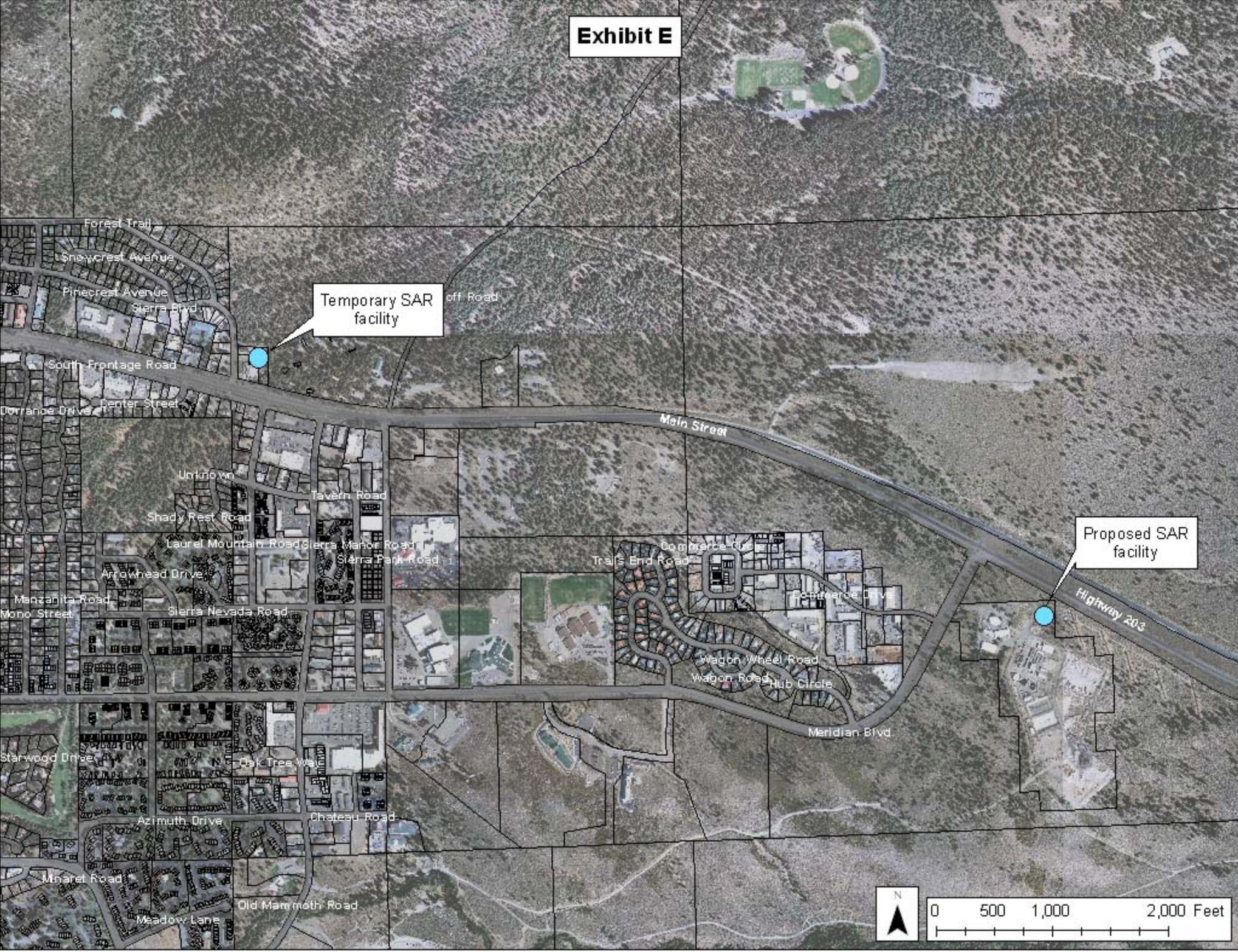
SEARCH AND RESCUE BUILDING
PERSPECTIVE 3

REVISIONS

JANUARY 2011
 SCALE:
 DRAWN: JP/ CWT.

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Exhibit E



Temporary SAR facility

Proposed SAR facility

