FINAL

Subsequent Program Environmental Impact Report for the North Village 1999 Specific Plan Amendment

Counter Copy

PREPARED FOR:
The Town of Mammoth Lakes

PREPARED BY:
RBF Consulting

JN 10-100377

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FINAL

SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT

for the

NORTH VILLAGE 1999 SPECIFIC PLAN AMENDMENT

SCH # 99-092082

Lead Agency:

TOWN OF MAMMOTH LAKES
437 Old Mammoth Road
Mammoth Lakes, California 93546
Contact: **Ms. Karen Johnston**
760/934-8989

Consultant:

RBF CONSULTING
14725 Alton Parkway
Irvine, California 92618
Contact: **Mr. Glenn Lajoie, AICP**
949/472-3505

October 13, 2000

JN 10-100377

MEMORANDUM TO REVIEWERS

OF THE

FINAL SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT

The Town of Mammoth Lakes has prepared the Final Subsequent Program Environmental Impact Report for the North Village 1999 Specific Plan Amendment (SCH #99-092082) in accordance with the California Environmental Quality Act, including Sections 15088, 15089 and Section 15132. The Town of Mammoth Lakes has prepared responses to comments received on the Draft EIR, which was available for public review between August 8, 2000 and September 21, 2000 (45 days). Additions to the text are denoted by shaded text while deletions are indicated by ~~struck-out text~~ to provide the reader with a vehicle for recognizing substantive changes to the text. Section 15132 of the CEQA Guidelines requires that a Final EIR consist of:

1. The Draft EIR or a revision of the Draft.
2. Comments and recommendations received on the Draft EIR either verbatim or in summary.
3. A list of persons, organizations and public agencies commenting on the Draft EIR.
4. The responses of the Lead Agency to significant environmental issues raised in the review and consultation process.
5. Any other information added by the Lead Agency.

The Final EIR, including the revised Draft EIR, and Comments and Responses, together with other relevant information, shall be considered by the Planning Commission and Town Council in evaluating the proposed project. The Town and other responsible agencies must consider the Final EIR when issuing permits or approvals for the project, or other project-related discretionary actions.

The Comments and Responses section (Section 14.0) includes all of the requirements of Section 15132 and is attached to the revised Draft EIR to make up the Final EIR. Each comment letter is followed by the corresponding responses. A response is provided for each comment raising significant environmental issues, as formally received by the Town during the 45-day Draft EIR review period. The responses are keyed to notations in the right margin of each comment.

TABLE OF CONTENTS

1.0 INTRODUCTION AND PURPOSE 1-1

1.1 Purpose of the EIR 1-1
1.2 Compliance with CEQA 1-5
1.3 Subsequent Program EIR Scoping Process 1-6
1.4 Format of the EIR 1-9
1.5 Responsible and Trustee Agencies 1-10
1.6 Incorporation by Reference 1-11

2.0 EXECUTIVE SUMMARY 2-1

2.1 Project Summary 2-1
2.2 Environmental Issues/Mitigation Summary 2-1
2.3 Summary of Project Alternatives 2-1

3.0 PROJECT DESCRIPTION 3-1

3.1 Project Location and Setting 3-1
3.2 Background and History 3-6
3.3 1999 Specific Plan Amendment 3-7
3.4 Project Objectives 3-39
3.5 Phasing 3-43
3.6 Agreements, Permits and Approvals 3-43

4.0 BASIS FOR CUMULATIVE ANALYSIS 4-1

5.0 DESCRIPTION OF ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES 5.1-1

5.1 Land Use and Relevant Planning 5.1-1
5.2 Population and Housing 5.2-1
5.3 Aesthetics/Light and Glare 5.3-1
5.4 Traffic/Circulation 5.4-1
5.5 Air Quality 5.5-1
5.6 Noise 5.6-1
5.7 Geology, Soils and Seismicity 5.7-1
5.8 Hydrology and Drainage 5.8-1
5.9 Biological Resources 5.9-1
5.10 Public Services and Utilities 5.10-1
5.11 Cultural Resources 5.11-1

TABLE OF CONTENTS
Continued

6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT 6-1

6.1 The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity 6-1
6.2 Irreversible Environmental Changes That Would Be Involved in the Proposed Action Should It Be Implemented 6-1
6.3 Growth Inducing Impacts 6-2

7.0 ALTERNATIVES TO THE PROPOSED PROJECT 7-1

7.1 No Project Alternative 7-2
7.2 Reduced Density Alternative 7-16
7.3 Alternative Site Alternative 7-19
7.4 Environmentally Superior Alternative 7-22

8.0 INVENTORY OF MITIGATION MEASURES 8-1

9.0 INVENTORY OF SIGNIFICANCE AFTER MITIGATION 9-1

10.0 EFFECTS FOUND NOT TO BE SIGNIFICANT 10-1

11.0 ORGANIZATIONS AND PERSONS CONSULTED 11-1

12.0 BIBLIOGRAPHY 12-1

13.0 MITIGATION MONITORING PROGRAM 13-1

14.0 COMMENTS AND RESPONSES 14-1

15.0 INVENTORY AND UPDATE OF 1994 EIR MITIGATION MEASURES 15-1

TABLE OF CONTENTS
Continued

16.0 APPENDICES

16.1 Initial Study/Notice of Preparation/Correspondence
16.2 Population and Housing Notes
16.3 Traffic Impact Analysis
16.4 Air Quality Data
16.6 Noise Data
16.7 Soils Report
16.8 Hydrology and Drainage Study
16.9 Biological Resources Study
16.10 Public Services and Utilities Correspondence
16.11 Specific Plan Consistency with Applicable General Plan Goals and Policies

LIST OF EXHIBITS

3-1	Regional Vicinity	3-2
3-2	Site Vicinity	3-3
3-3	Existing Land Uses in North Village	3-4
3-4	1991 Specific Plan Conceptual Plan	3-8
3-5	1994 Specific Plan Conceptual Plan	3-9
3-6	1999 Specific Plan Amendment Conceptual Plan	3-10
3-7	Existing Zoning	3-14
3-8	Pedestrian Core Land Use Designations	3-16
3-9	1994 Specific Plan: Conceptual Pedestrian Core	3-17
3-10	1999 Specific Plan Amendment: Conceptual Pedestrian Core	3-18
5.1-1	Existing Zoning	5.1-5
5.3-1a	Site Photographs	5.3-4
5.3-1b	Site Photographs	5.3-5
5.4-1	Study Area Roadway and Intersection Locations	5.4-4
5.4-2	Existing Number of Through Lanes and Intersection Control Devices	5.4-5
5.4-3	Existing Winter Transit System	5.4-6
5.4-4	Existing Typical Winter Saturday Daily Traffic Volume	5.4-7
5.4-5	Existing Conditions Typical Winter Saturday Peak Hour Traffic Volumes	5.4-8
5.4-6	Approved Projects	5.4-13
5.4-7	Existing + Approved Projects Typical Winter Saturday Roadway Segment Volumes	5.4-16

LIST OF EXHIBITS
Continued

5.4-8 Existing + Approved Projects Typical Winter Saturday Peak Hour Traffic Volumes 5.4-17

5.4-9 North Village Specific Plan Vehicular Trip Distribution for Typical Winter Saturday Afternoon Peak Hour Conditions 5.4-23

5.4-10 Existing Plus Approved Projects Plus North Village Typical Winter Saturday Roadway Segment Traffic Volumes 5.4-24

5.4-11 Existing Plus Approved Projects Plus North Village Typical Winter Saturday Peak Hour Traffic Volumes 5.4-25

5.4-12 General Plan Roadway System and Roadway Classifications 5.4-29

5.4-13 General Plan Buildout ADT Without Proposed North Village Specific Plan Amendment 5.4-31

5.4-14 General Plan Buildout ADT With Proposed North Village Specific Plan Amendment 5.4-35

LIST OF TABLES

3-1 Existing Land Uses in North Village Specific Plan Area 3-5

3-2 North Village Specific Plan Comparisons 3-12

3-3 Land Use Matrix 3-20

3-4 Density Summary 3-22

3-5 Proposed Building Heights of 1999 Specific Plan Amendment 3-24

3-6 Proposed Building Setbacks from Roadways and District Boundaries 3-26

4-1 Cumulative Projects List 4-3

5.1-1 Existing Land Uses in North Village 5.1-3

5.2-1 Population and Housing Data 5.2-2

5.2-2 Housing Stock Data 5.2-4

5.2-3 Labor Force Data for Sub-County Areas 5.2-7

5.2-4 Employment and Population 5.2-13

5.2-5 Seasonal Population Projections 5.2-16

5.2-6 Housing Demand Estimates 5.2-20

5.3-1 Setback Comparisons 5.3-9

5.3-2 Height Comparisons 5.3-15

5.4-1 LOS Parameters 5.4-9

5.4-2 Existing Typical Winter Saturday Roadway LOS 5.4-10

5.4-3 Existing Typical Winter Saturday Intersection LOS 5.4-11

LIST OF TABLES
Continued

5.4-4 Approved Projects Trip Generation Rates 5.4-12

5.4-5 Approved Projects Forecast Trip Generation 5.4-14

5.4-6 Existing + Approved Projects Typical Winter Saturday Roadway LOS ... 5.4-15

5.4-7 Existing + Approved Projects Typical winter Saturday Intersection LOS . 5.4-18

5.4-8 Proposed 1999 Specific Plan Amendment Forecast Trip Generation 5.4-22

5.4-9 Existing + Approved Projects + Proposed 1999 Specific Plan Amendment Typical Winter Saturday Roadway LOS 5.4-26

5.4-10 Existing + Approved Projects + Proposed 1999 Specific Plan Amendment Typical Winter Saturday Intersection LOS 5.4-27

5.4-11 Forecast General Plan Buildout Without Proposed 1999 Specific Plan Amendment Typical Winter Saturday Roadway LOS 5.4-32

5.4-12 Forecast General Plan Buildout Without Proposed 1999 Specific Plan Amendment Typical Winter Saturday Intersection LOS 5.4-34

5.4-13 Forecast General Plan Buildout With Proposed 1999 Specific Plan Amendment Typical Winter Saturday Roadway LOS 5.4-36

5.4-14 Forecast General Plan Buildout With Proposed 1999 Specific Plan Amendment Typical Winter Saturday Intersection LOS 5.4-38

5.4-15 1994 North Village Specific Plan Parking Rates 5.4-40

5.4-16 Proposed 1999 Specific Plan Amendment Parking Rates 5.4-41

5.4-17 Pedestrian Generation at Pedestrian Core Area 5.4-47

5.4-18 Existing + Approved Projects + Proposed 1999 Specific Plan Amendment Typical Winter Saturday Intersection Mitigated LOS 5.4-51

5.4-19 Forecast General Plan Buildout With Proposed 1999 Specific Plan Amendment Typical Winter Saturday Intersection Mitigated LOS ... 5.4-56

5.5-1 Local Air Quality Levels 5.5-4

LIST OF TABLES
Continued

5.5-2 PM10 Emissions From Mobile Sources 5.5-11

5.6-1 Sound Levels and Human Response 5.6-2

5.6-2 Noise and Land Use Compatibility Criteria 5.6-5

5.6-3 Town of Mammoth Lakes Exterior Noise Ordinance Standards 5.6-7

5.6-4 Town of Mammoth Lakes Construction Noise Standards 5.6-7

5.6-5 Existing Noise Levels 5.6-9

5.6-6 Existing Traffic Noise Levels 5.6-11

5.6-7 Typical Construction Equipment Noise Levels 5.6-15

5.6-8 60 Ldn Noise Projections 5.6-18

5.8-1 Existing Specific Plan Local Watershed Impervious Area Quantities 5.8-5

5.8-2 Existing Drainage Facilities 5.8-6

5.8-3 Existing Drainage Facilities Estimated Available Hydraulic Capacities 5.8-7

5.8-4 Backbone Master Plan Storm Drain Facilities Required Within the North Village Specific Plan 5.8-9

5.8-5 Existing Condition Watershed Characteristics and 100-year Flow Rates .. 5.8-13

5.8-6 Developed Condition Watershed Characteristics and 100-year Flow Rates 5.8-14

5.8-7 Summary of Specific Plan Area Impervious Area Changes 5.8-23

5.8-8 Summary of Specific Plan Area Comparison of Local Watershed 100-year Peak Discharges 5.8-24

5.9-1 Special Status Plant Species 5.9-6

5.10-1 School Facilities 5.10-4

LIST OF TABLES
Continued

5.10-2 Sewage Flow Rates 5.10-7

5.10-3 Water Demand Rates 5.10-8

5.10-4 Student Yield Estimates 5.10-16

5.10-5 Sewage Flow Estimates 5.10-20

5.10-6 Water Demand Estimates 5.10-22

5.10-7 Solid Waste Generation Estimates 5.10-23

1.0 INTRODUCTION AND PURPOSE

1.0 INTRODUCTION AND PURPOSE

1.1 PURPOSE OF THE EIR

The Town of Mammoth Lakes ("Town") is the Lead Agency under the California Environmental Quality Act (CEQA), and is responsible for preparing the Environmental Impact Report (EIR) for the North Village Specific Plan Amendment (State Clearinghouse No. 99-092082). This EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), California CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the Town. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), Section 15162 (Subsequent EIR) and Section 15168 (Program EIR).

For purposes of clarifying references to the Specific Plan in this EIR, the "1991 Specific Plan" means the original North Village Specific Plan as adopted in 1991 and assessed in the 1991 EIR. The "1994 Specific Plan" means the 1991 Specific Plan as modified by the 1994 Specific Plan Amendment, which was assessed in the 1994 EIR Addendum. The 1994 Specific Plan is also the "existing Specific Plan" which is currently in effect. The Project covered by this EIR is a proposed Amendment to the existing Specific Plan, referred to as the "1999 Specific Plan Amendment." This EIR is referenced the "Subsequent Program EIR" for the 1999 Specific Plan Amendment.

The proposed project (1999 Specific Plan Amendment), which was originally approved in 1991 and amended in 1994, involves development of a resort including lodging, commercial and residential uses on 64.1 acres. The proposed amendment to the existing Specific Plan (1999 Specific Plan Amendment) includes circulation and parking modifications, changes to height limitations and setbacks, alternate development opportunities and housing modifications when compared to the approved Specific Plan project. A comprehensive project description is included in Section 3.0 of this EIR. Mitigation measures have been incorporated from the 1999 and 1994 environmental documents and in some cases have been modified to be more applicable to the 1999 Specific Plan Amendment. Also, new mitigation measures have also been cited.

The purpose of this Subsequent Program EIR is to review the existing conditions and the conclusions of the 1991 EIR for the 1991 Specific Plan and 1994 EIR Addendum for the 1994 Specific Plan, analyze potential environmental impacts associated with the proposed 1999 Specific Plan Amendment in comparison to those anticipated in the referenced 1991 and 1994 environmental documentation, and identify mitigation measures to reduce potentially significant effects. Mitigation measures have been incorporated from the 1991 and 1994 environmental documents and in some cases

have been modified to be more applicable to the 1999 Specific Plan Amendment. Also, new mitigation measures have also been cited.

This EIR has been prepared as a Subsequent Program EIR in accordance with Sections 15162 and 15168 of CEQA. Section 15168 states the following:

"(a) General. A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

(1) Geographically,
(2) As logical parts in the chain of contemplated actions,
(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

(b) Advantages. Use of a Program EIR can provide the following advantages. The Program EIR can:

(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,
(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,
(3) Avoid duplicative reconsideration of basic policy considerations,
(4) Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and
(5) Allow reduction in paperwork.

(c) Use with Later Activities. Subsequent activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared.

(1) If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
(2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required.

(3) An agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the program.

(4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operations were covered in the Program EIR.

(5) A Program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the Program EIR, and no further environmental documents would be required."

The discussion following Section 15168 describes the proper process for Program EIRs as follows:

> "Use of the Program EIR also enables the Lead Agency to characterize the overall program as the project being approved at that time. Following this approach when individual activities within the program are proposed, the agency would be required to examine the individual activities within the program to determine whether their effects were fully analyzed in the Program EIR. If the activities would have no effects beyond those analyzed in the Program EIR, the agency could assert that the activities are merely part of the program which had been approved earlier, and no further CEQA compliance would be required. This approach offers many possibilities for agencies to reduce their costs of CEQA compliance and still achieve high levels of environmental protection."
>
> (Discussion following CEQA Guidelines, Section 15168 (emphasis added).

Excerpts from Section 15162 of the CEQA Guidelines state that a Subsequent EIR is appropriate if one or more of the following occurs:

"(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the

previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; ...

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

The changes incorporated into the 1999 Specific Plan Amendment and changes in circumstances since the 1991 EIR warrant further review of project impacts through an updated Subsequent Program EIR pursuant to Section 15168 of CEQA. Also, changes throughout the community over the past 10 years warrant a comprehensive cumulative impact analysis in this 1999 Subsequent Program EIR. This EIR evaluates potential impacts from the proposed 1999 Specific Plan Amendment to the conclusions rendered in the 1991 EIR and the 1994 EIR Addendum. In some instances, baseline conditions have changed since preparation of the previous environmental documentation (i.e., population and housing data, traffic, air quality noise, etc.). Therefore, a comparison of the proposed 1999 Specific Plan Amendment to current site conditions is provided, when applicable. The introduction to each Section within Section 5.0 of this EIR states whether project impacts for that particular topic are compared to existing conditions or to the existing Specific Plan as approved. This EIR also evaluates the proposed project in comparison to the existing approved Specific Plan (1994 Specific Plan Amendment) under a "No Project" alternative scenario. A comprehensive summary of impacts and mitigation contained in both the 1991 EIR and the 1994 EIR Addendum is available for review at the Town offices.

In accordance with Section 15121 of CEQA, a primary purpose of this EIR is to provide decision makers and the public with specific information regarding the environmental

effects associated with development of a site, identify ways to minimize the significant effects and describe reasonable alternatives to the project. Mitigation measures are provided which may be adopted as Conditions of Approval in order to reduce the significance of impacts resulting from the project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

The Town of Mammoth Lakes, which has the principal responsibility of processing and approving the project, and other public agencies (i.e., responsible and trustee agencies, refer to Section 1.5 of this EIR) that may use this EIR in the decision making or permit process will consider the information in this EIR along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with Section 15093(b) of the State CEQA Guidelines, if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093 of the State CEQA Guidelines, a "statement of overriding considerations."

This document analyzes the environmental effects of the project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the State CEQA Guidelines. This analysis considers the series of actions associated with construction and implementation, to determine the short-term and long-term effects. This EIR discusses both the direct and indirect impacts of this project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of the proposed action; provide mitigation measures to reduce or eliminate significant adverse effects; and identify and evaluate reasonable alternatives to the proposed project.

1.2 COMPLIANCE WITH CEQA

This Subsequent Program EIR is subject to a 45 day review period by responsible and trustee agencies and interested parties. Section 15087 of the CEQA Guidelines lists optional procedures for noticing including publication in a newspaper, posting on-site or mailing to owners of a property or properties contiguous to the site. In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the State CEQA Guidelines, as amended, the Town of Mammoth Lakes, serving as the Lead Agency, will: 1) publish a notice of availability of a Draft Subsequent EIR in *The Mammoth Times*, a newspaper

of general circulation; and 2) will prepare and transmit a Notice of Completion (NOC) to the State Clearinghouse. (Proof of publication is available at the offices of the Lead Agency.)

Any public agency or members of the public desiring to comment on the Draft Subsequent Program EIR must submit their comments in writing to the individual identified on the document's NOC prior to the end of the public review period. During the public review period, the Town of Mammoth Lakes will hold a regularly-scheduled public hearing regarding the Draft Subsequent Program EIR. The public will be afforded the opportunity to orally comment on the Draft Subsequent Program EIR at the public hearing. Such comments shall be recorded and shall have the same standing and response requirements as written comments provided during the public review period. Upon the close of the public review period, the Lead Agency will then proceed to evaluate and prepare responses to all relevant oral and written comments received from both citizens and public agencies during the public review period.

The Final Subsequent Program EIR will consist of the Draft Subsequent Program EIR, and revisions to the Draft Subsequent Program EIR and responses to comments addressing concerns raised by responsible agencies or reviewing parties. After the Final Subsequent Program EIR is completed and at least 10 days prior to its certification, a copy of the Responses to Comments will be transmitted to agencies which provided written or oral comments on the Draft Subsequent Program EIR.

1.3 SUBSEQUENT PROGRAM EIR SCOPING PROCESS

In compliance with the State CEQA Guidelines, the Town of Mammoth Lakes has taken steps to maximize opportunities for interested individuals, parties and agencies to participate in the environmental process. During the preparation of the Draft Subsequent Program EIR, an effort was made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. This included the distribution of an Initial Study and Notice of Preparation (NOP) on September 21, 1999, and a public scoping meeting on the Draft Subsequent Program EIR on October 13, 1999.

Initial Study

In accordance with Section 15063(a) of the State CEQA Guidelines, as amended, the Town of Mammoth Lakes undertook the preparation of an Initial Study. The Initial Study determined that a number of environmental issue areas may be impacted by the construction and build-out of the project. As a result, the Initial Study determined that this Draft Subsequent Program EIR should address the project's significant impacts on subject areas listed in Section 5.0 of this Subsequent Program EIR.

Notice of Preparation

Pursuant to the provision of Section 15082 of the State CEQA Guidelines, as amended, the Town of Mammoth Lakes circulated an NOP to public agencies, special districts, and members of the public requesting such notice for a 30-day period commencing on September 21, 1999, and concluding on October 20, 1999. The purpose of the NOP was to formally convey that the Town of Mammoth Lakes is preparing a Draft Subsequent Program EIR for the project (1999 Specific Plan Amendment), and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the Subsequent Program EIR. The Initial Study was circulated with the NOP. The NOP, Initial Study, and responses to the NOP are provided in Appendix 16.1 of this Subsequent Program EIR.

Early Consultation (Scoping)

During the NOP circulation period, the Town of Mammoth Lakes advertised a public scoping meeting. The meeting was held at 9:00 a.m. on October 13, 1999 and was intended to facilitate public input. The meeting was held with the specific intent of affording interested individuals/groups and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the Subsequent Program EIR as described in the NOP and Initial Study.

NOP and Scoping Results

The following specific environmental concerns were raised in responses to the NOP and in comments expressed during the scoping meeting held for the project (the numerical reference in parenthesis is the Subsequent Program EIR Section in which the analysis is provided). The NOP responses, minutes from the October 13, 1999, Scoping Meeting, and written comments received at the meeting are contained in Appendix 16.1:

- Design location of gondola (3.0);
- Noticing for NOP and Scoping Meeting (1.0);
- Building heights (3.0, 5.3);
- Project density (3.0, 5.3);
- Adequacy of parking (5.4);
- Snow storage (3.0, 5.10);
- Traffic from Main Lodge (5.4);
- Safety of a roundabout (5.4);
- Tennis court parking structure impacts (5.3, 5.4);
- Aesthetics due to loss of trees (5.3, 5.9);
- Public safety at roadway crossings (5.4);

- Diminished viewshed impacts (5.3);
- Windtunnel effects (5.5);
- Building materials (3.0, 5.3);
- Employee housing (3.0, 5.2);
- Setbacks (3.0, 5.1, 5.2);
- Fire protection (5.10);
- Cumulative Impacts (4.0, 5.0);
- Impacts from tree removal (5.3, 5.9);
- Sunlight (5.3);
- Seismicity (5.7);
- Snow storage/removal (5.10);
- Consistency with Town policies/General Plan (3.0, 5.1);
- Water quality (5.8);
- Storm water discharge (5.8);
- Ground water quality associated with subterranean facilities (5.8);
- Wetland/riparian impacts (5.9);
- Traffic impacts on Forest Trail and Minaret (5.4);
- Building massing (5.3);
- Noise impacts (5.6); and
- Water and sewer facilities (5.10).

This Subsequent Program EIR focuses primarily on changes in the environment that would result from the proposed project in comparison to those anticipated in the previous environmental documentation. The Subsequent Program EIR identifies potential impacts resulting from the construction and operation of the proposed project and provides measures to mitigate potential significant impacts. Those impacts which cannot be mitigated to less than significant levels are also identified. This Subsequent Program EIR addresses impacts in the following areas:

- Land Use and Relevant Planning;
- Population and Housing;
- Aesthetics/Light and Glare;
- Traffic and Parking;
- Air Quality;
- Noise;
- Geology, Soils and Seismicity;
- Hydrology and Drainage;
- Biological Resources;
- Public Services and Utilities; and
- Cultural Resources.

Based on the Initial Study, no impacts upon agricultural and mineral resources are anticipated as a result of the project. As a result, these issues are not addressed in this

Subsequent Program EIR. Refer also to Section 10.0, *Effects Found Not To Be Significant*, for additional information.

1.4 FORMAT OF THE EIR

This Subsequent Program EIR is organized into 16 sections. Section 1.0, *Introduction and Purpose*, provides CEQA compliance information. Section 2.0, *Executive Summary*, provides a brief project description and summary of the environmental impacts and mitigation measures. Section 3.0, *Project Description*, provides a detailed project description indicating project location, project characteristics, phasing, and objectives, as well as associated discretionary actions required. Section 4.0, *Basis For The Cumulative Analysis*, describes the approach and methodology for the cumulative analysis. Section 5.0, *Description of Environmental Setting, Impacts and Mitigation Measures*, contains a detailed environmental analysis of the existing conditions, project impacts, mitigation measures and unavoidable significant impacts. The analysis of each environmental category in this Section is organized as follows:

- "Existing Conditions" describes the physical conditions which exist at the time in which the Notice of Preparation was issued and which may influence or affect the issue under investigation.

- "Project Impacts" describes potential environmental changes associated with the proposed project (1999 Specific Plan Amendment) when compared to the existing Specific Plan (the 1994 Specific Plan), as described in the 1991 EIR and the 1994 EIR Addendum, or to the existing physical conditions, as appropriate, which may occur if the proposed project is implemented.

- "Cumulative Impacts" describes potential environmental changes to the existing physical conditions which may occur with the proposed project together with other reasonably foreseeable, planned, and approved future projects.

- "Mitigation Measures" are those specific measures which may be required of the project in order to avoid an adverse impact; minimize a significant adverse impact; rectify a significant adverse impact by restoration; reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or compensate for the impact by replacing or providing substitute resources or environment. Each of the measures included in this document are labeled as one of the following; 1) "measure restated from 1994 EIR Addendum" (measure word for word from 1994 EIR Addendum); 2) "measure modified from

1994 EIR Addendum" (exact wording was modified from 1994 EIR Addendum although overall intent remains the same); 3) "measure specified replaces 1994 mitigation measure; or 4) "new mitigation measure" (measure was not included in 1994 EIR Addendum and is recommended in current EIR). It is important to note that in various sections of this Subsequent Program EIR, mitigation measures from the 1991 and 1994 environmental documents are no longer applicable due in some cases to new programs and policies enacted by the Town or other reviewing agency. In these cases, mitigation measures are deleted in their entirety and an explanation is provided (refer to Section 15.0) of this Subsequent Program EIR.

- "Level of Significance After Mitigation" discusses whether the project and the project's contribution to cumulative impacts can be reduced to levels that are considered less than significant.

Section 6.0, *Long-Term Implications of the Proposed Project*, discusses significant environmental changes that would be involved in the proposed action, should it be implemented and discusses growth inducing impacts. Section 7.0, *Alternatives to The Proposed Project*, describes a reasonable range of alternatives to the project or to the location of the project which could feasibly attain the basic project objectives. Section 8.0, *Inventory of Mitigation Measures*, lists mitigation measures proposed to minimize the significant impacts. Section 9.0, *Inventory of Significance after Mitigation*, describes any impacts which would remain significant following mitigation. Section 10.0, *Effects Found Not to Be Significant*, provides an explanation of potential impacts which have been determined not to be significant. Section 11.0 *Organizations and Persons Consulted*, identifies all Federal, State or local agencies, other organizations and individuals consulted. Section 12.0, *Bibliography*, identifies reference sources for the EIR. Section 13.0, *Mitigation Monitoring Program*, identifies responsibilities for monitoring mitigation. Section 14.0, *Comments and Responses*, will be included in the Final EIR and will provide comments and responses pertaining to the Draft EIR. Section 15.0, *Inventory and Update of 1994 EIR Mitigation Measures*, identifies the status of the 1994 EIR Addendum mitigation measures as proposed by the current Program EIR. Section 16.0, *Appendices*, contains technical documentation for the project.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant

to Sections 15381 and 15386 of the State CEQA Guidelines, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

> *"Responsible Agency"* means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA the term "Responsible Agency" includes all public agencies other than the Lead Agency which have discretionary approval power over the project." *(Section 15381)*
>
> *"Trustee Agency* means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include...." *(Section 15386, part)*

Responsible and Trustee Agencies and other entities that may use the Subsequent Program EIR in their decision-making process or for informational purposes include, but may not be limited to, the following: United States Forest Service, Mammoth Community Water District, Caltrans, the Lahontan Regional Water Quality Board, the Great Basin Unified Air Pollution Control District, the California Department of Forestry, the Mono County Water District, and the Mammoth Lakes Fire Protection District and Town of Mammoth Lakes Police Department.

1.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this Subsequent Program EIR have been cited in accordance with Section 15148 of the CEQA Guidelines encourages "incorporation by reference" as a means of reducing redundancy and length of environmental reports. The following documents, which are available for public review at the Town of Mammoth Lakes, are hereby incorporated by reference into this Subsequent Program EIR. Information contained within these documents has been utilized for each section of this Subsequent Program EIR. A brief synopsis of the scope and content of these documents is provided below:

- 1991 North Village Specific Plan, Town of Mammoth Lakes, Adopted by the Town Council of Mammoth Lakes on June 22, 1991. The 64-acre North Village Specific Plan Area is located in the northwest portion of the Town. The objectives of the North Village Specific Plan are to provide a more refined description of land uses and development policies, which, while conforming to the overall development goals, establish North Village as a center of year-round resort activity. The North Village Specific Plan includes similar improvement elements as

identified in the currently proposed Redevelopment Plan including improvements to infrastructure, particularly roads, that would not only be helpful in accommodating the new development, but would also improve existing conditions. The development is intended to create an active resort core which would add to the economic vitality and social richness of the community. It also aims to add a shopping, recreational, and accommodations experience not now present in Mammoth Lakes while reducing the pressures for sprawl onto adjoining National Forest lands. Although primarily oriented toward visitors, the North Village Specific Plan includes provisions for the development of permanent resident and employee housing as well as significant new employment opportunities.

- 1991 North Village Specific Plan Final Environmental Impact Report, Comments and Responses, Appendices, EIP Associates, February 1991. This EIR addresses a 64-acre Specific Plan in the North Village area. Under ultimate build-out, the project would include 2,000 new hotel units, 400 resort condominium units, 60,000 square feet of commercial/ retail space, skating rink, and ski lift. Approximately 34-acres (53 percent) of the Specific Plan have already been substantially developed. Planned land uses within the project area are varied and include hotels, restaurants, visitor-oriented and general commercial operations, professional medical offices, condominiums, single-family homes and community facilities. The Final EIR includes responses to 19 comments received on the Draft EIR. The Final EIR was certified on April 17, 1991 by the Town of Mammoth Lakes. The EIR concluded unavoidable adverse impacts for land use (as it relates to visual impacts), schools and fiscal impacts related to public services and utilities. Potentially significant impacts were identified for traffic while significant impacts (after mitigation) were concluded for aesthetics associated with the gondola.

- 1994 North Village Specific Plan Amendment, May, 1994. The Amendment further refined the design of the North Village Pedestrian Core area and to realign Canyon Boulevard to meet with Millers Siding/Lake Mary Road as a Collector Street. The design refinement did not alter the concept of the North Village Specific Plan approved in 1991.

- North Village Specific Plan Final Environmental Impact Report Addendum, May, 1994. The Addendum EIR focuses upon limited design modifications which required additional review to confirm the validity of the original study. The Addendum contains a detailed and

comprehensive review of the changes and resulting impacts. It was concluded that the changes do not cause any new significant impacts that would require major revisions to the 1991 EIR.

- Lodestar at Mammoth Master Plan, May 1991. The Lodestar Master Plan is located north of Main Street and south of Meridian Boulevard and Minaret Road. This document states all land use development standards, and conditions of approval that would apply to all development within the area of the Lodestar Master Plan. General information includes permitted and conditional uses, building height, setbacks, parking, grading, street standards, etc.

- Lodestar at Mammoth Final Environmental Impact Report, Comments and Responses, Appendices, EIP Associates, February 1991. This EIR addresses a proposal for construction of a 210-acre master planned destination resort which would include 40 single-family homes, 735 multi-family condominiums, 100 lodges and apartments (employee housing), 515,600 square feet of full-service hotels, an 80,000 square feet commercial village, and a 110-acre 18-hole golf course. The Final EIR includes responses to 17 comments received on the Draft EIR. The Final EIR was certified on April 17, 1991 by the Town of Mammoth Lakes. Unavoidable adverse impacts were identified for biotic resources, archaeological resources, schools and fiscal.

- Mammoth/June Lake Airport Land Use Plan and associated Environmental Impact Report, Mono County Airport Land Use Commission, October 1986 and Subsequent EIR and updated Environmental Assessment, Mammoth Lakes Airport Expansion, SCH #96112089, March 1997, certified on June 25, 1997. The *Mammoth/June Lake Airport Land Use Plan* establishes a comprehensive land use plan which defines the type and pattern of future development in the 28 square mile area surrounding the existing Mammoth Lakes Airport. The *Plan* creates an Airport Development District for future Airport development. Surrounding land uses are planned with respect to Airport compatibility, National Forest policies, and other factors. The *Plan* also served as the basis for amending the County General Plan and the Mammoth-Mono Unit Plan of the Inyo National Forest. The *Plan* primarily provides a framework for the orderly growth and development of the Airport over the next 20 years. A Final EIR and Environmental Assessment was certified for the Land Use Plan in October 1986, by the Mono County Airport Land Use Commission. This Final EIR analyzes potential impacts associated with major development/expansion of the Airport terminal area, including a new passenger terminal, hotel and

extensive infrastructure improvements. The Airport was incorporated into the Town of Mammoth Lakes jurisdictional boundaries in 1991 and the Town is the primary local agency with jurisdiction over land use planning policies for the Airport. Future improvements to the Airport should be consistent with the adopted *Land Use Plan*.

- Town of Mammoth Lakes Municipal Code. Title 17 provides the provisions for promoting and protecting the public health, safety and welfare of the people of the Town, to safeguard and enhance the appearance and quality of development of the Town and to provide for the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, a zoning title establishing classifications of zones and regulations within these zones.

- Town of Mammoth Lakes General Plan, approved and adopted by the Town Council on October 14, 1987. The Town General Plan is formulated for a 20 year planning horizon. The Plan includes: 1) a discussion of current and future planning issues concerning the community's functional and natural systems and activities relating to the use of lands; 2) findings which identify the major issues the General Plan should address; 3) Community goals addressing those issues and; 4) specific policies to implement the goals. The General Plan includes the Housing Element, adopted in 1992.

- Town of Mammoth Lakes Draft Environmental Impact Report for the General Plan, January 15, 1986. The Draft EIR addresses the Draft Mammoth Lakes General Plan, which is the first General Plan prepared for the community by the new Town government. The environmental analysis incorporates information contained in a previous Draft EIR for the Town, prepared by Mono County. Unavoidable adverse impacts were identified for traffic, air quality, noise, biological resources, water, seismicity and drainage.

- Town of Mammoth Lakes Final Environmental Impact Report for the General Plan, August 20, 1986. The Final EIR for the General Plan, which was certified on April 22, 1987, contains comments and responses pertaining to the Draft General Plan EIR. The EIR identified nine environmental components which would suffer significant adverse impacts which would not be mitigated to a level of insignificance. Specific findings and statements of overriding consideration were adopted.

- Town of Mammoth Lakes Redevelopment Plan Program EIR, May 1997. The project is a comprehensive Redevelopment program to remedy detrimental physical, social and economic conditions found within the Town. This project also includes improvements for street, water system, snow storage, drainage and flood control. The work program included an extensive public outreach program and consultations with Mono County and various service and utility agencies.

2.0 EXECUTIVE SUMMARY

2.0 EXECUTIVE SUMMARY

2.1 PROJECT SUMMARY

The North Village Specific Plan area is located in the northwestern portion of the Town in the vicinity of the Main Street/Lake Mary Road and Minaret Road intersection. The 64.1-acre site currently supports a mix of land uses including visitor-oriented retail, motels, restaurants, a community center and a number of rental condominiums. The original North Village Specific Plan was approved in 1991. An EIR was prepared for the North Village Specific Plan in February 1991.

In 1994, the North Village Specific Plan was amended. Zoning Code Amendment 94-1 and General Plan Amendment 94-1 further refined the design of the North Village Pedestrian Core area and provided for the realignment of Canyon Boulevard to meet with Millers Siding/Lake Mary Road as a Collector Street. The design refinement did not alter the basic development concept of the Specific Plan approved in 1991.

Based upon the 1994 Specific Plan, North Village buildout may result in approximately 3,020 accommodation rooms, in addition to affordable housing, and 135,000 square feet of commercial uses. Three land use districts are established with the highest intensity district permitting a maximum of 80 rooms per acre and the lowest intensity district permitting a maximum of 48 rooms per acre, with an overall project density of approximately 54 rooms per acre. The design emphasizes the creation of diverse shopping, accommodation, recreational, residential and cultural opportunities which appeal to all ages and family interests.

The Project, as set forth in the proposed 1999 Specific Plan Amendment, remains consistent in concept with the 1994 Specific Plan. The Land Use Plans approved as part of the 1991 and 1994 Specific Plans are depicted in Exhibits 3-4 and 3-5, respectively. Exhibit 3-6 shows the proposed Land Use Plan associated with the 1999 Specific Plan Amendment. Key changes associated with the 1999 Specific Plan Amendment include circulation modifications, parking allocation, height limitations, setback requirements, design review process and housing. Table 3-2 provides a comparison of project components for the 1991 and 1994 Specific Plans and the proposed 1999 Specific Plan Amendment.

The concepts, land use designations and development objectives of the 1991 and 1994 Specific Plans generally remain the same in the 1999 Specific Plan Amendment.

2.2 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

The following is a brief summary of the impacts, mitigation measures, and unavoidable significant impacts identified and analyzed in Section 5.0 of this EIR. Refer to the appropriate EIR Section for additional information.

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
5.1	**LAND USE AND RELEVANT PLANNING**		
	Physical Division of Established Community		
	5.1-1 *The proposed 1999 Specific Plan Amendment would amend the permitted land uses within the on-site land use districts and redistribute the location of various uses. Although land uses may change, implementation of the 1999 Specific Plan Amendment would not physically divide an established community. Impacts are concluded as less than significant and no mitigation measures are required.*	5.1-1 No mitigation measures are required.	The 1991 EIR and the 1994 EIR Addendum identified the location and route of the gondola as a significant and unavoidable land use impact related to visual perspectives. The proposed 1999 Specific Plan Amendment would not increase impacts beyond those anticipated in the 1991 EIR and 1994 EIR Addendum. Based upon the analysis pertaining to a physical division of established community, consistency with relevant planing policies and cumulative impacts, no new impacts have been identified and no mitigation measures are required.
	Consistency with Relevant Planning Policies		
	5.1-2 *The proposed 1999 Specific Plan Amendment would be consistent with the Town's General Plan goals and policies. Based upon the consistency review contained in Appendix 16.11, impacts are concluded to be less than significant.*	5.1-2 No mitigation measures are required.	
	Cumulative Impacts		
	5.1-3 *The proposed project, combined with other future development, may increase the intensity of land uses in the area. The analysis has concluded that impacts are less than significant and no mitigation is required.*	5.1-3 No mitigation measures are required.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
5.2	**POPULATION AND HOUSING**		
	Population		
	5.2-1 *Project implementation may induce substantial growth in the Town's permanent year-round population as a result of the employment associated with lodging and commercial uses. The analysis has concluded that the population growth was anticipated in the Town's General Plan and there is enough suitably zoned land and sufficient public services to accommodate the proposed increase in population. Thus, impacts are less than significant.*	5.2-1 No mitigation measures are required.	With implementation of housing policies and programs referenced in this section, no significant impacts related to employment, population and housing have been identified.
	5.2-2 *Project implementation may induce substantial growth in the Town's visitor population as a result of the proposed lodging. Impacts are less than significant since the visitor population growth associated with the North Village Specific Plan was anticipated in the Town's General Plan.*	5.2-2 No mitigation measures are required.	
	Housing		
	Displaced Housing		
	5.2-3 *Project implementation may result in the displacement of existing housing necessitating the provision of replacement housing elsewhere. The 1999 Specific Plan Amendment requires that the developer of a project which displaces any permanent residents from multi-family residential units which were historically rented to individuals within the range of affordable housing rents, shall provide a sufficient number of bedrooms to*	5.2-3 No mitigation measures are required.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	house the same number of permanent residents displaced by the project, in a similar unit type, and at rents maintained within the affordable range. This provision reduces this impact to a less than significant level. ~~*all displaced permanent residents of removed affordable housing have replacement housing provided elsewhere. This provision reduces this impact to a less than significant level.*~~		
	Affordable Housing Demand		
5.2-4	*Project implementation may create a demand for approximately 416 affordable employee housing units and 471 affordable family dwellings. The proposed 1999 Specific Plan Amendment requires affordable housing consistent with the number of employees projected to have incomes in the affordable range, thereby reducing the project's impact associated with the demand for affordable housing to a less than significant level.*	5.2-4 No mitigation measures are required	
	Market Rate Housing Demand		
5.2-5	*Project implementation may create a demand for approximately 295 market rate employee housing units and 148 market rate family dwelling units. Due to current vacancy rates within the Town, impacts are concluded as less than significant.*	5.2-5 No mitigation measures are required.	
	Cumulative		
5.2-6	*Cumulative development may generate growth in the Town's visitor and permanent populations, with a*	5.2-6 No mitigation measures are required.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	resultant increase in the demand for housing. The level of significance would be evaluated and required mitigation specified on a project by project basis.		
5.3	**AESTHETICS/LIGHT AND GLARE**		
	Visual Character		
5.3-1	*The 1999 Specific Plan Amendment would substantially degrade the existing visual character and quality of the site and its surroundings by changing height and building setbacks throughout the Specific Plan area. Impacts would be reduced to a less than significant level with implementation of project design measures and implementation of recommended mitigation measures to maintain minimum setback and height requirements.*	5.3-1a *(Measure modified from Mitigation Measure 4.11-1(a) in the 1994 EIR Addendum):* To the maximum extent ~~feasible~~ practical, the proposed project shall retain forested areas, and the development shall remain subordinate to the natural character of the site and surrounding landscape. 5.3-1b *(Measure modified from Mitigation Measure 4.11-1(b) in the 1994 EIR Addendum):* Prior to final approval of project development plans, the applicant shall submit a tree preservation and replacement plan pursuant to the Municipal Code, Zoning, requirements related to grading and clearing. The Preservation and Replacement Plan, including the type, size, number and location of replacement trees shall be subject to the approval of the Town of Mammoth Lakes Community Development Director. 5.3-1c *(Measure restated from Mitigation Measure 4.11-1(c) in the 1994 EIR Addendum):* Contour grading shall be used to blend manufactured slopes into the natural terrain. Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.	The 1991 EIR and 1994 EIR Addendum identified the location and route of the gondola as a significant and unavoidable visual impact. The proposed 1999 Specific Plan Amendment would not increase impacts from the gondola beyond those anticipated in the 1991 Specific Plan EIR and 1994 EIR Addendum. Potential impacts to scenic vistas, scenic resources, visual character and lighting/glare affects are mitigated to a level that is less than significant.

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		5.3-1d *(Measure restated from Mitigation Measure 4.11-1(e) in the 1994 Addendum EIR):* The landscape design for the site shall maximize the use of existing vegetation, and where new plants are introduced, they shall include, and/or blend with, plants native to the Mammoth Lakes environment. Landscape plans for the site shall be completed by a certified landscape architect.	
		5.3-1e *(Measure restated from Mitigation Measure 4.11-1(f) in the 1994 EIR Addendum):* To the maximum extent ~~feasible~~ practical, native trees and landscaping shall be concentrated around all structures located on the project site.	
		5.3-1f *(Measure modified from Mitigation Measure 4.11-1(g) in the 1994 EIR Addendum):* Grading techniques shall be used which minimize the area of disturbance and shall incorporate such methods as decorative retaining walls rather than slopes to minimize the area of disturbance.	
		5.3-1g *(Measure restated from Mitigation Measures 4.4-1(a) and 4.11-2(a) in the 1994 EIR Addendum):* The height of the proposed gondola shall be maintained at or near a maximum of 90 feet (just below the tree line), in order to protect views from adjacent residential buildings.	
		5.3-1h *(Measure restated from Mitigation Measures and 4.4-1(b) and 4.11-2(b) in the 1994 EIR Addendum):* To the maximum extent ~~feasible~~ practical, existing trees located along the gondola easement shall be retained. Replacement trees, in addition to those existing, shall be planted adjacent to the	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		gondola easement (with property owner approval) in order to create a buffer that will protect privacy and minimize visual impacts on affected properties.	
		5.3-1i *(Measure restated from Mitigation Measure 4.4-1(c) and 4.11-2(c) in the 1994 EIR Addendum):* Natural earth-tone colors and non-glare, non-reflective materials shall be used for the gondola towers and cabins.	
		5.3-1j *(New Mitigation Measure):* Staging locations shall be indicated on project Building Permit and Grading Plans and shall be subject to review by the Town of Mammoth Lakes Community Development Director in accordance with Municipal Code requirements.	
		5.3-1k (*New Mitigation Measure*): Upon submittal of Final Development Plans to the Town for the individual development sites, the applicant shall demonstrate that long-range views of the Sherwin Range are incorporated into the project design.	
		5.3-1l *(New mitigation measure*): Proposed building heights along Berner Street may encroach into the setback areas as proposed, if the development on the east side of Berner Street is limited to 40 feet.	
		5.3-1m *(Measure modified from Mitigation Measure 4.11-1(d) in the 1994 EIR Addendum)*: A forested buffer shall be maintained for parcels which front along Lake Mary Road, along Minaret Road (south of Main Street) and along the boundaries of the Specific Plan area. The buffers for properties with frontage along Lake Mary Road and Minaret Road south of Main Street shall consist of	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		preservation of trees within the 200 foot and 80 foot right-of-ways, respectively, to the extent vehicular and pedestrian travel is not impeded, coupled with the setback requirements of the development sites. The buffer for properties adjacent to the Specific Plan boundaries shall be defined as a building setback area of no less than 20 feet to buildings up to 35 feet tall. Portions of buildings which exceed 35 feet adjacent to the Specific Plan boundaries shall require an additional setback of generally 1 foot for every two feet of building height beyond the 20 foot minimum setback. Trees shall be maintained within the buffer area, except for required vehicular and pedestrian access. This will require that buildings be designed and constructed so that the buffer area is maintained. Where existing structures encroach into this buffer area, building demolition may be permitted subject to a revegetation plan which recreates a buffer. Where few trees exist in the buffer area, a 20 foot setback to buildings shall be maintained and additional area(s) of existing trees shall be preserved and protected to create a forested character within the development.	
Scenic Vistas and Resources			
5.3-2	*The proposed 1999 Specific Plan Amendment may obstruct a scenic vista or substantially damage a scenic resource. Analysis has concluded that impacts are less than significant provided mitigation measures from the 1991 EIR and 1994 EIR Addendum are implemented.*	5.3-2a *(Measure restated from Mitigation Measure 4.11-3(a) in the 1994 EIR Addendum):* Adoption of the North Village Specific Plan shall include all provisions for design review stated in the Plan, with all phases and developments proposed within the Specific Plan area undergoing review by a Town-appointed Design Review Committee and/or Planning Commission.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		5.3-2b *(Measure modified from Mitigation Measure 4.11-3(c) in the 1994 EIR Addendum):* The architectural style for the development shall blend with the site's natural setting. Rooflines shall reflect (step down) the slope of the site, and natural "earth tone" colors and materials such as stone and wood shall be emphasized. Conformance shall be assured through the Town's design review procedures.	
	Light and Glare		
	5.3-3 *The proposed 1999 Specific Plan Amendment may introduce additional light and glare into the Specific Plan area and the surrounding neighborhoods. Impacts would be reduced to a less than significant level with implementation of recommended mitigation measures.*	5.3-3a *(Measure modified from Mitigation Measure 4.12-1(a) in the 1994 EIR Addendum):* The Design Guidelines shall require that all exterior lighting be designed and located so as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the degree feasible. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses.	
		5.3-3b *(Measure modified from Mitigation Measure 4.12-1(b) in the 1994 EIR Addendum):* Lighting used for various components of the development plan be reviewed under North Village Specific Plan design guidelines which shall include review of light intensity levels, fixture height, fixture location, and design.	
		5.3-3c *(Measure restated from Mitigation Measure 4.12-2 in the 1994 EIR Addendum):* The project shall use minimally reflective glass and all other materials used on exterior buildings and	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		structures (including the gondola cabins and towers) shall be selected with attention to minimizing reflective glare.	
		5.3-3d *(Measure modified from Mitigation Measure 4.12-1c in the 1994 EIR Addendum):* Vegetative buffers shall be used to reduce light intrusion on residential development and on forested areas located adjacent to the project site.	
	Cumulative Impacts		
	5.3-4 *Build-out of the Specific Plan, together with cumulative projects, may alter the nature and appearance of the areas and contribute to the loss of open space. Analysis has concluded that no significant impacts beyond the analysis contained in the Mammoth Lakes General Plan and General Plan EIR are anticipated.*	5.3-4 No mitigation measures are required.	
5.4	**TRAFFIC/CIRCULATION**		
	Project Traffic		
	5.4-1 *The proposed project would generate approximately 15,419 additional typical Saturday daily trips. This increase in traffic may potentially significantly impact existing levels of service on three nearby intersections. Implementation of recommended mitigation measures would reduce potentially significant impacts to a less than significant level.*	5.4-1a (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Forest Trail intersection be improved by the installation of a traffic signal, the addition of a southbound left turn lane, an eastbound right turn lane with protected phasing, and restripe the westbound approach to include a left turn lane and a shared through-right turn lane is no longer applicable*): A modern roundabout is included as part of the 1999 Specific Plan Amendment to replace the Minaret Road/Forest Trail intersection; hence, no mitigation is recommended since an acceptable LOS	No unavoidable significant impacts beyond those previously identified in the 1991 EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur, with implementation of recommended mitigation. The analysis for project traffic, project plus cumulative traffic, parking, safety and transit has concluded that impacts are mitigated to less than significant levels.

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		(LOS D or better) is achieved with the roundabout.	
		5.4-1b (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Lake Mary Road-Main Street intersection be improved through the modification of signal phasing to an eight phase signal, the addition of a dedicated northbound right turn lane, restriping the southbound approach to include dual left turn lanes, one through and one shared through/right turn lane, and the addition of a westbound dual left turn lane is no longer applicable*): The proposed 1999 Specific Plan Amendment includes the addition of a second southbound left turn (dual left turn lanes), and the installation of an eight phase traffic signal at the Minaret Road/Lake Mary Road-Main Street intersection; hence, no mitigation is recommended since an acceptable LOS (LOS D or better) is achieved with the additional southbound left turn lane and signalization of the intersection.	
		5.4-1c (*Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended no modifications to the Forest Trail/Main Street intersection*): Installation of a traffic signal at the intersection of Forest Trail/Main Street Mitigation Measure is consistent with the Town of Mammoth Lakes' Developer Fee (DIF) Program, Project #Tc-05.	
		5.4-1d (*Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Old Mammoth Road/Main Street intersection be restriped on the*	

EIR SECTION	IMPACTS		MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
			northbound approach to include an exclusive left turn lane, and a shared left turn lane, restriping the eastbound approach to include one through lane, a shared through/right turn lane and a dedicated right turn lane): Fair share payment of the protected right turn phase for eastbound right turning vehicles.	
	Cumulative Traffic Impacts			
	5.4-2 *Operational deficiencies would occur at several intersections in the study area with and without the proposed 1999 Specific Plan Amendment, assuming buildout of the Town of Mammoth Lakes General Plan. Implementation of recommended mitigation measures would reduce potentially significant impacts to a less than significant level.*	5.4-2a	(*Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Old Mammoth Road from Main Street to Chateau Road be widened from two to four lanes is no longer applicable*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Old Mammoth Road from Main Street to Chateau Road with the proposed 1999 Specific Plan Amendment.	
		5.4-2b	(*Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Old Mammoth Road from Meridian Boulevard to Chateau Road be widened from two to four lanes with a continuous left turn lane*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Old Mammoth Road from Meridian Boulevard to Chateau Road with the proposed 1999 Specific Plan Amendment.	
		5.4-2c	(*Measure modified from Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Meridian Boulevard from Majestic Pines Road to Old Mammoth Road be widened to include a continuous left turn lane*): Restripe roadway to include two travel lanes and a continuous left turn lane, or	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		other measure designed to achieve an acceptable LOS (LOS D or better) on Meridian Boulevard from Majestic Pines to Old Mammoth Road.	
		5.4-2d (*Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Minaret Road from Forest Trail to Main Street be widened from two to four lanes*): No mitigation is recommended (assuming implementation of the Minaret Road/Forest Trail roundabout included as part of the proposed 1999 Specific Plan Amendment).	
		5.4-2e (*Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Minaret Road from Main Street to Old Mammoth Road be widened from two to four lanes is no longer applicable*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Minaret Road from Main Street to Old Mammoth Road with the proposed 1999 Specific Plan Amendment.	
		5.4-2f (*Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Main Street from Sierra Boulevard to Minaret Road be widened and restriped to provide a continuous left turn lane and a four lane configuration is no longer applicable*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Main Street from Sierra Boulevard to Minaret Road with the proposed 1999 Specific Plan Amendment.	
		5.4-2g (*Mitigation Measure 4.7-1 in the 1994 EIR Addendum, which recommended that Lake Mary Road from Main Street to*	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		Lakeview Road be widened from two to four lanes is no longer applicable): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved on Lake Mary Road from Main Street to Lakeview Road with the proposed 1999 Specific Plan Amendment.	
		5.4-2h (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Lakeview Boulevard Cut-Off/Lake Mary Road intersection be improved by restriping the eastbound approach to include an exclusive left turn lane and through lane, widen the westbound approach to provide one though lane and one dedicated left turn lane, restripe the southbound approach to provide an exclusive left turn lane and a shared left/right turn lane is no longer applicable*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Lakeview Boulevard Cut-Off/Lake Mary Road intersection with the proposed 1999 Specific Plan Amendment.	
		5.4-2i (*Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum*): The Millers Siding/Lake Mary Road intersection shall be improved by the installation of a traffic signal, provision of dual southbound left turn lanes, and the provision on the westbound approach for one through lane and one dedicated right turn, or other measure designed to achieve an acceptable LOS (LOS D or better) at the Millers Siding/Lake Mary Road intersection.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		5.4-2j (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Lake Mary Road-Main Street intersection be improved by modification of the existing signal phasing to an eight phase traffic signal, provision for a dedicated northbound right turn lane, restriping the southbound approach to include dual left turn lanes, one through lane and one shared through right turn lane, and provision for westbound dual left turn lanes is no longer applicable*): The proposed 1999 Specific Plan Amendment includes the addition of a second southbound left turn (dual left turn lanes), and the installation of an eight phase traffic signal at the Minaret Road/Lake Mary Road-Main Street intersection; hence, no mitigation is recommended since an acceptable LOS (LOS D or better) is achieved with the additional southbound left turn lane and signalization of the intersection.	
		5.4-2k (*New Mitigation Measure*): Installation of a traffic signal at the Center Street/Main Street intersection is recommended to mitigate the forecast deficient LOS at this intersection with the proposed 1999 Specific Plan Amendment (consistent with the Town of Mammoth Lakes' Developer Impact Mitigation Fee (DIF) Program, Project #TC-05 would remain at LOS F peak hour operation).	
		5.4-2l (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Meridian Boulevard intersection be improved by widening the northbound and southbound approaches to include an exclusive left turn lane, one through lane, and one shared through/right lane on each approach is no*	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		longer applicable): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Minaret Road/Meridian Boulevard intersection with the proposed 1999 Specific Plan Amendment.	
		5.4-2m (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Old Mammoth Road/ Meridian Boulevard intersection be improved by widening the northbound approach to provide dual left turn lanes, one through lane and one shared through/right turn lane, and restriping the southbound approach to include a shared through/right turn lane is no longer applicable*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Old Mammoth Road/Meridian Boulevard intersection with the proposed 1999 Specific Plan Amendment.	
		5.4-2n (*Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Old Mammoth Road intersection be improved by installation of an eight phase traffic signal, widening the northbound and southbound approaches to provide an exclusive left turn lane, two through lanes, and a dedicated right turn lane for each approach, widening the eastbound approach to provide an exclusive left turn lane, one through lane and one dedicated right turn lane, and widening the westbound approach to provide dual left turn lanes, one through lane and one dedicated right turn lane*): Install an eight phase traffic signal, and widen the northbound approach to include an exclusive northbound left turn lane and a shared through/right turn lane	

EIR SECTION	IMPACTS		MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
			or the Town's parking rates where applicable. The study methodology shall be based on the *Urban Land Institute Shared Parking Manual*, 1983.	
		5.4-3b	(*New Mitigation Measure*): The 1999 Specific Plan Amendment shall address parking requirements for land uses that do not provide for shared parking.	
	Safety Hazards - Roundabout			
	5.4-4 *Project implementation may increase hazards to vehicles, pedestrians, and bicyclists due to the proposed roundabout. With implementation of recommended mitigation, impacts are concluded to be less than significant.*	5.4-4	(*New Mitigation Measure*): The developer shall incorporate into the design of the roundabout the design, lighting, and landscaping features noted in the *Feasibility Study: Mammoth Roundabout* (Ourston & Doctors, November 1, 1998) with final approval by the Town and Caltrans. At a minimum these shall include: • To slow traffic on entry, adequate vehicle path deflection shall be provided through approach roads aimed at the central island. These shall veer to the right immediately before the yield lines. • Additional street lights shall be installed at the roundabout and on its approaches back to a distance of 200 feet from the yield lines. The lighting shall provide at least 1.9 foot candles of horizontal luminance. Street lights shall be evenly spaced in a ring around the outside of the roundabouts and along the approaches to the roundabout. • The outer margin of the central island shall have low ground cover which provides adequate stopping	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		sight distance for circulating traffic. The central portion of the island shall be available for objects of any height, including trees, walls, and public art. • Pedestrian crossing shall be divided into two stages: from the near-side wheelchair ramp out to the splitter island, and then from the splitter island to the far-side wheelchair ramp.	
	Safety Hazards - Pedestrian Activity		
	5.4-5 *Project implementation may increase hazards associated with increased pedestrian activity. Impacts have been concluded to be less than significant.*	5.4-5 (*New Mitigation Measure*): The developer shall prepare and provide to the Town Engineer for review and approval, a Traffic Control Officer Monitoring Plan. The Plan shall outline at a minimum, scheduled days of monitoring together with a program to determine additional days of monitoring as may be determined by projected occupancy rates, performance criteria, duration of monitoring, and responsible parties.	
	Transit		
	5.4-6 *Project implementation is consistent with the Town's current policy to encourage transit, pedestrian, and bicycle transportation, and to discourage vehicular transportation. Mitigation is recommended to reduce impacts to a less than significant level.*	5.4-6 (*New Mitigation Measure*): New development shall participate on a fair share basis in the development and operation of a community-wide winter transit system to achieve the ridership levels assumed in the MTM.	
5.5	**AIR QUALITY**		
	Short-term Air Quality Impacts		
	5.5-1 *Short-term air quality impacts associated with particulate emissions*	5.5-1a (*Measure modified from Mitigation Measures 4.8-1(a) and 4.8-1(b) in the*	The 1999 Specific Plan Amendment would exceed State and Federal PM_{10} significant

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		(DIF improvement) to achieve an acceptable LOS (LOS D or better) with the proposed 1999 Specific Plan Amendment.	
		5.4-2o (*New Mitigation Measure*): Install a traffic signal at the Azimuth Drive/Meridian Boulevard intersection ~~to satisfy~~ when warranted in accordance with Caltrans Signal Warrant ~~assuming the proposed 1999 Specific Plan Amendment~~ analysis methodology or other measure designed to achieve an acceptable LOS (LOS D or better) at the Azimuth Drive/Meridian Boulevard intersection.	
		5.4-2p (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Minaret Road/Chateau Road intersection be improved by installation of a two phase traffic signal, restriping the northbound Minaret approach to provide one through lane and one shared through/right turn lane, widening the southbound Minaret approach to provide one exclusive left turn lane and two through lanes, and restriping the westbound Chateau approach to provide an exclusive left turn lane and a shared left/right turn lane is no longer applicable*): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Minaret Road/Chateau Road intersection with the proposed 1999 Specific Plan Amendment.	
		5.4-2q (*Mitigation Measure 4.7-2 in the 1994 EIR Addendum, which recommended that the Old Mammoth Road/Chateau Road intersection be improved by installation of a two phase traffic signal, restriping the southbound Old Mammoth approach to provide one exclusive left turn lane, one*	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		through lane, and one shared through/right turn lane, and widening the northbound Old Mammoth approach to provide one exclusive left turn lane, one through lane, and one shared through/right turn lane is no longer applicable): No mitigation is recommended since an acceptable LOS (LOS D or better) is achieved at the Old Mammoth Road/Chateau Road intersection with the proposed 1999 Specific Plan Amendment.	
		5.4-2r (*Measure modified from Mitigation Measure 4.7-2 in the 1994 EIR Addendum*): Sierra Boulevard/Main Street intersection shall be improved by restriping the southbound approach to provide a left turn lane and a right turn lane, and monitoring of the unsignalized intersection periodically to determine if Caltrans Signal Warrants are satisfied to recommend signalization of the Sierra Boulevard/Main Street intersection.	
	Parking		
	5.4-3 *Project implementation may result in inadequate parking conditions. Implementation of recommended mitigation would reduce impacts to a less than significant level.*	5.4-3a (*New Mitigation Measure*): Prior to the approval of a development project, the applicant shall submit a shared parking analysis for review and approval by the Planning Commission to determine the appropriate mix of land uses that would be accommodated by the proposed parking. The study shall consider the type of uses (i.e., office, retail and restaurant) and their variations in peak parking demand as the result of different activity patterns, and attractions to two or more land uses on one visit to the development. The shared parking analysis shall be based on the 1999 Specific Plan Amendment parking rates	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	(fugitive dust) may occur from demolition, clearing and grading activities within the Specific Plan area. Analysis has concluded that impacts would be mitigated to a less than significant level with implementation of standard dust control measures required by the APCD.	*1994 EIR Addendum*): In order to reduce fugitive dust emissions, each development project shall obtain permits, as needed, from the Town and the State APCD and shall implement measures during grading and/or construction of the individual development sites to ensure compliance with permit conditions and applicable Town and APCD requirements. a. The individual development projects shall comply with State, APCD, Town, and Uniform Building Code dust control regulations, so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property. b. Adequate watering techniques shall be employed on a daily basis to partially mitigate the impact of construction-generated dust particulates. c. Clean-up on construction-related dirt on approach routes to individual development sites/improvements shall be ensured by the application of water and/or chemical dust retardants that solidify loose soils. These measures shall be implemented for construction vehicle access, as directed by the Town Engineer. Measures shall also include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).	standards thereby creating a significant and unavoidable air quality impact. On a cumulative level, the project would contribute to a current violation of the State and Federal PM_{10} standards. This contribution would be significant and unavoidable.

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		d. Any vegetative ground cover to be utilized on the individual development sites/improvements shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation shall be installed as soon as possible to maintain the ground cover. e. All trucks hauling dirt, soil or other loose dirt material shall be covered.	
		5.5-1b (*Measure modified from Mitigation Measure 4.8-2 in the 1994 EIR Addendum*): To reduce the potential of spot violations of the CO standards and odors from construction equipment exhaust, unnecessary idling of construction equipment shall be avoided.	
	Long-Term PM_{10} Air Quality Impacts		
	5.5-2 *Buildout of the proposed 1999 Specific Plan Amendment may result in an overall increase in the local and regional PM_{10} pollutant load due to direct impacts from increased traffic and woodstoves. Impacts would remain significant and unavoidable for PM_{10} emissions even with implementation of mitigation and proposed project design measures.*	5.5-2a (*Measure replaces related Mitigation Measure 4.8-5(a) in 1994 EIR Addendum*): In order to reduce emissions associated with both mobile and stationary sources (i.e., wood burning stoves and fireplaces), all individual development projects shall adhere to the regulations contained in the *Air Quality Management Plan for the Town of Mammoth Lakes* and Chapter 8.30, *Particulate Emission Regulations*, of the Town's Municipal Code. The commercial use tenants throughout the Specific Plan area shall, at a minimum, include the following, as appropriate: • Bicycle racks, lockers or secure storage areas for bicycles; • Transit access, including bus turnouts;	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		• Site access design shall avoid queuing in driveways; and • Mulch, groundcover and native vegetation to reduce dust.	
		5.5-2b (*New Mitigation Measure*): Each project shall contribute on a fair share basis to the Town's street sweeping operations in order to reduce emissions and achieve the required Federal standard.	
		5.5-2c (*New Mitigation Measure*): New development within the Specific Plan area shall not be permitted to utilize wood burning appliances unless the Federal standard is documented to not be exceeded.	
	Localized Carbon Monoxide Emissions		
	5.5-3 *Traffic generated by the proposed 1999 Specific Plan Amendment may cause the State 8-hour standard for CO to be exceeded at the intersection of Forest Trail/Main Street. Implementation of recommended mitigation measures to install a signal would reduce the impact at this intersection to a less than significant level.*	5.5-3a (*Measure modified from Mitigation Measure 4.8-3 in the 1994 EIR Addendum*): Development shall be prohibited within 50 feet of the Old Mammoth Road and Main Street intersection unless alternatives to setbacks acceptable to the Town of Mammoth Lakes are incorporated.	
		5.5-3b (*New Mitigation Measure*): Development shall be prohibited within 50 feet of the Minaret Road and Main Street intersection unless alternatives to setbacks acceptable to the Town of Mammoth Lakes are incorporated.	
	Cumulative Impacts		
	5.5-4 *The proposed 1999 Specific Plan Amendment, together with other future projects located outside of the Specific Plan area, may increase cumulative pollutant emissions within the Great*	5.5-4 Additional mitigation measures beyond those recommended for construction and operation are not necessary.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Basin Valley Air Basin. The proposed 1999 Specific Plan Amendment would result in a significant and unavoidable impact due to the project's contribution to a current violation of PM_{10} standards.		
5.6	**NOISE**		
	Short-term Construction Noise Impacts		
	5.6-1 *Grading and construction within the Specific Plan area may result in temporary noise impacts to nearby noise sensitive receptors. Adherence to Town Code requirements as identified in the noise mitigation measure would reduce construction noise impacts to a less than significant level.*	5.6-1a (*Measure modified from Mitigation Measure 4.9-1a of the 1994 EIR Addendum*): Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090. 5.6-1b (*Measure modified from Mitigation Measure 4.9-1b in the 1994 EIR Addendum*): Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers. 5.6-1c (*New Mitigation Measure*): The construction contractor shall provide temporary sound barriers around pile driving sites to the satisfaction of the Town Engineer should such activities take place in areas within ~~200~~ 400 feet of existing residential units, if required to meet Chapter 8.16 requirements.	No unavoidable significant impacts beyond those previously identified in the 1991 Final EIR and 1994 EIR Addendum for the North Village Specific Plan would occur with implementation of the proposed Specific Plan Amendment. Short-term, long-term, stationary and cumulative noise impacts are mitigated to less than significant levels.

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Long-Term Noise Impacts		
	Mobile Noise Impacts		
	5.6-2 *Implementation of the 1999 Specific Plan Amendment may generate additional vehicular travel on the surrounding roadway network, thereby resulting in noise level increases along local roadways. Although project generated traffic is not concluded as significant, mitigation has been cited in accordance with the Town's Noise Ordinance and Title 24 of the California Code of Regulations to maintain the impact as less significant.*	5.6-2a (*Measure modified from Mitigation Measure 4.9-2a from the 1994 EIR Addendum*): The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.	
		5.6-2b (*Measure modified from Mitigation Measure 4.9-2b from the 1994 EIR Addendum*): Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.	
	Stationary Noise Impacts		
	5.6-3 *Long-term operations associated with the 1999 Specific Plan Amendment may result in the generation of on-site noise associated with loading/unloading activities, mechanical equipment, parking lots, plaza activities, outdoor music, etc. The analysis has concluded that with mitigation, stationary noise impacts associated with the 1999 Specific Plan Amendment would be reduced to less than significant levels for on- and off-site residences.*	5.6-3a (*New Mitigation Measure*): Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of stationary noise sources would not exceed criteria established in Section 8.16 of the Town's Noise Ordinance Code at perimeter property lines of master planned areas or projects.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		5.6-3b (*New Mitigation Measure*): Prior to Final Development Plan approval for individual development projects within the Specific Plan area, a subsequent noise analysis shall be prepared, to the satisfaction of the Town Engineer, which demonstrates the site placement of PA systems entertainment venues or other stationary noise sources would not exceed criteria established within the State Noise Insulation Standards (California Code of Regulations, Title 24) for adjacent residences.	
		5.6-3c (*New Mitigation Measure*): Outdoor PA systems shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m. and shall not exceed the Town's Noise Ordinance standards at perimeter property lines of master planned areas or project property lines. Adherence with this measure is subject to periodic site inspections by the Town of Mammoth Lakes.	
		5.6-3d (*New Mitigation Measure*): Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Town Building Inspector.	
		5.6-3e (*New Mitigation Measure*): The speaker system proposed for the Pedestrian Plaza shall be limited to the noise standards as contained in Chapter 8.16 of the Mammoth Lakes Municipal Code at perimeter property lines of the master planned areas or project property lines.	
	Cumulative Noise Impacts		
5.6-4	*Implementation of the 1999 Specific Plan Amendment, combined with*	5.6-4 No mitigation measures are required.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	cumulative projects, would increase the ambient noise levels in the site vicinity. Mitigation of impacts is determined on a project-by-project basis.		
5.7	**GEOLOGY, SOILS AND SEISMICITY**		
	Geological Conditions		
	Topography		
	5.7-1 *Specific Plan implementation may alter the existing topography within the North Village Specific Plan area converting an under-developed setting to an urbanized developed condition. Although the proposed project would not result in topographical impacts beyond those previously analyzed in the previous environmental documentation for the Specific Plan, mitigation previously identified in the 1994 EIR Addendum is recommended.*	5.7-1 (*Measure restated from Mitigation Measure 4.1-3 in the 1994 EIR Addendum*): Prior to issuance of grading or building permits, geotechnical studies shall be completed and their recommendations shall be incorporated in the project design, as stipulated in the Town's Safety Policy #26.	No unavoidable significant impacts beyond those previously identified in the 1991 EIR, 1994 EIR Addendum and Town General Plan EIR for the 1999 Specific Plan Amendment. No additional significant impacts have been identified.
	Slope Instability		
	5.7-2 *Modifications to existing topography may occur during grading phases within the North Village Specific Plan area, potentially creating new or increased slope instability. Impacts would be reduced to less than significant levels with implementation of recommended mitigation measures.*	5.7-2a (*Measure modified from Mitigation Measure 4.1-1a in the 1994 EIR Addendum*): Soils and foundation analyses shall be approved by Town staff prior to final project design approval, as stipulated in the Town's Safety Policy #18. All measures required by the Town shall be incorporated into final grading and building plans. 5.7-2b (*Measure modified from Mitigation Measure 4.1-1b in the 1994 EIR Addendum*): The project applicant shall provide grading plans and receive approval from the Town Engineer. Said plans shall also show that new slopes	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		within the project area are designed pursuant to slope requirements set forth within the Specific Plan and the standard's of the Town's Municipal Code.	
		5.7-2c (*Measure modified from Mitigation Measure 4.1-1c in the 1994 EIR Addendum*): All work shall be overseen by a licensed Civil Engineer (CE), Certified Engineering Geologist (CEG), or similar appropriately qualified professional, who shall report to the Town Engineer in order to ensure the standards of the applicable Codes are met.	
	Soils		
	5.7-3 Ground fracturing and differential changes in elevation associated with subsidence and the presence of collapsible/loose sandy soils may impact the North Village Specific Plan area. Impacts would be reduced to a less than significant level with adherence to Town Code requirements.	5.7-3 Refer to Mitigation Measure 5.7-1.	
	Geotechnical Hazards		
	Erosion Hazards		
	5.7-4 *Grading and excavation activities are required for construction within the North Village Specific Plan area; thereby, potentially resulting in the temporary exposure of soils to short-term erosion by wind and water. Impacts would be reduced to a less than significant level with implementation of an Erosion and Sediment Transport Control Plan pursuant to the requirements of the Town* of Mammoth Lakes, County, and	5.7-4 (*Measure modified from Mitigation Measure 4.1-2 in the 1994 EIR Addendum*): A comprehensive Erosion and Sediment Transport Control Plan shall be prepared by the project applicant and approved by the Town Engineer prior to the issuance of any grading or building permits. The Plan shall be included in the project design, as stipulated in the Town's Safety Policy #18. The Plan shall also meet the requirements of the	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Lahontan Regional Water Quality Control Board.	Regional Water Quality Control Board and the Town Municipal Code.	
	5.7-5 *Long-term erosion may occur in areas of development within the North Village Specific Plan area where soils with moderate erosion potential are located. Impacts would be reduced to less than significant levels with adherence to applicable Town, and Lahontan Regional Water Quality Control Board requirements.*	5.7-5 Refer to Mitigation Measure 5.7-4 above.	
	Seismic Hazards		
	5.7-6 *Development within the North Village Specific Plan area may increase the number of people potentially affected by moderate to strong ground shaking due to earthquakes on one or more active faults in the region. Impacts associated with seismic ground shaking would not result in hazardous conditions greater than impacts identified in the General Plan EIR. Potential impacts would be reduced through adherence to requirements set forth in the current version of the Uniform Building Code (UBC).*	5.7-6 (*Measure restated from Mitigation Measure 4.1-4 in the 1994 EIR Addendum*): The project applicant shall complete the geotechnical studies and incorporate their recommendations in the project design, as stipulated in the Town's Safety Policy #26. All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.	
	Volcanic Hazards		
	5.7-7 *Development within the North Village Specific Plan area may increase the number of people which could be affected by hazards related to volcanism. Impacts would be reduced to a less than significant level with adherence to the UBC, the Town's Municipal Code, General Plan and General Plan EIR, Volcanic Hazards Response Plan, and other hazard emergency plans.*	5.7-7 (*Measure modified from Mitigation Measure 4.1-5b in the 1994 EIR Addendum*): Each project operator shall cooperate with the Town in designing and disseminating information to assist citizens and visitors in responding to emergency situations that are likely to arise (Safety Policy #31). All structures shall be designed and built to at least the standards of UBC Seismic Zone 4.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Cumulative Impacts		
	5.7-8 *Development of the North Village Specific Plan area, combined with future development, may result in an increase in development areas that would be affected by geologic impacts. Cumulative development within the Town would not exceed Geology, Soils and Seismicity impacts previously addressed within the General Plan EIR.*	5.7-8 No mitigation measures are required. Individual projects will be subject to review and approval by Town Engineer and mitigated on a project-by-project basis through site specific studies and compliance with applicable Town, State, and Federal codes.	
5.8	**HYDROLOGY AND DRAINAGE**		
	Drainage and Runoff		
	5.8-1 *Surface runoff velocities, volumes and peak flow rates may increase due to the increase in impervious surfaces associated with the Specific Plan area. Impacts would be reduced to less than significant levels with incorporation of recommended mitigation measures.*	5.8-1a (*New Mitigation Measure*): All drainage collection, retention, and infiltration facilities on the individual development sites shall be constructed and maintained in accordance with the *Mammoth Lakes SDMP* and shall be designed in accordance with the *Master Plan Design Manual,* to the satisfaction of the Town of Mammoth Lakes Town Engineer, prior to the issuance of grading permits.	No unavoidable significant impacts beyond those previously identified in the 1991 EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed 1999 Specific Plan Amendment. Drainage, runoff, water quality, groundwater and cumulative impacts are mitigated to a level that is less than significant.
		5.8-1b (*Measure modified from Mitigation Measure 4.2-1a in the 1994 EIR Addendum*): A more complete hydrology analysis for design purposes shall be required to be completed to estimate the amounts of runoff which will be required to be retained on-site for each development. The analysis shall be approved prior to issuance of a grading permit.	
		5.8-1c (*Measure restated from Mitigation Measure 4.2-1c in the 1994 EIR Addendum*): The following water conservation procedures shall be	

EIR SECTION	IMPACTS		MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
			incorporated into project elements where feasible: • Landscape with low water-using plants; • Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots, such as drip irrigation, soil moisture sensors, and automatic irrigation systems; and • Use pervious paving material whenever feasible.	
	Surface Water Quality			
	5.8-2 *Grading, excavation and construction activities associated with development of individual sites within the North Village Specific Plan area could impact water quality as a result of sheet erosion of exposed soils and subsequent deposition of particles and pollutants in drainage ways. Impacts would be reduced to a level less than significant with incorporation of recommended mitigation measures.*	5.8-2a	(*New Mitigation Measure*): An Erosion and Sediment Control Plan shall be prepared by the project proponents of individual development projects prior to issuance of grading permits. The Plan shall be reviewed and approved by the Town of Mammoth Lakes and the Lahontan Regional Water Quality Control Board and be in accordance with the erosion control guidelines as contained in the *Mammoth Lakes SDMP* and be in compliance with the Water Quality Control Plan (for the Lahontan Region [Basin Plan]). General grading activities, including those related to demolition and construction, would be regulated by the Uniform Building Code and Town of Mammoth Lakes Grading Ordinance. The required Erosion and Sediment Control Plan shall outline methods that will be implemented to control erosion and sediment transport from graded or cleared portions of the individual redevelopment/ improvement sites.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		5.8-2b (*New Mitigation Measure*): Prior to issuance of grading permits for individual development projects of five acres or greater in size, the project applicant/ owner shall file for a National Pollutant Discharge Elimination System (NPDES) permit with the Lahontan Regional Water Quality Control Board and abide by the conditions of the permit as issued. A copy of the Notice of Intent, Storm Water Pollution Prevention Plan, and Monitoring Plan shall be submitted to the Town of Mammoth Lakes Engineering Department prior to commencing grading operations.	
		5.8-2c (*Measure modified from Mitigation Measure 4.2-3a in the 1994 EIR Addendum*): For individual development projects involving construction of six or more dwelling units or commercial developments that involve soil disturbance on ¼ acre or more, a Waste Discharge Report (related to soil disturbance) shall be prepared by the individual project applicant(s) and submitted to the Lahontan Regional Water Quality Control Board not less than 90 days before the intended start of construction activities of a new development to obtain a Waste Discharge Permit or waiver to ensure that proper control measures for the protection of water quality are taken and adhered to during all phases of the development project. A copy of the Waste Discharge Report shall be submitted to the Town of Mammoth Lakes engineering division prior to issuance of a grading permit for the project.	
		5.8-2d (*New Mitigation Measure*): The Report of Waste Discharge shall contain a	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		description of, and time schedule for implementation, for both the interim erosion control measures to be applied during project construction, and short- and long-term erosion control measures to be employed after the construction phase of the project. The descriptions shall include appropriate engineering drawings, criteria, and design calculations. The report guidelines are as follows: • Drainage collection, retention, and infiltration facilities shall be constructed and maintained to prevent transport of the runoff from a 20-year, 1-hour design storm from the project site. A 20-year, 1-hour design storm for the Mammoth Lakes area is equal to 1.0 inch (2.5 cm) of rainfall in 1 hour. • Surplus or waste materials shall not be placed in drainage ways or within the 100-year flood plain of surface waters. • All loose piles of soil, silt, clay, sand, debris, or earthen materials shall be protected in a reasonable manner to prevent any discharge to waters of the State. • Dewatering shall be done in a manner so as to prevent the discharge of earthen materials from the site. • All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		• All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours. • Where possible, existing drainage patterns shall not be significantly modified. • After completion of a construction project, all surplus or waste earthen material shall be removed from the site and deposited at a legal point of disposal. • Drainage swales disturbed by construction activities shall be stabilized by the addition of crushed rock or riprap, as necessary, or other appropriate stabilization methods. • All nonconstruction areas shall be protected by fencing or other means to prevent unnecessary disturbances. • During construction, temporary erosion control facilities (e.g., impermeable dikes, filter fences, hay bales, etc.) shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. • Revegetated areas shall be regularly and continually maintained in order to assure adequate growth and root development. Physical erosion control facilities shall be placed on a routine maintenance and inspection	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		program to provide continued erosion control integrity. • Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.	
	5.8-3 *Development within the Specific Plan area may result in a long-term increase of surface runoff, potentially impacting the quality of storm water and urban runoff, and subsequently impacting water quality. Impacts would be reduced to less than significant levels with incorporation of recommended mitigation measures.*	5.8-3 (*New Mitigation Measure*): Best Management Practices (BMPs) shall be implemented as part of future individual development sites to the satisfaction of the Lahontan Regional Water Quality Control Board and NPDES Program requirements in order to protect the receiving waters from degradation and correct existing problems. BMPs include structural controls such as retention/detention basins, oil-water separators, which could be implemented in the overall design of the proposed drainage facilities for individual development sites.	
	Groundwater		
	5.8-4 *Implementation of the 1999 Specific Plan Amendment may effect groundwater recharge within the basin. Project subdrain systems could also impact water quality. Impacts would be reduced to less than significant levels with adherence to State, County, and Town Code requirements regarding dewatering discharges.*	5.8-4 No mitigation measures are required.	
	Cumulative Impacts		
	5.8-5 *The proposed project along with other future development may result in*	5.8-5 No mitigation measures are required.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	increased hydrology and drainage impacts in the area. Impacts must be evaluated and mitigated to less than significant levels on a project-by-project basis.		
5.9	**BIOLOGICAL RESOURCES**		
	Species of Concern		
	5.9-1 *Project implementation may affect species identified as a candidate, sensitive, or special status species. No species of concern identified through the CNDDB search were observed in the project areas nor are they expected to occur, thus, impacts are concluded as less than significant.*	5.9-1 No mitigation measures are required.	No unavoidable significant impacts beyond those previously identified in the 1991 EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed project. Impacts to species of concern, sensitive natural communities, wildlife corridors, and cumulative conditions are mitigated to a less than significant level.
	Sensitive Natural Community		
	5.9-2 *Project implementation may have a substantial adverse effect on a sensitive natural community. Implementation of specified mitigation would reduce impacts to less than significant levels.*	5.9-2a (*Measure modified from Mitigation Measure 4.3-1(a) in the 1994 EIR Addendum*): The project shall preserve existing native vegetation to the maximum extent feasible. Landscaping shall emphasize the use of native plants indigenous to the Jeffrey Pine-Fir Forest plant community. Whenever possible, native plants used on-site shall be selected for their replacement habitat value. Site designs shall be subject to the Design Review procedure of the Town. 5.9-2b (*Measure restated from Mitigation Measure 4.3-1(d) in the 1994 EIR Addendum*): Landscape materials shall be used that allow for the protection and preservation of existing trees. Native plant species, preferably from seed or	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		cuttings from local plants, shall be used where possible. The Landscape Plan shall be approved by the Planning Director prior to issuance of any construction permits.	
		5.9-2c (*Measure restated from Mitigation Measure 4.3-1(e) in the 1994 EIR Addendum*): Irrigation, fertilization, and other landscape management practices shall be designed to minimize effects on existing trees and other vegetation.	
		5.9-2d (*Measure modified from Mitigation Measure 4.3-4(a) in the 1994 EIR Addendum*): To the extent possible, native vegetation shall be retained and protected during construction. A Revegetation Plan, prepared by a qualified Landscape Architect and approved by the Town of Mammoth Lakes, shall be completed prior to the commencement of the project which will describe in detail the species of trees and shrubs which will be used, where they will be planted, and in what numbers, and the methods of planting and maintenance which will ensure successful growth. It shall include a monitoring program to follow the progress of new plantings and ensure replacement of unsuccessful plants. Landscaping with native species of trees and shrubs shall be undertaken to enhance wildlife use of cleared areas.	
		5.9-2e (*Measure modified from Mitigation Measure 4.3-4(b) in the 1994 EIR Addendum*): Under AB3180, once mitigation plans designed to off-set habitat losses are approved and the specific areas where they will be located are identified, the proponent must provide a program to monitor their progress for a	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		period of time (usually three to five years) deemed sufficient by the Planning Director to assure their successful development. Adequate security shall be deposited with the Town to ensure successful implementation of this measure.	
		5.9-2f (*Measure modified from Mitigation Measure 4.3-5 in the 1994 EIR Addendum*): All construction activities, including movement and storage of vehicles and the storage of building and other materials, shall be confined to areas slated for development. Care shall be taken during construction to avoid damage to vegetation and habitats not directly involved in project construction. Any vegetation inadvertently damaged outside of the area slated for development shall be replaced on a one-to-one basis on- or off-site. Off-site replacement shall require the approval of the Town Planning Director.	
		5.9-2g (*Measure restated from Mitigation Measure 4.3-6 in the 1994 EIR Addendum*): To prevent erosion and siltation into intermittent creeks, areas cleared of vegetation, fill or other materials shall be stabilized after clearing and grading. Hay bales, silt screens or similar devices shall be used to prevent siltation. To further protect the drainage system and prevent erosion, all grading and construction shall be completed during the summer months, or after October 15 of each year be in a condition to be stabilized within 48 hours should inclement weather threaten.	
		5.9-2h (*Measure modified from Mitigation Measure 4.3-1(b) in the 1994 EIR*	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		Addendum): A Forest Condition Survey shall be conducted by a professional forester and approved by the Town of Mammoth Lakes, prior to the commencement of each individual development project. All trees greater than 12-inches DBH (Diameter breast height (54 inches above ground)) and significant stands on each project site shall be mapped prior to issuance of grading permits or clearing. A registered forester or arborist shall then determine the age and condition of these trees and whether they should be retained or removed based upon health and visual significance of the trees, except for removal required by approved improvements. Once this determination is made, those trees shall be retained and integrated into the design of each project. A program of specific protection measures shall be prepared by the developer and approved by the Town prior to issuance of any construction permits (e.g., construction fencing, grading controls, grading design, etc.). Any trees removed unavoidably by each final project approval shall be in accordance with Town policies. Off-site replacement shall require approval by the Town's Planning Director.	
		5.9-2i (*Measure modified from Mitigation Measure 4.3-1(f) in the 1994 EIR Addendum*): Slash generated from construction or thinning operations shall be ~~piled and burned, chipped, or~~ hauled from the site concurrently with the operation to prevent a breeding site for Ips. Logs shall be removed from the site as soon as possible.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		5.9-2j (*Measure restated from Mitigation Measure 4.3-1(c) in the 1994 EIR Addendum*): Construction and site development, such as grading and trenching, shall be prohibited within the dripline of retained trees. Equipment shall not be stored or driven under trees. Grading shall not cover the ground surface within the dripline of existing trees. Grading limits shall be clearly defined and protected.	
	Wildlife Corridor		
	5.9-3 *Project implementation may interfere substantially with the movement of a native resident or migratory wildlife species. Analysis has concluded that impacts are less than significant.*	5.9-3 No mitigation measures are required.	
	Cumulative		
	5.9-4 *Cumulative development in the project area may, directly and indirectly, adversely affect the area's biological resources. Cumulative biological impacts are mitigated on a project-by-project basis and in accordance with the Town's requirements.*	5.9-4 No mitigation measures are required.	
5.10	**PUBLIC SERVICES AND UTILITIES**		
	Public Services		
	Fire Protection		
	5.10-1 *Physical alterations to existing fire protection facilities resulting from project implementation may be required on an existing site. Potential fire service impacts would be mitigated to a less than significant level if a contribution for a fire station expansion*	5.10-1a (*Measure modified from Mitigation Measure 4.13-4(b) in 1994 EIR Addendum*): Each project shall contribute a fair share financial contribution for an emergency services facility (fire and police) to be located on the site of Fire Station No. 1 on Main Street.	No unavoidable significant impacts beyond those previously identified in the 1991 EIR for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed project. The analysis for Public Services, Recreation and Utilities has

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	is provided and by mitigation listed in this Section.	5.10-1b (*Measure modified from Mitigation Measure 4.13-4(a) in 1994 EIR Addendum*): Access roads to all structures, and areas of use, shall comply with Mammoth Lakes Fire Protection District Ordinance 98-01.	concluded that impacts are mitigated to a less than significant level.
		5.10-1c (*Measure modified from Mitigation Measure 4.13-4(d) in 1994 EIR Addendum*): An approved water supply system capable of supplying required fire flow for fire protection purposes, as determined by the Fire District, shall be provided.	
	Police Protection		
	5.10-2 *Project implementation may result in substantial adverse physical impacts with respect to police protection. Although the project does not propose new police facilities or alterations to existing facilities it may create a need for construction of new facilities or alteration of existing facilities. Mitigation to provide a contribution to an expanded fire station would reduce impacts to a less than significant level.*	5.10-2 Refer to Mitigation Measure 5.10-1a. No additional mitigation measures are required.	
	Schools		
	5.10-3 *Project implementation may create the need for additional facilities/ structures classrooms at the existing school facilities. Locating temporary portable classrooms on the existing school campuses is an option under consideration while previously planned educational facilities are being constructed. With State required funding mitigation, impacts are concluded as less than significant.*	5.10-3 (*Measure modified from Mitigation Measure 4.13-2(a) in the 1994 EIR Addendum*): In accordance with A.B. 2926, the developer shall pay Developer Fees for commercial uses and foot for residential uses (condominiums).	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Snow Removal/Roadway Maintenance		
	5.10-4 *The increased demand for roadway maintenance and snow removal services generated by project implementation may warrant the construction of new facilities which may result in adverse physical impacts. Compliance with the recommended mitigation measures would offset the increased demand for roadway maintenance and snow removal thereby reducing potential impacts.*	5-10-4a The project proponent shall contribute a fair share financial contribution in accordance with the Town's DIF Mitigation Program established under Resolution 98-06. 5.10-4b (*Measure modified from Mitigation Measure 4.13-1(l) in the 1994 EIR Addendum*): One or more project maintenance district(s) and/or property owner's association(s) shall be established prior to commencement of construction for the maintenance of specialized snow removal activities in the public areas within the Specific Plan area.	
	Library		
	5.10-5 *The proposed project may significantly increase the demand for library facilities and may contribute to an existing need for construction of new facilities or alteration of existing facilities. Compliance with the Town's DIF Program would reduce impacts with regard to library facilities to a less than significant level.*	5.10-5 Refer to Mitigation Measure 5.10-4a. No additional mitigation measures are required.	
	Recreation		
	5.10-6 *Project implementation may increase the use of existing neighborhood and regional parks or other recreational facilities and create a demand for additional park land. Potential recreational facility impacts would be mitigated to a less than significant level in accordance with the Town's DIF Program and land dedication requirements in the Specific Plan.*	5.10-6 Refer to Mitigation Measure 5.10-4a. No additional mitigation measures are required.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Utilities and Service Systems		
	Wastewater (Sewer)		
	5.10-7 *Project implementation may generate additional wastewater beyond current conditions and may require an incremental expansion of the existing sewerage system and expansion of the water treatment facility. Implementation of the recommended mitigation measures would reduce impacts with regards to wastewater systems and facilities to a less than significant level.*	5.10-7 (*New Mitigation Measure*): The project applicant shall pay the appropriate fees to the MCWD. All new wastewater conveyance facilities shall be located within public rights-of-way or utility easements.	
	Water		
	5.10-8 *Project implementation may increase the demand for water beyond current conditions and may require an incremental expansion of the existing water system. Implementation of the recommended mitigation measures would reduce impacts with regards to water systems and facilities to a less than significant level.*	5.10-8 (*New Mitigation Measure*): The project applicant shall pay the appropriate fees to the MCWD. All new water conveyance facilities shall be installed within public rights-of-way or utility easements.	
	Solid Waste		
	5.10-9 *Development of the project area may result in increased solid waste generation. Although sufficient permitted capacity exists at the landfill to accommodate the project's solid waste disposal needs. Project compliance with the Town's AB 939 waste reduction requirements would reduce the amount of solid waste which is disposed and maintain potential impacts at less than significant levels.*	5.10-9 (*New Mitigation Measure*): Prior to issuance of a building permit, the applicant shall provide an Integrated Solid Waste Management Plan (ISWMP) consistent with the Town's SRRE. The plan shall address, at a minimum, the following measures: construction demolition; recycling; composting; source reduction programs; storage areas for collected recyclable materials, and disposal of hazardous waste materials used on-site.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		~~Woods and metals shall be separated during the construction and demolition phases, as required by the Town's SRRE.~~ • ~~Recycling and waste reduction methods shall be incorporated into all developments as required by the Town's SRRE.~~ • ~~Solid waste disposal shall be handled in accordance with policies and procedures adopted by the Mono County Board of Supervisors. Necessary solid waste permits shall be obtained from the Mono County Public Works Department.~~	
	Cumulative Impacts		
	5.10-10 *Cumulative development may result in an increase in the demand for public services and in increase in the consumption rates for public utilities, potentially requiring expansions of the existing utility systems. Analysis has concluded that cumulative development is subject to standards and requirements of reviewing agencies and no additional mitigation is required.*	5.10-10 No mitigation measures are required.	
5.11	**CULTURAL RESOURCES**		
	Archaeological/historical Resources		
	5.11-1 *Implementation of the proposed project may cause a substantial adverse change in the significance of an archaeological and/or historical resource. Implementation of the specified mitigation measures would reduce impacts to less than significant levels.*	5.11-1a (*Restated from Mitigation Measure 4.10-1(a) in the 1994 EIR Addendum*): North Village Site #1 shall be subject to subsurface testing and a thorough archaeological survey prior to issuance of a permit for grading or construction. If found to be significant, the site shall be	No unavoidable significant impacts beyond those previously identified in the 1991 Final EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed 1999 Specific Plan Amendment.

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		avoided or excavated prior to any earth-disturbing activities.	
		5.11-1b (*Restated from Mitigation Measure 4.10-1(b) in the 1994 EIR Addendum*): North Village Site #2 shall be avoided or excavated prior to any earth disturbing activity. All construction activity at this site and previously unexcavated sites shall be monitored by a qualified archaeologist. If subsurface prehistoric archaeological evidence is found, excavation or other construction activity in the area shall cease and an archaeological consultant shall be retained to evaluate findings in accordance with standard practice and applicable regulations. Data/artifact recovery, if deemed appropriate, shall be conducted during the period when construction activities are on hold.	
		5.11-1c (*Restated from Mitigation Measure 4.10-1(c) in the 1994 EIR Addendum*): North Village Site #1 may meet the CEQA criteria for important sites, for its ability to address scientifically consequential research questions. The site will be impacted by construction. Although avoidance might be considered the preferred treatment for a buried site, the adoption of any mitigation measures would be premature before the site's significance is determined. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. This will include excavation of up to five 25 by 25 cm shovel test units, surface collection of all surface artifacts, lithic and obsidian hydration analyses and, possibly, soil chemistry and obsidian source analysis. If no substantial subsurface deposit is	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		encountered, this work will also suffice for data recovery. No permits for grading other earth-disturbing activities shall be issued until all appropriate mitigation is completed.	
		5.11-1d (*Restated from Mitigation Measure 4.10-1(d) in the 1994 EIR Addendum*): North Village Site #2 appears significant. The site is in danger of slow degradation even in the absence of any construction. Its location and high visibility make it susceptible to casual collection and indirect impacts. In accordance with CEQA, any construction within the site area shall be preceded by data recovery. Minimally this would include a sample surface collection, excavation of a least six 1 by 1m excavation units, analyses, curation of collected materials, and a report. No permits for grading or other earth disturbing activities will be issued until all appropriate mitigation is completed.	
		5.11-1e (*New Mitigation Measure*): In the event that a material of potential cultural significance is uncovered during grading activities on the project site, all grading in the area of the uncovered material shall cease and the project applicant shall retain a professional archaeologist to evaluate the quality and significance of the material. Grading shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
	Burial Sites		
	5.11-2 *Implementation of the proposed project may disturb human remains. Implementation of the specified mitigation would reduce impacts to less than significant levels.*	5.11-2 (*Restated from Mitigation Measure 4.10-2 in the 1994 EIR Addendum*): See Mitigation Measure 5.11; in addition, if human remains are discovered, work shall cease and an appropriate representative of Native American Indian groups and the County Coroner shall both be informed and consulted, as required by Sate law.	
	Cumulative Impacts		
	5.11-3 *Cumulative development may adversely affect cultural resources. Resources are evaluated and mitigated on a project-by-project basis.*	5.11-3 No mitigation measures are required.	

2.3 SUMMARY OF ALTERNATIVES

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.6, Section 7.0 describes a range of reasonable alternatives to the proposed project which could feasibly attain the basic objectives of the proposed project, while evaluating the comparative merits of each alternative. The analysis focuses on alternatives capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. Potential environmental impacts are compared to impacts from the proposed project. The following is a description of each of the alternatives listed in Section 7.0.

NO PROJECT ALTERNATIVE

The No Project Alternative consists of buildout of the 1994 Specific Plan as currently approved. As explained in Section 3.2, *Background and History*, an EIR was prepared for the 1991 Specific Plan in February 1991 by EIP Associates. The 1991 EIR was certified by the Mammoth Lakes Town Council on April 17, 1991. A total of 90 mitigation measures were applied to the project. A summary of the impacts and mitigation measures adopted by the Town Council in 1991 for the development of uses proposed under the 1991 Specific Plan is available for review at the Town offices.

In 1994, Zoning Code Amendment 94-1 and General Plan Amendment 94-1 further refined the design of the Pedestrian Core area and the realignment of Canyon Boulevard to meet with Millers Sliding/Lake Mary Road as a Collector Street. The design refinement did not alter the concept of the 1991 Specific Plan approved in 1991. An Addendum to the certified 1991 EIR was completed in 1994 for the 1994 Specific Plan.

The existing Specific Plan area is comprised of 41 separate parcels under several separate ownerships, totaling 64.1 acres. The existing 1994 Specific Plan creates a set of land use designations and development standards to facilitate the development of North Village as a concentrated, pedestrian-oriented activity center with limited demand for automobile use. The North Village development is oriented toward year-round uses and visitor activity to strengthen the existing winter visitor market and to improve Mammoth's attractiveness to spring, summer and fall resort visitors.

Based upon the 1991 Specific Plan and 1994 Specific Plan, buildout may result in approximately 3,020 accommodation rooms, in addition to affordable housing, and 135,000 square feet of commercial uses. Three land use districts are provided with the highest intensity district permitting a maximum of 80 rooms per acre and the lowest intensity district permitting a maximum of 48 rooms per acre, with an overall project

density of approximately 54 rooms per acre. The design emphasizes the creation of diverse shopping, accommodation, recreational, residential and cultural opportunities which appeal to all ages and family interests.

The Pedestrian Core area is intended as a mixed-use village with commercial uses on the ground level and accommodation units on the upper floors. Restaurants, shops, meeting facilities and recreation uses are oriented around two pedestrian plazas, one on the westside of Minaret Road and one on the east side of Minaret Road. A gondola leading up to the Canyon lodge base facility of Mammoth Mountain Ski Area (MMSA) originates from the west-side plaza. Parking is provided in underground parking garages, available to guests and patrons of the plaza accommodation and commercial uses.

Surrounding the Pedestrian Core are supporting accommodation and residential uses. Commercial uses within the outlying areas are limited to only those necessary to support the on-site lodging or residential uses. In this way, the core remains the focus of North Village shopping and cultural activities. Each development is self-contained, providing on-site parking and desired amenities.

The circulation system emphasizes pedestrian use, but provides for vehicular routes into and through the North Village area. The gondola feature provides alternate access to MMSA limiting the need for vehicular trips to that destination. The street pattern allows for visitation and drop-off areas at key destinations, such as the gondola building and parking garages. Minaret Road passes through the center of the project allowing for continued travel along Highway 203 and access into parking garages, transit stops and drop-off areas. The secondary access into the project is from Millers Siding which connects to Canyon Boulevard to form a through route from Lake Mary Road to the Slopes subdivision. Canyon Boulevard, east of Hillside Drive, is abandoned to allow for development of the pedestrian plaza. Access to parking garages, the gondola building, passenger and transit drop-offs are available from Millers Siding/Canyon Boulevard. Perimeter streets, such as Forest Trail and Hillside Drive, afford very limited access to the project. Berner Street is rerouted to intersect with Forest Trail rather than Minaret Road and provides access to parking garages on the east side of the development.

REDUCED DENSITY

The Reduced Density Alternative would involve a 30 percent reduction in the overall density (square footage) of the 1999 Specific Plan Amendment. The reduction would occur proportionally for all permitted land use types. The overall distribution of uses would remain the same as the proposed 1999 Specific Plan Amendment as well as the gondola and the proposed roundabout at the Forest Trail/Minaret Road intersection.

The overall result of this alternative would be a lower magnitude in project impact for each environmental concern. The relative significance of the project impacts would be similar to impacts resulting from the project as proposed on the developed areas, but would be substantially less impact on the remaining portion of the area to be left undeveloped.

ALTERNATIVE SITE

This Alternative would involve construction of the same land uses proposed as part of the 1999 North Village Specific Plan Amendment on the Lodestar at Mammoth Master Plan site. The Lodestar at Mammoth site is located near the geographical center of the Town, generally bordered to the north by main Street, to the south by Meridian Boulevard and Minaret Road, to the west by Lake Mary Road and the back side of the Mammoth Mountain Ski Resort, and to the east by Joaquin Road.

In May 1991, a Master Plan for development was prepared for the site which states all land use development standards, and conditions of approval that would apply to all development within the area of the Lodestar Master Plan. General information includes permitted and conditional uses, building height, setbacks, parking, grading, street standards, etc. In February 1991, a Final EIR was prepared for the Master Plan. This EIR addressed a proposal for construction of a 210-acre master planned destination resort which would include 40 single-family homes, 735 multi-family condominiums, 100 lodges and apartments (employee housing), 515,600 square feet of full-service hotels, an 80,000 square feet commercial village, and a 110-acre 18-hole golf course. The Final EIR included responses to 17 comments received on the Draft EIR. The Final EIR was certified on April 17, 1991 by the Town of Mammoth Lakes. Unavoidable adverse impacts were identified for biotic resources, archaeological resources, schools and fiscal impacts.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA Section 15126.6 indicates that if the "No Project" Alternative is the "Environmentally Superior" Alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Among the other alternatives assessed in this EIR, the Reduced Density Alternative would result in the least environmental impacts when compared to the current project while still meeting many of the project objectives and not increasing the significance of anticipated impacts. This Alternative would result in reduced noise and air pollutant emissions. As a result, the Reduced Density Alternative could be considered the Environmentally Superior Alternative.

Of the other two alternatives considered beyond the No Project Alternative, the Reduced Density Alternative would serve to reduce the severity of the project's significant unavoidable impacts, although impacts would remain significant and unavoidable with the Reduced Density Alternative.