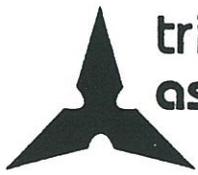


**16.8**

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triad/holmes  
associates

civil engineering  
surveying  
public works  
land development

mammoth lakes • bishop • belmont

June 21, 1999

Town of Mammoth Lakes  
Community Development Department  
Engineering Division

Attention: Jeff Mitchell

Subject: Gondola Village Drainage Study

Dear Jeff:

This drainage study was completed at the request of your office for the tentative map submittal of the Gondola Village project. The study is based on information provided in the "Mammoth Lakes Storm Drainage Master Plan" prepared by Brown and Caldwell in July 1984. Storm flows from various drainage areas in Gondola Village are calculated from formulas presented in the "Mammoth Lakes Storm Drainage Design Manual" also prepared by Brown and Caldwell. Storm drainage retention facility volumes calculated on the "Conceptual Grading and Drainage Plan" for Gondola Village are based on the "Erosion Control Guidelines for the Mammoth Lakes Basin" prepared by the Lahontan Regional Water Quality Control Board.

The tributary drainage areas (A7, A8, A9, A10) shown on the attached drainage map will all drain into the Canyon Blvd/Berner St. storm drain. Storm flow calculations are based on expected site development in those areas. Drainage areas A1-A6 are shown on the Conceptual Grading and Drainage for Phase 1 of Gondola Village. Storm flow calculations are based on the site development proposed for the project.

Offsite storm flows entering the Canyon Blvd storm drain are taken from the Storm Drain Master Plan. The Tc of 1.36 hours at Canyon and Hillside is the time of concentration used to calculate flows entering the storm drain from the Gondola Village development. The Tc of 1.36 hrs is taken from the calculations prepared for the Master Plan. The onsite drains will be sized based on the peak flows generated for the various areas. The calculations are presented in the following pages.

Retention facilities shown on the Conceptual Grading and Drainage Plan have been sized based on the calculations presented on that plan. The required volumes are based on the Lahontan design criteria. Percolation testing will be required at the basin ground surface to determine the rate the basins will drain. Groundwater was not encountered in

any of the borings drilled during the soils site investigation therefore the basins should drain by percolation.

Please do not hesitate to contact me if you need additional information or have any questions.

Yours truly,

TRIAD/HOLMES ASSOCIATES



Thomas A. Platz, Pres.



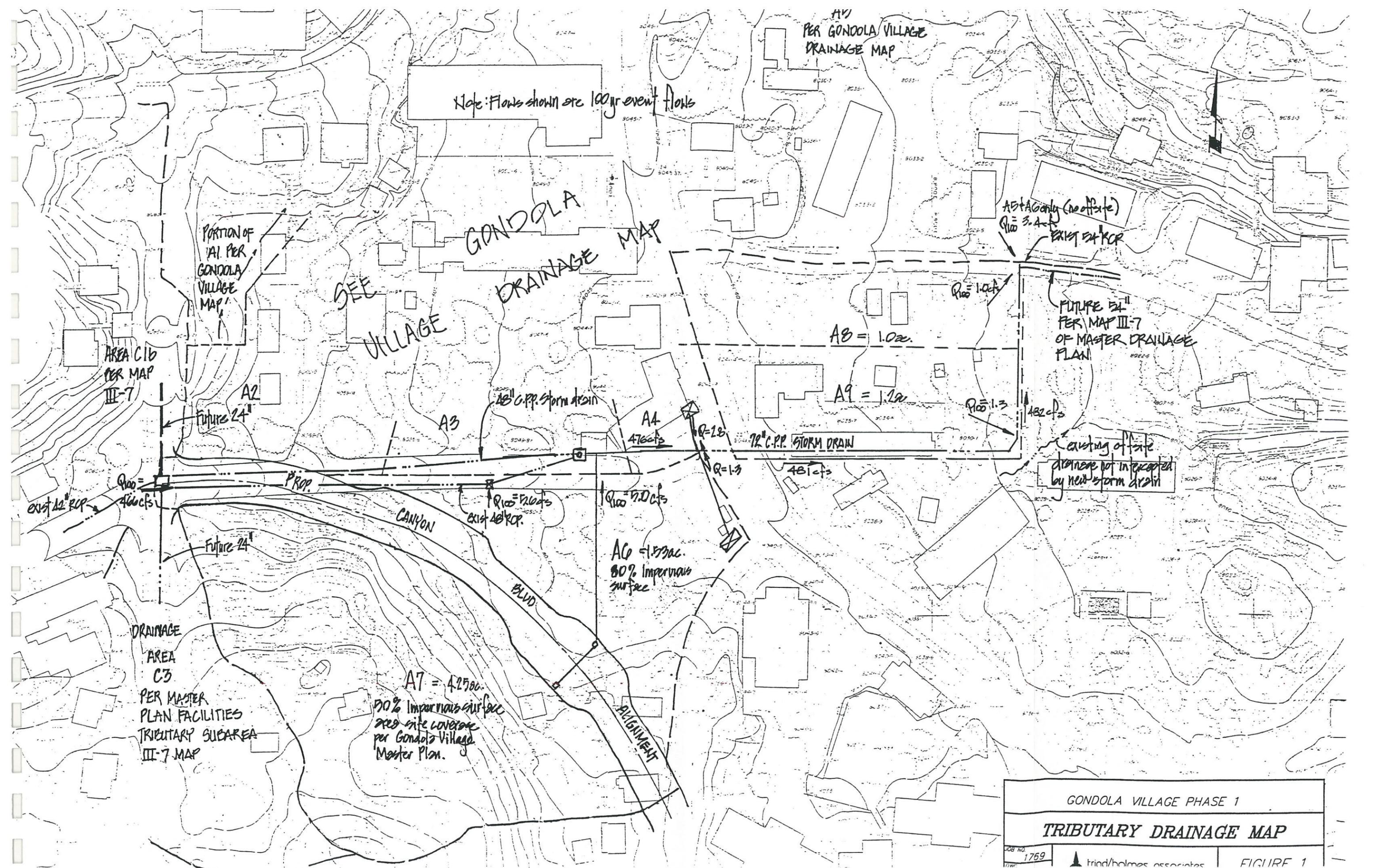
TAP:jj



FORM B

Storm Drainage Peak Flow Calculation Form

Watershed	Area, acres	Exceedence intervals, years	t <sub>c</sub> , hours	Design Precipitation		Runoff Coefficient													
				1 hour	1, inch per hour	Natural				Roofs				Paved		Other		C	Q = 1.008 x C/A
						RF	RR	NF	C <sub>n</sub>	Percent natural	Croof	Percent roof	C <sub>paved</sub>	Percent paved	C <sub>other</sub>	Percent other			
A1	1.0	100	1.0	1.52	.63 .87	.59	.33	.9	.33	.9	.33	.9	.33	.9	.33	.7	1.9	Q for parallel storm drain Convey to Box (I=1.2 for t <sub>c</sub> =1)	
A2	3.0	100	1.2	1.8	.63 .87	.31	.28	.9	.32	.9	.40	.9	.40	.9	.40	.7	2.0	1.5	
A3	2.5	100	1.2	2.2	.63 .87	.31	.1	.9	.26	.9	.54	.9	.54	.9	.54	.7	4.8	2.9	
A4	1.2	100	1.2	2.2	.63 .87	—	.0	.9	.48	.9	.52	.9	.52	.9	.52	.7	2.3	2.7	
A5	1.2	100	1.2	2.2	.63 .87	.30	.12	.9	.44	.9	.44	.9	.44	.9	.44	.7	2.5	1.3	
A6	2.2	100	1.2	2.2	.63 .87	.30	.31	.9	.35	.9	.34	.9	.34	.9	.34	.7	3.9	1.3	
A7	4.25	100	1.2	1.5	.63 .87	.36	.5	.9	.25	.9	.25	.9	.25	.9	.25	.7	4.4	2.1	
A8	1.0	100	1.2	2.2	.63 .87	.30	.1	.9	.45	.9	.45	.9	.45	.9	.45	.7	1.9	3.5	
A9	1.2	100	1.2	2.2	.63 .87	.30	.1	.9	.45	.9	.45	.9	.45	.9	.45	.7	1.5	1.0	
A10	1.53	100	1.2	1.92	.63 .87	.31	.2	.9	.4	.9	.4	.9	.4	.9	.4	.7	2.0	1.3	
				2.0	.63 .87	.31											2.4	1.5	



Note: Flows shown are 100yr event flows

PER GONDOLA VILLAGE DRAINAGE MAP

GONDOLA VILLAGE DRAINAGE MAP

PORTION OF A1 PER GONDOLA VILLAGE MAP

AREA C16 PER MAP III-7

FUTURE EXH PER MAP III-7 OF MASTER DRAINAGE PLAN

existing of site drainage not intercepted by new storm drain

DRAINAGE AREA C3 PER MASTER PLAN FACILITIES TRIBUTARY SUBAREA III-7 MAP

A7 = 42500. 90% Impervious surface area site coverage per Gondola Village Master Plan.

A6 = 15300. 80% Impervious surface

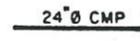
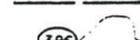
GONDOLA VILLAGE PHASE 1		
<b>TRIBUTARY DRAINAGE MAP</b>		
JOB NO. 1769	triad/holmes associates	FIGURE 1

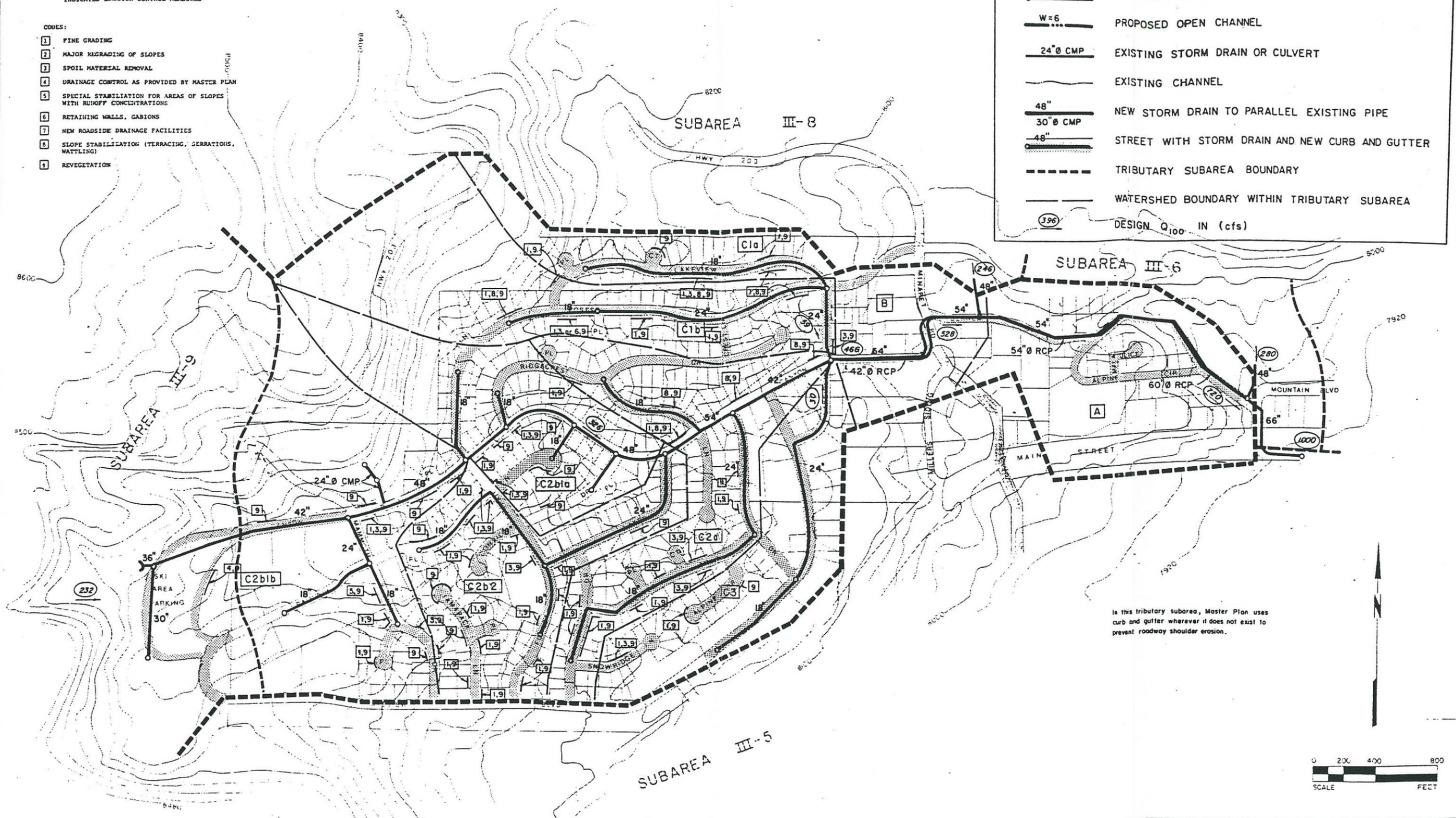
NOTE: 

INDICATES EROSION CONTROL MEASURES

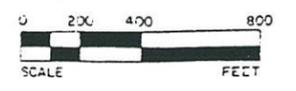
- CODES:
- 1 FINE GRADING
  - 2 MAJOR REGRADING OF SLOPES
  - 3 SPOIL MATERIAL REMOVAL
  - 4 DRAINAGE CONTROL AS PROVIDED BY MASTER PLAN
  - 5 SPECIAL STABILIZATION FOR AREAS OF SLOPES WITH RUNOFF CONCENTRATIONS
  - 6 RETAINING WALLS, GABIONS
  - 7 NEW ROADSIDE DRAINAGE FACILITIES
  - 8 SLOPE STABILIZATION (TERRACING, SERRATIONS, MATTLING)
  - 9 REVEGETATION

**LEGEND**

-  PROPOSED STORM DRAIN
-  W=6 PROPOSED OPEN CHANNEL
-  24" Ø CMP EXISTING STORM DRAIN OR CULVERT
-  EXISTING CHANNEL
-  48" 30" Ø CMP NEW STORM DRAIN TO PARALLEL EXISTING PIPE
-  48" STREET WITH STORM DRAIN AND NEW CURB AND GUTTER
-  TRIBUTARY SUBAREA BOUNDARY
-  WATERSHED BOUNDARY WITHIN TRIBUTARY SUBAREA
-  (396) DESIGN Q<sub>100</sub> IN (cfs)



In this tributary subarea, Master Plan uses curb and gutter wherever it does not exist to prevent roadway shoulder erosion.



MONO COUNTY DEPARTMENT OF PUBLIC WORKS	
Mammoth Lakes Storm Drainage Master Plan	
<b>Master Plan Facilities</b>	
<b>Tributary Subarea III-7</b>	
BROWN & CALDWELL CONSULTING ENGINEERS	PLATE 10

Storm Drainage Peak Flow Calculation Form

Watershed	Area, acres	Exceedence intervals, years	t <sub>c</sub> , hours	Design Precipitation		Runoff Coefficient												Q = 1.008 x C i A
				1 hour	i, inch per hour	Natural				Roofs		Paved		Other				
						RR	NF	C <sub>n</sub>	Percent natural	C <sub>roof</sub>	Percent roof	C <sub>paved</sub>	Percent paved	C <sub>other</sub>	Percent other	C		
III-6 written	783	100	1.5	1.4	1.15	.64	.88	1.0	.52	77	.9	14	.9	9			15	410
III-7	326	100	1.25	1.4	1.15	.64	.74	.53	.30	96	.9	2	.9	2			32	300
2b.1a	36.4		1.05		1.3		.8	1.0	.63	61	.9	25	.9	14			13	36
2b.2	27		1.05		1.3		.92	1.0	.59	42	.9	37	.9	21			73	33
2b.	889		1.33		1.2		.80	1.0	.51	44	.9	36	.9	20			73	350
2a	39.6		1.05		1.3													39
12	92.9		1.36		1.2													420
12	147		.45	1.2	1.7		.30	.98	1.0	.29	53	.9	30	.9	17		18	15
1b	43.9		1.06	1.4	1.3		.64	1.0	.64	71	.9	19	.9	10			71	44
11	63.6		1.06		1.3		.64											53
12	27.2		0.61	1.2	1.5		.30	.83	1.0	.18	37	.9	39	.9	24		64	30
13	15.2		0.5	1.4	1.6		.64											500
13	40.8		0.7	1.2	1.3		.30	.78		.23	22	.9	45	.9	33		22	48

Table 6-1. Master Plan Design Flows, cfs, continued

Watershed	Q20	Q50	Q100	Design Season <sup>a</sup>
<u>Subarea III-6</u>				
III-6	139	205	280	W
<u>Subarea III-7<sup>b</sup></u>				
From III-9	113	155	232	W
C2.b1b	143	214	294	W
C2.b1a	161	238	326	W
C2.b2	17	22	33	W
C2.b	176	257	356	W
C2.a	24	31	39	W
C2	197	285	395	W
C1a	10	12	15	S
C1b	25	35	44	W
C1	34	47	59	W
C2	16	19	24	W
C3	19	23	30	S
C	242	348	466	W
B	15	18	22	S
A	30	37	48	S
Subarea total	279	394	528	W
<u>Subarea III-8</u>				
A	40	53	66	W
B	92	140	180	W
Subarea total	132	193	246	W
<u>Subareas III-7 and III-8 Combined</u>				
	390	552	720	W
<u>Main Street Trunk Flows</u>				
Mountain Boulevard	529	757	1,000	W
Center Street	1,009	1,387	1,770	W
Laurel Mountain Road	1,150	1,592	2,042	W

<sup>a</sup>S means design flow occurs in summer; W means design flow occurs in winter.

<sup>b</sup>Flows in this subarea include flows from Subarea III-9 where applicable.



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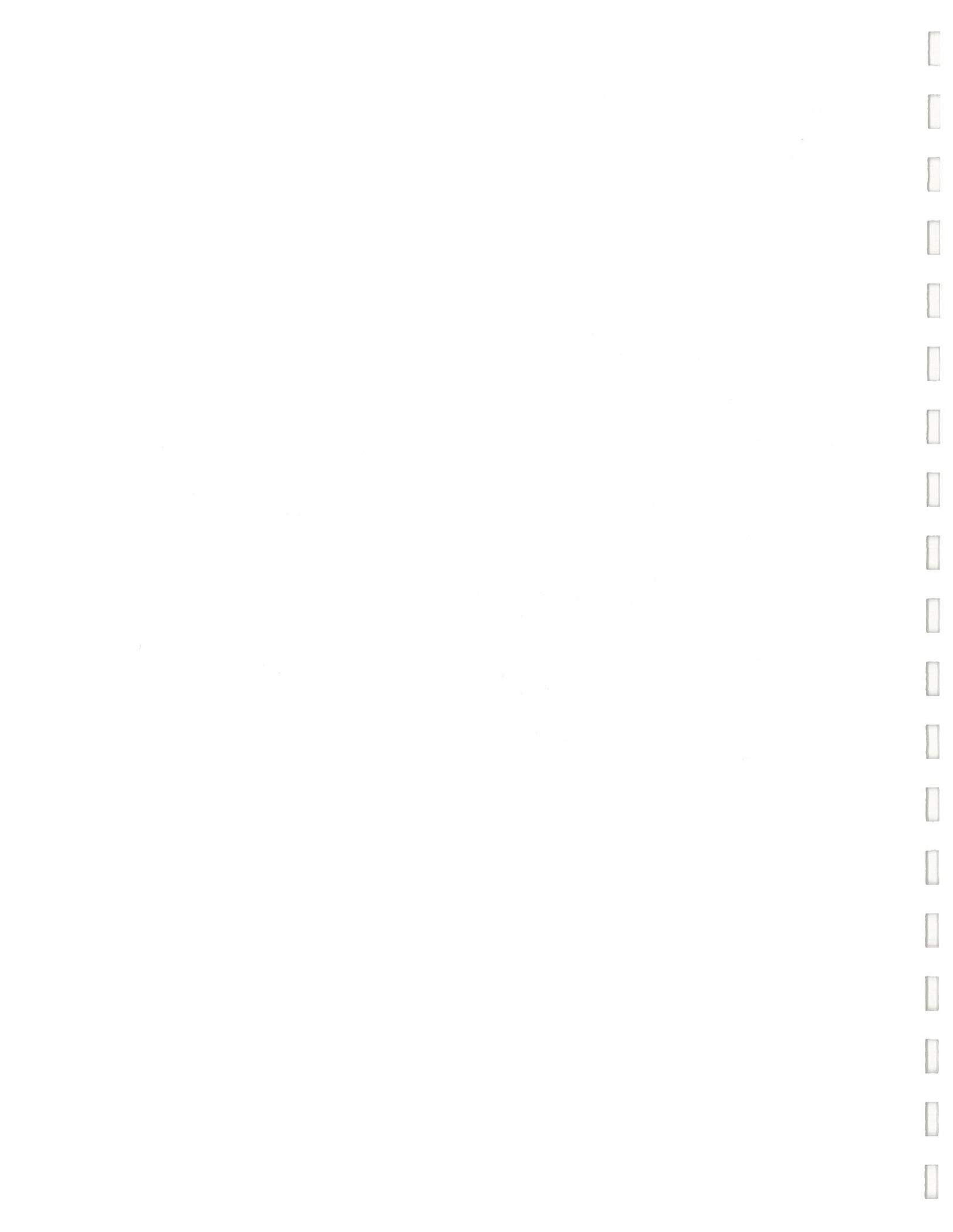
mammoth lakes • bishop • belmont

## GONDOLA VILLAGE

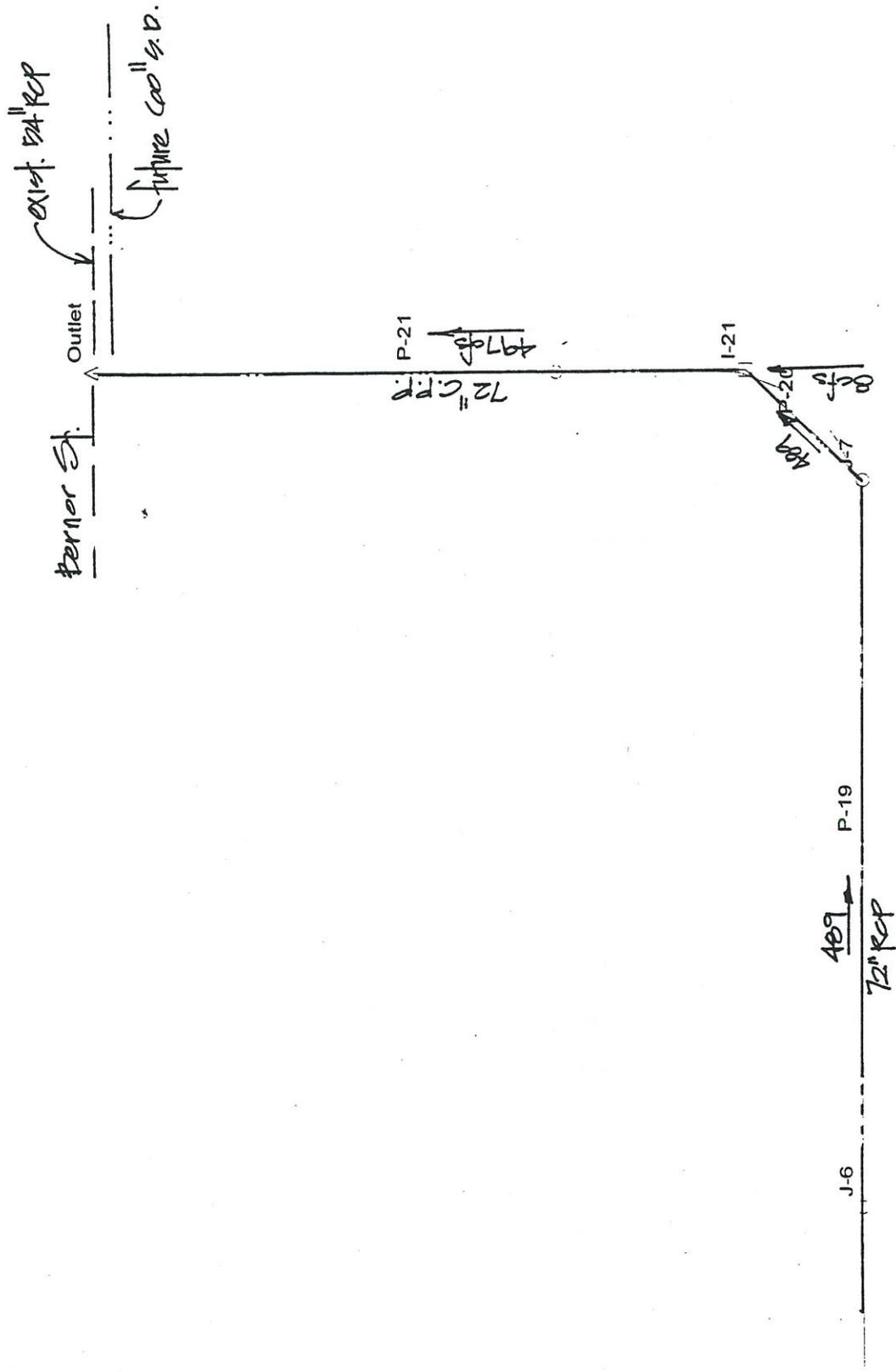
### Hydraulic Analysis Assumptions

#### Master Storm Drain through Gondola Village

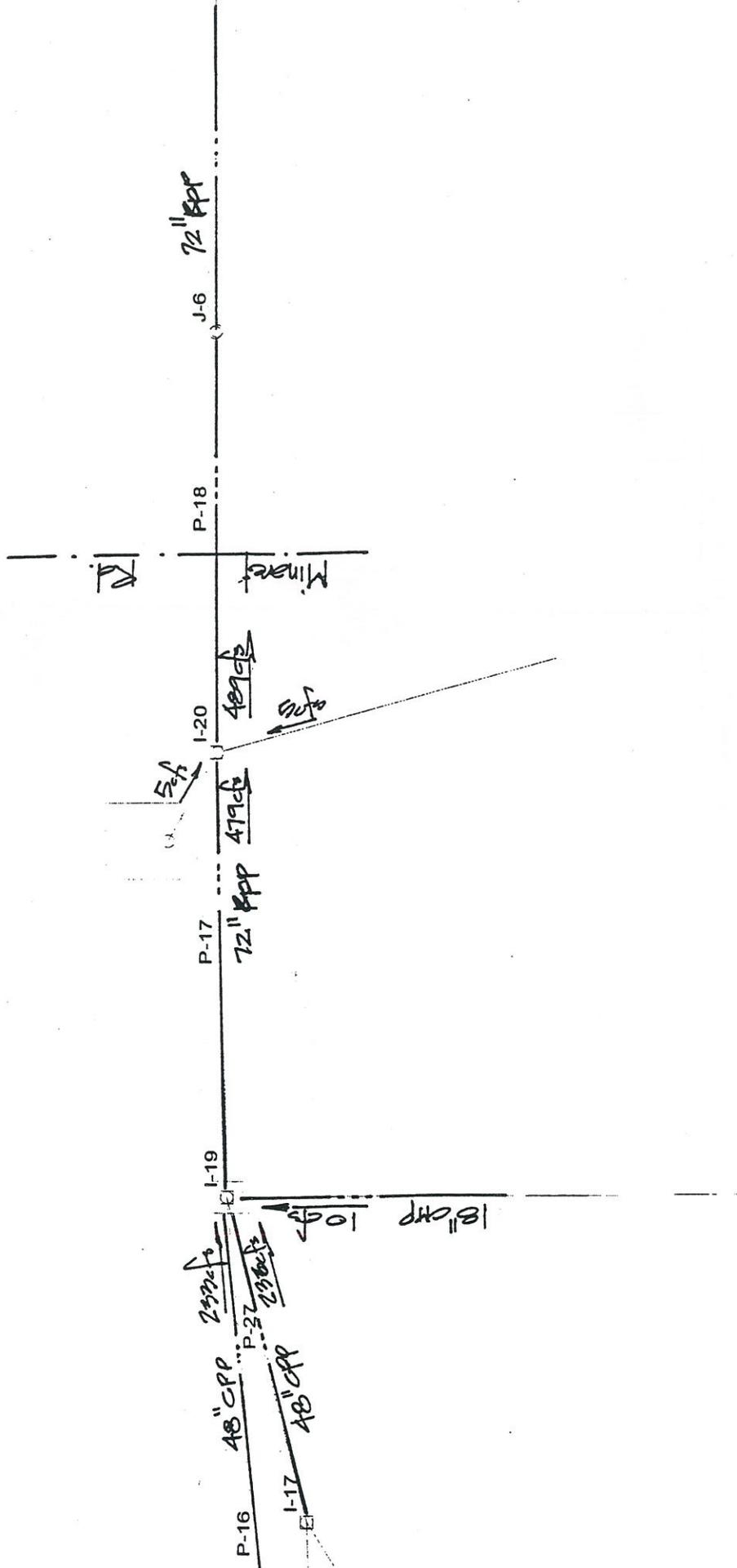
- Flows generated by Brown & Caldwell in the Mammoth Lakes Storm Drainage Master Plan were used. To generate a hydraulic grade line for the proposed and portion of the existing storm drain (see attached copy of tributary subarea III-7)
- Existing storm drain sizes as delineated on the Mammoth Lakes Storm Drain Improvement Plans dated 11/11/77 by Williamson & Schmid were assumed to be installed. Verification of sizes will be necessary for final design of the storm drain.
- 100 yr. flows generated for the Gondola Village, Phase I internal storm drain system were revised based on the difference in storm intensity.  $T_c = 1.36$  hrs. (see attached calculation for  $T_c$  for area III-7C2 from files for Storm Drain Master Plan.
- The H.G.L. at the outlet of the proposed improvements to be constructed during this project was assumed to be at the pipe soffit.
- Flows are split evenly at the model inlet (Hillside & Canyon) into each 48" storm drain: 233 cfs each.



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Jg2



Pg 3

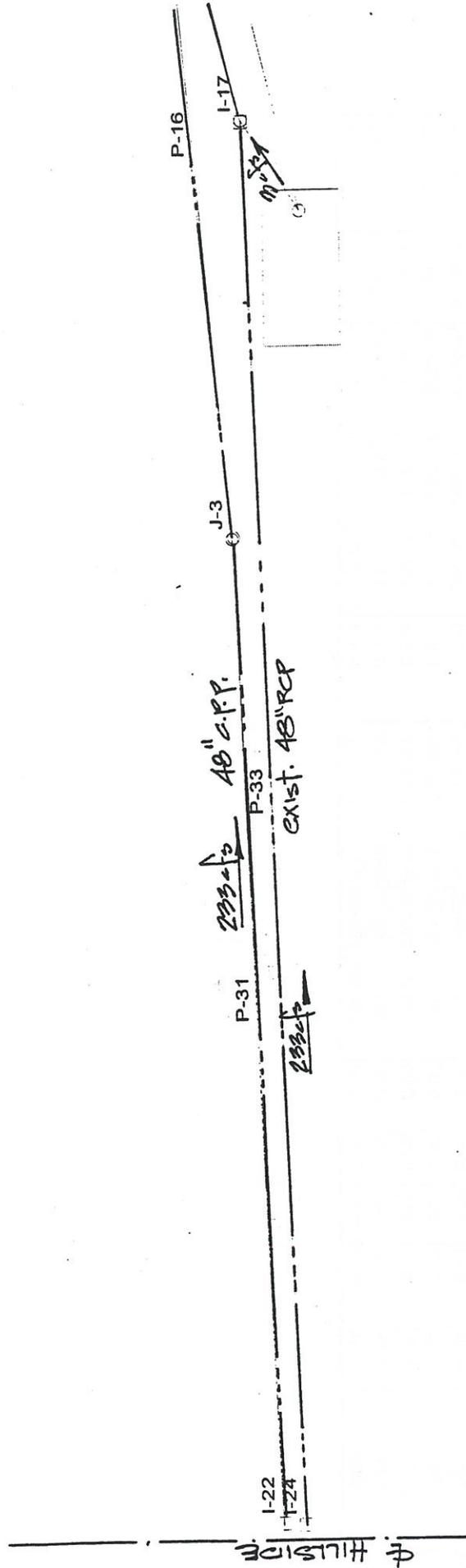


Fig 4

### Pipe Report

Upstream Node	Downstream Node	Inlet Area (acres)	Inlet C Coefficient	Inlet CA (acres)	Total CA (acres)	System Intensity (in/hr)	Discharge (cfs)	Length (ft)	Pipe	Constructed Slope (ft/ft)	Roughness	Capacity (cfs)	Upstream Invert Elevation (ft)	Downstream Invert Elevation (ft)	Upstream Ground Elevation (ft)	Downstream Ground Elevation (ft)
I-22	J-3	0.00	0.00	0.00	0.00	0.00	233.00	308.00	P-31	0.065909	0.011	435.80	8,067.80	8,047.50	8,075.40	8,054.30
I-24	I-17	0.00	0.00	0.00	0.00	0.00	233.00	438.00	P-33	0.059361	0.013	349.95	8,067.90	8,041.90	8,075.40	8,051.60
J-3	I-19	N/A	N/A	N/A	0.00	0.00	233.00	232.00	P-16	0.044612	0.011	358.54	8,047.85	8,037.50	8,054.30	8,046.08
I-17	I-19	0.00	0.00	0.00	0.00	0.00	236.00	105.00	P-27	0.041905	0.013	294.03	8,041.90	8,037.50	8,051.60	8,046.08
I-19	I-20	0.00	0.00	0.00	0.00	0.00	479.00	140.00	P-17	0.047643	0.011	1,092.42	8,037.02	8,030.35	8,046.08	8,042.35
I-20	J-6	0.00	0.00	0.00	0.00	0.00	489.00	131.00	P-18	0.029695	0.011	862.44	8,030.15	8,026.26	8,042.35	8,036.93
J-6	J-7	N/A	N/A	N/A	0.00	0.00	489.00	220.00	P-19	0.027636	0.011	832.01	8,026.06	8,019.98	8,036.93	8,029.70
J-7	I-21	N/A	N/A	N/A	0.00	0.00	489.00	48.00	P-20	0.029167	0.011	854.74	8,019.80	8,018.40	8,029.70	8,028.50
I-21	Outlet	0.00	0.00	0.00	0.00	0.00	497.00	199.00	P-21	0.021106	0.011	727.09	8,018.20	8,014.00	8,028.50	8,027.29

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### Node Report

Node	Inlet Area (acres)	Inlet C Coefficient	Total CA acres	Inlet TC (min)	External TC (min)	Upstream Flow Time (min)	System Flow Time (min)	System Intensity (in/hr)	Total Watershed (CIA) (cfs)	Additional Flow (cfs)	Total Upstream Added (cfs)	Discharge (cfs)	Ground Elevation (ft)	Rim Elevation (ft)	Sump Elevation (ft)	HGL In (ft)	HGL Outlet (ft)	Inlet Elevation (in/ft/s)
I-22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.00	8,075.40	8,075.40	8,067.70	8,073.06	8,071.71	
I-24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.00	8,075.40	8,075.40	8,067.90	8,073.16	8,071.81	
J-3	N/A	N/A	0.00	N/A	0.00	0.28	0.28	0.00	0.00	N/A	0.00	233.00	8,054.30	8,054.30	8,047.30	8,052.84	8,051.76	
I-17	0.00	0.00	0.00	0.00	0.00	0.39	0.39	0.00	0.00	3.00	0.00	236.00	8,051.60	8,051.60	8,041.90	8,049.47	8,047.83	
I-19	0.00	0.00	0.00	0.00	0.00	0.49	0.49	0.00	0.00	10.00	3.00	479.00	8,046.08	8,046.08	8,037.00	8,044.99	8,042.64	
I-20	0.00	0.00	0.00	0.00	0.00	0.62	0.62	0.00	0.00	10.00	13.00	489.00	8,042.35	8,042.35	8,030.15	8,037.02	8,035.80	
J-6	N/A	N/A	0.00	N/A	0.00	0.73	0.73	0.00	0.00	N/A	23.00	489.00	8,036.93	8,036.93	8,026.06	8,031.71	8,031.71	
J-7	N/A	N/A	0.00	N/A	0.00	0.94	0.94	0.00	0.00	N/A	23.00	489.00	8,029.70	8,029.70	8,019.80	8,027.22	8,025.83	
I-21	0.00	0.00	0.00	0.00	0.00	0.98	0.98	0.00	0.00	8.00	23.00	497.00	8,028.50	8,028.50	8,018.20	8,025.37	8,023.87	
Outlet	N/A	N/A	0.00	N/A	0.00	1.17	1.17	0.00	0.00	N/A	31.00	N/A	8,027.29	8,027.29	8,014.00	8,020.00	8,020.00	







*Update Report On*

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**BIOLOGICAL RESOURCES  
WITHIN THE  
NORTH VILLAGE EIR PROJECT AREA**

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*November 2, 1999*

*Prepared For:*

**INTRAWEST MAMMOTH CORPORATION**  
Post Office Box 2789  
Mammoth Lakes, California 93546-2789  
(760) 924-8189

*Prepared By:*

*Engineering ♦ Planning ♦ Resource Management*

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**RESOURCE CONCEPTS, INC.**

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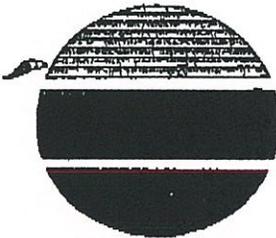
**CARSON CITY OFFICE**

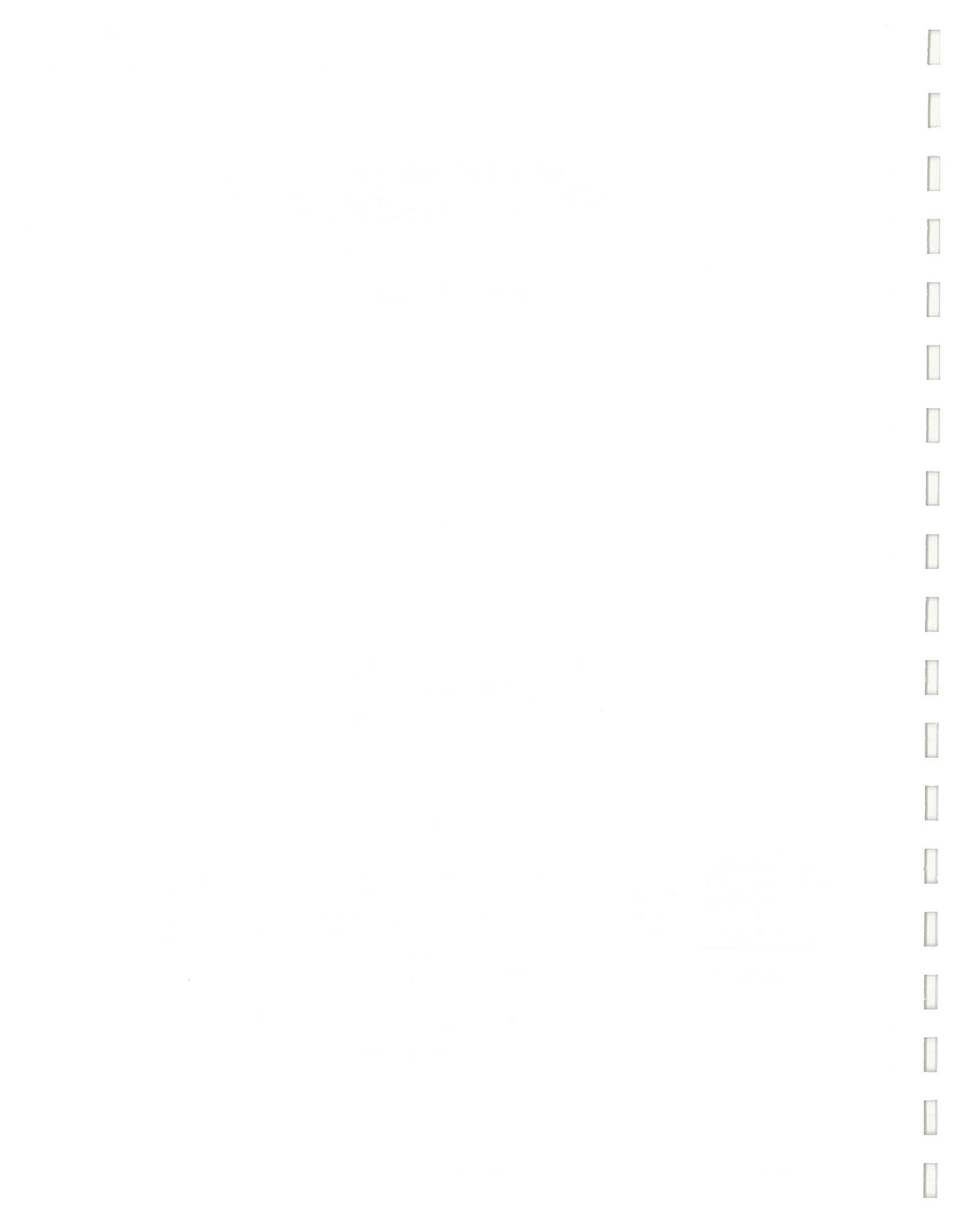
340 N. Minnesota St. ♦ Carson City, Nevada 89703-4152  
Office: (775) 883-1600 Fax: (775) 883-1656

**INCLINE VILLAGE OFFICE**

110 Country Club Drive #3 ♦ Incline Village, Nevada 89432  
Office: (775) 833-7800 Fax: (775) 833-7808

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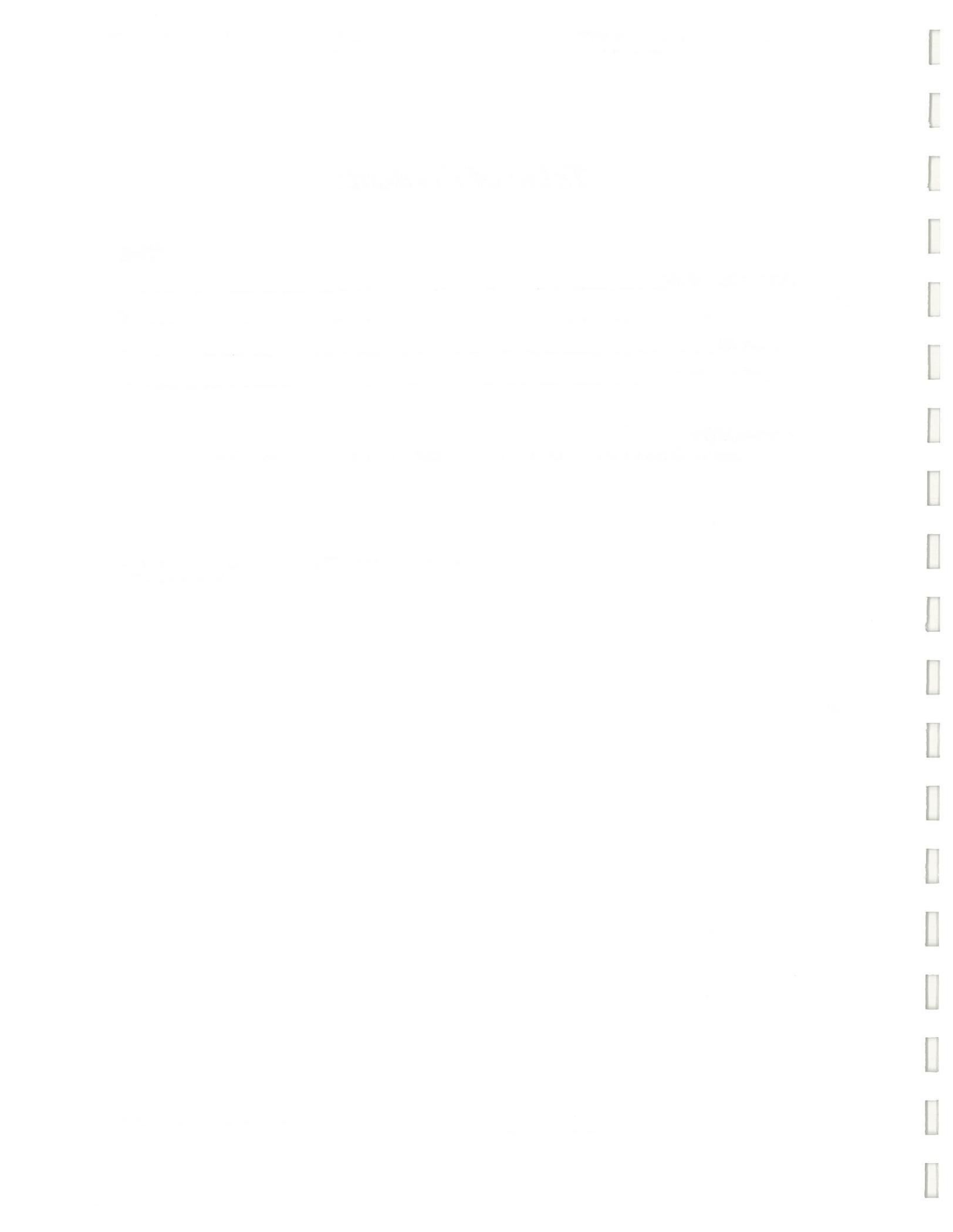
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<i>INTRODUCTION</i> _____	<i>1</i>
<i>APPROACH</i> _____	<i>2</i>
<i>RESULTS</i> _____	<i>3</i>
<i>PART 2. "THE PIT"</i> _____	<i>6</i>

### *APPENDIX A:*

*California Department of Fish and Game Natural Diversity Data Base Report*

*File Doc: Intrawest BIOL RES 110299 rpt 99621.1 sa-jm log 11-1  
November 2, 1999*



## ***INTRODUCTION***

---

Resource Concepts, Inc. (RCI) was retained by INTRAWEST MAMMOTH CORPORATION to provide an update to the biological resources portion of the North Village EIR. The objectives of the project were:

- (1) to obtain updated information regarding current biological concerns for Threatened, Endangered, and Sensitive species of plants and animals;
- (2) to conduct on-site reconnaissance of the North Village Specific Plan Area; and
- (3) to determine if the impact analyses reported in the 1991 EIR and 1994 Supplement documents were still applicable to the project area.

## ***APPROACH***

---

The California Department of Fish and Game Natural Heritage Division Natural Diversity Data Base (CNDDDB) was queried to obtain a current list of threatened, endangered, sensitive, and other species of concern within the Old Mammoth 7.5 minute quadrangle area. A site reconnaissance was conducted on October 25 and 26 to document current habitat and wildlife observations.

## RESULTS

The North Village project area is comprised of commercial and residential developments, with three small isolated stands of Jeffrey pine / white fir forest. Due to their close proximity to development, the forested tracts are heavily used by mountain bikers and hikers, as evidenced from well established trails.

Generally, the forest stands are characterized with low structural diversity. The understory vegetation includes antelope bitterbrush (*Purshia tridentata*), green leaf manzanita (*Arctostaphylos patula*), rabbitbrush (*Chrysothamnus* sp.), and tobacco brush (*Ceanothus velutinus*). The two southern stands also include big sagebrush (*Artemisia tridentata*), snowberry (*Symphoricarpos* sp.), current (*Ribes* sp), phlox (*Phlox* sp), lupine (*Lupinus* sp), and squirreltail grass (*Sitanion hystrix*).

The general wildlife use of the area was discussed in the North Village EIR (1991). Species observed during the two-day reconnaissance included Douglas squirrel, California ground squirrel, Clark's nutcracker, Steller's jay, and common crows.

The CNDDDB Search identified seven species with records of occurrence within the Old Mammoth area (Appendix A). Of these, three species were not analyzed in the previous NEPA/ CEQA documents. These included:

<i>Plagiobothrys glomeratus</i>	Mammoth Popcorn-flower
<i>Vulpes vulpes necator</i>	Sierra Nevada Red Fox
<i>Catostomus fumeiventris</i>	Owens Sucker

No significant adverse effects to any of these species of concern is expected to occur within the North Village project area.

Mammoth popcorn-flower has no state or federal listing status, and is recorded on the California Native Plant Society List 2 as a plant that is threatened, endangered or rare in California, but more common elsewhere. Only one occurrence of Mammoth popcorn-flower has been recorded on the Old Mammoth USGS 7.5 minute quadrangle at a location known as The Bluffs, Mammoth. The habitat association described in the record is Great Basin scrub, pinyon-juniper woodland. It is unlikely that Mammoth popcorn-flower would be found within the undeveloped portion of the project area, which is dominated by Jeffrey pine coniferous forest.

The Sierra Nevada red fox is listed in California as a threatened species, and is included on the federal list as a species of concern. Currently its status in the state is uncertain due to insufficient survey efforts. Sierra Nevada red fox is one of many subspecies of red fox. It is very difficult to distinguish between the Sierra Nevada subspecies and other non-native subspecies of red fox. One sighting of Sierra Nevada red fox from 1988 is recorded within the Old Mammoth area, near the road crossing Deadman Creek, south of the White Wing Work Center.

The home range of the red fox ranges between one and eight square miles. Red fox adapt easily to changes in environment and can survive well in and around human developments. Red fox can survive on an extremely varied diet consisting of rodents, fruit, vegetation, insects, garbage and young deer. Red fox depend on hunting and scavenging for food during the winter months relying on members of the rodent family as the predominant food source. Den sites are important during the winter months for thermoregulation, resting, and rearing young.

No sign of red fox or fox dens were seen within the project area. Any incidental use of the project area by red fox would be expected to be minimal due to the lack of understory cover, and associated low populations of rodents.

The Owens Sucker is known to occur in Mammoth Creek and Hot Creek, near the Hot Creek fish hatchery. Owens Sucker has no state or federal listing status, and is listed by the California Department of Fish and Game as a species of concern. There is no fishery habitat within the project area.

The remaining species identified by the CNDDDB search, northern goshawk (*Accipter gentilis*), great gray owl (*Strix nebulosa*), Mono milk-vech (*Astragalus monoensis* var. *monoensis*), and Mono Lake lupine (*Lupinus duranii*) were each described and analyzed in the North Village EIR (1991). RCI concurs with the EIR analyses for these species.

## ***PART 2. "THE PIT"***

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A similar reconnaissance of the "pit" area was conducted in conjunction with the North Village evaluation. Though not within the North Village Specific Plan Area, the "Pit" (Lot #222) was included in this reconnaissance since it is proposed as a fill area for export material from the North Village development site. Presently it is nearly void of vegetation with no existing wildlife value. Reclamation of the "pit" by filling with suitable plant growth material (soil) will potentially enhance wildlife values by providing increased vegetation for food and cover. It is recommended that fill material be seeded with a grass/forb seed mixture to provide temporary stabilization of soils until permanent land uses are established. Eventual development of the site with associated landscaping will in all likelihood increase wildlife values of the area for birds, small mammals, and invertebrates.

# ***APPENDIX A***

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***California Department of Fish and Game  
Natural Diversity Data Base Report***

THE UNIVERSITY OF CHICAGO  
PHYSICS DEPARTMENT  
530 SOUTH EAST ASIAN AVENUE  
CHICAGO, ILLINOIS 60607

**CALIFORNIA DEPARTMENT OF FISH AND GAME  
NATURAL DIVERSITY DATABASE**

THE NATURAL DIVERSITY DATABASE IS AN ONGOING AND CONTINUOUSLY UPDATED DATA BASE. WHILE THE INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND ABILITY, IT DOES NOT CONSTITUTE AN OFFICIAL RESPONSE FROM ANY STATE AGENCY AND WILL NOT IN ITSELF MEET THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). INFORMATION SUPPLIED IS BASED ON THE MATERIAL AVAILABLE AT THE TIME OF THE REQUEST AND SHOULD NOT BE REGARDED AS COMPLETE DATA ON THE ELEMENTS OR AREAS BEING CONSIDERED. THE INFORMATION MUST BE USED IN CONSULTATION WITH THE APPROPRIATE LOCAL, STATE, AND FEDERAL OFFICIALS. ABSENCE OF DATA DOES NOT CONSTITUTE THE BASIS FOR A NEGATIVE DECLARATION.

**OLD MAMMOTH QUAD REPORT  
10/26/99**



Full Condensed Report - Multiple Records per Page

Old Mammoth

ACCIPITER GENTILIS (NESTING)  
NORTHERN GOSHAWK  
Element Code: ARNKT2060

-----List Status----- NDBB Element Ranks----- Other Lists-----  
Federal: Species of Concern Global: S4 COFG STATUS: SC  
State: None State: S3

Habitat Associations

General: IN SUMMER, WITHIN AND IN VICINITY OF CONIFEROUS FOREST. USES OLD NESTS, AND MAINTAINS ALTERNATE SITES.  
Micro: USUALLY NESTS ON NORTH SLOPES, NEAR WATER. RED FIR, LODGEPOLE PINE, JEFFREY PINE, AND ASPENS ARE TYPICAL NEST TREES.

Occurrence No. 117 Map Index: 00035 ---Dates Last Seen--- Lat/Long: 37°42'19" / 118°58'36"  
Occ Rank: Unknown Element: 1979-XX-XX UTM: Zone-11 N4174749 E325748 Township: 03S  
Origin: Natural/Native occurrence Site: 1979-XX-XX Precision: NON-SPECIFIC Range: 27E  
Presence: Presumed Extant Symbol Type: POINT Section: 10 Qtr XX  
Trend: Unknown Radius: 1 mile Meridian: M  
Elevation: 7760 ft  
Main Source: DEPT. OF FISH & GAME 1984 (PERS)  
Quad Summary: OLD MAMMOTH (3711868/434B)  
County Summary: MONO  
SNA Summary:  
Location: DRY CREEK.  
Comments:  
Distribution:  
Ecological:  
Threat:  
General: EYRIE NO. MND03. ACTIVE NEST IN A JEFFREY PINE, 1979. (MURRELL)  
Owner/Manager: USFS-INYO NF

Occurrence No. 236 Map Index: 15933 ---Dates Last Seen--- Lat/Long: 37°44'41" / 119°00'00"  
Occ Rank: Unknown Element: 1983-XX-XX UTM: Zone-11 N4179173 E325638 Township: 02S  
Origin: Natural/Native occurrence Site: 1983-XX-XX Precision: NON-SPECIFIC Range: 27E  
Presence: Presumed Extant Symbol Type: POINT Section: 28 Qtr XX  
Trend: Unknown Radius: 1 mile Meridian: M  
Elevation: 8000 ft  
Main Source: COFG HAPTOR NEST FILES 1984 (PERS)  
Quad Summary: MAMMOTH MTN. (3711961/435A), OLD MAMMOTH (3711868/434B), CRESTVIEW (3711878/452C), JUNE LAKE (3711971/453D)  
County Summary: MONO  
SNA Summary:  
Location: GLASS CREEK CAMP.  
Comments:  
Distribution:  
Ecological:  
Threat:  
General: EYRIE NO. MND11. ACTIVE AND PRODUCTIVE NEST FROM 1979-83, EXCEPT FOR 1982. (ASHER)  
Owner/Manager: USFS-INYO NF

## Full Condensed Report - Multiple Records per Page

Old Mammoth

STRIX NEBULOSA (NESTING)  
GREAT GRAY OWL  
Element Code: ABNSB12D4D

-----List Status-----  
Federal: None  
State: Endangered

-----NDB Element Ranks-----  
Global: B5  
State: S1

-----Other Lists-----  
CDFG Status:

## -----Habitat Associations-----

General: RESIDENT OF MIXED CONIFER OR RED FIR FOREST HABITAT, IN OR ON EDGE OF MEADOWS.

Micro: REQUIRE LARGE DIAMETER SNAGS IN A FOREST WITH HIGH CANOPY CLOSURE, WHICH PROVIDE A COOL SUB-CANOPY MICROCLIMATE.

Occurrence No. 21 Map Index: 00025

Doc Rank: Unknown

Origin: Natural/Native occurrence

Presence: Presumed Extant

Trend: Unknown

Main Source: CDFG RAPTOR NEST FILES 1985 (PERS)

Queue Summary: OLD MAMMOTH (3711868/4348), BLOODY MTN. (3711858/434C), CRYSTAL CRAG (3711951/435D), MAMMOTH MTH. (3711961/435A)

County Summary: MOHD

SNA Summary: Valentine Camp

Location: VALENTINE CAMP, MAMMOTH LAKES (OLD MAMMOTH).

## -----Comments-----

Distribution:

Ecological:

Threat:

General: ONE OWL OBSERVED IN 1975. THIS IS A PROBABLE BREEDING AREA, BUT NO RECENT SURVEYS HAVE BEEN DONE TO EVALUATE THE HABITAT.

Owner/Manager: USFS-INYO NF

-----Dates Last Seen-----

Element: 1975-08-25

Site: 1975-08-25

Lat/Long: 37°57'56" / 118°59'08"

UTM: Zone-11 N4166659 E324793

Precision: NON-SPECIFIC

Symbol Type: POINT

Radius: 1 mile

Township: 04S

Range: 27E

Section: 03 Qtr XX

Meridian: N

Elevation: 8000 ft

## Full Condensed Report - Multiple Records per Page

## Old Mammoth

CATOSTOMUS FUNEIVENTRIS  
OWENS SUCKER  
Element Code: AFCJ02090

List Status	NDBB Element Ranks	Other Lists
Federal: None State: None	Global: 63 State: 63	COFG Status: SC

## Habitat Associations

General: ENDEMIC TO THE OWENS RIVER DRAINAGE, IN ITS NATIVE RIVER HABITAT IT IS MOST COMMON IN AREAS WITH LONG RUNS & FEW RIFFLES  
Micro: ADULTS CAN THRIVE IN RESERVOIRS, BUT NEED GRAVELLY RIFFLES IN TRIBUTARY STREAMS FOR SPawning.

Occurrence No. 16	Map Index: 34134	—Dates Last Seen—	Lat/Long: 37°38'37" / 118°51'07"	Township: 03S
Occ Rank: Unknown		Element: 1995-03-25	UTM: Zone-11 N4167667 E336616	Range: 28E
Origin: Natural/Native occurrence		Site: 1995-03-25	Precision: NON-SPECIFIC	Section: 34 Qtr XX
Presence: Presumed Extant			Symbol Type: POLYGON	Meridian: N
Trend: Unknown			Area: 271.2 ac	Elevation: 7054 ft
Main Source: KNAPP, R. 1994 (PERS)				
Quad Summary: WHITMORE HOT SPRINGS (3711867/434A)*, OLD MAMMOTH (3711868/434B)				
Country Summary: MOND				
SNA Summary:				
Location: MAMMOTH CREEK AND HOT CREEK, NEAR HOT CREEK FISH HATCHERY, 5.2 AIR MILES E OF MAMMOTH LAKES FIRE STATION & N OF HWY 395.				

## Comments

Distribution: FROM GAGING STATION 0.8 MILE EAST SOUTHEAST OF CASA DIABLO HOT SPRINGS TO 0.5 MILE EAST OF THE HOT CREEK HATCHERY (MAPPED USING THE T-R-8 COORDINATES GIVEN WHICH INCLUDED HOT CREEK AS PART OF THE MAMMOTH CREEK SAMPLE AREA).

Ecological: EAST SIDE SIERRA STREAM, TRIBUTARY TO THE OWENS RIVER.

## Threats:

General: 1983-84 SURVEY DONE ON MAMMOTH CREEK OBSERVED 101 FISH, FORK LENGTH RANGED FROM 75 TO 374 MM. 7-8 OCT 1993 SURVEY CAPTURED 197 SUCKERS. 20-21 SEPT 1994 SURVEY CAPTURED 213 SUCKERS. REPORT AS UNCOMMON IN MAMMOTH CR, 1995.

Owner/Manager: USFS-INYO NF, PVT

## Full Condensed Report - Multiple Records per Page

Old Mammoth

VULPES VULPES NECATOR  
SIERRA NEVADA RED FOX  
Element Code: ANAJA03012

—List Status—	—NODB Element Ranks—	—Other Lists—
Federal: Species of Concern	Global: 04Y2T3	CPFG Status:
State: Threatened	State: S1	

## Habitat Associations

General: FOUND FROM THE CASCADES DOWN TO THE SIERRA NEVADA. FOUND IN A VARIETY OF HABITATS FROM WET MEADOWS TO FORESTED AREAS.  
Micro: USE DENSE VEGETATION & ROCKY AREAS FOR COVER & DEN SITES. PREFER FORESTS INTERSPERSED W/ MEADOWS OR ALPINE FELL-FIELDS.

Occurrence No. 56	Map Index: 36344	—Dates Last Seen—	Lat/Long: 37°44'04" / 118°59'51"	Township: 02S
Occ Rank: Good		Element: 1988-08-21	UTM: Zone-11 W-178023 E323071	Range: 27E
Origin: Natural/Native occurrence		Site: 1988-08-21	Precision: NON-SPECIFIC	Section: 33 8cr NE
Presence: Presumed Extant			Symbol Type: POINT	Meridian: H
Trend: Unknown			Radius: 1/5 mile	Elevation: 7600 ft
Main Source: PUSKAR, R. 1988 (OBS)				
Quad Summary: OLD MAMMOTH (3711868/4348)°, MAMMOTH MTH. (3711961/435A)				
County Summary: MONO				
SNA Summary:				
Location: ALONG DEADMAN CREEK, 6 MILES NORTH OF MAMMOTH LAKES.				
Comments:				
Distribution: LOCATED 300YARDS WEST OF THE ROAD CROSSING OVER DEADMAN CREEK, JUST SOUTH OF WHITE WING WORK CENTER.				
Ecological: HABITAT CONSISTS OF JEFFREY PINE FOREST/HIGH DESERT SAGE; GOILS ARE PLINICE.				
Threat: POSSIBLE THREATS INCLUDE LOGGING AND POTENTIAL DEVELOPMENT OF THIS AREA INTO AN ALPINE SKI RESORT.				
General: 1 INDIVIDUAL OBSERVED ON TWO DIFFERENT DAYS (15 AND 21 AUGUST 1988) AT 2100 HR; FOX APPEARED TO BE SCAVENGING FOR CAMPGROUND FOOD SCRAPS.				
Owner/Manager: USFS-INTD RF				

## Full Condensed Report - Multiple Records per Page

## Old Mammoth

## MONO PUNICE FLAT

Element Code: CTT35410CA

List Status  
Federal: None  
State: NoneNDB Element Rank  
Global: G1  
State: S1.2

Other Lists

## Habitat Association

General: None for this Element  
Micro: None for this Element

Occurrence No. 9 Map Index: 00120

Occ Rank: Unknown

Origin: Natural/Native occurrence

Presence: Presumed Extant

Trend: Decreasing

Main Source: TAYLOR, D. 1987 (PERS)

Quad Summary: OLD MAMMOTH (3711868/4348)

County Summary: MONO

SNA Summary: SMOKEY BEAR FLAT

Location: SMOKEY BEAR FLAT, ALONG HWY 395 NORTH OF CASA DIABLO HOT SPRINGS.

## Comments

Distribution: MAPPED W/SAME BOUNDARY AS THE LUPINE AND ASTRAGALUS, IN PARTS OF 4 SECTIONS.

Ecological: CHRYSOTHAMNUS PARRYI-ACHNATHERUM OCCIDENTALIS SSP. PUBESCENS ASSOCIATION TYPE. LUPINUS DURANII AND ASTRAGALUS MONDENSIS MONDENSIS KNOWN TO OCCUR HERE.

Threat: LOTS OF ORV AND SNOWMOBILE USE.

General: THIS WAS OCC #009 OF CTT35410CA.

Owner/Manager: USFS-INTO RP

Dates Last Seen

Element: 1978-XX-XX

Site: 1978-XX-XX

Lat/Long: 37°41'06" / 118°56'13"

UTM: Zone-11 N4172439 E329210

Precision: SPECIFIC

Symbol Type: POLYGON

Area: 454.3 ac

Township: 03S

Range: 27E

Section: 13 Qtr E

Meridian: N

Elevation: 7600 ft

## Full Condensed Report - Multiple Records per Page

Old Mammoth

**PLAGIOBOTRYX GLONERATUS**  
**MAMMOTH POPCORN-FLOWER**  
 Element Code: P0809VTA0

LIST STATUS  
 Federal: None  
 State: None

WDB Element Rank  
 Global: G7  
 State: 5263

Other Lists  
 CNPS List: 2  
 R-E-D Code: 2-2-1

## Habitat Associations

General: GREAT BASIN SCRUB, PINYON-JUNIPER WOODLAND. IN CALIFORNIA, KNOWN ONLY FROM MONO COUNTY.  
 Micro: 2530-2805N.

Occurrence No. 1 Map Index: 28008

—Dates Last Seen—  
 Element: 1990-07-17  
 Site: 1990-07-17

Lat/Long: 37°39'32" / 118°59'24"  
 UTM: Zone-11 N4169636 E324452  
 Precision: NON-SPECIFIC  
 Symbol Type: POINT  
 Radius: 1 mile

Township: 03S  
 Range: 27E  
 Section: 27 04r XX  
 Meridian: N  
 Elevation: 8360 ft

Occ Rank: Unknown

Origin: natural/native occurrence

Presence: Presumed Extant

Trend: Unknown

Main Source: BAGLEY, H. SN UNK HERBARIUM (HERB)

Quad Summary: OLD MAMMOTH (3711868/4348)", MAMMOTH MTR. (3711961/435A)

County Summary: MONO

SNA Summary:

Location: THE BLUFFS, MAMMOTH.

Comments:

Distribution: DEDECKER DESCRIBES BAGLEY'S COLLECTION SITE AS T03S, R27E, SECTION 27 OR 28.

Ecological:

Threat:

General: MAIN SOURCE OF INFORMATION FOR THIS OCCURRENCE IS SITE NAME FROM 1990 BAGLEY COLLECTION CITED IN LETTER BY DEDECKER (1990).

Owner/Manager: UNKNOWN

Full Condensed Report - Multiple Records per Page

Old Mammoth

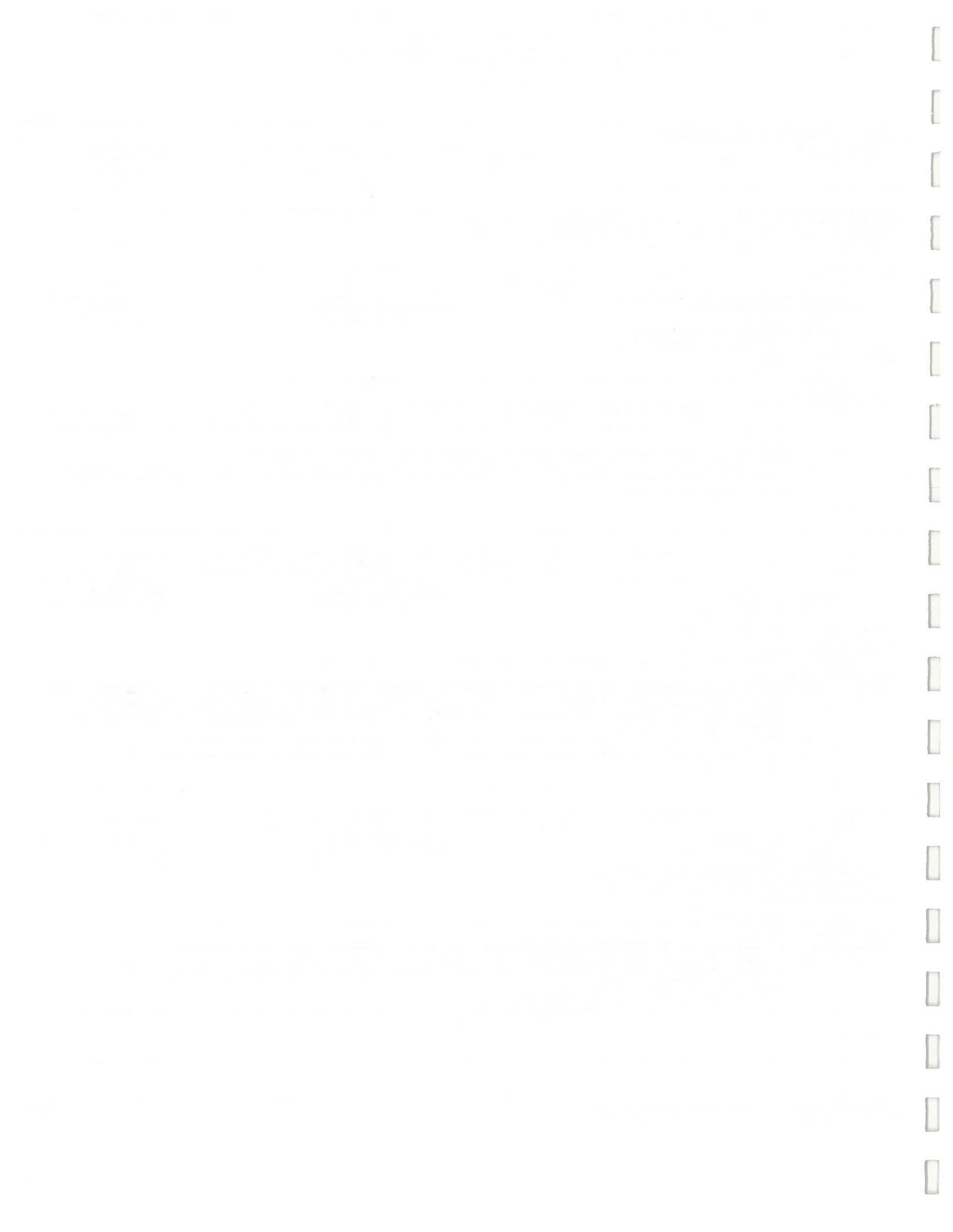
<b>ASTRAGALLUS MONOENSIS VAR MONOENSIS</b> MONO MILK-VETCH Element Code: PDFAB05N1	-----List Status-----	-----MDDB Element Ranks-----	-----Other Lists-----
	Federal: Species of Concern	Global: G2T2	CNPS List: 1B
	State: Rare	State: S2.2	R-E-D Code: 2-2-3

Habitat Associations  
 General: GREY BASIN SCRUB, UPPER MONTANE CONIFEROUS FOREST. ENDEMIC TO MONO COUNTY.  
 Micro: PUMICE FLATS WITH SPARSE VEGETATIVE COVER. 2110-3355H.

Occurrence No. 1      Map Index:00120      --Dates Last Seen--      Lat/Long: 37°41'06" / 118°56'13"  
 Occ Rank: Fair      Element: 1990-06-30      UTM: Zone-11 N4172439 E329210      Township: 03S  
 Origin: Natural/Native occurrence      Site: 1990-06-30      Precision: SPECIFIC      Range: 27E  
 Presence: Presumed Extant      Symbol Type: POLYGON      Area: 454.3 ac      Section: 13 Qtr E  
 Trend: Unknown      Elevation: 7600 ft  
 Main Source: DEDECKER, M. 1977 (LIT)  
 Quad Summary: OLD MAMMOTH (3711868/4348)  
 County Summary: MONO  
 SNA Summary: Smokey Bear Flat  
 Location: 3 MILES NORTHWEST OF CASA DIABLO ON SMOKEY BEAR FLAT, ADJACENT TO HIGHWAY 395.  
 Comments:  
 Distribution: ON BOTH SIDES OF THE HIGHWAY. MAPPED WITHIN SECTIONS 13, 18, AND 19.  
 Ecological: IN GULLIES IN SPARSE SAGEBRUSH, MIDDLE OF PUMICE FLAT IN LOOSE SANDY OR GRAVELLY SOIL. WITH PHACELIA FRIGIDA, LUPINUS DURANTII, L. CULBERTSONII VAR. CULBERTSONII, OENOTHERA XYLOCARPA, ARTEMISIA TRIDENTATA, PURSHIA, AND NULSEA VESTITA.  
 Threat: DRYS AND ROAD DE-ICING TECHNIQUES (SUCH AS CINDERS AND SALT) THREATEN PLANTS HERE.  
 General: TYPE LOCALITY. 34 PLANTS SEEN IN 1979, 405 PLANTS IN 2 SUBPOPS IN 1980. USFS POP #44. IN EXCELLENT CONDITION IN 1983; BY 1986 1 SUBPOP HAD DECLINED. IN 1987 86 PLANTS SEEN; DECLINE OF 85% INEXPLICABLE. OVER 10,000 PLANTS ESTIMATED IN 1988.  
 Owner/Manager: USFS-INYO NF

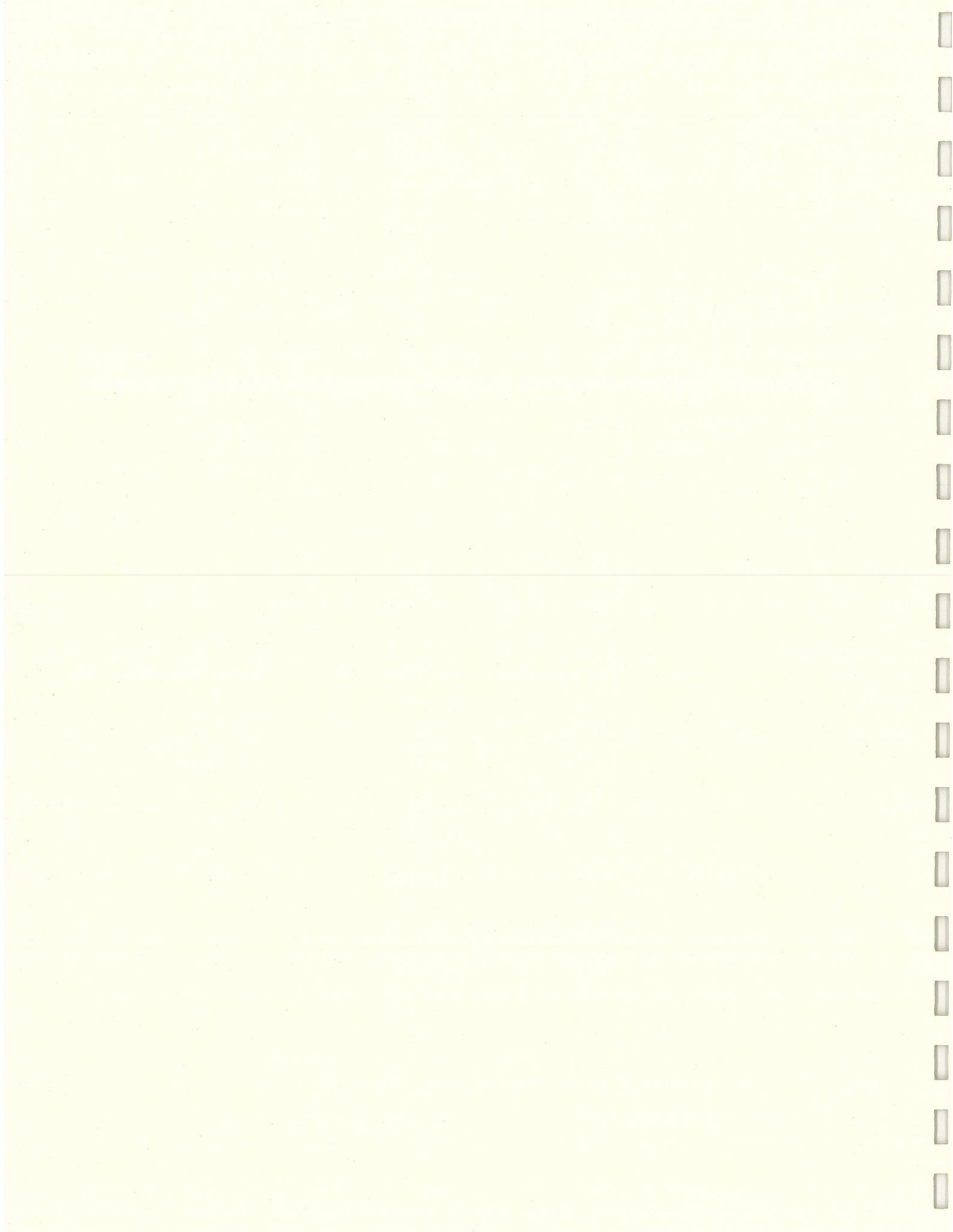
Occurrence No. 2      Map Index:00090      --Dates Last Seen--      Lat/Long: 37°42'29" / 118°57'02"  
 Occ Rank: Good      Element: 1982-08-03      UTM: Zone-11 N4175008 E328066      Township: 03S  
 Origin: Natural/Native occurrence      Site: 1982-08-03      Precision: SPECIFIC      Range: 27E  
 Presence: Presumed Extant      Symbol Type: POLYGON      Area: 28.4 ac      Section: 01 Qtr SW  
 Trend: Unknown      Elevation: 7600 ft  
 Main Source: STRONN, K. 1980 (LIT)  
 Quad Summary: OLD MAMMOTH (3711868/4348)  
 County Summary: MONO  
 SNA Summary: Smokey Bear Flat  
 Location: ON BOTH SIDES OF HIGHWAY 395 AT INYO CRATERS ROAD, JUST SOUTH OF DRY CREEK.  
 Comments:  
 Distribution: MAPPED ALONG EITHER SIDE OF THE HIGHWAY BETWEEN INYO CRATERS ROAD AND SAWMILL CUTOFF. USFS POPULATION # 44C.  
 Ecological: PUMICE FLAT COVERED WITH SAGEBRUSH. ASSOCIATED WITH ARTEMISIA TRIDENTATA, PURSHIA TRIDENTATA, PHACELIA FRIGIDA, ERIGONUM SPERGULINUM, GAYOPHYTUM DIFFUSUM, SITATION HYSTRIX, STIPA OCCIDENTALIS, SOME NEAR PINUS JEFFREYI AND P. MURRAYANA.  
 Threat: PART DISTURBED BY HIGHWAY CONSTRUCTION. THREATS INCLUDE POSSIBLE HIGHWAY CONSTRUCTION PROJECT.  
 General: 700+ PLANTS OBSERVED IN 1980, 1000-10,000 PLANTS SEEN IN 1982, 1983; POPULATION IN GOOD CONDITION.  
 Owner/Manager: USFS-INYO NF

Occurrence No. 4      Map Index:00143      --Dates Last Seen--      Lat/Long: 37°43'04" / 118°55'30"  
 Occ Rank: Fair      Element: 1993-07-14      UTM: Zone-11 N4176056 E330333      Township: 02S  
 Origin: Natural/Native occurrence      Site: 1993-07-14      Precision: SPECIFIC      Range: 28E  
 Presence: Presumed Extant      Symbol Type: POLYGON      Area: 196.6 ac      Section: 06 Qtr N  
 Trend: unknown      Elevation: 7600 ft  
 Main Source: N. PITMAN & M. BASS 1993 (OBS)  
 Quad Summary: OLD MAMMOTH (3711868/4348)  
 County Summary: MONO  
 SNA Summary: Smokey Bear Flat  
 Location: EAST OF HIGHWAY 395 NEAR LOOKOUT MOUNTAIN, ABOUT 1.4 AIR MILES SOUTHEAST OF THE SUMMIT.  
 Comments:  
 Distribution: IN SAND FLAT OFF OF ANTELOPE VALLEY ROAD SOUTH OF LOOKOUT MOUNTAIN. USFS POPULATION #44B.  
 Ecological: ON SLOPES IN SAGEBRUSH COVERED PUMICE FLAT AND ALONG SIDE OF ROAD. ASSOCIATED WITH ARTEMISIA TRIDENTATA, PURSHIA TRIDENTATA, LUPINUS DURANTII, L. SELLULUS, STIPA OCCIDENTALIS, CHRYSOTHAMNUS, SITATION HYSTRIX, ERIGONUM, AND CAREX DOUGLASSII.  
 Threat: SOME DRV DAMAGE THOUGH IN GOOD SHAPE GENERALLY.  
 General: APPROXIMATELY 500 HEALTHY INDIVIDUALS IN 1979. 100-1000 PLANTS OBSERVED IN 1982-1983. NO PLANTS SEEN IN 1987 (TOO EARLY?); 53 PLANTS SEEN IN 1993. HABITAT INTACT.  
 Owner/Manager: USFS-INYO NF



**16.10**

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# Office of Richard A. McAteer

## Mono County Superintendent of Schools

E-mail: [rmcateer@monocoe.k12.ca.us](mailto:rmcateer@monocoe.k12.ca.us)

Ronald McEntire, Deputy Supt. Business and Operations

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RECEIVED  
OCT - 4 1999

Bridgeport Office:  
ROBERT BEIN, WM FROST 37 Emigrant Street -- PO Box 477  
Bridgeport, CA 93517-0477

Phone: (760) 932-7311

FAX: (760) 932-7278

Mammoth Lakes Office:

47 Laurel Mountain Road -- PO Box 130

Mammoth Lakes, CA 93546-0130

Phone: (760) 934-0031, 934-0340

FAX: (760) 934-1443

September 29, 1999

Mr. Glenn Lajoie, AICP  
Project Manager  
Robert Bein, William Frost and Associates  
PO Box 57057  
Irvine, CA 92619-7057

Dear Mr. Lajoie:

### ***North Village Specific Plan Amendment Program Environmental Impact Report***

This is my response to your request for information regarding the North Village Specific Plan Area.

I am responding for the Mono County Free Library System that has the Mammoth Lakes Branch Library in the Plan Area.

We provide a full Library Branch with complete library services for the citizens of Mammoth Lakes in an approximately 5,000 square foot building adjacent to a proposed multi-story parking facility and near the Forest Trail/Minaret Boulevard intersection.

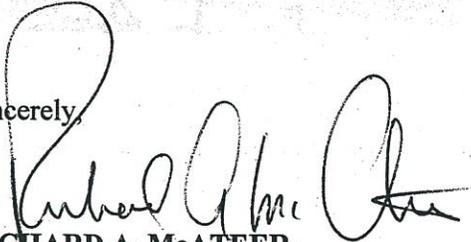
We have many different programs and services for adults and children and provide a free Internet access to the citizens of Mammoth Lakes and visitors.

This project will have a significant impact on the increased use of the library facility that is already at capacity. Also, with the new construction plan, I believe this will create some difficulties to our patrons to find and use the facility. With the proposed parking structure, I believe that particular attention needs to be given to the access and connection to the library.

My recommendation is that either the library needs to be doubled in square footage with appropriate access included in the mitigation or a new site and building needs to be provided for the library.

Your consideration of the above is appreciated.

Sincerely,

  
RICHARD A. McATEER  
County Superintendent of Schools  
CEO Mono County Library Authority

cc: Mono County Library Authority

*In the Heart of the Sierra*



## **Mono County Free Library**

**Diane E. Hurlburt**  
Library Director

**Marylin Chichester**  
Branch Librarian

October 1, 1999

Mr. Glenn Lajoie, AICP  
Robert Bein, William Frost and Associates  
P.O. Box 57057  
Irvine, CA 92619-7057  
RE: Library Service Questionnaire  
JN10-100377

Rich McAteer, Mono County Superintendent of Schools, recently indicated to me that you are gathering information on how the recent North Village Specific Plan Amendment would impact our library. Marylin Chichester gave me the "Library facilities questionnaire" that you sent to her, and as it had specific questions included, I thought I might supplement Mr. McAteer's letter to you with a little additional information.

1. *What is the present service area and/or locations of the library facility that would serve the project site?* The Mammoth Lakes Branch library is the facility that would serve the project site. It is located adjacent to the community center at 980 Forest Trail. In addition to the town of Mammoth Lakes, this also serves the surrounding communities of the Hot Creek, Crowley Lake, Toms Place, Sunny Slopes, and Swall Meadows.
2. *What is the present capacity of your facility?* The Mammoth Lakes Branch is approximately 5000 square feet. There are four computers currently available to the public for Internet access and research. We plan to expand this number in the near future to 10 or 11 computers. In addition, the library has a reading room that is used for conferences/meetings of small groups. The library contains 25,000 – 30,000 books. We receive approximately 2000 books a month, which are sorted in the library and sent to our Used Bookstore, or put into cold storage in the library to be held until our Memorial Day or Labor Day booksale. Approximately 500 donations a month are suitable to add to the collection. We are completely utilizing the space that we have available, and anticipate that the library will need to double in size in the next 5 years, if population growth is as expected.
3. *What is the projected demand for the project based upon the information provided?* We will need a larger library facility. We believe that the library is a cultural center, and as such should be enticing and exciting for readers of all ages. We believe that it should be a hub of the community, and that this can be an alternative place for visitors to bring their families if the weather is bad, they are tired of shopping, etc. We would like to have a beautiful library in which to welcome the type of people that this project will attract.

P.O. Box 1120, Mammoth Lakes, CA 93546  
(760) 934-8670

*Library Service Questionnaire*

JN 10-100377

Page 2

4. *Do you anticipate any project related impacts to your facility? Yes.* The map included indicates that the library will be impacted by the project. It is either included in the map, or is in very close proximity to the North Village site. This indicates that use of the library, access to the library, and growth of the library will all be impacted. It may become more difficult for local residents to access the library; it may be that more visitors will come into the library for books, Internet use, etc. One of the specific impacts is that our ability to expand will rapidly diminish with the development of this area.
5. *Do you require or recommend any mitigation measures for any project impacts noted in Items 3 or 4? We would recommend that the Town and Intrust work with the Mono County Library Authority Board to develop a plan for a new library facility. This facility could be located on the existing Community Center site (if additional space is available), or it could be built in an alternate location.*
6. *Is there other relevant information regarding potential significant impacts of the project?*  
There is the probability that a parking structure will be built where the community courts now stand. This will impact the library: there will be greater traffic in and around the building, there will be an increase of noise, parking for library patrons may become a problem. In addition, this structure may use space that will be necessary for growth of the library.

While we would love to be on the edge of this pedestrian-oriented area, we also want to have a facility that will fill the needs of residents and visitors. I concur with Mr. McAteer's summary, in which he states: "My recommendation is that either the library needs to be doubled in square footage with appropriate access included in the mitigation or a new site and building needs to be provided for the library."

If you need more specific information, please feel free to contact me. Thank you for your consideration.

*Diane E. Hurlburt*

Diane E. Hurlburt  
Mono County Librarian



## **PUBLIC FACILITIES DEPARTMENT**

**P. O. Box 1609 Mammoth Lakes, CA 93546  
(760) 934-8989 Ext. 287 Fax (760) 934-8608**

October 7, 1999

**TO: Glenn Lajoie, RBF**  
**COPY: Karen Johnston, Jeff Mitchell**  
**FROM: Craig Tackabery**  
**SUBJECT: September 24 letter regarding North Village Specific Plan  
Amendment Program EIR**

### Roadway Maintenance Questionnaire

1. A. The project will increase the amount of large delivery vehicles using Town streets and will have a short-term increase in heavy equipment using the streets during construction. There will be an increase in the amount of snow hauling and the use of heavy equipment on Town streets.
- B. Hillside Drive appears to be substandard street (less than 30' of pavement). The circulation pattern changes should be evaluated to determine if additional traffic might use this street.
- C. The plans indicate sidewalks along Canyon Boulevard. Sheet 3 of the plans indicates a sidewalk along Forest Trail in the typical section, but not in the plan view. The Town does not currently maintain sidewalks during the winter.
- D. The sidewalks and transit lanes along Canyon Boulevard reduce the snow storage areas from what is available today.
- E. The gondola building appears to cross over the street. The skier bridge will also shade the roadway. Shaded areas can result in ice buildup. This is a problem today at the Chair 15 tunnel.
- F. The traffic signal at Lake Mary Road/Miller Siding and streetlights along Town streets will require additional maintenance.
- G. The roundabout at Forest Trail and Minaret Road will increase the cost of snow removal and likely require replacement of curb and gutter damaged in snow removal operations every 2 to 5 years.

CT/cv/GC441

H. Section 6.c. of Page 38 of the Specific Plan indicates that the gondola's front support mast may be placed in the right-of-way. This would be classified as a fixed roadside object.

I. The 10' building setbacks from the right-of-way proposed in the Specific Plan are reduced from the 20' used in the rest of Town, which may result in additional damage to buildings or vehicles during snow removal operations, and result in an increase in claims against the Town. The existing buildings along Miller Siding/Canyon will be closer to the edge of pavement with the realignment, which will result in similar issues.

J. No day use skier parking is provided. This may result in illegal onstreet parking, which would conflict with snow removal activities.

K. Public parking structures and a temporary commercial/public parking lot are indicated.

L. The northwest curb return at Lake Mary Road/Miller Siding appears to be a low point with no outlet. Page 62 of the specific plan indicates removal of the cross gutter on the south side of Hillside Drive/Forest Trail with no outlet at the low point on the southwest corner.

1. A. The plans indicate a complete reconstruction of Canyon Blvd./Miller Siding and the impact can be addressed in the design of the new pavement section. Forest Trail may require some mitigation (such as an overlay) to accept the increased load.

B. Improve Hillside Drive to Town standards.

C. Possible mitigation measures include: 1) amending the Municipal Code to require adjacent property owners to maintain the sidewalk; 2) forming a Maintenance District to provide funds to offset the additional costs incurred by the Town in maintaining the sidewalks; 3) installing a snowmelt system in the sidewalks,

D. Possible mitigation measures include: 1) provision of a pocket park/snow storage area along Canyon Blvd.; 2) forming a Maintenance District to provide funds for snow hauling; 3) installing a snowmelt system in the roadway.

E. Possible mitigation measures include: 1) no structures allowed in the right-of-way; 2) installation of a snowmelt system in the roadway and the sidewalk; 3) installation of a drainage system that addressed the problem; forming a Maintenance District to address the increase in maintenance.

F. Possible mitigation measures include: 1) formation of a maintenance district or a lighting and landscape maintenance district.

G. In discussions with Caltrans, we have conceptually agreed to share the maintenance costs similar to a traffic signal, based on intersection legs. Therefore the Town's share would be 50%. Possible mitigation measures include: 1) formation of a maintenance district. Caltrans may also have concerns regarding the incremental cost of increased maintenance.

H. Possible mitigation measures include: 1) place supports outside of right-of-way; 2) comply with Highway Design Manual section 309.1 for horizontal clearance; 2) comply with Highway Design Manual section 309.2 for vertical clearance.

I. Possible mitigation measures include: 1) move buildings and parking to a 20' setback; 2) provision of a pocket park/snow storage area; 2) forming a Maintenance District to provide funds for snow hauling; 3) installing a snowmelt system in the roadway; 4) hold harmless or waiver of right to file claims by property owners.

J. Possible mitigation measures include: 1) operation of a transit system with adequate capacity to handle the demand during gondola operation; 2) provision of an adequate area for people waiting for transit; 3) provision of some shelter from the elements when waiting for transit

K. To address public maintenance expenses, possible mitigation measures include: 1) redesignate the parking to private; 2) forming a Maintenance District; 3) institute a paid parking program.

L. Possible mitigation measures include: 1) extend the drainage system and install inlets; 2) a roadside ditch along Hillside Drive

3. It is assumed that the additional maintenance for sidewalks, street lights, snow removal, etc. along Minaret Road (SR203) will be addressed by either the property owner or Caltrans, and that the Town will not assume any additional responsibilities.

#### Drainage Facility Questionnaire

Per our conversation, I understand that this is being addressed in a technical study being prepared by Triad/Holmes Associates. Another source to review is the Mammoth Lakes Storm Drain Master Plan. One thing I noticed in the plans was the intention to upgrade the drainage facilities through the project area and tie in to the existing downstream

facility. The impacts of this bottleneck in the system may require mitigation.

Park and Recreation Questionnaire

Per our conversation, I understand that Karen Johnston has provided this information. Another source to review is the Development Impact Fee Calculation Report by MSI, and Resolution No. 98-06.

**Mammoth Disposal, Inc.**  
59 Commerce Dr.  
P.O. Box 237  
Mammoth Lakes, CA 93546

**Fax Cover Sheet**

Date: 10/12/99

From Chris Nottenkemper

To: Rita Garcia

Fax: (760) 934-8732

Company: \_\_\_\_\_

Phone # (760) 934-7201

Fax # 949 472-8373

# of pages to follow: \_\_\_\_\_

Message: \_\_\_\_\_  
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Call me F.Y.I. For Your approval Confidential URGENT



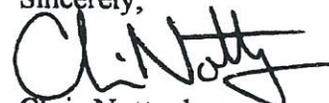
**MAMMOTH  
DISPOSAL  
INC.**

10/07/99

1. Benton Crossing Landfill will be the facility used for disposal of wastes generated from the North Village Plan.
2. The landfill has sufficient permitted capacity to accommodate the North Village project solid waste disposal needs.
3. Solid waste pickup service will be available for the North Village project.
4. We have to work within the hours of the Mono County (Benton Crossing Landfill), Monday - Saturday 8:30 am - 4:30 pm. Closed on Sundays.
5. No
6. No
7. All required.

If you have any questions please feel free to contact Chris Nottenkamper at 760 934-2201 ext. 23.

Sincerely,

  
Chris Nottenkamper  
Mammoth Disposal

MAMMOTH COMMUNITY WATER DISTRICT  
POST OFFICE BOX 597  
MAMMOTH LAKES, CALIFORNIA 93546  
Phone (760) 934-2596 FAX (760) 934-2143  
e-mail gsisson@mcwd.dst.ca.us



RECEIVED

OCT 18 1999

October 13, 1999

ROBERT BEIN, WM FROST

Glenn Lahoie, AICP  
Project Manager  
Robert Bein, William Frost & Associates  
14725 Alton Parkway  
Irvine, CA 92618-2069

Re: North Village Specific Plan Amendment Program Environmental Impact Report

The following information is provided in response to your request dated September 24, 1999 and received by the District on September 30, 1999.

Water Service Questionnaire

1. What is the current and projected water capacity for the District; annual use in acre-feet, daily flow in cfs and peak demand in MGD?

Current water capacity for the District is estimated at 6,300 acre-feet under normal precipitation conditions. Future capacity is projected to equal approximately 7,800 acre-feet under normal precipitation conditions. Annual current use in acre-feet is 2,686. Average daily flow in cubic feet per second (cfs) equals 3.7. Peak demand in million gallons per day (MGD) equals 5.033.

2. What is the water demand factor (rate) for each type of land use proposed?

<u>Type of Use</u>	<u>Daily Demand</u>	<u>Peak Daily Demand</u>
Condominium	162 gal/day	292 gal/day
Single Family	198 gal/day	365 gal/day
Apartment	104 gal/day	292 gal/day
Motel	93 gal/day	146 gal/day
Commercial	365 gal/day/3,500 sq ft	365 gal/day/3,500 sq ft
Restaurant	1,460 gal/day/2,000 sq ft	1,420 gal/day/2,000 sq ft
Landscape (sod)	91 gal/day/1,000 sq ft	91 gal/day/1,000 sq ft
Landscape (non-sod)	37 gal/day/1,000 sq ft	37 gal/day/1,000 sq ft

3. Please indicate any existing facilities on/near the project site.

See attached map showing main water pipeline locations.

4. What is the current rate of local groundwater extraction and existing groundwater quality? Will the proposed project have an impact on groundwater quality?

The current rate of local groundwater extraction has averaged 1,000 acre-feet per year over the past 4-year period, which consisted of above normal precipitation. The maximum volume of groundwater extraction by the District occurred in 1992 at the end of an extended drought period. This volume amounted to 2,384 acre-feet.

The quality of District groundwater supplies varies. Five of the District's eight wells contain iron and/or manganese at levels that require treatment. Hardness levels of the well supplies range from "moderately hard" to "hard". Attached is a copy of the District's 1999 Annual Water Quality Report that describes in more detail the range of constituents found in District groundwater supplies. Information on specific constituents for particular wells is also available at the District offices if required.

There is no indication that the proposed project will impact the groundwater quality of District supply wells.

5. Will the proposal require new facilities or additions to existing facilities? If so, please list/summarize any changes.

Some of the existing water main pipelines within the proposed project area will require upgrading to serve the projected demands. Specific improvements to be required will be determined at the time of actual water and sewer system design for the project.

6. Do you have any required assessment fees or other required or recommended mitigation measures for project impacts?

A water permit must be obtained from the District and all appropriate fees paid as set forth in the District's code prior to construction of any facilities requiring water service. Costs for all water improvements required by the project shall be the responsibility of the developer. Also, all water pipeline modifications and improvements required by the proposed project will require construction permits to be issued by the District.

Existing property within the community of Mammoth Lakes has assessment liens from Assessment District 1993-1, formed by the Mammoth Community Water District in 1994. If the North Village project involves any legal reconfiguration of existing property, it will be necessary to apportion existing assessment amounts in accordance with the reconfiguration of the property. An application to apportion special assessment is required to be submitted to the District together with an apportionment fee and copies of final maps. An option to apportionment of existing assessment amounts would be to pay the remaining balance prior to recording of a final map.

7. Question #7 regards SB 901 and a "water supply assessment" required to be provided by the affected water agency for incorporation into the EIR.

Water demands created by the proposed North Village project have been considered in the District's Urban Water Management Plan. The water demand associated with this proposed project was estimated using data provided in the North Village Specific Plan adopted by the Town of Mammoth Lakes on June 22, 1994. The District has projected that it will have sufficient supplies to serve the proposed project during normal and single-dry water years. During multiple-dry water years, it has been estimated that there will not be sufficient supplies without the addition of new sources to meet demands from the proposed project in addition to the demand for water from existing and other planned uses.

8. Does your agency have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlements needed?

Currently the District has sufficient water supplies available to serve the proposed project from existing resources during normal and single-dry water years as mention above. It should also be noted that four groundwater wells developed under Assessment District 1993-1 have not been fully tested under drought conditions therefore their production capabilities are uncertain in multiple-dry water years. In order to provide redundancy and insurance against multiple-dry water years the District has identified an additional groundwater source in the Dry Creek drainage area to be developed in the future. The District is also currently completing the environmental review process on a proposed project that would change minimum streamflow requirements in Mammoth Creek. With the approval of new streamflow requirements, the District would have a more dependable supply of surface water during drought years.

It should be noted that assurance of water service for each portion of this proposed development is contingent upon the issuance of a water permit prior to construction of any improvements. Water permits are issued on a first-come, first-served basis and issued only upon payment of all applicable fees and charges and in accordance with and subject to all applicable District rules, regulations and ordinances.

9. Is there any other relevant information regarding potential significant effects of the project?

The District would like to bring to the attention of this environmental review the potential benefits of a District geothermal heating system that may be provided to the area of North Village project. Of particular interest for the North Village area would be space heating as well as snowmelt systems to enhance snow removal in the high density development areas. A feasibility study is currently being conducted to determine whether such a project is viable.

## Sewer Service Questionnaire

1. Please indicate the location of facilities, which serve the project area vicinity and present available capacity for the affected trunk line and treatment plant.

See attached map for main sewer line locations.

The total capacity of the affected trunk sewer lines has been calculated at 310 gallons per minute for the 10-inch sewer at Minaret Rd / Canyon Blvd and 1,750 gallons per minute for the 12-inch sewer at Minaret Rd / Main St.. Calculation of these total capacities is based on construction drawings. Actual flows need to be measured in the field under peak flow conditions in order to establish the available capacity remaining in the affected trunk sewer lines.

The District's existing wastewater treatment facility is currently designed to provide secondary treatment for peak daily flows of 4.1 million gallons per day with a 30-day average flow of 3.04 million gallons per day. The peak daily flow during 1999 amounted to 2.234 million gallons per day (January) and the peak 30-day average equaled 1.681 million gallons per day (August). Expansion of the secondary biological system and solids treatment system is required prior to the facility having the capacity to treat the volume of wastewater produced at build-out of the community.

2. What is the estimated sewage flow factor (rate) for each type of land use proposed?

<u>Type of Use</u>	<u>Sewage Flow Factor (rate)</u>
Condominium	179 gal/day
Single Family	166 gal/day
Apartment	164 gal/day
Motel	154 gal/day
Commercial	166 gal/day/3,500 sq ft
Restaurant	498 gal/day/2,000 sq ft

It should be noted that these sewer flow rates are average daily flows and do not represent instantaneous peak flows that may occur during a 24-hour period.

3. Do you have any assessment fees or other required or recommended mitigation measures for the project?

A sewer permit must be obtained from the District and all appropriate fees paid as set forth in the District's code prior to the construction of any facilities requiring sewer service.

Costs of all sewer improvements required by the proposed project shall be the responsibility of the developer. Also, all sewer improvements and modifications required by the project will require construction permits to be issued by the District.

4. Would implementation of the project present a significant increase in service demand based upon project development?

The proposed project would present a significant increase in service demand for operation and maintenance of the sewer pipeline system and treatment facility, as well as on the administration of the District's customer billing system. Engineering and permit services would also be impacted by development of the proposed project.

5. Does the wastewater treatment provider who serves or may serve the project have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The District's treatment facility currently has the capacity to serve the proposed development. Assurance of sewer service for all portions of the proposed development is contingent upon the issuance of a sewer permit prior to construction of any improvements. Sewer permits are issued on a first-come, first-served basis and issued only upon payment of all applicable fees and charges and in accordance with and subject to all applicable fees and charges and in accordance with and subject to all applicable District rules, regulations and ordinances.

Expansion of the secondary biological system and solids treatment system is required prior to the facility having the capacity to treat the volume of wastewater at build-out of the community. The District has budgeted to complete these capital improvements in the future.

6. Is there any other relevant information regarding significant project impacts?

No other additional information.

Thank you for providing the opportunity to review and comment on this proposed project. If you should have any questions, please feel free to contact me at the District office at 934-2596, extension 238.

Sincerely,  
MAMMOTH COMMUNITY WATER DISTRICT



GARY SISSON  
Assistant General Manager

1. The first part of the document is a letter from the author to the editor, dated 10/10/10. The letter discusses the author's interest in the journal and the specific topic they wish to address.

The author states that they have conducted extensive research on the topic and believe their findings will contribute significantly to the field. They mention that they have already published related work and are confident in the quality of their current submission.

2. The second part of the document is a detailed outline of the proposed article. It includes a title, abstract, introduction, main body sections, and a conclusion. The author provides a brief overview of each section's content.

The abstract summarizes the research objectives, methods, results, and conclusions. The introduction provides background information and states the research question. The main body sections are divided into several parts, each focusing on a different aspect of the research. The conclusion summarizes the findings and discusses their implications for the field.

3. The third part of the document is a list of references. The author has cited several key works in the field, including books, journal articles, and conference proceedings. The references are formatted according to the journal's guidelines.

4. The fourth part of the document is a cover letter addressed to the editor. The author expresses their hope that the journal will accept their article for publication and provides contact information for any inquiries.

5. The fifth part of the document is a declaration of originality. The author states that the work is their own and has not been published elsewhere. They also declare that they have no conflicts of interest and that they have obtained the necessary permissions for any material used in the work.

6. The sixth part of the document is a list of keywords. The author has chosen several keywords that accurately describe the content of the article and will help readers find it in search engines.

7. The seventh part of the document is a list of acknowledgments. The author thanks several individuals and organizations for their support and assistance during the research process. This includes funding agencies, colleagues, and family members.

**ANNUAL DRINKING WATER QUALITY REPORT**  
**MAMMOTH COMMUNITY WATER DISTRICT**  
**APRIL, 1999**

We are pleased to present our Annual Drinking Water Quality Report. In 1998, approximately 76 percent of the total amount of water delivered to our customers was obtained from Lake Mary. A separate Watershed Sanitary Survey has been conducted for Lake Mary, and a copy of the report is available for review at the Mammoth Community Water District office. The remaining 24 percent of our water supplies came from the District's eight groundwater production wells.

The Mammoth Community Water District operates state-of-the-art surface and groundwater treatment facilities to ensure that all water delivered to our customers is safe and healthful. In addition, the District routinely monitors all of our drinking water supplies for specific constituents according to the State and Federal laws. We're proud that our drinking water meets or exceeds all of these requirements. However, some people may be more vulnerable to contaminants in drinking water than the general population, especially immuno-compromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, as well as elderly persons, and infants. These people can be particularly at risk from infections, and should seek advice about drinking water from their health care providers. For more information regarding the EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants, as well as other potential water-related health effects, contact the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791). If you have any further questions regarding the quality of our drinking water supplies, please contact our offices at (760) 934-2596 ext. 230 during business hours, Monday through Friday from 7:30 a.m. to 4:30 p.m.

The following table shows the results of our monitoring for the period January 1<sup>st</sup> to December 31<sup>st</sup>, 1998. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some constituents. In this table you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:

**\*Non-Detects (ND)** – laboratory analysis indicates that the constituent is not present.

**\*Milligrams per Liter (mg/L)** – may also be expressed as one part per million which corresponds to one minute in two years or a single penny in \$10,000.

**\*Nephelometric Turbidity Unit (NTU)** – nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

**\*Picocuries per liter (pCi/L)** – picocuries per liter is a measure of the radioactivity in water.

**\*Million Fibers per Liter (MFL)** – million fibers per liter is a measure of the presence of asbestos fibers that are longer than 10 micrometers.

**\*Treatment Technique (TT)** – A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.

**\*Maximum Contaminant Level** – The "Maximum Allowed" (MCL), is the highest level of a contaminant that is allowed in drinking water. MCL's are set as close to the MCLG's as feasible using the best available treatment technology. MCL's are set at very stringent levels.

**\*Maximum Contaminant Level Goal** – The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLG's allow for a margin of safety.

**\*Primary Drinking Water Standard** – Primary MCL's, specific treatment techniques adopted in lieu of primary MCL's, and monitoring and reporting requirements for MCL's that are specified in regulations.

## 1998 MCWD ANNUAL WATER QUALITY REPORT

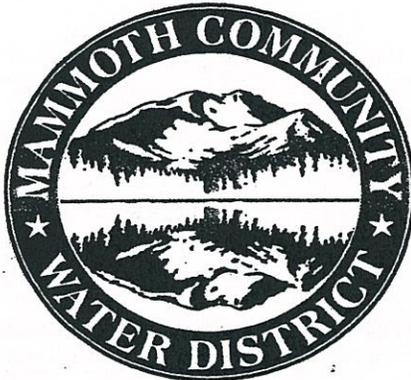
Primary Drinking Water Standards							
Contaminant	Violation	Level	Level	Unit	MCLG	MCL	Likely Source of Contamination
	Y/N	Detected	Detected	Measurement			
		Surface Water	Groundwater				
<b>Microbiological Contaminants</b>							
Total Coliform Bacteria	N	ND	ND	%	0	presence of coliform bacteria in 5% of monthly samples.	Naturally present in the environment
Fecal Coliform and E.coli	N	ND	ND	%	0	a routine sample and repeat sample are total coliform positive, and one is also fecal coliform or E.coli positive	Human and animal fecal waste
Turbidity	N	.02-.1	.4-2.2	NTU	n/a	11	Soil runoff
<b>Radioactive Contaminants</b>							
Gross Alpha Particle Activity	N	0.2-0.6	0.0-1.0	pCi/l	0	15	Erosion of natural deposits
Uranium	N	n/a	n/a	pCi/l	0	20	Erosion of natural deposits
Combined radium	N	n/a	n/a	pCi/l	0	5	Erosion of natural deposits
<b>Inorganic Contaminants</b>							
Aluminum	N	ND	ND	mg/L		1	Erosion of natural deposits
Antimony	N	ND	ND	mg/L	0.006	0.006	Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder
Arsenic	N	ND	ND-0.04	mg/L	0.05	0.05	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Asbestos	N	0.6	ND	MFL	7	7	Decay of asbestos cement water mains; erosion of natural deposits
Barium	N	ND	ND-0.1	mg/L	1	1	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Beryllium	N	ND	ND	mg/L	0.004	0.004	Discharge from metal refineries and coal-burning factories; discharge from electrical, aerospace, and defense industries
Cadmium	N	ND	ND	mg/L	0.005	0.005	Corrosion of galvanized pipes; erosion of natural deposits; discharge from metal refineries; runoff from waste batteries and paints
Chromium	N	ND	ND	mg/L	0.05	0.05	Discharge from steel and pulp mills; erosion of natural deposits
Copper	N	ND	ND-0.5	mg/L	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

## 1998 MCWD ANNUAL WATER QUALITY REPORT

Inorganic Contaminants (cont.)							
Contaminant	Violation Y/N	Level	Level	Unit	MCLG	MCL	Likely Source of Contamination
		Detected Surface Water	Detected Groundwater	Measurement			
Cyanide	N	ND	ND	mg/L	0.2	0.2	Discharge from steel/metal factories; plastic and fertilizer factories
Fluoride	N	0.1	0.3-0.5	mg/L	2	2	Water additive which promotes strong teeth; erosion of natural deposits; discharge from fertilizer and aluminum factories
Lead	N	ND	ND	mg/L	0	0.05	Corrosion of household plumbing systems, erosion of natural deposits
Mercury	N	ND	ND	mg/L	0.002	0.002	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills; runoff from cropland
Nickel	N	ND	ND	mg/L	0.1	0.1	Erosion of natural deposits; discharge from mining and refining operations
Nitrate	N	ND	ND-2.2	mg/L	10	45	Runoff from fertilizer use; leaching from septic tanks, sewerage; erosion of natural deposits
Nitrite	N	ND	ND	mg/L	1	1	Runoff from fertilizer use; leaching from septic tanks, sewerage; erosion of natural deposits
Selenium	N	ND	ND	mg/L	0.05	0.05	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Thallium	N	ND	ND	mg/L	0.0005	0.002	Leaching from ore-processing sites; discharge from electronics, glass, and drug factories
<b>Synthetic Organic Contaminants including Pesticides and Herbicides</b>							
All	N	ND	ND	mg/L			Industrial discharge; agricultural runoff
<b>Volatile Organic Contaminants</b>							
All	N	ND	ND	mg/L			Industrial discharge
<b>Secondary Drinking Water Standards (aesthetic standards)</b>							
Color	N	ND	ND-5	units	0	15	Organic compounds originating from the decomposition of naturally occurring organic matter
Odor	N	ND	ND	units	0	3	Organic compounds originating from the decomposition of naturally occurring organic matter
Corrosivity	N	-1.6	-1.4-0.5			non-corrosive	Amount of minerals in water
Foaming Agents (MBAS)	N	ND	ND	mg/L	0.5	0.5	Cleaning agents used in laundries
Iron	N	ND	ND-0.2	mg/L	0.3	0.3	Common in rocks and soils
Manganese	N	ND	ND-0.05	mg/L	0.05	0.05	Associated with iron compounds
Silver	N	ND	ND	mg/L	0.1	0.1	
Zinc	N	ND	ND-0.1	mg/L	5	5	Corrosion of galvanized pipes; discharge from metal refineries
Total Dissolved Solids	N	27	165-500	mg/L	500	1500	Dissolved minerals from natural deposits
Chloride	N	2	ND-9	mg/L	250	600	May be increased by industrial process
Sulfate	N	5	9-34	mg/L	250	600	Erosion of natural deposits; discharge from mine drainage wastes



Mammoth Community Water District  
P.O. Box 597  
Mammoth Lakes, CA 93546  
(760) 934-2596



**IT'S A WAY OF LIFE-  
USE WATER WISELY!**

## MCWD 1998 Annual Water Quality Report

### Dear District Customer:

The Mammoth Community Water District is proud to present our Annual Drinking Water Quality Report. This report is designed to inform our customers about the quality of the water and services we deliver to you every day. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your drinking water. We're pleased to report that our drinking water is safe and meets federal and state requirements. This report provides a detailed report on these requirements, and shows how our drinking water supplies conform to these standards.

If you have any questions about this report or other activities of the Mammoth Community Water District, please contact Assistant General Manager Gary Sisson at 934-2596, extension 230. We want our valued customers to be informed about their water utility. We also encourage our customers attend our regularly scheduled Board of Directors meetings. They are held on the third Thursday of each month, at 5:30 p.m. in the Mammoth Community Water District offices on Meridian Boulevard near the intersection of State Highway 203.

Thank you.

MAMMOTH COMMUNITY WATER DISTRICT  
POST OFFICE BOX 597  
MAMMOTH LAKES, CALIFORNIA 93546  
Phone (760) 934-2596 FAX (760) 934-2143  
e-mail gsisson@mcwd.dst.ca.us



October 6, 1999

Town of Mammoth Lakes  
Planning Division  
Post Office Box 1609  
Mammoth Lakes, CA 93546

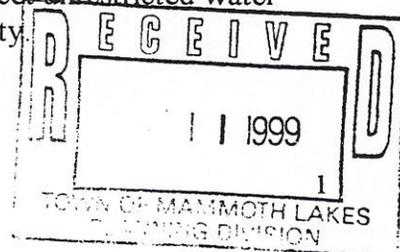
Re: Zoning Code Amendment 99-1, Tentative Tract Map 36-193 and Design  
Review of North Village Specific Plan and Development of Phase 1

Mammoth Community Water District personnel have reviewed the North Village Specific Plan Amendment Initial Study / Environmental Checklist information provided and have the following comments regarding the project.

This proposed project will involve the legal re-configuration of existing property, therefore it will be necessary to apportion existing assessment amounts in accordance with the reconfiguration of the property. Existing property within the community has assessment liens from Assessment District 1993-1, formed by the Mammoth Community Water District in 1994. An "Application to Apportion Special Assessment" (copy attached) is required to be submitted to the District together with an apportionment fee and copies of the final map. An option to apportionment of existing assessment amounts would be to pay the remaining balance prior to recording of a final map.

As stated in the document, some water and sewer pipelines may require modifications to provide adequate service. All water and sewer improvements will require construction permits to be issued by the District.

The District had estimated future water and sewer demand for this project utilizing data in the North Village Specific Plan adopted by the Town on June 22, 1994. Any change in the amended plan such as increased densities would impact water demand projections and should be evaluated. It should also be noted that it is projected that sufficient water supplies are available to meet the demands of this project and other planned water uses under normal precipitation water years. Under extended drought periods, it has been projected that additional water supplies would be necessary to meet unrestricted water demand from all planned water uses at build-out of the community.



Expansion of the District's wastewater treatment facility has not been fully completed to handle flow projected to be generated by the community at build-out. The solids handling/treatment portion of the facility requires expansion.

The District is currently investigating the feasibility of utilizing the geothermal resource in the Mammoth Lakes area for the purpose of space heating and snowmelt systems. The North Village project involves areas that may benefit from the provision of a geothermal district heating system. The District would like to see reference to the potential use of geothermal energy within the project area.

Thank you for providing the opportunity to review and comment on this proposed project. If you should have any questions, please feel free to contact me at the District office at 934-2596, extension 238.

Sincerely,  
MAMMOTH COMMUNITY WATER DISTRICT



GARY SISSON  
Assistant General Manager

cc: Gail Smith, Permit Official

# MAMMOTH COMMUNITY WATER DISTRICT

## APPLICATION TO APPORTION SPECIAL ASSESSMENT (IMPROVEMENT BOND ACT OF 1915)

<b>COMPLETE AND RETURN THIS FORM TO:</b>	Mammoth Community Water District P.O. Box 597 Mammoth Lakes, CA 93546
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OWNER/ENGINEER \_\_\_\_\_ PHONE (    ) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE ZIP \_\_\_\_\_

DISTRICT NAME \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

(CALL MUNICIPAL AT (800) 755-6864 FOR DISTRICT INFORMATION)

ORIGINAL APN(S)	ORIGINAL LIEN	PURPOSE
	\$	SUBDIVISION MAP NO.:
	\$	PARCEL MAP NO.:
	\$	LOT LINE ADJUSTMENT NO.:
	\$	PARCEL MAP WAIVER NO.:
	\$	
	\$	
	\$	

LOTS TO BE ASSESSED: \_\_\_\_\_

1. The undersigned holds an ownership interest in the above referenced property within the identified assessment district located in the Mammoth Lakes, County of Mono, State of California. This property is now proposed to be legally re-configured.
2. The Mammoth Community Water District is requested to apportion the assessment amount(s) listed above in accordance with the reconfiguration of the property.
3. This application is made under the provisions of Part 10.5 of Division 10 of the *California Streets and Highways Code* and per Section 66493 (d) of the *Subdivision Map Act*.

<i>Applicant's Name (please print)</i>	<i>Signature</i>	<i>Date</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____

### ATTENTION PROPERTY OWNER/ENGINEER!

**A COPY OF THE FINAL MAP (18" x 26" BLUELINE & 8½" x 11" REDUCTION) MUST BE DELIVERED TO THE MAMMOTH COMMUNITY WATER DISTRICT TO BE USED AS THE BASIS FOR THE AMENDED ASSESSMENT DIAGRAM.**

Tract Map Apportionment Fee	Parcel Map Apportionment Fee
Tract Map Apportionment Fee (5 final parcels or more) per Chapter 2, Section 66426 of the <i>Subdivision Map Act</i>  A fee of \$1,950 per subdivision/tract map plus \$25 per final parcel is required. FEE = \$1,950 + [number of parcels x \$25]	Parcel Map Apportionment Fees (4 final parcels or less) per Chapter 2, Section 66426 of the <i>Subdivision Map Act</i>  A flat fee of \$950 per apportionment is required. Please include a copy of the document and plat.

CITY USE ONLY: FEE PAID \$ _____	DATE _____	RECEIPT # _____	BY _____
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# **TURNER PROPANE**

## *Propane Sales*

P.O. Box 87 • Mammoth Lakes, California 93546 • Telephone (760) 934-6811

### **MEMORANDUM**

**Date:** October 14, 1999  
**To:** Ms. Rita Garcia  
**From:** Jim Miller  
**CC:** North Village Environmental Impact Report

**Memo:**

Turner Propane does have individual propane tank locations within the project boundaries, however, no accurate mapping of the lines is available. These lines were put in many years ago prior to "as built" drawings being required, and prior to Bi-State Propane purchasing Turner Propane.

At this time it appears that Turner Propane will not be servicing propane to this future development as Intrawest has announced its intention to develop a natural gas system.

Prior to demolition, or after occupancy of the areas to be demolished has been terminated Turner Propane will remove its tanks from the area which will leave abandoned depressurized lines which are not the property of Turner Propane for removal by the demolition contractor.

We will require notification of at least 10 working days prior to any excavation in the area to allow us adequate time for the removal of these facilities.

I hope this information will be adequate for your planning needs and please do not hesitate to contact me at (760) 937-0446 with any questions.



*Mammoth Lakes Fire Protection District*

*P.O. Box 5 Mammoth Lakes, CA 93546*

*(760) 934-2300 Fax (760) 934-9210*

<h1 style="margin: 0;">FAX COVER SHEET</h1>
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Date: 10-19-99

TO: GLENN LAJOIE FAX: 949-472-8373  
RBF & ASSOCIATES

FROM: Marty Larson  
Assistant Chief & Fire Marshal

MESSAGE: NORTH VILLAGE SPECIFIC PLAN

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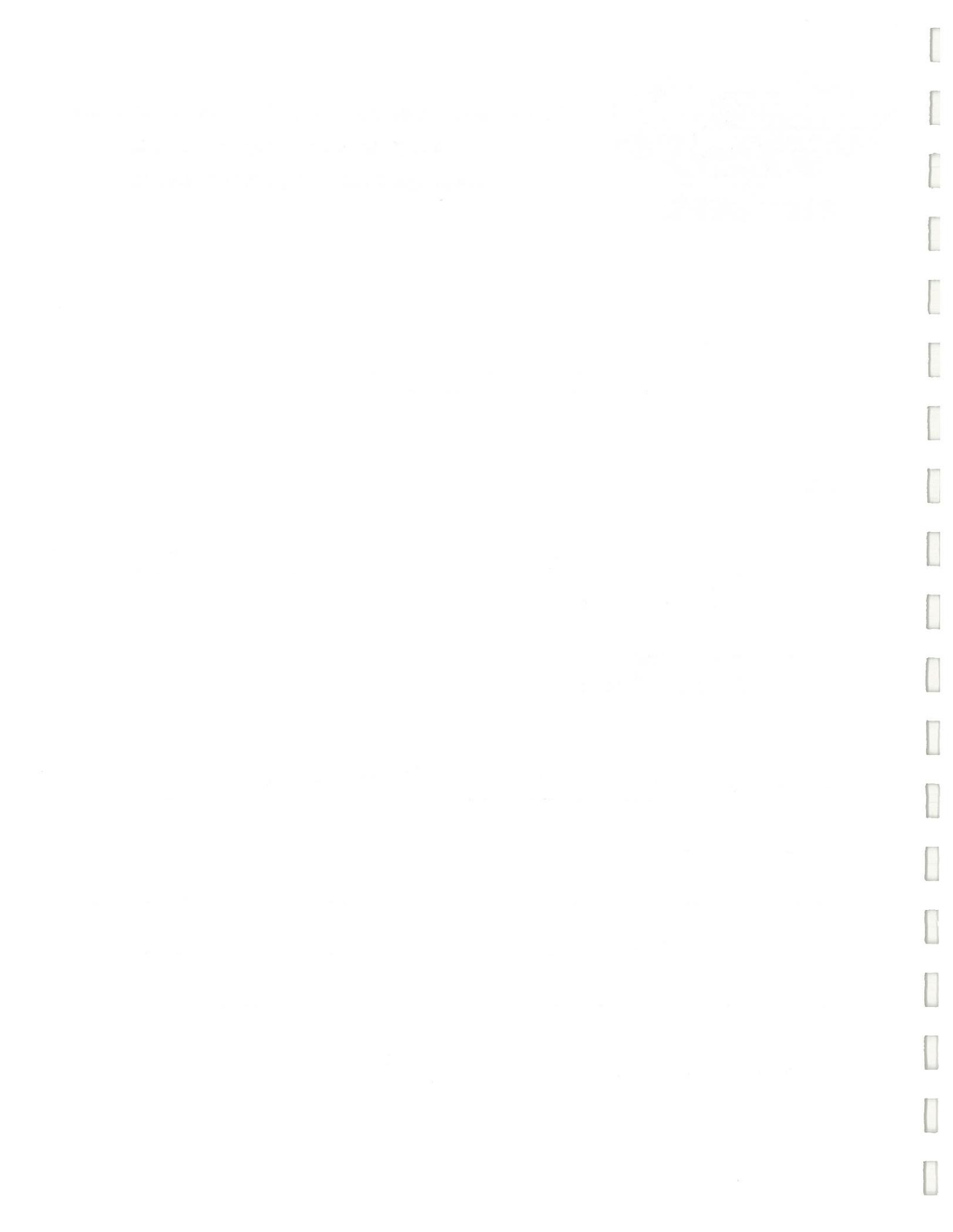


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Number of pages including this sheet: 3



**Mammoth Lakes Fire Protection District  
PO Box 5  
Mammoth Lakes, CA 93546  
(760)934-2300  
Fire Prevention Bureau**

10-15-99

RBF & Associates  
14725 Alton Parkway  
PO Box 57057  
Irvine, CA 92618-2069

Attn Glenn Lajoie, Project Manager

Re: North Village Specific Plan Amendment Program EIR

Dear Sirs:

In response to your questionnaire dated 9-24-99, I have answered your questionnaire using the same numbering format as used by you. Bear in mind that all of my comments relate to the general project, and are not building specific. Additional mitigation needs may become apparent when the project proceeds to actual site development.

1. Mammoth Lakes Fire Protection District will serve the area using two stations:
  - A. The primary or first-in station is located at 3150 Main Street, Mammoth Lakes. It is within 1 1/2 mile of the area in question. It houses 3 engines, 1 truck, and 1 medium rescue unit (current staffing is with volunteer personnel in compliance with National Fire Protection Association recommendations). The County Paramedic ambulance is also located in this station.
  - B. The secondary station is located at 1574 Old Mammoth Road, which is within 3 miles of the area in question. It houses 2 engines and one truck (current staffing is with volunteer personnel in compliance with National Fire Protection Association recommendations).
2. Approximate response time to the area in question is less than 5 minutes from the primary station.
3. At this time mitigation fees are collected by the Town of Mammoth Lakes for fire protection. Additional fees are collected by the Fire Protection District for plan review and construction process.

4. Total build-out of projected development may place a significant burden on the fire service as provided by the Mammoth Lakes Fire Protection District. Such impacts will be in the form of additional calls for service, personnel costs and increased equipment, apparatus and facility costs.
5. Proposed building access, as shown in preliminary project plans, when coupled with seasonal conditions, will require mitigation measures such as alternative access, built-in fire protection systems, and alternative water delivery systems. Actual mitigation requirements can not be determined at this time with the limited project details as provided.
6. The current ISO rating for the area involved is 3. The Town of Mammoth Lakes was recently evaluated by ISO, resulting in an improved rating level. Development in the area will require an upgrade in the current water supply and hydrant placement to bring it into alignment with current District standards.
7. The project uses a concept of pedestrian access design. This design concept will provide access problems to the center core of the development, which will have to be mitigated to guarantee building access for emergency response apparatus. Along with access issues is the availability of water to meet fireflow needs. Such mitigation measures can not be outlined in full with the currently submitted materials concerning the project.
8. Increase demands placed on the District by build-out of this project will result in the need of an additional funding source to pay for personnel, equipment and specialized apparatus to deal with accessibility problems and increased call volume. Until project plans and phasing can be provided in a more definite state, such needs can not be fully anticipated.

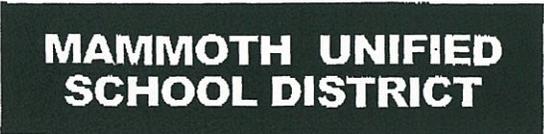
Since the Fire District relies on property tax to fund its service, and this proposal lies within the Redevelopment Area (significantly reducing new property tax revenues available to the District) the proponent will need to create a new source of funding to cover impacts of the project (both capital and on-going operational needs) or a decrease in service levels may result, jeopardizing the current level of service to the entire town.

Sincerely,



Marty Larson  
Assistant Chief  
Fire Marshal

P. O. Box 3509  
Mammoth Lakes, CA 93546-3509  
(760) 934-6802 x504



# Fax

**To:** Rita Garcia **From:** Patty Henderson, Business Manager

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**Fax:** 949 472 8373 **Pages:** 3

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**Phone:** 949-837 4122 **Date:** 10/25/99

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**Re:** **CC:**

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- Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**
- 

Rita,

Enclosed please find the survey you sent to Peggy Wozniak. Please give me a call if you have any questions.

Patty Henderson

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**SCHOOL FACILITIES  
QUESTIONNAIRE**

1. Please indicate the name and location of schools which are available to serve the project site.

Mammoth Elementary School	2600 Meridian Blvd.
Mammoth High School	365 Sierra Park Road
Mammoth Middle School	365 Sierra Park Road
Sierra High School	101 Old Mammoth Rd – to be located on the Gateway site by the college next year

2. What is the current enrollment and maximum capacity of each school in the vicinity of the project, and what is the distance of the school from the project site?

	Current Enrollment	Capacity
Mammoth Elementary	600	630
Mammoth Middle School	300	300
Mammoth High School	350	350

3. What are student generation rates for the proposed project? Will new facilities be required?

The Mammoth Unified School District passed a \$14 million bond in April of 1998. This bond will be used to build a new District office and continuation high school on the Gateway site (behind Von's near the college), commencing Spring 2000. The following Spring the District will begin to build a new middle school (behind the existing facility). The old facility will provide additional classes for the high school. The remaining funds will be used to modernize the high school and expand the elementary school.

4. In consideration of A.B. 2926, are there any assessment fees or other required or recommended mitigation measures for the project?

The District collects impact fees for all construction within the District boundaries. Current rates for commercial construction are \$0.31 per square foot and \$1.93 per square foot for residential construction.

5. Is there any other relevant information regarding significant project impacts?

None

6. Do you anticipate that project implementation would result in the need for physical additions to your agency (i.e., construction of new or modifications to existing school facilities)? If so, at what location?

Any construction that goes on within the school district directly impacts the school facilities, therefore "Impact Fees". Any new residential construction brings in the possibility of more families and more students. Also, as the work force increases due to more businesses in town (e.g., maids, construction workers, maintenance workers, etc.), the student population will most likely increase.

The District anticipates that any new construction has the possibility of affecting enrollment at all sites.



## POLICE DEPARTMENT

P. O. Box 2799 • Mammoth Lakes, California 93546  
760-934-2011 • Fax 760-934-2490

October 27, 1999

RECEIVED

NOV - 1 1999

ROBERT BEIN, WM FROST

Robert Bein, William Frost & Associates  
14725 Alton Parkway  
Irvine, CA 92618-2069  
Attn. Glenn Lajoie, AICP

Dear Mr. Lajoie,

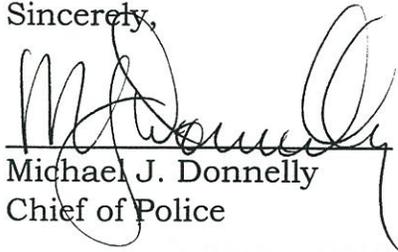
Below are the response to your "Police Service Questionnaire".

1. The current police facility is located on the corner of Old Mammoth Road and Chateau Road, approximately 1.5 miles to the area known as North Village. This location is a leased facility and we are in the process of identifying a permanent location to build a new Fire/Police Safety Center. That task will take approximately 1-2 years.
2. We currently service the entire town limit from this location. While our permanent population is approximately 5500, our visitor population can grow to 30,000+ over any holiday period.
3. We currently have 16 sworn officers, 3 non-sworn support staff and 2 animal control officers. We have 7 marked patrol vehicles and 3 unmarked vehicles assigned to Detective, Chief and Lieutenant.
4. Non-emergency calls for service average 6 minutes. Emergency calls for service average 4 minutes.
5. Even before construction begins on this project the police department will be impacted with the larger numbers of workers in town. Currently, the housing shortage is causing contractors to rent a large, single family dwelling and then place as many as 15+ workers into a 3-4 bedroom home which then becomes something close to "animal house" requiring a great deal more attention. Once construction begins, all other construction related issues such as noise, traffic circulation, etc. become at some point, police related calls for service.
6. One of our main concerns is a total lack of emergency vehicle access to the village area. It appears from the plans drawn that emergency service personnel, once called, will be required to park an

unreasonable distance from the heart of the village and walk to the point of contact. I would request that designated "emergency vehicles only" parking at strategic locations around the village be included in the plan.

7. None note at this time.
8. A satellite, "storefront" office space located within the village area would enhance our ability to more effectively deal with issues within the village which might otherwise require police and in-custody persons to walk through the public to a police vehicle for transport to the main station.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Donnelly", written over a horizontal line.

Michael J. Donnelly  
Chief of Police

## TELEPHONE SERVICE QUESTIONNAIRE

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the location of telephone lines within the immediate project vicinity.  
EXISTING AERIAL BURIED AND UNDERGROUND FACILITIES EXIST IN PROJECT VICINITY.
2. Do you anticipate any impacts of the project on telephone facilities or services? If so, please list/summarize additions or modifications. Will telephone service be available for the project? WILL BE AVAILABLE TREMENDOUS IMPACTS FOR TEMPORARY SERVICE AND RELOCATION OF FACILITIES.
3. Do you have any required or recommended mitigation measures for significant impacts? A ENG. STUDY FEE NEEDS TO BE PAID TO GET TO FIGURE OUT THE SIGNIFICANT IMPACTS. FOR ALL PHASES OF THE PROJECT
4. Is there any other relevant information regarding potential impacts of the project? IT WILL FINANCIAL IMPACT YOUR CLIENT TO RELOCATE TEL. FACILITIES. AND INSTALL TEMP. & NEW SUBSTRUCTURE. THIS HAS BEEN DISCUSSED WITH INTRALWEST CORP.



Chris Brown  
Senior Designer  
Access Design & Construction  
Office: 760/872-0857  
Pager: 800/679-7248

CAS24NTD  
350 Lagoon St.  
Bishop, CA 93514  
FAX: 760/872-0860



RICHARD BOARDMAN  
Director of Public Works

JOHN K. BECK  
Assistant Director of Public Works

EVAN NIKIRK  
Assistant Director of Public Works

SUSAN ARELIANO  
Administrative Assistant

# County of Mono Department of Public Works

TELEPHONE  
(760) 932-5252  
(760) 932-5253

FACSIMILE  
(760) 932-7607

Post Office Box 457 • 74 North School Street • Bridgeport, California 93517

## FACSIMILE COVER SHEET

To: Adrienne Fasone Fax No.: (949) 837-4122  
Co.: Bein, Frost & Associates No. Pgs: 1 (including cover)  
From: Evan Nikirk *EN* Date: December 10, 1999  
Re: Waste Generation Rates Original:  Will  Will Not Follow

Adrienne,

Per your request, I am forwarding typical waste generation rates for use in your North Village EIR. Rather than giving you one broad number, I've included specific rates based on type of use, including those that may apply but are not included in your table. I'll leave it up to you to choose the correct application.

<u>Use Category</u>	<u>Generation Rate* (pounds per day)</u>
Cafeteria	1 lb/meal served
Department Store	75 lb OCC + 15 lb misc. waste per \$1,000 in sales
Discount Store	60 lb OCC + 10 lb misc. waste per \$1,000 in sales
Hotel, First Class	3.2 lbs per room + 2.0 lbs per meal served
Hotel, Medium Class	1.7 lbs per room + 1.2 lbs per meal served
Motel	2.0 lbs per room
Restaurant	1.5 lbs per meal served
Shopping Mall	2.5 lbs per 100 sq. ft.

I have generation rates for a few other uses, but being a full service environmental consulting firm, I'm sure you do too. Feel free to call should you have any questions or require additional information.

Evan Nikirk, P.E.  
Assistant Director

\* Source: NSWMA Technical Bulletin #85-6 (Oct. 1, 1985).

# Fax

**Name:** ADRIANNE FASONE  
**Organization:** R W & ASSOCIATES  
**Fax:** 949 837-4122  
**From:** CHRIS NOTTENKAMPER (MAMMOTH DISPOSAL).  
**Date:** 12/14/99

**Comments:** Adrienne,

I hope the following information helps determine your Solid Waste generation at The North Village Project in Mammoth Lakes.

**Commercial Buildings:**

Office	=	1 cu yd / 10,000 sq. ft. / day.
Department Store	=	1 cu yd / 2,500 sq. ft. / day.
Restaurants	=	Varies with size & type of food.

**Hotel:**

Average Occupancy	=	1/4 cu yd / week / room.
High Occupancy	=	1/2 cu yd / week / room.

If you have any questions or need any additional information, feel free to contact Chris Nottenkamper at 760 934-2201 ext. 23.

Sincerely,



Chris Nottenkamper  
Mammoth Disposal

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**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
**APPLICABLE GENERAL PLAN GOALS AND POLICIES**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<b>LAND USE AND PUBLIC FACILITY AND SERVICES ELEMENT</b>	
<b>Goals</b>	
<u>Land Use and Public Facility and Services Element Goal #1.0:</u> <i>"To provide a land use policy plan which sets forth appropriate types and intensities of land use commensurate with future recreation development, public service and facility capabilities, and sensitive environmental opportunities and constraints."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment proposes land use and development policies which, when implemented, would provide resort-oriented recreational development, together with public areas. The project would promote pedestrian oriented activities, thereby, striving to prevent environmental impacts related to the increased use of motor vehicles.
<u>Land Use and Public Facility and Services Element Goal #2.0:</u> <i>"To protect and enhance the natural environmental, resources and wildlife habitat of the Mammoth Lakes area."</i>	<u>Consistent:</u> Refer to Section 5.9, <i>Biological Resources</i> . The project would "redevelop" currently developed areas in addition to other areas not classified as sensitive environmental resources.
<u>Land Use and Public Facility and Services Element Goal #3.0:</u> <i>"To improve the economic stability of Mammoth Lakes by establishing the community as a year-round destination resort, while preserving the unique natural setting of the community and wildlife habitat which attracts both visitors and residents."</i>	<u>Consistent.</u> The 1999 Specific Plan Amendment proposes to develop a year-round destination resort; contributing to the economic stability of the Town. The 1999 Specific Plan Amendment would not create significant impacts to wildlife habitat (refer to Section 5.9, <i>Biological Resources</i> ).*
<u>Land Use and Public Facility and Services Element Goal #4.0:</u> <i>"To address the needs of the permanent residents of Mammoth Lakes, including the provision of: public facilities and services, improved retail and service commercial development, and adequate housing opportunities."</i>	<u>Consistent:</u> While the 1999 Specific Plan Amendment provides the permanent residents improved retail and service commercial development, and housing in accordance with the provisions of the 1999 Specific Plan Amendment (refer to Section 5.2, <i>Population and Housing</i> ).
<b>Residential Goals in Land Use and Public Facility and Services Element</b>	
<u>Land Use and Public Facility and Services Element - Residential Goal #1.0:</u> <i>"To provide a balanced variety of residential land uses to meet the housing requirements of residents, visitors and seasonal employees."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment provides a variety of housing types desired for the community including permanent and transient housing. While the 1999 Specific Plan Amendment provides a variety of residential land uses, it results in an unmitigated demand for both affordable and market rate housing (refer to Section 5.2, <i>Population and Housing</i> ).

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
**APPLICABLE GENERAL PLAN GOALS AND POLICIES**  
**(continued)**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<u>Land Use and Public Facility and Services Element</u> - Residential Goal #2.0: <i>"To locate permanent, visitor and seasonal employee residential units where impacts on the environment, transportation systems, and other public facilities and services are minimized, and natural hazards avoided."</i>	<u>Consistent:</u> Development of residential units associated with the 1999 Specific Plan Amendment considers impacts to the environment, transportation and public facilities. Any housing constructed off-site would be subject to further environmental review.
<u>Land Use and Public Facility and Services Element</u> - Residential Goal #3.0: <i>"To encourage the wise management of lands designated for residential purposes."</i>	<u>Consistent:</u> The development of lodging and residential uses is permitted in each of the Land Use Districts located within the 1999 Specific Plan Amendment area.
<u>Land Use and Public Facility and Services Element</u> - Residential Goal #4.0: <i>"To encourage residential development which is designed to promote the unique natural character of the Town; and, to encourage multi-family projects to provide amenities such as covered parking, recreation and laundry facilities."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would permit a variety of lodging types, promoting the 1999 Specific Plan Amendment area's proximity to the Town's ski areas through the gondola and ski bridges over roadways. Multi-family lodging is also permitted as are subterranean parking areas.
<u>Land Use and Public Facility and Services Element</u> - Residential Goal #5.0: <i>"To require the design of residential development to conserve energy, reduce water usage and increase solar energy use."</i>	<u>Consistent:</u> On-site residential uses would be constructed in accordance with applicable laws and standards regarding energy and water conservation, and solar energy use.
<u>Land Use and Public Facility and Services Element</u> - Residential Goal #6.0: <i>"To encourage land uses of the proper intensity for the district in which they are located through performance criteria identified in the Town Development Code."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment includes development standards and performance criteria as specifically developed for the North Village area. Refer to Section 5.0 of this EIR for additional 1999 Specific Plan Amendment comparisons to Development Code criteria.
<u>Land Use and Public Facility and Services Element</u> - Residential Goal #7.0: <i>"To encourage covered or understructure parking."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment includes under-structure parking facilities.
<i>Commercial Goals in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element</u> - Commercial Goal #1.0: <i>"To encourage commercial development to occur commensurate with the increase in local resident and visitors' needs."</i>	<u>Consistent:</u> Commercial development would primarily occur in phases which would fulfill the current demand for such resources, recognizing absorption capabilities within the Town.

**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
**APPLICABLE GENERAL PLAN GOALS AND POLICIES**  
**(continued)**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<u>Land Use and Public Facility and Services Element</u> - Commercial Goal #2.0: "To encourage the type of retail and service commercial development necessary to meet the needs of the Town's permanent residents."	<u>Consistent:</u> The proposed commercial development would service both Town visitors and permanent residents.
<u>Land Use and Public Facility and Services Element</u> - Commercial Goal #3.0: "To assure that commercial areas are conveniently located near potential users to reduce or eliminate auto travel and to encourage the use of commercial areas."	<u>Consistent:</u> The mixed-uses, lodging and commercial uses are proposed to be within the Pedestrian Core area which would provide accessible services and reduce or eliminate auto travel.
<u>Land Use and Public Facility and Services Element</u> - Commercial Goal #5.0: "To improve the amount and duration of retail expenditures by tourists in Mammoth Lakes (e.g., the development of a year-round economic base).	<u>Consistent:</u> The 1999 Specific Plan Amendment would contribute towards this goal by providing a visitor-related commercial and year-round destination resort.
<u>Land Use and Public Facility and Services Element</u> - Commercial Goal #6.0: "To locate and design commercial land uses so that they will not disrupt the community's residential areas and are compatible with the Town's livability and environment."	<u>Consistent:</u> The commercial uses would primarily be located within the pedestrian core area; separated from adjacent neighboring residential areas by proposed lodging uses. Some housing is proposed within the commercial areas, however, integrated housing and commercial uses meets Land Use Element Residential Policies 2 and 5.
<i>Recreation and Resort Goals in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element</u> - Recreation and Resort Goal #1.0: "To develop the Mammoth Lakes community as a quality year-round recreation destination resort."	<u>Consistent:</u> The 1999 Specific Plan Amendment would contribute towards this goal by providing facilities which are designed for year-round use.
<u>Land Use and Public Facility and Services Element</u> - Recreation and Resort Goal #2.0: "To encourage recreation related development to locate near designated recreation activity nodes."	<u>Consistent:</u> The General Plan designates the North Village area as a recreation activity node. The 1999 Specific Plan Amendment would contribute towards this goal.
<u>Land Use and Public Facility and Services Element</u> - Recreation and Resort Goal #3.0: "To increase expenditures per visitor in order to improve and maintain the Mammoth Lakes economy."	<u>Consistent:</u> The 1999 Specific Plan Amendment would contribute toward this goal through the provision of additional lodging, and on-site commercial and recreational facilities.

**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
**APPLICABLE GENERAL PLAN GOALS AND POLICIES**  
**(continued)**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<u>Land Use and Public Facility and Services Element - Recreation and Resort Goal #4.0: "To support future ski area development in a manner which minimizes impacts on the Town and its natural resources."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment would provide non-auto access to ski areas via the gondola and ski bridges across roadways.
<u>Land Use and Public Facility and Services Element - Recreation and Resort Goal #5.0: "To support nordic skiing and winter play developments and activities."</u>	<u>Consistent:</u> Winter play activities would be provided on-site. Transit connections to nordic and other winter play activities would be available by using the Town-wide transit system.
<u>Land Use and Public Facility and Services Element - Recreation and Resort Goal #6.0: To encourage recreation visitor-related commercial to locate or relocate near recreational activity nodes or the transit hub."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment would provide both recreational and visitor-related commercial uses in a pedestrian-oriented environment with access to transit and gondola facilities.
<u>Land Use and Public Facility and Services Element - Recreation and Resort Goal #7.0: "To encourage more family-oriented recreational activities."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment would include a Pedestrian Core with pond, providing family-oriented recreational activities.
<i>Open Space Goals in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element - Open Space Goal #2.0: "To protect environmentally and visually sensitive areas from urbanization."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment is currently approved for destination-resort land uses and would not create significant impacts in this regard beyond those anticipated in the previous environmental documentation for the 1999 Specific Plan Amendment. Refer to Section 5.3, <i>Aesthetics/Light and Glare</i> .*
<u>Land Use and Public Facility and Services Element - Open Space Goal #3.0: "To develop passive and active open space areas to allow residents and visitors to enjoy the alpine environment of Mammoth Lakes."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment would contribute to recreation and open space in accordance with Town standards.
<b>Policies</b>	
<u>Land Use and Public Facility and Services Element Policy #2.0: "The Town shall use Specific Plans to refine Land Use District Plans as needed and shall prepare Program Environmental Impact Report documents to guide Specific Area Plan Development and to reduce repetitive project level environmental documentation."</u>	<u>Consistent:</u> This Program EIR addressed potential environmental impacts of the 1999 Specific Plan Amendment, as proposed for amendment; thereby fulfilling this policy.

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<u>Land Use and Public Facility and Services Element Policy #3.0:</u> <i>"The Town shall evaluate each District Plan, Specific Area Plan and development proposal to assure that a balanced expansion of all major land use types occurs, and is coordinated with commercial recreation development."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to various reviews and approvals by the Town as specified in Section 3.6, <i>Agreements, Permits and Approvals</i> .
<i>Residential Policies in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element - Residential Policy #2.0:</u> <i>"Developments shall be encouraged (but not required) through incentives in the Development Code to provide employee housing on-site or where on-site provision is infeasible to provide such housing off-site, or if appropriate, contribute to an employee housing development fund."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment includes the requirement to provide affordable employee housing (refer to Section 5.2, <i>Population and Housing</i> , for additional information).
<u>Land Use and Public Facility and Services Element - Residential Policy #5.0:</u> <i>"The Town shall allow residential uses in commercial areas to provide housing opportunities for employees within the commercial areas."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment permits the development of a variety lodging types. Additionally, the 1999 Specific Plan Amendment includes residential uses above proposed commercial uses throughout the primary commercial core areas.
<u>Land Use and Public Facility and Services Element - Residential Policy #9.0:</u> <i>"The Town shall encourage affordable housing through development incentives, and utilization of federal and state affordable housing programs as appropriate."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment includes the requirement to provide affordable employee housing (refer to Section 5.2, <i>Population and Housing</i> , for additional information).
<i>Commercial Policies in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element - Commercial Policy #5.0:</u> <i>"The Town shall encourage resident-related commercial and office development in the Old Mammoth and Minaret commercial areas. Specific Area Plans should be prepared for these areas. The Specific Area Plans should include adequate off-street parking, pedestrian circulation, cohesive architectural design and allow for alternative transit proposals."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment is located on both sides of Minaret Road and would include and promote a pedestrian-oriented environment while minimizing the emphasis on vehicular modes of transportation.

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<p><u>Land Use and Public Facility and Services Element - Commercial Policy #7.0:</u> <i>"The Town shall assure that commercial uses are compatible with Mammoth Lakes livability and environment (e.g., non-disruptive due to traffic, noise, pollution, or other impacts and designed appropriately for the site and environmental constraints) through the application of design review criteria and development incentives in the Town Development Code:</i></p> <p>a) <i>The architectural design of existing and future commercial structures shall be encouraged to be in keeping with the alpine character of the area, and</i></p> <p>b) <i>Commercial developments shall be encouraged to be constructed in compact centers, rather than in strip commercial areas or among non-compatible uses."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment proposes commercial uses in core areas. Architectural design features would be subject to design review and approval by the Town to ensure compatibility with the alpine character of the area. Refer to Section 5.3, <i>Aesthetics and Light/Glare</i>. The 1999 Specific Plan Amendment's Land Use Development Objectives state that "buildings should be grouped to create a village-like atmosphere that provides a "small town" ambiance." The village setting would promote compact commercial centers and discourage strip commercial.*</p>
<p><i>Recreation and Resort Policies in Land Use and Public Facility and Services Element</i></p>	
<p><u>Land Use and Public Facility and Services Element - Recreation and Resort Policy #2.0:</u> <i>"The Town shall encourage resort and resort-related development such as recreation facilities, hotel/motel facilities, and recreation-related commercial projects at designated recreational activity nodes through incentives in the Town's Development Code."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment is a designated activity node in the Town's General Plan and would include recreation facilities, hotel/motel facilities, and recreation-related commercial development.</p>
<p><u>Land Use and Public Facility and Services Element - Recreation and Resort Policy #4.0:</u> <i>"Each recreation activity node and related development shall have an architectural theme, and a well integrated design plan which encourages visitors to stay in the designated resort nodes."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment proposes a consistent architectural theme to promote the "small town" character. The 1999 Specific Plan Amendment would emphasize pedestrian and public transit and provide a ski lift and return to the MMSA; encouraging residents and visitors to remain the designated resort area.</p>

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<i>Water Supply Policies in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element</u> - <u>Water Supply Policy #1.0:</u> "The Town shall only approve development when adequate water supply and fire flows can be demonstrated at the appropriate stage of development as identified in the Development Code. When evaluating available water supply, the Town shall consider water available during a year where precipitation is less than 50% of normal."	<u>Consistent:</u> Adequate water supply would be available for the 1999 Specific Plan Amendment development with installation of a water distribution system to service the 1999 Specific Plan Amendment area. Refer to Section 5.10, <i>Public Services and Utilities</i> , for additional information on water supply.*
<i>Wastewater Management Policies in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element</u> - <u>Wastewater Management Policy #3.0:</u> "The Town shall permit only that development which can be adequately accommodated by the sewage facilities and lines, through conditions in the Town Development Code."	<u>Consistent:</u> Wastewater generated by development within the 1999 Specific Plan Amendment would be accommodated by existing and proposed facilities as discussed in Section 5.10, <i>Public Services and Utilities</i> .*
<i>Storm Drainage System Policies in Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element</u> - <u>Storm Drainage System Policy #2.0:</u> "The Town shall, through requirements in the Town Development Code, assure that development projects provide the necessary on- and off-site drainage facilities and erosion control measures which assure that Mammoth Creek and other properties are not significantly affected by development runoff."	<u>Consistent:</u> As analyzed in Section 5.8, <i>Hydrology and Drainage</i> , significant project or cumulative impacts in this regard would not occur.*
<u>Land Use and Public Facility and Services Element</u> - <u>Storm Drainage System Policy #4:</u> "Grading of properties having steep slopes shall be minimized and controlled in the Town Development Code in order to further reduce erosion and runoff."	<u>Consistent:</u> As analyzed in Section 5.7, <i>Geology, Soils and Seismicity</i> , significant impacts in this regard would not occur.*

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<i>School Policies in Land Use and Public Facilities and Services Element</i>	
<u>Land Use and Public Facilities and Services Element - School Policy #2.0:</u> <i>"The Town shall assure that proposed developments pay appropriate school development fees or dedicate other appropriate items (e.g., sites, facilities, etc.) through requirements in the Town Development Code."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to applicable State and local requirements related to payment of school fees and/or provision of related facilities (refer to Section 5.10, <i>Public Services and Utilities</i> ).*
<i>Community Resident Recreation Facility Policies in the Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element - Community Resident Recreation Facility Policy #2.0:</u> <i>"The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including play fields, parks and trails, through requirements and conditions in the Town Development Code."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would provide payment of fees to provide adequate public recreational facilities per the Town's standards.
<i>Fire Protection Policies in the Land Use and Public Facility and Services Element</i>	
<u>Land Use and Public Facility and Services Element - Fire Protection Policy #2.0:</u> <i>"The Town shall require development projects to conform to the Mammoth Lakes Fire Protection District Plan project design and fire suppression programs, through conditions and requirements in the Town Development Code."</i>	<u>Consistent:</u> Development within the 1999 Specific Plan Amendment area would be subject to design and fire suppression requirements of the Fire Department (refer to Section 5.10, <i>Public Services and Utilities</i> ).
<b>TRANSPORTATION ELEMENT</b>	
<b>Goals</b>	
<u>Transportation Element Goal #1.0:</u> <i>"To provide an adequate, safe, balanced and viable transportation system which meets the social, cultural, economic and environmental needs of the Town of Mammoth Lakes."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment includes improvements to the local roadways system to improve both current congestion and accommodate Plan-generated vehicular trips.
<u>Transportation Element Goal #2.0:</u> <i>"To provide a transportation policy plan that will guide the development of an effective transportation and circulation system which de-emphasizes automobile travel."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would promote pedestrian circulation with the creation of a pedestrian core and recreation access through the gondola and skier bridges over local roadways. The village setting would provide mixed-uses which would reduce the need for auto travel throughout the Town.

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<p><u>Transportation Element Goal #4.0:</u> <i>"To eliminate existing curbside parking, at activity nodes, as soon as possible and investigate interim parking solutions until transit systems are capable of reducing parking demands."</i></p>	<p><u>Consistent:</u> Curbside parking is proposed for short-term needs within the 1999 Specific Plan Amendment area and a transit system would have a hub in the North Village area.</p>
<p><u>Transportation Element Goal 6.0:</u> <i>"To provide for safe, efficient and economical movement of people and goods over an improved roadway system commensurate with the growth and development needs of Mammoth Lakes."</i></p>	<p><u>Consistent:</u> Refer to Transportation Goal #1 discussion.</p>
<p><u>Transportation Element Goal #7.0:</u> <i>"To reduce the impact of the automobile on the community through an integrated transit and non-motorized (e.g., pedestrian, bicycles, cross-country skiing facilities) transportation system and thereby support the Town's destination resort and alpine resort character."</i></p>	<p><u>Consistent:</u> Refer to Transportation Goal #2 discussion.</p>
<p><u>Transportation Element Goal #8.0:</u> <i>"To provide a transportation system which does not further disrupt cohesive land use districts, neighborhoods, or recreation areas."</i></p>	<p><u>Consistent:</u> The proposed transportation system would not further disrupt cohesive land use districts, neighborhoods or recreation areas but instead would provide improved opportunities for connection between uses.</p>
<p><u>Transportation Element Goal #9.0:</u> <i>"To develop a transportation system which, while providing access, protects the unique scenic, recreational and environmental resources of the community."</i></p>	<p><u>Consistent:</u> Reducing automobile congestion by use of a transit system improves the recreation experience and environmental quality of the area.</p>
<p><u>Transportation Element Goal #10:</u> <i>"To provide a transportation system which is adequate for access or evacuation purposes during emergencies (e.g., fires, earthquakes or volcanic events)."</i></p>	<p><u>Consistent:</u> Adequate access would be provided in this regard. Refer to Section 5.4, <i>Traffic and Circulation</i>, for a discussion.</p>
<p><u>Transportation Element Goal #11:</u> <i>"To adopt road standards reflective of local conditions."</i></p>	<p><u>Consistent:</u> Roadways within the 1999 Specific Plan Amendment area would be consistent in size and design with other roadways in the area and with the projected traffic for the designated roadways.</p>

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<b>Policies</b>	
<i>Street and Highway Policies in the Transportation Element</i>	
<u>Transportation Element - Street and Highway Policy #1.0:</u> <i>"The Town shall identify and support local road projects which close circulation system gaps, eliminate hazardous or congested road conditions, upgrade the roads structural adequacy consistent with applicable road standards, and install traffic signals and other safety devices at hazardous intersections and road areas."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment's circulation system is proposed to encourage non-vehicular modes of transportation and accommodate the increase in traffic associated with development within the 1999 Specific Plan Amendment area. Refer to Section 5.4, <i>Traffic and Circulation</i> , for additional discussion.*
<u>Transportation Element - Street and Highway Policy #2.0:</u> <i>"The arterial system shall be completed. Left turn lanes shall be provided where arterial streets intersect other arterial or collector streets."</i>	<u>Consistent:</u> Additional turn lanes would be added as appropriate in addition to a roundabout at the Forest Trail/Minaret Road intersection. Refer to Section 5.4, <i>Traffic and Circulation</i> , for a description of proposed roadway and intersection improvements.*
<u>Transportation Element - Street and Highway Policy #6.0:</u> <i>"The Town shall assure through criteria in the Town Development Code that new developments: 1) use the appropriate road standards, and 2) are assessed mitigation fees for the improvement of substandard roads and for the construction of additional transportation facilities which service the development, and 3) dedication of rights-of-way needed to comply with the Transportation and Circulation Element."</i>	<u>Consistent:</u> The project is subject to Town standards and requirements in accordance with the 1999 Specific Plan Amendment. Refer to Section 5.4, <i>Traffic and Circulation</i> , for a description of proposed roadway and intersection improvements and mitigation measures in this regard.*
<u>Transportation Element - Street and Highway Policy #8.0:</u> <i>"The circulation network shall encourage compact community development, not disrupt or bisect neighborhoods or other unified areas, and shall discourage through traffic through residential areas. Through traffic shall be discouraged on local roads by using traffic restraints as necessary."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment proposes to develop a pedestrian oriented community. The on-site roadways would not promote long-term traffic on local roads through residential areas beyond levels previously approved in the 1991 and 1994 environmental documents.

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<p><u>Transportation Element - Street and Highway #9.0:</u> <i>"New roadway construction shall provide a logical continuation of the existing street system, and the determination of roadway alignments shall consider existing property lines, natural features and optimum land utilization."</i></p>	<p><u>Consistent:</u> The proposed roadways and abandoned roadways provide logical continuation and safer configuration of the street system.</p>
<p><u>Transportation Element - Street and Highway Policy #11.0:</u> <i>"The Town shall reduce land use conflicts with the safe and efficient movement of traffic through the use of development criteria and incentives and disincentives in the Town's Development Code, including reduction of driveway curb cuts along arterials."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment includes the minimization of curb cuts along arterials.</p>
<p><u>Transportation Element - Street and Highway Policy #12.0:</u> <i>"Access to Main Street and arterials should be controlled and major traffic generators should, when possible, use secondary access points to improve highway safety and efficiency:</i></p> <ul style="list-style-type: none"> <li>- <i>Prohibition, where possible, of the intersection of local streets with arterial streets, and</i></li> <li>- <i>Allow collector streets to intersect arterial streets at approximately ¼ mile intervals."</i></li> </ul>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment removes Berner Street and Canyon Boulevard from intersecting with Minaret Road. Refer to Section 5.4, <i>Traffic and Circulation</i>, for a discussion on proposed circulation improvements.*</p>
<i>Parking Policies in the Transportation Element</i>	
<p><u>Transportation Element - Parking Policy #3.0:</u> <i>"The Town shall require new development to provide adequate off-street parking preferably underground or in-structure, and that all parking lots meet the design criteria in the Town's Development Code."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would provide adequate parking when provided in concert with transit and includes construction of parking structures both above and under ground. Refer to Section 5.4, <i>Traffic and Circulation</i>, for a parking analysis.*</p>
<p><u>Transportation Element - Parking Policy #4.0:</u> <i>"The Town shall require industrial, commercial and recreation development, including downhill, cross-country and snow play, etc., developments to provide adequate on- or off-site parking whichever is determined to be the most beneficial to the Community through the application of criteria in the Town's Development Code and Subdivision Requirements."</i></p>	<p><u>Consistent:</u> The proposal includes a variety of parking standards for the proposed uses, including reduced parking standards in the pedestrian plaza area due to the mixed use nature of the proposed development. Mitigation is also recommended. Refer to Section 5.4, <i>Traffic and Circulation</i>, for a parking analysis.</p>

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<p><u>Transportation Element - Parking Policy #5.0:</u> <i>"The Town shall do the following:</i></p> <ul style="list-style-type: none"> <li>- <i>Educate visitors and residents to the importance of parking their vehicles and using alternative transportation, and</i></li> <li>- <i>Promote the use of modes of transportation other than the automobile."</i></li> </ul>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would promote a pedestrian-oriented village while promoting the use of other transportation modes other than the automobile.</p>
<i>Surface Transit Policies in the Transportation Element</i>	
<p><u>Transportation Element - Surface Transit Policy #4.0:</u> <i>"The Town shall encourage the development of year-round regional/inter-community transit to facilitate travel to Mammoth Lakes, through the provision of commercial bus stops, bus parking and other facilities."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would emphasize a pedestrian environment and reliance on public transit. Related transit facilities would be provided to link regional destinations such as the airport and Crowley Lake.</p>
<p><u>Transportation Element - Surface Transit Policy #5.0:</u> <i>"Major developments shall be required to contribute appropriate mitigation fees for transit facility purchase and construction. The Town shall encourage appropriate parking and transit facilities which serve ski areas to be in place prior to ski area expansion or development."</i></p>	<p><u>Consistent:</u> The proposal provides for payment of fees toward transit facilities. The gondola would provide access to the ski area prior to winter occupancy of the first phase of North Village. Refer to Policy #4.0 above.</p>
<p><u>Transportation Element - Surface Transit Policy #11.0:</u> <i>"The Town shall require developers to provide on-site bus turnouts and shelters, where appropriate, and/or in lieu impact fee contributions for the construction and purchase of transit facilities."</i></p>	<p><u>Consistent:</u> The project applicant would coordinate with the Town to provide additional transit service, to the 1999 Specific Plan Amendment area.</p>
<i>Non-Motorized Transportation Policies in the Transportation Element</i>	
<p><u>Transportation Element - Non-Motorized Transportation Policy #6.0:</u> <i>"The Town may require new developments and to the extent feasible, existing uses which are redeveloping, to: 1) provide non-motorized path easements to develop paths in conformance with an adopted non-motorized transit plan, 2) provide crosswalk striping, and 3) provide lighting for safe pedestrian use of paths."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would provide connections to the town-wide trail system, pedestrian road crossings and crosswalk striping in addition to adequate lighting for such uses.</p>

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<p><u>Transportation Element - Non-Motorized Transportation Policy #8.0:</u> <i>"The Town shall encourage pedestrian oriented development through incentives and requirements in the Town Development Code, including: 1) requiring public spaces and pedestrian amenities to be provided by appropriate developments, 2) encouraging the development of pedestrian oriented streets and malls, and 3) through promotion of pedestrian amenities uses such as walk-up services, summer outdoor restaurants, etc."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would be a pedestrian-oriented development, providing related amenities in this regard.</p>
<b>HOUSING ELEMENT</b>	
<b>Goals</b>	
<p><u>Housing Element Goal #1.0:</u> <i>"A variety of housing types suitable to the needs of the different social and economic segments of Mammoth Lakes' population."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment permits a variety of lodging types in each of the Land Use Districts (refer to Section 5.2, <i>Population and Housing</i>).</p>
<p><u>Housing Element Goal #2.0:</u> <i>"Housing programs and opportunities that maximize choice, and avoid discrimination based upon age, ethnic background, sex, marital status, handicaps, or family size."</i></p>	<p><u>Consistent:</u> Transient and permanent housing within the 1999 Specific Plan Amendment area would be available to all persons regardless of age, ethnic background, sex, marital status, handicaps, or family size.</p>
<p><u>Housing Element Goal #3.0:</u> <i>"Energy efficient structures and sites."</i></p>	<p><u>Consistent:</u> On-site uses would be constructed in accordance with applicable regulations in this regard.</p>
<p><u>Housing Element Goal #4.0:</u> <i>"Maintenance or enhancement of the quality and availability of existing residential units."</i></p>	<p><u>Consistent:</u> Project implementation would require removal of housing units in the pedestrian core area (refer to Section 5.2, <i>Population, Housing and Employment</i>). Plan would comply with Town housing requirements.</p>
<b>Policies</b>	
<p><u>Housing Element Policy #1.B:</u> <i>"The Town shall administer land use and development regulations to facilitate the development of housing. These regulations shall include incentives for the development of affordable housing."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would comply with applicable Town requirements to provide affordable housing. Refer to Section 5.2, <i>Population, Housing and Employment</i>.</p>

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<u>Housing Element Policy #2.B.</u> : "The Town shall maintain zoning which provides for different types of housing throughout the community."	<u>Consistent</u> : The 1999 Specific Plan Amendment permits the development of a variety of lodging types in each of the Land Use Districts.
<u>Housing Element Policy #3.A.</u> : "The Town shall work to assure that all new development is energy efficient."	<u>Consistent</u> : Development within the 1999 Specific Plan Amendment area would be subject to applicable laws and regulations in this regard.
<u>Housing Element Policy #3.B.</u> : "The Town shall promote improvements to existing structures which will improve energy efficiency."	<u>Consistent</u> : Development within the 1999 Specific Plan Amendment area would be subject to applicable laws and regulations in this regard.
<u>Housing Element Policy #3.C.</u> : "The Town shall continue to enforce zoning policies which locate new housing in a way which will emphasize employee housing close to employment centers and visitor lodging close to activity nodes, thereby reducing transportation energy consumption. These policies exist and are administered by the Planning Director."	<u>Consistent</u> : The 1999 Specific Plan Amendment permits the development of a variety of lodging and residential uses.
<u>Housing Element Policy #4.A.</u> : "It is the policy of the Town of Mammoth Lakes to encourage improvement to substandard housing. Rehabilitation of existing condominium units for use as rental units is a top priority."	<u>Consistent</u> : The 1999 Specific Plan Amendment removes the specific provision for rehabilitation of existing condominiums as an option for providing housing but provides for new housing opportunities to be provided to meet the needs of low and moderate income employees.
<u>Housing Element Policy #4.C.</u> : "Through the CEQA process, the Town shall assure that new major projects do not have an adverse effect on the Town's housing supply. This is a continuation of the existing policy and is applied to all new projects by the Planning Department."	<u>Consistent</u> : The 1999 Specific Plan Amendment provides for both residential/lodging units and low and moderate income housing units to mitigate the effects on housing supply (refer to Section 5.2, <i>Population, Housing and Employment</i> ).

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<b>OPEN SPACE AND CONSERVATION ELEMENT</b>	
<b>Goals</b>	
<p><u>Open Space and Conservation Element Goal #1.0:</u>  <i>"To manage and protect the natural and cultural resources of the Town, in order to:</i></p> <ul style="list-style-type: none"> <li>- <i>Maintain the area's biological diversity,</i></li> <li>- <i>Protect scenic resources and view sheds,</i></li> <li>- <i>Protect stream and other surface water features in order to preserve the aesthetic quality of the Community and assist in water quality preservation, and</i></li> <li>- <i>Protect the economic viability of Mammoth Lakes."</i></li> </ul>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment includes development guidelines to protect resources in this regard.</p>
<i>Natural Vegetative Resources Goals in the Open Space and Conservation Element</i>	
<p><u>Open Space and Conservation Element - Natural Vegetative Resources Goal #1.0:</u> <i>"To protect natural vegetative communities from abuse, misuse or degradation from the inappropriate use of land."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would develop the same physical area as approved for development in the previously approved CEQA documentation for the 1999 Specific Plan Amendment.</p>
<p><u>Open Space and Conservation Element - Natural Vegetation Resources Goal #2.0:</u> <i>"To encourage uses of natural areas which are compatible with the maintenance of such areas."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would develop the same physical area as approved for development in the previously approved CEQA documentation for the 1999 Specific Plan Amendment.</p>
<p><u>Open Space and Conservation Element - Natural Vegetation Resources Goal #5.0:</u> <i>"To protect and preserve areas containing heritage trees or groves and mixed age stands of native trees."</i></p>	<p><u>Consistent:</u> The survey mitigation is included in Section 5.9, <i>Biological Resources</i>).</p>
<p><u>Open Space and Conservation Element - Natural Vegetation Resources Goal #6.0:</u> <i>"To protect rare, endangered, or unique plant species and communities from reduction of their range and degradation of their environment."</i></p>	<p><u>Consistent:</u> None of the plant species of concern identified through the CNDDDB search were observed in the project areas, nor are they expected to occur. Further, the Jeffrey pine-fir forest which covers portions of the project area is not considered sensitive (refer to Section 5.9, <i>Biological Resources</i>).</p>

**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
**APPLICABLE GENERAL PLAN GOALS AND POLICIES**  
**(continued)**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<i>Wildlife Resources Goals in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Wildlife Resources Goal #1.0:</u> "To identify and avoid degradation and destruction of wildlife and natural wildlife habitats."	<u>Consistent:</u> None of the wildlife species of concern identified through the CNDDB search were observed in the project areas, nor are they expected to occur (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Wildlife Resources Goal #2.0:</u> "To protect the deer herds and their migration routes."	<u>Consistent:</u> Development of the 1999 Specific Plan Amendment would not interfere with the deer herds or their migration routes (refer to Section 5.9, <i>Biological Resources</i> ).
<i>Water Resources Goals in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Water Resources Goal #4.0:</u> "To minimize flooding, sedimentation and water pollution so as to avoid property damage, safety hazards and disruption of the areas ecology."	<u>Consistent:</u> The 1999 Specific Plan Amendment would implement the Town's Master Drainage Plan for the area. Refer to Section 5.8, <i>Hydrology and Drainage</i> .*
<u>Open Space and Conservation Element - Water Resources Goal #5.0:</u> "To identify, preserve and enhance selected water resources and resource areas, in response to their open space and conservation value, and their future use and enjoyment by visitors and residents."	<u>Consistent:</u> The 1999 Specific Plan Amendment area is not located within a designated water resource area. Refer to Section 5.8, <i>Hydrology and Drainage</i>
<i>Open Space Goals in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Open Space Goal #1.0:</u> "To protect the natural and man-made resources of Mammoth Lakes for the purpose of: 1) protection of the health and safety of the community, 2) preservation of natural resources, 3) provision of outdoor recreation, and 4) management of natural resources."	<u>Consistent:</u> Development within the 1999 Specific Plan Amendment area was approved in the previous environmental documentation for the 1999 Specific Plan Amendment area. The proposed 1999 Specific Plan Amendment would not impact additional resources in this regard (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Open Space Goal #2.0:</u> "To protect the community's natural beauty."	<u>Consistent:</u> Development within the 1999 Specific Plan Amendment area was approved in the previous environmental documentation for the 1999 Specific Plan Amendment area. The proposed 1999 Specific Plan Amendment would not impact additional resources in this regard (refer to Section 5.9, <i>Biological Resources</i> ).

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

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**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<u>Open Space and Conservation Element - Open Space Goal #3.0: "To minimize disturbance of the natural terrain and native vegetation."</u>	<u>Consistent:</u> Development within the 1999 Specific Plan Amendment area was approved in the previous environmental documentation for the 1999 Specific Plan Amendment area. The proposed 1999 Specific Plan Amendment would not impact additional resources in this regard (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Open Space Goal #4.0: "To protect archeological, prehistoric, historic and cultural sites."</u>	<u>Consistent:</u> Section 5.11, <i>Cultural Resources</i> , provides mitigation to protect resources.
<u>Open Space and Conservation Element - Open Space Goal #5.0: "To protect important scenic views and features."</u>	<u>Consistent:</u> The project would not create significant and unavoidable impacts to scenic views or features. Refer to Section 5.3, <i>Aesthetics/Light and Glare</i> .
<u>Open Space and Conservation Element - Open Space Goal #6.0: "To provide open space to shape community development patterns and enhance the community livability."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment includes provisions for Parks and Recreation.
<i>Visual Resources and Community Design Goals in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Visual Resources and Community Design Goal #1.0: "To protect and enhance the natural scenic resources of the Town of Mammoth Lakes."</u>	<u>Consistent:</u> The project would not create significant and unavoidable impacts to scenic views or features. Refer to Section 5.3, <i>Aesthetics/Light and Glare</i> .
<i>Cultural Resources Goals in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Cultural Resources Goal #1.0: "To attempt to locate and record all known archeological and historic resources of Mammoth Lakes and the adjacent areas."</u>	<u>Consistent:</u> Section 5.11, <i>Cultural Resources</i> , provides mitigation to protect resources.
<u>Open Space and Conservation Element - Cultural Resources Goal #3.0: "To preserve archeological and historic sites for present and future scientific research and educational programs."</u>	<u>Consistent:</u> Section 5.11, <i>Cultural Resources</i> , provides mitigation to protect resources.

**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<b>Policies</b>	
<i>Natural Vegetative Resources Policies in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Natural Vegetative Resources Policy #1.0:</u> <i>"The Town shall preserve the resort-alpine character of Mammoth Lakes through the adoption of tree preservation standards which retain heritage trees and groves where reasonable, and retain to the maximum extent feasible, the forest canopy and forested character of the Town. Native tree species should be planted to help offset the loss of trees unavoidably removed during construction."</i>	<u>Consistent:</u> The proposed project is subject to the standards as set forth by the Town and 1999 Specific Plan Amendment. Mitigation is also recommended in Section 5.9, <i>Biological Resources</i> .
<u>Open Space and Conservation Element - Natural Vegetative Resources Policy #5.0:</u> <i>"Vegetative species which are rare, unique or endangered should be protected from destruction or alteration to their environment which would impair their vigor."</i>	<u>Consistent:</u> None of the vegetative species of concern identified through the CNDDDB search were observed in the project areas, nor are they expected to occur (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Natural Vegetative Resources Policy #6.0:</u> <i>"Natural vegetation shall be maintained in deer migration corridors through the application of design criteria in the Town Development Code."</i>	<u>Consistent:</u> Development of the 1999 Specific Plan Amendment would not interfere with the deer herds or their migration routes (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Natural Vegetative Resources Policy #7.0:</u> <i>"Sensitive habitat areas shall be protected through open space buffers, fencing and signage, construction of roads, trails and paths away from sensitive areas, and reduction or removal of development densities near sensitive areas."</i>	<u>Consistent:</u> Project implementation would not affect a sensitive natural community (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Natural Vegetative Resources Policy #8.0:</u> <i>"Landscaping plantings shall be required to: 1) be of the native plant species they replace, and/or non-invasive, and 2) drought resistant, to the greatest extent feasible, in accordance with design criteria in the Town Development Code."</i>	<u>Consistent:</u> A Revegetation Plan would be prepared for the proposed development (refer to Section 5.9, <i>Biological Resources</i> ). The 1999 Specific Plan Amendment requires native, drought resistant landscaping.

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<i>Wildlife Resources Policies in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Wildlife Resources Policy #2.0:</u> <i>"The Town shall maximize the protection of primary wildlife habitats through public and/or private management programs which include: 1) requiring (encouraging) the construction of active and passive recreation and development areas away from the habitat, and 2) use of fences, or other barriers and buffer zones."</i>	<u>Consistent:</u> The project does not contain a sensitive natural community (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Wildlife Resources Policy #3.0:</u> <i>"The Town shall minimize the impact of development and human activity on non-primary habitat areas through: 1) retaining of natural vegetation in proposed development areas, 2) providing buffers where necessary and design controls, 3) by enforcing leash laws and providing public information concerning the potential destruction of wildlife by domestic pets, and 4) by clustering development away from these areas to the maximum extent practicable."</i>	<u>Consistent:</u> The project does not contain a sensitive natural community (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Wildlife Resources Policy #4.0:</u> <i>"The Town shall protect the deer herds and their migration corridors to the maximum practical extent through:</i> <ul style="list-style-type: none"> <li>- <i>Provision of open space buffers between developments adjacent to migration corridors;</i></li> <li>- <i>Limited construction of new roads crossing migration routes; and</i></li> <li>- <i>Modification of existing road impacts to deer migration areas by measures which could include: 1) posting signs, 2) limiting driving speeds, and 3) devising channels migrating animals."</i></li> </ul>	<u>Consistent:</u> Development of the 1999 Specific Plan Amendment would not interfere with the deer herds or their migration routes (refer to Section 5.9, <i>Biological Resources</i> ).
<u>Open Space and Conservation Element - Wildlife Resources Policy #6.0:</u> <i>"Noise levels and congregations of people and/or equipment should be kept to levels compatible with the affected species."</i>	<u>Consistent:</u> The project would not result in significant noise affects to wildlife resources.

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**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<i>Water Resources Policies in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Water Resources Policy #1.0:</u> <i>"The quality and quantity of surface and ground waters should be maintained at acceptable levels as determined by appropriate agencies."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would not create significant and unmitigable impact in this regard. Refer to Section 5.8, <i>Hydrology and Drainage</i> .
<u>Open Space and Conservation Element - Water Resources Policy #4.0:</u> <i>"The Town shall carefully regulate development encroachment into flood plains and the perimeter of natural water bodies."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would not create significant and unmitigable impact in this regard. Refer to Section 5.8, <i>Hydrology and Drainage</i> .
<u>Open Space and Conservation Element - Water Resources Policy #5.0:</u> <i>"The Town shall carefully regulate construction and other activities and development, that which would cause or accelerate erosion sedimentation, water pollution and runoff volumes."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment and this EIR include erosion sedimentation, water pollution and runoff volume measures which would reduce impacts in this regard to less than significant levels. Refer to Section 5.8, <i>Hydrology and Drainage</i> .*
<i>Visual Resources and Community Design Policies in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Visual Resources and Community Design Policy #6.0:</u> <i>"Primary Scenic Areas and Scenic Resources shall be protected through design criteria and incentives and disincentives in the Town Development Code including:</i> <ul style="list-style-type: none"> <li>- <i>Location of structures, or modification of building height and bulk, to reduce impact to views of primary scenic areas and resources,</i></li> <li>- <i>Control of development on prominent ridgelines, bluffs and exposed hillsides,</i></li> <li>- <i>Use of building materials, and colors which blend rather than contrast with the surrounding visual resources,</i></li> <li>- <i>Limiting removal of vegetation, particularly mature trees, and</i></li> <li>- <i>Locating sensitive visual, biological and geological resource areas within Special Conservation Planning districts."</i> </li> </ul>	<u>Consistent:</u> The 1999 Specific Plan Amendment and Section 5.0 of this EIR contain development guidelines in this regard. Significant and unavoidable impacts to such resources would not occur.*

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**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<u>Open Space and Conservation Element - Visual Resources and Community Design Policy #7.0:</u> <i>"Preserve the important scenic vistas which occur along Old Mammoth Road, Meridian Boulevard and other defined areas by retaining sufficient minimum building setbacks and adoption of viewshed protection criteria and requirements in the Town Development Code."</i>	<u>Consistent:</u> Although not located near designated scenic vistas, the 1999 Specific Plan Amendment and Section 5.3, <i>Aesthetics/Light and Glare</i> , include development guidelines in this regard. Significant and unavoidable impacts to scenic vistas would not occur.*
<i>Cultural Resources Policies in the Open Space and Conservation Element</i>	
<u>Open Space and Conservation Element - Cultural Resources Policy #2.0:</u> <i>"An archeologic and historic site survey shall be conducted for environmental impact reports whenever a critical site(s) might exist within a project area and to the maximum practicable extent any discovered site shall be preserved or treated in accordance with the recommendations in the survey report."</i>	<u>Consistent:</u> Section 5.11, <i>Cultural Resources</i> , provides mitigation to protect resources.
<u>Open Space and Conservation Element - Cultural Resources Policy #5.0:</u> <i>"Primary (1) archeologic and historic sites should be protected through: 1) the adoption of an ordinance designed to protect primary sites and where necessary, provide for the purchase of significant sites, and 2) the obtaining of state and/or national register status where appropriate."</i>	<u>Consistent:</u> Section 5.11, <i>Cultural Resources</i> , provides mitigation to protect resources.
<b>SAFETY ELEMENT</b>	
<b>Goals</b>	
<u>Safety Element Goal #1.0:</u> <i>"To minimize loss of life, injury, property damage and natural resource destruction which may result from public safety hazards."</i>	<u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to applicable regulations in this regard.
<i>Flood Control Goals in Safety Element</i>	
<u>Safety Element - Flood Control Goal #5.0:</u> <i>"To prohibit incompatible development in flood areas which could pose a threat to life or property."</i>	<u>Consistent:</u> Significant impacts in this regard would not occur with 1999 Specific Plan Amendment implementation. Refer to Section 5.8, <i>Hydrology and Drainage</i> .

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**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<i>Fire Hazard Goals in Safety Element</i>	
<u>Safety Element - Fire Hazard Goal #6.0: "To minimize the incidence of structural fires and minimize loss of life due to fires."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to the Town Code in this regard. Refer to Section 5.10, <i>Public Services and Utilities</i> .
<u>Safety Element - Fire Hazard Goal #11.0: "To assure fire protection is provided to developing land."</u>	<u>Consistent:</u> Fire service would be available throughout the 1999 Specific Plan Amendment area. Refer to Section 5.10, <i>Public Services and Utilities</i> .
<i>Geologic Hazard Safety Goals in Safety Element</i>	
<u>Safety Element - Geologic Hazard Goal #12.0: "To protect life and property from soil and geologic hazards."</u>	<u>Consistent:</u> Significant impacts in this regard would not occur. Refer to Section 5.7, <i>Geology, Soils and Seismicity</i> .
<u>Safety Element - Geologic Hazard Goal #13.0: "To condition or prohibit development which is proposed for location in geologic hazard areas or in areas having excessive slopes as provided in the Town Development Code."</u>	<u>Consistent:</u> Refer to Section 5.7, <i>Geology, Soils and Seismicity</i> . The 1999 Specific Plan Amendment would develop the same physical area as analyzed in the previous environmental documentation approved for the 1999 Specific Plan Amendment.
<i>Seismic Goals in Safety Element</i>	
<u>Safety Element - Seismic Safety Goal #16.0: "To protect life and property from seismic hazards."</u>	<u>Consistent:</u> Development would be subject to applicable standards and codes in this regard. Refer to Section 5.7, <i>Geology, Soils and Seismicity</i> .
<b>Policies</b>	
<i>Avalanche Policies in the Safety Element</i>	
<u>Safety Element - Avalanche Policy #3.0: "The Town shall require developers to implement appropriate mitigation measures in avalanche areas through requirements in the Town Development Code."</u>	<u>Consistent:</u> The 1999 Specific Plan Amendment does not contain avalanche hazard areas. Refer to Section 5.7, <i>Geology, Soils and Seismicity</i> .*

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<i>Fire Protection Policies in the Safety Element</i>	
<p><u>Safety Element - Fire Protection Policy #10.0:</u> <i>"The Town shall help assure provision of adequate fire protection services by requiring development to conform to Fire District Plans, ordinances and requirements, and, to provide for fire protection personnel and equipment through requirements in the Town's Development Code, subdivision requirements and ordinances."</i></p>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to applicable Town and Fire District plans in this regard. Refer to Section 5.10, <i>Public Services and Utilities</i>.*</p>
<p><u>Safety Element - Fire Protection Policy #12.0:</u> <i>"The Town shall assist the Fire Department in reducing access and location delays, and in improving fire suppression by requiring:</i></p> <ul style="list-style-type: none"> <li>- <i>Business and house numbers to be visibly posed on each structure;</i></li> <li>- <i>A Fire District review of proposed development and remodeling projects as part of the Town Development Review Process, to assure proposed structures, roads/access and fire prevention proposals are adequate;</i></li> <li>- <i>To the maximum extent feasible, consultation between the Town and Fire District be held before any plans involving street, road, hydrant, water main/supply, or any other improvement affecting fire safety are approved by the Town or submitted for bid;</i></li> <li>- <i>Incorporation of appropriate site and structure design criteria in the Town Development Code to reduce fire hazards including: fire preventive building design appropriate building location and spacing, adequate access, etc."</i></li> </ul>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to applicable Town and Fire Department standards in this regard. Refer to Section 5.10, <i>Public Services and Utilities</i>.*</p>

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<p><u>Safety Element - Fire Protection Policy #13.0:</u> <i>"The Town shall help assure water supply and fire flow sufficient to suppress two or more simultaneous fires through requirements in the Town Development Code, including:</i></p> <ul style="list-style-type: none"> <li>- <i>Allowing only that development which can demonstrate that adequate fire flow is available to serve the development or alternately other adequate suppression techniques and design have been utilized."</i></li> </ul>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to applicable Town and Fire Department standards in this regard. Refer to Section 5.10, <i>Public Services and Utilities</i>.*</p>
<p><i>Geologic Policies in the Safety Element</i></p>	
<p><u>Safety Element - Geologic Policy #18.0:</u> <i>"The Town shall require developers to complete a preliminary soils and foundation analysis, and prepare a comprehensive erosion control plan to prevent erosion and siltation of streams in the community, through conditions in the Town Development Code."</i></p>	<p><u>Consistent:</u> Development in the 1999 Specific Plan Amendment area would comply with this policy. Refer to Sections 5.7, <i>Geology, Soils and Seismicity</i>, and 5.8, <i>Hydrology and Drainage</i>.*</p>
<p><u>Safety Element - Geologic Policy #19.0:</u> <i>"The Town shall require detailed geotechnical studies of sites with slopes of 20% or greater, land slide or liquefaction potential, or other potential geotechnical hazards, through requirements in the Town Development Code."</i></p>	<p><u>Consistent:</u> Individual developments in this regard would be subject to compliance with this policy. Refer to Section 5.7, <i>Geology, Soils and Seismicity</i>.*</p>
<p><u>Safety Element - Geologic Policy #21.0:</u> <i>"The Town shall encourage grading and foundation plans which minimize excavation. Off-site disposal of soils shall be discouraged, and where excavation is necessary, balanced cut and fill will be encouraged. Further, if excavated soils must be moved off-site, designated borrow pits shall be used and sculpted to fit the surrounding topography. Fill materials shall be extracted from Town designated areas."</i></p>	<p><u>Consistent:</u> 1999 Specific Plan Amendment development would result in off-site fill at a designated area as discussed in Section 5.7, <i>Geology, Soils and Seismicity</i>.*</p>

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<p><u>Safety Element - Geologic Policy #22.0:</u> "Soil erosion and soil transport during construction shall be controlled through requirements in the Town Development Code, including:</p> <ul style="list-style-type: none"> <li>- Disturbed soil surfaces covered with mulch or grass until vegetation is re-established and/or permanent surface is overlaid.</li> <li>- Minimization of exposed graded areas for extended periods through project phasing.</li> <li>- Sprinkling of disturbed soils.</li> <li>- Covering, windfencing around or wetting of stockpiled topsoil or dusty building materials.</li> <li>- Use of wind erosion construction barriers in sites exposed to wind erosion during construction.</li> <li>- Limitation of construction equipment and vehicle speeds to 15 miles per hour on construction sites.</li> <li>- Use of sedimentation basins or ponds to prevent sediment reaching streams and the Town drainage system."</li> </ul>	<p><u>Consistent:</u> Sections 5.5, <i>Air Quality</i>, and 5.7, <i>Geology, Soils and Seismicity</i> contain erosion and soil transport measures as referenced in this policy.*</p>
<p><u>Safety Element - Geologic Policy #25.0:</u> "The Town shall require major developments to prepare and Specific Plan Area Plans to address hazard emergencies such as evacuation, shelter, communication issues, etc."</p>	<p><u>Consistent:</u> Hazard emergencies have been analyzed in Sections 5.4, <i>Traffic and Circulation</i>, and 5.10, <i>Public Services and Utilities</i> significant impacts in this regard would not occur.</p>
<p><i>Seismic Policies in the Safety Element</i></p>	
<p><u>Safety Element - Seismic Policy #26.0:</u> "The Town shall ensure that new development, modernization projects and public works facilities projects will be constructed to reduce structural damage during seismic events through conditions in the Town's Development Code, including:</p> <ul style="list-style-type: none"> <li>- The strict enforcement of the Uniform Building Code sections regarding seismic design, grading and excavation.</li> <li>- Upgrading of utilities serving the development to withstand projected earthquake loadings and/or to shut off utility in case of failure (e.g., gas pressure drop valves).</li> </ul>	<p><u>Consistent:</u> 1999 Specific Plan Amendment development would be subject to the requirements indicated in this Policy. Refer to Section 5.7, <i>Geology, Soils and Seismicity</i>.*</p>

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

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Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<ul style="list-style-type: none"> <li>- <i>Requiring detailed geotechnical studies for development sites with liquefaction, landslide and faulting potential to insure appropriate siting and design is utilized in project development.</i></li> </ul>	
<p><u>Safety Element - Geologic Policy #29.0:</u> <i>"The Town shall ensure that adequate emergency access is available to evacuate peak populations during emergencies through:</i></p> <ul style="list-style-type: none"> <li>- <i>Designation of an additional emergency access road alignment(s) to accommodate buildout populations.</i></li> <li>- <i>Completion of the existing roadway system.</i></li> <li>- <i>Encouragement of continued airport improvements to improve its use for emergency evacuation.</i></li> </ul>	<p><u>Consistent:</u> As analyzed in Sections 5.4, <i>Traffic and Circulation</i>, and 5.10, <i>Public Services and Utilities</i> significant and unmitigable impacts in this regard would not occur.*</p>
<b>NOISE ELEMENT</b>	
<b>Goals</b>	
<p><u>Noise Element Goal #1.0:</u> <i>"To provide a healthful and enjoyable noise environment for community residents and visitors."</i></p>	<p><u>Consistent:</u> 1999 Specific Plan Amendment implementation would require mitigation to avoid significant and unavoidable short and long-term noise impacts. Refer to Section 5.6, <i>Noise</i>.</p>
<p><u>Noise Element Goal #2.0:</u> <i>"To provide a comprehensive noise control and mitigation program which will retain and improve, where necessary, the quiet rural alpine character of Mammoth Lakes."</i></p>	<p><u>Consistent:</u> Refer to Section 5.6, <i>Noise</i>. The 1999 Specific Plan Amendment would not change the noise character of the area beyond that anticipated in the 1991 Specific Plan EIR.</p>
<p><u>Noise Element Goal #3.0:</u> <i>"To project areas within Mammoth Lakes which have presently acceptable and sensitive noise environments, through land use planning and development control techniques."</i></p>	<p><u>Consistent:</u> 1999 Specific Plan Amendment implementation would require mitigation to avoid significant and unavoidable short and long-term noise impacts. Refer to Section 5.6, <i>Noise</i>.</p>
<p><u>Noise Element Goal #4.0:</u> <i>"To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process."</i></p>	<p><u>Consistent:</u> Information in this regard has been provided in Section 5.6, <i>Noise</i>.</p>

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**(continued)**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<p>Noise Element Goal #5.0: <i>"To ensure noise due to construction activities is minimized, especially in residential and visitor housing areas."</i></p>	<p><u>Consistent:</u> As discussed in Section 5.6, <i>Noise</i>, construction within the North Village area would result in temporary impacts due to construction of the underground parking structures in direct proximity to existing residential land uses. Mitigation measures are proposed to avoid significant impacts (refer to Section 5.6, <i>Noise</i>).</p>
<p><b>Policies</b></p>	
<p>Noise Element Policy #4.0: <i>"If attainment of construction noise standards is not feasible, the contractors should be required to:</i></p> <ul style="list-style-type: none"> <li>- <i>Certify that all power construction equipment has appropriate mufflers;</i></li> <li>- <i>Require use of appropriate noise abatement measures;</i></li> <li>- <i>Prohibit excessively noisy construction practices whenever feasible (such as pile drivers); and</i></li> <li>- <i>Limit the hours of construction activity to 7:00 a.m. to 6:00 p.m. on weekdays and Saturdays. Compliance can be assured by periodic measurements or upon complaint by adjacent land owners/occupiers."</i></li> </ul>	<p><u>Consistent:</u> The project may create significant and noise impacts during construction from pile driving activities and truck haul route trips. These activities, and other construction activities would be subject to compliance with this policy. Refer to Section 5.6, <i>Noise</i>.*</p>
<p>Noise Element Policy #6.0: <i>"The Town shall prohibit the development of noise incompatible land uses unless potential noise impacts are adequately mitigated, in accordance with requirements in the Town Development Code and in applicable environmental documents."</i></p>	<p><u>Consistent:</u> Section 5.6, <i>Noise</i>, provides development guidelines for noise compatibility.*</p>
<p>Noise Element Policy #7.0: <i>"Noise sensitive land uses (i.e., hospitals, schools, nursing homes, etc.) shall be protected away from high noise uses."</i></p>	<p><u>Consistent:</u> Noise sensitive uses in this regard are not planned in the 1999 Specific Plan Amendment area. Refer to Section 5.6, <i>Noise</i>.</p>

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.

**Appendix 16.11**  
**1999 SPECIFIC PLAN AMENDMENT CONSISTENCY WITH**  
**APPLICABLE GENERAL PLAN GOALS AND POLICIES**  
**(continued)**

Town's Applicable General Plan Goal or Policy	Project Consistency Discussion
<p><u>Noise Element Policy #8.0:</u> <i>"The Town shall only permit development which is compatible with projected noise levels along major traffic arterials through application of conditions in the Town Development Code. As noise impacts along Main Street, Minaret Road and Meridian Boulevard are anticipated to expand substantially, land uses along these and other major thoroughfares which are not compatible should be discouraged through incentives and disincentives in the Town Development Code."</i></p>	<p><u>Consistent:</u> As analyzed in Section 5.6, <i>Noise</i>, less than significant noise impacts along several local roadways would occur from project-related vehicular trips. Refer to Section 5.6, <i>Noise</i>.</p>
<p><u>Noise Element Policy #9.0:</u> <i>"The Town shall institute a Noise Mitigation Program to address community-wide noise problems such as traffic noise along major thoroughfares and intersections. Developers may be assessed fees in proportion to the incremental effect of their project, or the project may be conditioned to accomplish required mitigation, including:</i></p> <ul style="list-style-type: none"> <li>- <i>Appropriate noise barriers (walls, berms and vegetative noise barriers) along noise generating road segments adjacent residential development and sensitive receptors.</i></li> <li>- <i>new intersection design, signaling and signing improvements to reduce stopping and starting noise.</i></li> <li>- <i>Participation in the funding of transit services and facilities."</i></li> </ul>	<p><u>Consistent:</u> The 1999 Specific Plan Amendment would be subject to requirements in this policy. Refer to Section 5.6, <i>Noise</i>.*</p>
<p><u>Noise Element Policy #10.0:</u> <i>"The Town Development Code shall require an acoustical analysis for:</i></p> <ul style="list-style-type: none"> <li>- <i>All noise-sensitive projects, and any residential land divisions, residential development and structural remodeling projects in areas exposed to noise levels of 55 dBA (Ldn level) or greater as delineated in this Element and/or in an appropriate environmental document.</i></li> <li>- <i>Projects which typically generate an Ldn CNEL of 60 dBA or greater for more than 30 minutes during any hour and are being proposed outside of the 60 dB (Ldn) contour or adjacent to a noise sensitive land use (school, hospital) or residential unit."</i></li> </ul>	<p><u>Consistent:</u> An acoustical analysis was prepared for the proposed 1999 Specific Plan Amendment. Refer to Section 5.6, <i>Noise</i>.*</p>

\* The 1999 Specific Plan Amendment would be consistent with the General Plan Goal/Policy following implementation of recommended mitigation measures throughout Section 5.0 of this EIR, additional Town review/approval as specified, or with compliance with applicable standards and/or Codes.