

*FINAL INITIAL STUDY*

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*Mammoth View*

*Viewpoint Road  
Mammoth Lakes, CA 93546*

*Prepared for:*

**Town of Mammoth Lakes  
Community Development Department  
Planning Division**

*Prepared By:*

**CAJA ENVIRONMENTAL SERVICES**

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**July 2011**



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## I. RESPONSES TO COMMENTS

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### INTRODUCTION

This section contains written responses to each of the comments on the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) received during the public review period. All the comment letters are included in Appendix A to this document. Each comment is delineated and numbered. The text of the individual comments is included below and is followed by a response to the comments. This section also includes corrections and additions that have been made to the text of the Draft IS/MND, resulting from responses to comments.

### RESPONSE TO COMMENTS ON THE DRAFT IS/MND

#### LETTER NO. 1

Gayle J. Rosander, IGR/CEQA Coordinator  
Department of Transportation, District 9  
500 South Main Street  
Bishop, CA 93514

#### *Comment No. 1-1*

The California Department of Transportation (Caltrans) appreciates the opportunity to review the IS/MND for the proposed Hotel/Condominium complex located north of State Route 203 (Main Street) and accessing the highway at Mountain Boulevard and Viewpoint Road. We appreciate our previous communication on this project. We have the following comments:

#### *Response to Comment No. 1-1*

Comment acknowledged.

#### *Comment No. 1-2*

Caltrans Main Street right-of-way (R/W) is comprised of both fee and easement portions along Project site frontage. The R/W line should be more consistently plotted on Project diagrams so the proposed encroachments are readily discernable. This would especially be useful on some of the elevation diagrams showing roof lines. It appears some roofs would over hang into the R/W. Caltrans may allow this under encroachment permit process; however, no structural supports would be allowed. No new drainage/snow from rooflines would be allowed onto the R/W either. We assume Figures II-12 and 13, which show roof slopes away from the R/W (hence no new drainage concentrations onto the R/W), are correct. (The Legend on Figure II-9 is unclear and should be clarified (i.e. the arrow actually depicts the direction of drainage.)

***Response to Comment No. 1-2***

The Town will require as a condition of approval that the Project Applicant include this information on revised Project plans submitted during the final review process prior to the issuance of any grading permit for the Project. No structural supports are being proposed within the Caltrans right-of-way. However, some roofs do encroach into the 20-foot Caltrans snow easement. No Project roofs would slope toward the Caltrans right-of-way and thus, snow from Project roofs would not be deposited into the Caltrans right-of-way.

***Comment No. 1-3***

It appears that two of the "primary identity" signs (page II-92 and Figure 11-41) are proposed within State RIW. Such signs cannot be placed or permitted within State R/W.

***Response to Comment No. 1-3***

The two referenced primary identity signs would not be placed within Caltrans right-of-way. The Town will ensure that the Project Applicant reflects this on future Project plans and documents submitted for grading and building permit applications.

***Comment No. 1-4***

Landscaping proposed for State R/W is also subject to the Caltrans Encroachment permit approval process, which includes District Landscape Architect review. This includes any tree planting and removal. Other proposed State R/W improvements including Project walkways (which must be built to Americans with Disability Act standards) and any walls (which might require Caltrans Headquarters Structures approval) must be done via the encroachment permit process.

***Response to Comment No. 1-4***

The Project Applicant will comply with all of Caltrans' Encroachment Permit requirements.

***Comment No. 1-5***

The project may not store snow within State R/W. The Town should require a definite snow storage plan other than " ... Applicant would consider participating in a snow storage district ... or could chose to truck snow ... " (page II-89).

***Response to Comment No. 1-5***

The Project Applicant is not proposing to store any snow within the Caltrans right-of-way. The Town will address the details of the Project snow storage plan during the grading and building permit processes.

As noted in the Draft IS/MND, more than one option is available and will be considered by the Applicant, in consultation with the Town.

***Comment No. 1-6***

The proposal that Southern California Edison (SCE) remove power poles and place power lines underground on Main St. frontage will require appropriate techniques via an encroachment permit, acquired by SCE (page II-93).

***Response to Comment No. 1-6***

If this action were to be undertaken by SCE in association with the proposed Project, the required encroachment permit would be sought from Caltrans. However, because this action would not be part of the Project itself, this permit does not need to be included in the list of discretionary actions on Page II-96 in Section II (Project Description) of the Draft IS/MND.

***Comment No. 1-7***

Regarding other off-site improvements including Viewpoint Rd., sidewalk along Main St. frontage and a bus shelter, Caltrans is still of the opinion stated in our April 6, 2011 letter; the project proponent should at least provide the sidewalk and make fair share contributions toward View Point Rd. and the bus shelter. Thus, the Town should condition these items accordingly.

***Response to Comment No. 1-7***

The Town is engaged in discussions with the Project Applicant regarding these off-site improvements. The Draft IS/MND evaluates the environmental impact of these improvements so that, if the improvements are ultimately included, they will have received environmental review as required under CEQA. Caltrans' opinion regarding these improvements is noted, but the Town will make the final determination. If any of these improvements were to be eventuated, the appropriate encroachment permit(s) would be sought from Caltrans.

***Comment No. 1-8***

The Traffic Study concludes the adequacy of the existing Viewpoint Rd./Main St. condition (Main St. with 62-ft center-turn turn-lane and 100-ft westbound left-turn lane at the signal). However, per our previous letter, please again note that Project eastbound left-turn access onto Viewpoint Rd. could be reduced or eliminated in the future - dependent on the need for additional westbound left-turn lane storage. (The existing center-turn lane could become part of the westbound left-turn lane.)

***Response to Comment No. 1-8***

Comment noted. The Draft IS/MND can only evaluate how the Project would impact existing and planned future roadway conditions and geometries in the vicinity. Depending on the timing of any future change in the referenced center-turn lane, Caltrans may need to work with both the Town and the Project Applicant (or future Project property owner, if different) to ensure that Project traffic is adequately provided for in future Caltrans revisions to Main Street lane striping.

***Comment No. 1-9***

We value a cooperative working relationship with the Town during our continued interaction through project planning and encroachment permit phases. If you have any questions, please call me at (760) 872-0785.

***Response to Comment No. 1-9***

Comment acknowledged.

**LETTER NO. 2**

Theodore D. Schade, Air Pollution Control Officer  
Great Basin Unified Air Pollution Control District  
157 Short Street  
Bishop, CA 93514

***Comment No. 2-1***

The Great Basin Unified Air Pollution Control District (District) has reviewed the initial study (mitigated negative declaration) for the Mammoth View Project and would like to submit the following comments:

1. Notification to the District must be made prior to demolition of existing buildings in accordance with asbestos regulations. The notification must include the results of asbestos sampling and lab analyses.

The asbestos National Emissions Standard for Hazardous Air Pollutants, (NESHAP), 40 CFR Part 61, Subpart M, Section 61.145, requires written notification of demolition or renovation operations. Notification form available at <http://www.gbuapcd.org/asbestos>.

***Response to Comment No. 2-1***

The Town will require that the referenced notification be provided by the Project Applicant prior to the issuance of a demolition permit for the subject structures on the Project site. This requirement will be a condition of Project approval.

***Comment No. 2-2***

2. On Pages 11-94 - 11-95 of Section II - Project Description, under "Discretionary Actions," the District's Secondary Source Permit requirement should be mentioned.

District Rule 216-A states:

*A person shall not initiate, modify, construct or operate any secondary source which will cause the emission of any manmade air pollutant for which there is a state or national ambient air quality standard without first obtaining a permit from the Air Pollution Control Officer. (Rule 216-A.A.1.)*

where a secondary source of air pollution is defined as,

*"any structure, building, facility, equipment, installation or operation (or aggregation thereof) which is located on one or more bordering properties within the District and which is owned, operated or under shared entitlement to use by the same person. " (Rule 216- A.F.1.)*

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For more information about the application process and permit fees, see the "Secondary Source Brochure" or "Info Sheet" at: <http://www.gbuapcd.org/permitapplications.htm>.

***Response to Comment No. 2-2***

The text on page II-94 in Section II (Project Description) of the Draft IS/MND has been revised as follows:

Additional actions required from other agencies for Project implementation include, but are not limited to, the following:

- Timber harvest permit from the California Department of Forestry
- Secondary Source Permit from the Great Basin Unified Air Pollution Control District

***Comment No. 2-3***

3. Section IV - Explanation of Checklist, Subsection 3-1, "Mitigation Measures" would be consistent with the standard conditions of a District Secondary Source Permit if the following edits were made:

3-1: The Project applicant shall require that the following practices be implemented by including them in the contractor construction documents to reduce the emissions of pollutants generated by heavy-duty diesel powered equipment operating at the Project site throughout the Project construction phases:

- a. Water all construction areas at least twice daily; water trucks will be filled locally after the contractor makes water acquisition agreements and obtains any required permits.
- b. Cover all trucks hauling soil, sand, and other loose materials;
- c. Apply clean gravel, water, or non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- d. Remove excess soils from paved access roads, parking areas and staging areas at construction sites;
- e. Sweep streets daily (with mechanical sweepers) if visible soil material is carried onto adjacent public streets;
- f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);

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- h. Limit traffic speeds on unpaved roads to 15 miles per hour;
  - i. Install gravel-bags, cobble entries, or other Best Management Practices (BMPs) and erosion control measures to prevent silt runoff to public roadways;
  - j. Replant vegetation in disturbed areas as soon as possible;
  - k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site;
  - l. Suspend excavation and grading activities (except operation of water trucks) when wind ~~(as instantaneous gusts) exceeds 50 miles per hour (mph)~~ conditions are such that dust cannot be controlled and when sustained winds exceed 25 mph, increase the frequency of watering from twice daily, as described in Mitigation Measure 3-1.a above, to three to four times a day;
  - m. The construction fleet will meet the terms set forth in the CARB Regulation for in-use Off Road Diesel Vehicles, paragraph (d)(3) Idling.
  - n. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use;
  - o. All equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications;
  - p. When feasible, alternative fueled or electrical construction equipment shall be used for the Project site;
  - q. Use the minimum practical engine size for construction equipment; and
  - r. Gasoline-powered equipment shall be equipped with catalytic converters, where feasible.

***Response to Comment No. 2-3***

Mitigation Measure 3-1(l) on page IV-21 in Section IV (Explanation of Checklist Questions) of the Draft IS/MND has been revised as follows:

- l. Suspend excavation and grading activities (except operation of water trucks) ~~when wind (as instantaneous gusts) exceeds 50 miles per hour (mph)~~ conditions are such that dust cannot be controlled and when sustained winds exceed 25 mph increase the frequency of watering from twice daily, as described in Mitigation Measure 3-1a above, to three to four times a day;

***Comment No. 2-4***

Thank you for the opportunity to submit these comments. If you have any questions, you may contact Jon Becknell or Jan Sudomier (for asbestos issues) at (760) 872-8211.

***Response to Comment No. 2-4***

Comment acknowledged.

**LETTER NO. 3**

Native American Heritage Commission  
Dave Singleton, Program Analyst  
915 Capital Mall, Room 364  
Sacramento, CA 95614

***Comment No. 3-1***

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

***Response to Comment No. 3-1***

Comment acknowledged.

***Comment No. 3-2***

The California Environmental Quality Act (CEQA - CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'Significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted in; **Native American cultural resources were not identified** within the 'area of potential effect (APE), based on the USGS coordinates of the project location provided.

***Response to Comment No. 3-2***

Comment acknowledged.

**Comment No. 3-3**

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254.1 O.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code §5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321- 43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq*. and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places and there may be sites within the APE eligible for listing on the California Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

***Response to Comment No. 3-3***

As discussed in the Archaeological Study conducted for the Project (contained in Appendix C to the Draft IS/MND), a CHRIS records search and Sacred Lands records search for the Project site was performed. Because the Project does not involve a request for amendment to the Town's General Plan, consultation with Native American tribal representatives is not required. Further, the Project site has been previously developed. It is the Town's opinion that adoption of the identified required mitigation measures, which include protocols for handling accidentally discovered archaeological resources and/or human remains, would fully address potential impacts to cultural resources that might result from Project implementation. The Native American consultation step was not taken for this Project.

**LETTER NO. 4**

Mammoth Community Water District  
Irene Yamashita, Environmental Specialist and Public Affairs  
1315 Meridian Blvd.  
Mammoth Lakes, CA 93546

***Comment No. 4-1***

Thank you for the request to comment on the Mitigated Negative Declaration for the Mammoth View Project. The District appreciates the opportunity to work with the Town to insure long-term water reliability and wastewater service to the community. The District would like to offer the following comments on the environmental document.

General Comments

The Project Applicant appears to be sensitive to resource conservation issues. Potential impacts to the District's water and wastewater services and the aquifers our groundwater production wells depend on, could not be fully evaluated with the information provided in the MND. To better evaluate the project's potential impacts on the District's services, information on total project water demand and a more fully developed geothermal energy system description with accompanying technical studies are necessary to insure that the project's potential impacts will truly be less than significant as determined in the Initial Study. Please see the project specific comments provided below.

***Response to Comment No. 4-1***

The commenter is referred to the additional information regarding the proposed geothermal system and outdoor irrigation system submitted by the Project Applicant to MCWD on July 14, 2011 (refer to Appendix B) and MCWD's response (refer to Appendix B) to the Project Applicant's letter.

As discussed on page IV-73 in Section IV (Explanation of Checklist Questions) of the Draft IS/MND, the Project would increase water consumption at the site by approximately 8,840 gallons of water per day. As stated previously, given the fluctuations characteristic of the Town's tourism pattern, the majority of the proposed residential units likely would be occupied seasonally rather than on a year-round basis, and therefore, the Project would not use water at the same rate over the course of an entire year. Also, the Project would comply with the Town's Water Efficient Landscaping Ordinance. Thus, the Project's estimated net water consumption of approximately 8,840 gallons of water per day is a conservative estimate.

MCWD has based its projections for the Town's water demand in its Urban Water Management Plan on the growth projections contained in the Town's 2007 General Plan. These projections include the existing entitled development for the Project site (i.e., a 264,993-square-foot development similar to the

proposed Project in use but substantially larger in scale). The Project is consistent with the existing zoning and land use designation for the site and has thus been accounted for in the MCWD's Urban Water Management Plan and water demand projections. Additionally, the Project's overall square footage (110,132 square feet) is far less than that of the existing entitled development and would thus consume much less water than planned for the site by MCWD. Implementation of the Project's proposed geothermal heating system would not result in the consumption of any groundwater and thus, would not impact MCWD's groundwater supplies.

Prior to any construction activities, the Project Applicant would be required to coordinate with MCWD to determine the exact water conveyance requirements of the Project, and any upgrades to the water lines in the vicinity of the Project site that are needed to serve the Project would be installed as part of the Project. In addition, the Project includes installation of water infrastructure within the Project site to convey water generated by the proposed uses to the existing water lines. Through the coordination process, Project impacts related to water supply would be less than significant.

***Comment No. 4-2***

Landscaping

1. The MND does not provide an estimate of irrigated area nor does it provide an estimate of annual water demand for irrigation. Therefore, it is not possible to address potential impacts to water resources resulting from the project.

The District appreciates the intent to minimize irrigation for the project with the installation of cisterns and native plants; however, an estimate of irrigation water demand needs to be provided to assess potential impacts on water supply reliability. Specific descriptions of the project landscaping indicate some areas may have a significant irrigation demand including: picnic areas, a playground, sports meadow, wildflowers, meadows, and high water use trees, aspen and birch. Provision of an estimate of the landscaped area and the annual irrigation demand would provide information necessary to determine potential impacts on future water supply reliability and insure the cisterns can be sized appropriately to deliver 20% of the irrigation demand for the project as described in the MND.

***Response to Comment No. 4-2***

Utilizing the information "Climate Data Collected by the US Forest Service Station in Mammoth Lakes" provided by Irene Yamashita of the Mammoth Community Water District (MCWD) on July 7, 2011, the annual Project water demand for irrigation has been calculated. Based upon the projected landscaping mix for the Project, it is estimated that the Project would require approximately 1,666 gallons of water per day for irrigation during the growing season. The landscaped area within the Project would consist of approximately 1,731 square feet of turf; 7,500 square feet of groundcover/spray irrigation; 12,500 square feet of shrubs/drip irrigation; and 16,784 square feet of native plant species/temporary irrigation with rotors.

After calculating the estimated irrigation demand, a cistern volume that would meet at least 20% of the Project's annual irrigation demand was calculated. The proposed cistern to be included in the Project would provide approximately 54% of the annual irrigation demand and 23% of the summer irrigation demand for the Project. Thus, the Project would attain the standard for irrigation that is set forth in the Draft IS/MND.

Also, the commenter is referred to Response to Comment 4-1.

***Comment No. 4-3***

2. The project should use the ET adjustment factor of 0.7 contained in the state's model water efficient landscape ordinance when determining Maximum Applied Water Allowance (MAWA) for irrigation water demand instead of 0.8 as referenced in the Town's water efficient landscape ordinance.

The Town will be updating their Water Efficient Landscaping Ordinance in late 2011. Until the update is complete, the District would like to recommend the calculation to determine Maximum Applied Water Allowance for the project follow the state's method as provided in California's Model Water Efficient Landscape Ordinance.

***Response to Comment No. 4-3***

The calculations for the Project irrigation water demand referenced in Response to Comment No. 4-2 above utilize the recommended ET adjustment factor contained in the state's model water efficient landscape ordinance.

Also, the commenter is referred to Response to Comment 4-1.

***Comment No. 4-4***

**Geothermal Heating Option**

1. The MND cannot assess the potential environmental impacts of the geothermal energy system because the energy system described is preliminary and studies are still in progress.

The MND provides a "preliminary proposal" for the geothermal heating system and describes that the Project Applicant is still investigating the technical feasibility of using geothermal energy. Until the geothermal heating system is more certain and the technical data such as: location, size, capacity, and depth of reinjection wells and pumping and injection flow rates; are provided, determination of less than significant impacts are based on incomplete information.

**Response to Comment No. 4-4**

The impact significance determination was based upon the characteristics of the proposed geothermal heating option for the Project. As described on Page II-90 in Section II (Project Description) of the Draft IS/MND, the system would be closed-loop and would not result in any water consumption or exposure of groundwater. During the time since the Draft IS/MND was released for public review, the Project Applicant has provided some additional information regarding the proposed geothermal heating option to the Town. This information consists of the preliminary schematic design, production and injection well schematic design, preliminary estimates of annual energy use, and preliminary peak demand and peak capacity calculations. This information is provided in Attachment B (letter from Hector Caldera to MCWD dated July 14, 2011 and attachments thereto). Based upon this supplemental information regarding the proposed geothermal option, the Town has reaffirmed the conclusion in the Draft IS/MND that the Project's geothermal component would not result in any significant groundwater impact.

**Comment No. 4-5**

2. The project should not be allowed to use single-pass potable water for the heating system as described on page II-90.

The project preliminarily proposes to use domestic water for floor heating that would then be disposed of in the sewer system. This is not an efficient use of potable water and would likely eliminate meeting the CALGreen 20 percent saving requirements for indoor water use. This water demand is also not included in Table IV-22, Estimated Water Consumption and Table IV-23, Estimated Wastewater Generation. To evaluate potential impact to water supply and wastewater service, the project needs to provide these estimates.

**Response to Comment No. 4-5**

The Project's geothermal heating option would not utilize a single-pass system for floor heating inside any of the buildings. Item #3 on page II-90 (continuing over to page II-91) in Section II (Project Description) of the Draft EIR has been revised as follows:

- a. **Building Systems:** In the hotel, the heat exchangers would provide heating water for four pipe fan coils utilizing ducted, forced air and would serve each zone, including the guest rooms. A cooling tower and water-cooled chiller would provide chilled water for the fan coils. A heat recovery ventilator would supply air to the corridor areas, exhaust air from bathrooms, and provide positive building pressurization. For the cabins and townhomes, heating water from the Hot Water Closed Loop System would serve fan coils in the garage of each unit that have heating water and DX cooling coils. The DX coils would be paired with outdoor condensing units to provide cooling and the fan coils would utilize ducted, forced air distribution. At each building, a heat exchanger/storage tank would take the heat from the Hot Water Closed Loop System and transfer it to water that would be used for hydronic floor heating and

domestic hot water supply. ~~The source of domestic water for floor heating and hot water supply would be municipal and would be disposed of via the sewer system.~~ The only difference between this and a regular water heater is that this system does not use propane.

***Comment No. 4-6***

3. The MND needs to provide a clear project description of the geothermal energy system and describe what changes to the project description would trigger a reevaluation of environmental impacts.

This comment is to address the preliminary nature of this project element. The MND should describe aspects of the project that could change as the system components are finalized that could result in a need to reevaluate potentially significant impacts.

***Response to Comment No. 4-6***

The information in the Draft IS/MND, as supplemented in these responses to comments, is current as it pertains to the Project description and the proposed geothermal heating option. Any revisions to the Project and proposed geothermal heating option as it has been described in the IS/MND will be evaluated by the Town for the potential to result in environmental impacts different from those discussed in these documents. If necessary, supplemental environmental review will be performed if the Town determines that any changes to the Project may result in additional or different environmental effects.

Also, the commenter is referred to Response to Comment 4-1.

***Comment No. 4-7***

Leadership in Energy and Environmental Design (LEED)

4. The intention of describing the Project Applicant's interest in LEED certification in the MND is not clear.

LEED certification includes water efficiency as one of nine key areas for LEED building certification. The MND does not describe which key area(s) the Applicant is potentially interested in pursuing. Therefore, this information is irrelevant unless additional information and commitment are provided in the MND.

***Response to Comment No. 4-7***

The analysis in the Draft IS/MND did not take any credit for potential LEED certification and thus, the discussion was provided simply for informational purposes in order to disclose the Applicant's intent to the public.

**Comment No. 4-8****Water Quality, Reuse, and Irrigation Concept**

1. To meet the Town's water-efficient landscape regulations, the project must install all irrigation and water feature plumbing systems to be completely separate from potable service connections to allow for future use of recycled water for irrigation and water features supply

Construction of dual plumbing for future recycled water irrigation supply was not included in the project description; however, Chapter 17.40, Water Efficient Landscape Regulations of the Town's Municipal Code includes a provision for dual distribution system plumbing (C17.40.020.C.8.b.)

***Response to Comment No. 4-8***

Comment noted. The Town is discussing the possibility of providing dual distribution system plumbing with the Applicant. At this time, a conclusion with respect to this issue has not been reached. Thus, the Draft IS/MND appropriately evaluated Project water consumption under the assumption that recycled water would not be utilized for irrigation water supply in order to provide a conservative analysis of overall water demand. It should be noted that the provision for dual distribution system plumbing in the Town's Municipal Code is in section 17.38.030.C.8.b.

**Comment No. 4-9**

2. The MND does not provide an irrigation water demand estimate, thus it is not evident that the on-site cisterns will be capable of meeting 20 percent of the irrigation demand as described in the project description.

The MND needs to provide sufficient data to assure the public that the cisterns will be able to provide 20 percent of the irrigation water demand as described. This can be accomplished by providing the annual irrigation water demand and determining the size of the cisterns required to hold sufficient supply to meet 20 percent of the irrigation demand. If the cistern water supply is dependent on augmentation or replenishment from growing season precipitation, average monthly precipitation data for Mammoth Lakes needs to be included in the data analysis.

***Response to Comment No. 4-9***

See Response to Comment 4-2.

**Comment No. 4-10**

3. The irrigation system needs to rely on a weather-based controller as described in the 2010 California Green Building Standards Code (CALGreen).

The MND describes use of the California Irrigation Management Information System Mammoth Station to increase the efficiency of the irrigation system; however, this station does not exist. The project does need to install a weather-based irrigation controller to address CALGreen requirements.

***Response to Comment No. 4-10***

The first full paragraph on page II-93 in Section II (Project Description) of the Draft IS/MND has been revised as follows:

Perimeter plantings (hydroseed) and tree replacements would be watered by a temporary irrigation system that would be removed after a one-year maintenance and establishment period. A limited area of core plantings of trees, shrubs, and groundcovers would have a permanent irrigation system. ~~The Project would incorporate a weather-based irrigation controller, consistent with CALGreen Code requirements irrigation system would be telemetry based, automatically downloading local climate data and evapotranspiration rates from the California Irrigation Management Information System (CIMIS) Mammoth station.~~ This system would function to greatly reduce overwatering. The use of potable water for this area would be reduced by 20 percent with the reuse of water captured in two cisterns.

***Comment No. 4-11***

Utilities and Service Systems

1. The MND incorrectly describes the water supply for the Town of Mammoth Lakes increased as a result of improvements at the Lake Mary Water Treatment Plant.

The MND describes that the District is now able to divert 2,760 acre-feet of surface water as a result of improvements at the Lake Mary Water Treatment Plant. The improvements at the treatment plant enabled the District to divert the maximum amount of surface water allowed under our water right permit and licenses. This improvement was critical to meet peak demands. Increasing diversions to the treatment plant does not necessarily increase overall water supply; the District must still comply with other water management requirements as described in our licenses and permit. These management requirements constrain the diversion amounts such that the District has never fully utilized the 2,760 acre-feet of surface water from Lake Mary during normal or wet precipitation years. The MND failed to present fully the information provided in the 2005 UWMP that described potential water shortages during multiply dry and single dry water year scenarios as the Town approaches build-out.

***Response to Comment No. 4-11***

Comment noted. Because the analysis in the Draft IS/MND based its conclusion on the fact that the Project would consume less water than would a different project developed to the maximum density

permitted on the site under current entitlements, no revision to this discussion on Page IV-73 in Section IV (Explanation of Checklist Questions) of the Draft IS/MND is necessary.

***Comment No. 4-12***

2. The water demand estimates for the project need to be more comprehensive to determine potential impacts on water supply and wastewater services.

The District appreciates the work conducted to produce the indoor water demand for the development. This project is consistent with the District's assumptions for build-out density conditions; however, as addressed in comments under the Geothermal Heating Option and the Landscape section of the comments, water demand and wastewater generated from the hotel heat exchangers and the landscape irrigation demand needs to be included in the utility and service system discussion. In addition, the MND points out that because vacancy rates fluctuate, water use will likely be lower than described. However, peak visitation demands on the water and wastewater system can have a significant impact on the service system. Further, the largest, consistent water demand of a development project corresponds with the irrigation season; this demand occurs regardless of occupancy rates.

The study describes the District's water treatment plants as having adequate capacity to serve the project. The District does not unconditionally guarantee any priority or reservation of capacity. Any additional capacity requires the developer to apply for and acquire water and sewer permits prior to construction of any improvements. Such permits are issued on a first-come, first-served basis and only to the extent that there is then remaining available water supply and capacity in the physical facilities needed to provide water and sewer service to the proposed development, including available capacity in the District's water and wastewater treatment facilities.

***Response to Comment No. 4-12***

Comment noted. Subsequent to receipt of this comment, the Town, Project Applicant, and MCWD participated in a conference call to address the issue of overall Project water demand estimation. As a result of this discussion, MCWD agreed that the water demand calculations for the Project provided by the Applicant adequately address this comment. These calculations are presented in Attachment B (letter from Hector Caldera to MCWD dated July 14, 2011 and attachments thereto).

Also, the commenter is referred to Response to Comment 4-1.

***Comment No. 4-13***

3. Please include information on the application of the CALGreen requirements that will be included with the construction of this project.

Because this is a mixed-use project, it is not clear how CALGreen applies to construction. For example, how does the requirement for installation of separate meters or submeters for indoor and outdoor potable water use applies to this project (Section 5.304.2)?

***Response to Comment No. 4-13***

The CALGreen Code is part of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The City's Building Code reflects the California Building Standards Code, including the CALGreen Code. The Project Applicant would be required to comply with the City's Building Code, and accordingly, the Project would comply with the CALGreen Code. The CalGreen Code requires nonresidential projects with landscaped areas between 1,000 square feet and 5,000 square feet to have separate meters for potable water but does not include a similar requirement for residential uses. Since the Project contains both residential and nonresidential uses it is yet to be determined how these requirements will apply to the overall Project site. However, the details of metering will be determined during the Project's permitting phase.

***Comment No. 4-14***

In summary, the project conceptually contains strong elements of water conservation and innovative energy conservation features. With additional information provided on total project water demand estimates, wastewater generation rates, and technical data from the geothermal studies, the District will be better informed to evaluate the potential impacts to water supply and wastewater services.

Thank you for your consideration of our comments regarding the Mammoth View project. District staff is available to discuss our comments, please contact me if you have any questions or wish to set up a meeting.

***Response to Comment No. 4-14***

Comment acknowledged.

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## II. MITIGATION MONITORING PROGRAM

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### INTRODUCTION

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). The Town of Mammoth Lakes is the Lead Agency for the Mammoth View Project.

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to address the potential environmental impacts of the Proposed Project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the proposed Project. The MMP is subject to review and approval by the Lead Agency as part of adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the IS/MND, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored;
  - ◇ Pre-Construction, including the design phase
  - ◇ Construction
  - ◇ Pre-Occupancy (prior to issuance of a Certificate of Occupancy)
  - ◇ Occupancy (post-construction)
- Enforcement Agency, the agency with the power to enforce the mitigation measure; and
- Monitoring Agency, the agency to which reports including feasibility, compliance, implementation, and development are made.

The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

### MMP

#### Aesthetics

- 1-1:** To reduce the potential for evening glare from interior lights, glazing that meets the performance of HP Sun II, or equivalent low-e factory installed gray tinted glass shall be used for all south-facing windows. All interior lights shall be “ambient” lighting with the fixtures directed upwards

onto the walls and ceilings so as not to be directly visible through windows. Canned, recessed lights should not be visible through the windows from outside of the buildings or off-site.

**Monitoring Phase:** Construction  
**Enforcement Agency:** Town of Mammoth Lakes Building Division  
**Monitoring Agency:** Town of Mammoth Lakes Building and Planning Divisions

### Air Quality

- 3-1:** The Project applicant shall require that the following practices be implemented by including them in the contractor construction documents to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project construction phases:
- a. Water all construction areas at least twice daily; water trucks will be filled locally after the contractor makes water acquisition agreements and obtains any required permits.
  - b. Cover all trucks hauling soil, sand, and other loose materials;
  - c. Apply clean gravel, water, or non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
  - d. Remove excess soils from paved access roads, parking areas and staging areas at construction sites;
  - e. Sweep streets daily (with mechanical sweepers) if visible soil material is carried onto adjacent public streets;
  - f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
  - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
  - h. Limit traffic speeds on unpaved roads to 15 miles per hour;
  - i. Install gravel-bags, cobble entries, or other Best Management Practices (BMPs) and erosion control measures to prevent silt runoff to public roadways;
  - j. Replant vegetation in disturbed areas as soon as possible;
  - k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site;
  - l. Suspend excavation and grading activities (except operation of water trucks) when wind conditions are such that dust cannot be controlled and when sustained winds exceed 25 mph

increase the frequency of watering from twice daily, as described in Mitigation Measure 3-1a above, to three to four times a day;

- m. The construction fleet will meet the terms set forth in the CARB Regulation for in-use Off Road Diesel Vehicles, paragraph (d)(3) Idling.
- n. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use;
- o. All equipment shall be properly tuned and maintained in accordance with the manufacturer’s specifications;
- p. When feasible, alternative fueled or electrical construction equipment shall be used for the Project site;
- q. Use the minimum practical engine size for construction equipment; and
- r. Gasoline-powered equipment shall be equipped with catalytic converters, where feasible.

**Monitoring Phase:** Construction

**Enforcement Agency:** Town of Mammoth Lakes Engineering Division, and  
Great Basin Unified Air Pollution District

**Monitoring Agency:** Town of Mammoth Lakes Planning and Engineering Divisions, and  
Great Basin Unified Air Pollution District

**Cultural Resources**

**5-1:** Previously unknown cultural resources identified during Project construction shall be protected through temporary redirection of work and possibly other methods such as fencing until formally evaluated for significance. In the event that previously unrecorded cultural resources are exposed during ground-disturbing activities, construction activities (e.g., grading, grubbing, or vegetation clearing) should be halted in the immediate vicinity of the discovery. An archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards (U.S. Secretary of the Interior 1983) should be retained to evaluate the find’s significance under CEQA. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the lead agency. Construction activities may continue in other areas. If the discovery is evaluated as significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate Project-related impacts to a less-than-significant level.

**5-2:** If any paleontological materials are encountered during the course of the Project development, construction activities (e.g., grading, grubbing, or vegetation clearing) should be halted in the immediate vicinity of the discovery. The services of a paleontologist shall be secured to assess the resources and evaluate the impact for significance under CEQA. If the discovery proves to be

significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the lead agency. Construction activities may continue in other areas. If the discovery is evaluated as significant under CEQA, additional work such as data recovery excavation may be warranted to mitigate Project-related impacts to a less-than-significant level.

- 5-3:** Procedures of conduct following the discovery of human remains have been mandated by Health and Safety Code §7050.5, Public Resources Code §5097.98 and the California Code of Regulations §15064.5(e) (CEQA). According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Mono County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. Once the Coroner determines the remains are Native American, the Coroner shall notify the NAHC within 24 hours, who will, in turn, notify the person the NAHC identifies as the most likely descendent (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD’s recommendations, the owner or the descendent may request mediation by the NAHC.

<b>Monitoring Phase:</b>	Construction
<b>Enforcement Agency:</b>	Town of Mammoth Lakes Planning and Engineering Divisions
<b>Monitoring Agency:</b>	Town of Mammoth Lakes Planning and Engineering Divisions

**Geology and Soils**

- 6-1:** The design and construction of the Project shall occur in accordance with the applicable recommendations identified in a comprehensive geotechnical investigation prepared for the Project. The final grading, drainage, and foundation plans and specifications shall be prepared and/or reviewed and approved by a Registered Geotechnical Engineer and Registered Engineering Geologist. In addition, upon completion of construction activities, the Project Applicant shall provide a final statement indicating whether the work was performed in accordance with Project plans and specifications and with the recommendations of the Registered Geotechnical Engineer and Registered Engineering Geologist.

<b>Monitoring Phase:</b>	Construction
<b>Enforcement Agency:</b>	Town of Mammoth Lakes Engineering Division
<b>Monitoring Agency:</b>	Town of Mammoth Lakes Planning and Engineering Divisions

**Hazards and Hazardous Materials**

**8-1:** Prior issuance of a demolition permit by the Town, the Project Applicant shall have prepared a ACMs and a lead-based paint report(s) that identifies such materials within the structures on the Project site to be demolished. The Project Applicant shall comply with all state and local standards regarding the abatement of ACMs and lead-based paint.

**Monitoring Phase:** Pre-Construction and Construction  
**Enforcement Agency:** Town of Mammoth Lakes Building Division  
**Monitoring Agency:** Town of Mammoth Lakes Planning and Building Divisions

**Noise**

**12-1:** The Project Applicant shall require by contract specifications that the following construction BMPs be implemented to reduce construction noise levels:

- Provide advance notification of construction to the immediate surrounding land uses near the Project site
- Ensure that construction equipment is properly muffled according to industry standards
- Place noise-generating construction equipment and locate construction staging areas away from noise sensitive land uses, where feasible
- Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets

**Monitoring Phase:** Construction  
**Enforcement Agency:** Town of Mammoth Lakes Engineering and Building Divisions  
**Monitoring Agency:** Town of Mammoth Lakes Engineering and Building Divisions

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## APPENDICES

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## APPENDIX A

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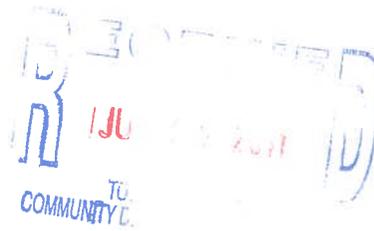


**DEPARTMENT OF TRANSPORTATION**

District 9  
 500 South Main Street  
 Bishop, CA 93514  
 PHONE (760) 872-0785  
 FAX (760) 872-0754  
 TTY 711 (760) 872-0785



*Flex your power!  
 Be energy efficient!*



June 22, 2011

Pam Kobylarz  
 Town of Mammoth Lakes  
 P.O. Box 1609  
 Mammoth Lakes, California 93546

File: 09-MNO  
 IS/MND  
 SCH #: 2011052079

Dear Ms. Kobylarz:

**Mammoth View Hotel/Condominiums - Initial Study/Mitigated Negative Declaration (IS/MND)**

The California Department of Transportation (Caltrans) appreciates the opportunity to review the IS/MND for the proposed Hotel/Condominium complex located north of State Route 203 (Main Street) and accessing the highway at Mountain Boulevard and Viewpoint Road. We appreciate our previous communication on this project. We have the following comments:

- Caltrans Main Street right-of-way (R/W) is comprised of both fee and easement portions along project frontage. The R/W line should be more consistently plotted on project diagrams so the proposed encroachments are readily discernable. This would especially be useful on some of the elevation diagrams showing roof lines. It appears some roofs would over hang into the R/W. Caltrans may allow this under encroachment permit process; however, no structural supports would be allowed. No new drainage/snow from roof lines would be allowed onto the R/W either. We assume Figures II-12 and 13, which show roof slopes away from the R/W (hence no new drainage concentrations onto the R/W), are correct. (The Legend on Figure II-9 is unclear and should be clarified (i.e. the arrow actually depicts the direction of drainage.)
- It appears that two of the “primary identity” signs (page II-92 and Figure 11-41) are proposed within State R/W. Such signs cannot be placed or permitted within State R/W.
- Landscaping proposed for State R/W is also subject to the Caltrans Encroachment permit approval process, which includes District Landscape Architect review. This includes any tree planting and removal.
- Other proposed State R/W improvements including project walkways (which must be built to Americans with Disability Act standards) and any walls (which might require Caltrans Headquarters Structures approval) must be done via the encroachment permit process.
- The project may not store snow within State R/W. The Town should require a definite snow storage plan other than “. . . Applicant would consider participating in a snow storage district...or could chose to truck snow . . .” (page II-89).

Pam Kobylarz  
June 22, 2011  
Page 2

- The proposal that Southern California Edison (SCE) remove power poles and place power lines underground on Main St. frontage will require appropriate techniques via an encroachment permit, acquired by SCE (page II-93).
- Regarding other off-site improvements including Viewpoint Rd., sidewalk along Main St. frontage and a bus shelter, Caltrans is still of the opinion stated in our April 6, 2011 letter; the project proponent should at least provide the sidewalk and make fair share contributions toward View Point Rd. and the bus shelter. Thus, the Town should condition these items accordingly.
- The Traffic Study concludes the adequacy of the existing Viewpoint Rd./Main St. condition (Main St. with 62-ft center-turn turn-lane and 100-ft westbound left-turn lane at the signal). However, per our previous letter, please again note that Project eastbound left-turn access onto Viewpoint Rd. could be reduced or eliminated in the future - dependent on the need for additional westbound left-turn lane storage. (The existing center-turn lane could become part of the westbound left-turn lane.)

We value a cooperative working relationship with the Town during our continued interaction through project planning and encroachment permit phases. If you have any questions, please call me at (760) 872-0785.

Sincerely,



GAYLE J. ROSANDER  
IGR/CEQA Coordinator

c: State Clearinghouse  
Steve Wisniewski, Caltrans

Theodore D. Schade  
Air Pollution Control Officer



## GREAT BASIN UNIFIED AIR POLLUTION CONTROL DISTRICT

157 Short Street, Bishop, California 93514-3537 www.gbuapcd.org  
Tel: 760-872-8211 Fax: 760-872-6109 info@gbuapcd.org

June 22, 2011



Town of Mammoth Lakes  
Community Development Department, Planning Division  
ATTN: Pam Kobylarz  
P.O. Box 1609  
Mammoth Lakes, CA 93546

Re: Comments on Mammoth View Project Initial Study and Mitigated Negative Declaration

Dear Ms. Kobylarz:

The Great Basin Unified Air Pollution Control District (District) has reviewed the initial study (mitigated negative declaration) for the Mammoth View Project and would like to submit the following comments:

1. Notification to the District must be made prior to demolition of existing buildings in accordance with asbestos regulations. The notification must include the results of asbestos sampling and lab analyses.

The asbestos National Emissions Standard for Hazardous Air Pollutants, (NESHAP), 40 CFR Part 61, Subpart M, Section 61.145, requires written notification of demolition or renovation operations. Notification form available at <http://www.gbuapcd.org/asbestos>.

2. On Pages II-94 – II-95 of Section II – Project Description, under “Discretionary Actions,” the District’s Secondary Source Permit requirement should be mentioned.

District Rule 216-A states:

*A person shall not initiate, modify, construct or operate any secondary source which will cause the emission of any manmade air pollutant for which there is a state or national ambient air quality standard without first obtaining a permit from the Air Pollution Control Officer. (Rule 216-A.A.1.)*

where a secondary source of air pollution is defined as,

*“any structure, building, facility, equipment, installation or operation (or aggregation thereof) which is located on one or more bordering properties within the District and which is owned, operated or under shared entitlement to use by the same person.” (Rule 216-A.F.1.)*

For more information about the application process and permit fees, see the “Secondary Source Brochure” or “Info Sheet” at: <http://www.gbuapcd.org/permitapplications.htm>.

3. Section IV – Explanation of Checklist, Subsection 3-1, “Mitigation Measures” would be consistent with the standard conditions of a District Secondary Source Permit if the following edits were made:

- 3-1: The Project applicant shall require that the following practices be implemented by including them in the contractor construction documents to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the Project construction phases:
- a. Water all construction areas at least twice daily; water trucks will be filled locally after the contractor makes water acquisition agreements and obtains any required permits.
  - b. Cover all trucks hauling soil, sand, and other loose materials;
  - c. Apply clean gravel, water, or non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
  - d. Remove excess soils from paved access roads, parking areas and staging areas at construction sites;
  - e. Sweep streets daily (with mechanical sweepers) if visible soil material is carried onto adjacent public streets;
  - f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
  - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
  - h. Limit traffic speeds on unpaved roads to 15 miles per hour;
  - i. Install gravel-bags, cobble entries, or other Best Management Practices (BMPs) and erosion control measures to prevent silt runoff to public roadways;
  - j. Replant vegetation in disturbed areas as soon as possible;
  - k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site;
  - l. Suspend excavation and grading activities *(except operation of water trucks)* when wind ~~(as instantaneous gusts)~~ exceeds 50 miles per hour (mph) *conditions are such that dust cannot be controlled* and when sustained winds exceed 25 mph, increase the frequency of watering from twice daily, as described in Mitigation Measure 3-1.a above, to three to four times a day;
  - m. The construction fleet will meet the terms set forth in the CARB Regulation for in-use Off Road Diesel Vehicles, paragraph (d)(3) Idling.
  - n. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use;
  - o. All equipment shall be properly tuned and maintained in accordance with the manufacturer’s specifications;
  - p. When feasible, alternative fueled or electrical construction equipment shall be used for the Project site;
  - q. Use the minimum practical engine size for construction equipment; and
  - r. Gasoline-powered equipment shall be equipped with catalytic converters, where feasible.

Thank you for the opportunity to submit these comments. If you have any questions, you may contact Jon Becknell or Jan Sudomier (for asbestos issues) at (760) 872-8211.

Sincerely,



Theodore D. Schade  
Air Pollution Control Officer

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-6251  
 Fax (916) 657-5390  
 Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
 ds\_nahc@pacbell.net



June 13, 2011

Mr. Pam Kobylarz-Heays

**Town of Mammoth Lakes Community Development**

**Department**

P.O. Box 1609  
 Mammoth Lakes, CA 93546

Re: SCH#2011062 CEQA Notice of Completion; proposed Mitigated Negative Declaration for the: "Mammoth Vew Project, comprised of a Hotel Construction;" Located in the Town of Mammoth Lakes; Mono County, California

Dear Ms. Kobylarz-Heays:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted in; **Native American cultural resources were not identified** within the 'area of potential effect (APE), based on the USGS coordinates of the project location provided.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254.10.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American

contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to C" A Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

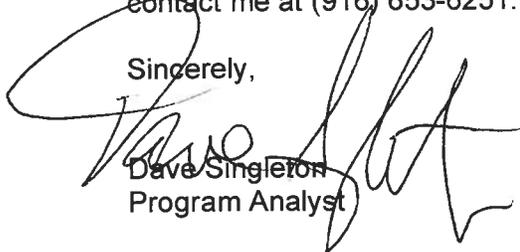
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places and there may be sites within the APE eligible for listing on the California Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton  
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

## California Native American Contact List

Mono County  
June 13, 2011

Benton Paiute Reservation  
Mike Keller, Chairperson  
Star Route 4, Box 56-A      Paiute  
Benton      , CA 93512  
**numic@qnet.com**  
(760) 933-2321  
(760)933-2412

Big Pine Band of Owens Valley  
Virgil Moose, Chairperson  
P. O. Box 700      Owens Valley Paiute  
Big Pine      , CA 93513  
bigpinetribaladmin@earthlink  
760- 938-2003  
(760) 938-2942-FAX

Bridgeport Paiute Indian Colony  
Joseph Art Sam, Chairperson  
P.O. Box 37      Paiute  
Bridgeport      , CA 93517  
biggovadm@yahoo.com  
(760) 932-7083  
(760) 932-7846 Fax

Mono Lake Indian Community  
Charlotte Lange, Chairperson  
P.O. Box 117      Mono  
Big Pine      , CA 93513      Northern Paiute  
clang2008@hotmail.com  
(760) 938-1190

Big Pine Band of Owens Valley THPO  
Bill Hellmer, Tribal Historic Preservation Officer  
P.O. Box 700      Paiute  
Big Pine      , CA 93513  
amargosa@aol.com  
(760) 938-2003  
(760) 937-3331 - cell  
(760) 938-2942 fax

Bishop Paiute Tribe THPO  
Matthew J. Nelson  
50 Tu Su Lane      Paiute - Shoshone  
Bishop      , CA 93514  
(520) 404-7992 - cell  
Matthew.  
Nelson@bishoppaiute.org  
(760) 873-4143 - FAX

KutzadikaA Indian Community Cultural Presv.  
Raymond Andrews, Chairman  
P.O. Box 591      Paiute  
Bishop      , CA 93515  
(760) 920-0357

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011052079; CEQA Notice of Completion; proposed Mitigated Negative Declaration for the Mammoth View Project involving demolition of existing structures; then construction of a 52-room Hotel; located in Mammoth Lakes; Mono County, California.



**Mammoth Community Water District**  
Post Office Box 597  
1315 Meridian Blvd.  
Mammoth Lakes, CA 93546  
(760) 934-2596

June 27, 2011

Via E-mail

Town of Mammoth Lakes  
Community Development Department  
Pam Kobylarz-Heays, Associate Planner  
P.O. Box 1609  
Mammoth Lakes, CA 93546

Subject: Comments on the Mammoth View Project Mitigated Negative Declaration (MND)

Dear Ms Kobylarz,

Thank you for the request to comment on the Mitigated Negative Declaration for the Mammoth View Project. The District appreciates the opportunity to work with the Town to insure long-term water reliability and wastewater service to the community. The District would like to offer the following comments on the environmental document.

General Comments

The Project Applicant appears to be sensitive to resource conservation issues. Potential impacts to the District's water and wastewater services and the aquifers our groundwater production wells depend on, could not be fully evaluated with the information provided in the MND. To better evaluate the project's potential impacts on the District's services, information on total project water demand and a more fully developed geothermal energy system description with accompanying technical studies are necessary to insure that the project's potential impacts will truly be less than significant as determined in the Initial Study. Please see the project specific comments provided below.

Landscaping

1. The MND does not provide an estimate of irrigated area nor does it provide an estimate of annual water demand for irrigation. Therefore, it is not possible to address potential impacts to water resources resulting from the project.

The District appreciates the intent to minimize irrigation for the project with the installation of cisterns and native plants; however, an estimate of irrigation water demand needs to be provided to assess potential impacts on water supply reliability. Specific descriptions of the project landscaping indicate some areas may have a significant irrigation demand including: picnic areas, a playground, sports

meadow, wildflowers, meadows, and high water use trees, aspen and birch. Provision of an estimate of the landscaped area and the annual irrigation demand would provide information necessary to determine potential impacts on future water supply reliability and insure the cisterns can be sized appropriately to deliver 20% of the irrigation demand for the project as described in the MND.

2. The project should use the ET adjustment factor of 0.7 contained in the state's model water efficient landscape ordinance when determining Maximum Applied Water Allowance (MAWA) for irrigation water demand instead of 0.8 as referenced in the Town's water efficient landscape ordinance.

The Town will be updating their Water Efficient Landscaping Ordinance in late 2011. Until the update is complete, the District would like to recommend the calculation to determine Maximum Applied Water Allowance for the project follow the state's method as provided in California's Model Water Efficient Landscape Ordinance.

#### Geothermal Heating Option

1. The MND cannot assess the potential environmental impacts of the geothermal energy system because the energy system described is preliminary and studies are still in progress.

The MND provides a "preliminary proposal" for the geothermal heating system and describes that the Project Applicant is still investigating the technical feasibility of using geothermal energy. Until the geothermal heating system is more certain and the technical data such as: location, size, capacity, and depth of reinjection wells and pumping and injection flow rates; are provided, determination of less than significant impacts are based on incomplete information.

2. The project should not be allowed to use single-pass potable water for the heating system as described on page II-90.

The project preliminarily proposes to use domestic water for floor heating that would then be disposed of in the sewer system. This is not an efficient use of potable water and would likely eliminate meeting the CALGreen 20 percent saving requirements for indoor water use. This water demand is also not included in Table IV-22, Estimated Water Consumption and Table IV-23, Estimated Wastewater Generation. To evaluate potential impact to water supply and wastewater service, the project needs to provide these estimates.

3. The MND needs to provide a clear project description of the geothermal energy system and describe what changes to the project description would trigger a reevaluation of environmental impacts.

This comment is to address the preliminary nature of this project element. The MND should describe aspects of the project that could change as the system components are finalized that could result in a need to reevaluate potentially significant impacts.

### Leadership in Energy and Environmental Design (LEED)

4. The intention of describing the Project Applicant's interest in LEED certification in the MND is not clear.

LEED certification includes water efficiency as one of nine key areas for LEED building certification. The MND does not describe which key area(s) the Applicant is potentially interested in pursuing. Therefore, this information is irrelevant unless additional information and commitment are provided in the MND.

### Water Quality, Reuse, and Irrigation Concept

1. To meet the Town's water-efficient landscape regulations, the project must install all irrigation and water feature plumbing systems to be completely separate from potable service connections to allow for future use of recycled water for irrigation and water features supply

Construction of dual plumbing for future recycled water irrigation supply was not included in the project description; however, Chapter 17.40, Water Efficient Landscape Regulations of the Town's Municipal Code includes a provision for dual distribution system plumbing (C17.40.020.C.8.b.)

2. The MND does not provide an irrigation water demand estimate, thus it is not evident that the on-site cisterns will be capable of meeting 20 percent of the irrigation demand as described in the project description.

The MND needs to provide sufficient data to assure the public that the cisterns will be able to provide 20 percent of the irrigation water demand as described. This can be accomplished by providing the annual irrigation water demand and determining the size of the cisterns required to hold sufficient supply to meet 20 percent of the irrigation demand. If the cistern water supply is dependent on augmentation or replenishment from growing season precipitation, average monthly precipitation data for Mammoth Lakes needs to be included in the data analysis.

3. The irrigation system needs to rely on a weather-based controller as described in the 2010 California Green Building Standards Code (CALGreen).

The MND describes use of the California Irrigation Management Information System Mammoth Station to increase the efficiency of the irrigation system; however, this station does not exist. The project does need to install a weather-based irrigation controller to address CALGreen requirements.

### Utilities and Service Systems

1. The MND incorrectly describes the water supply for the Town of Mammoth Lakes increased as a result of improvements at the Lake Mary Water Treatment Plant.

The MND describes that the District is now able to divert 2,760 acre-feet of surface water as a result of improvements at the Lake Mary Water Treatment Plant. The improvements at the treatment plant

enabled the District to divert the maximum amount of surface water allowed under our water right permit and licenses. This improvement was critical to meet peak demands. Increasing diversions to the treatment plant does not necessarily increase overall water supply; the District must still comply with other water management requirements as described in our licenses and permit. These management requirements constrain the diversion amounts such that the District has never fully utilized the 2,760 acre-feet of surface water from Lake Mary during normal or wet precipitation years. The MND failed to present fully the information provided in the 2005 UWMP that described potential water shortages during multiply dry and single dry water year scenarios as the Town approaches build-out.

2. The water demand estimates for the project need to be more comprehensive to determine potential impacts on water supply and wastewater services.

The District appreciates the work conducted to produce the indoor water demand for the development. This project is consistent with the District's assumptions for build-out density conditions; however, as addressed in comments under the Geothermal Heating Option and the Landscape section of the comments, water demand and wastewater generated from the hotel heat exchangers and the landscape irrigation demand needs to be included in the utility and service system discussion. In addition, the MND points out that because vacancy rates fluctuate, water use will likely be lower than described. However, peak visitation demands on the water and wastewater system can have a significant impact on the service system. Further, the largest, consistent water demand of a development project corresponds with the irrigation season; this demand occurs regardless of occupancy rates.

The study describes the District's water treatment plants as having adequate capacity to serve the project. The District does not unconditionally guarantee any priority or reservation of capacity. Any additional capacity requires the developer to apply for and acquire water and sewer permits prior to construction of any improvements. Such permits are issued on a first-come, first-served basis and only to the extent that there is then remaining available water supply and capacity in the physical facilities needed to provide water and sewer service to the proposed development, including available capacity in the District's water and wastewater treatment facilities.

3. Please include information on the application of the CALGreen requirements that will be included with the construction of this project.

Because this is a mixed-use project, it is not clear how CALGreen applies to construction. For example, how does the requirement for installation of separate meters or submeters for indoor and outdoor potable water use applies to this project (Section 5.304.2)?

In summary, the project conceptually contains strong elements of water conservation and innovative energy conservation features. With additional information provided on total project water demand

estimates, wastewater generation rates, and technical data from the geothermal studies, the District will be better informed to evaluate the potential impacts to water supply and wastewater services.

Thank you for your consideration of our comments regarding the Mammoth View project. District staff is available to discuss our comments, please contact me if you have any questions or wish to set up a meeting.

Sincerely,

Irene Yamashita  
Environmental Specialist and Public Affairs

C: Sharon Clark, Planning Commissioner



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## **APPENDIX B**

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**Owner:**

Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o of Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, California 95814

**RE: MCWD Requested Additional Information for CEQA Comments**

Mammoth View (TTM 10-001, UPA 10-006, DR 10-002)  
Location: 3730, 3752, 3776, 3814 Viewpoint Road, 11 and 14 Alpine Circle, 3704 Main Street APN:  
033-082-006 to 033-082-014

*Date: July 14, 2011*

**Dear Mr. Pedersen:**

We have prepared the following in response to our conference call on July 7, 2011 regarding the Water District's letter, "Mammoth View Project Mitigated Negative Declaration (MND)" dated June 27, 2011, which we include with this letter for convenience. The following are the five items you detailed were most important and needed to be addressed as a part of the CEQA process in order for the Mammoth View project to receive support by the Water District. We have addressed your concerns and provide the additional information as attachments to this letter.

**1. Indoor Water Demand Estimate**

MCWD Concern: "The water demand estimates for the project need to be more comprehensive to determine potential impacts on water supply and wastewater services."

MV Response: On the call, the Water District agreed to look at the estimated indoor water demand numbers that Mammoth View provided in May/June 2011 to determine if these numbers were acceptable. On July 7, 2011, Irene Yamashita of MCWD stated that the numbers presented were reasonable, indicating that our estimates are acceptable. (See Attachment 'A')

**2. Annual Irrigation Water Demand Estimate**

MCWD Concern: "The MND does not provide an estimate of irrigated area nor does it provide an estimate of annual water demand for irrigation. Therefore, it is not possible to address potential impacts to water resources resulting from the project."

MV Response: Utilizing the information "Climate Data Collected by the US Forest Service Station in Mammoth Lakes" provided by Irene Yamashita on July 7, 2011, we calculated the annual water demand for irrigation. See Attachment 'B' for the analysis.

**3. Cistern Sized to Achieve Goal**

MCWD Concern: "Provision of an estimate of the landscaped area and the annual irrigation demand would provide information necessary to determine potential impacts on future water supply reliability and insure the cisterns can be sized appropriately to deliver 20% of the irrigation demand for the project as described in the MND."

**Owner:**

Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o of Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, California 95814

MV Response: After calculating the estimated annual irrigation demand, we specified a cistern volume that would meet at least 20% of the annual irrigation demand for the project, which was the goal for the Mammoth View project detailed in the MND. Our cistern is estimated to provide 54% of the annual irrigation demand and 23% of the irrigation summer demand, which ensures that we can achieve our 20% goal when the project is built. Additionally, the utilization of a cistern will account for 24% of MAWA and 25% of the LEED Baseline. See Attachment 'B' for the analysis.

**4. Geothermal Heating Option Questions**

MCWD Concern: "The MND provides a 'preliminary proposal' for the geothermal heating system and describes that the Project Applicant is still investigating the technical feasibility of using geothermal energy. Until the geothermal heating system is more certain and the technical data such as: location, size, capacity, and depth of reinjection wells and pumping and injection flow rates; are provided, determination of less than significant impacts are based on incomplete information."

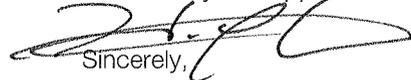
MV Response: On the call on July 7, 2011, it was collectively agreed that we would supply the following technical data to the Water District to satisfy this concern: preliminary schematic design of the geothermal system, production and injection well schematic design, preliminary annual energy usage of geothermal system, and preliminary peak demand and peak capacity calculations. This data was provided in an email on July 8, 2011. (See Attachment 'C')

**5. Single-Pass System**

MCWD Concern: "The project should not be allowed to use single-pass potable water for the heating system as described on page II-90. The project preliminarily proposes to use domestic water for floor heating that would then be disposed of in the sewer system. This is not an efficient use of potable water and would likely eliminate meeting the CALGreen 20 percent saving requirements for indoor water use."

MV Response: On July 7, our MEP from Interface Engineering confirmed that "Our heating water system inside the building is a closed loop system, not a single pass system". (See Attachment 'D')

Per our conference call, all other comments detailed in your letter were deemed to be for information only or to be addressed at a later part of the design development process. We have taken note of these comments and will incorporate them in the final design. We would appreciate written confirmation from MCWD that Mammoth View has provided the information necessary to address the concerns raised in MCWD's comment letter dated June 27, 2011, and that MCWD is comfortable with the proposed MND for the Mammoth View project. Thank you and we look forward to your support.

  
Sincerely,  
Hector Caldera  
Project Manager

**Owner:**

Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o of Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, California 95814

# ATTACHMENT "A"

### Mammoth View Hotel and Cabins Fixture Unit Analysis

Hotel	Water Closet	Urinal	Lavatory	Tub/ Shower	Clothes Washer	Hose Bibb	Prep Sink	Dishwasher	Drinking fountains	Service Sink	Icemaker	Large Commercial Washing Mashines	Pot Filler	Bar Sink	Total Fixture Units	Peak Demand Load (GPM) <sup>2</sup>
Lobby Rest Rooms (total M&W)	4	2	4	-	-	-	-	-	-	-	-	-	-	-	152	55
Staff Rest Rooms	2	1	2	1	-	-	-	-	-	-	-	-	-	-		
Spa Rest Rooms	3	1	2	-	-	1	-	-	1	1	-	-	-	-		
Guest Rooms (Total for 54 rms)	1	-	2	1	-	-	-	-	-	-	3	-	-	-		
Guest Laundry	-	-	-	-	4	-	-	-	-	-	-	-	-	-		
Commercial Laundry	-	-	-	-	-	-	-	-	-	1	-	2	-	-		
Commercial Kitchen	-	-	1	-	-	-	3	1	-	-	2	-	1	2		
Other	-	-	-	-	-	6	-	-	3	4	-	-	-	-		
Total Fixture Type	10	4	11	2	4	7	3	1	4	6	5	2	1	2		
Fixture Units <sup>1</sup>	2.5	4	1	4	4	2.5	1.5	1.5	0.5	3	3	6	1.5	2		
Total Fixture Units by Type	25	16	11	8	16	17.5	4.5	1.5	2	18	15	12	1.5	4		

Base Camp Townhomes	Water Closet	Urinal	Lavatory	Tub/ Shower	Clothes Washer	Hose Bibb	Kitchen Sink	Dishwasher	Drinking fountains	Service Sink	Total Fixture Units	Peak Demand Load (GPM) <sup>3</sup>
Cabin A (6 instances)	12	-	18	12	6	6	6	6	-	-	1011.5	210
Cabin B (13 instances)	26	-	39	26	13	13	13	13	-	-		
Cabin C (9 instances)	27	-	36	27	9	9	9	9	-	-		
Housekeeping (2 Bldgs.)	2	-	2	-	-	2	-	-	-	2		
Base Camp Townhomes (12 units)	36	-	48	36	1	1	1	1	-	-		
Total Fixture Type	103	0	143	101	29	31	29	29	0	2		
Fixture Units <sup>1</sup>	2.5	4	1	3.5	2.5	2.5	2	1.5	0.5	3		
Total Fixture Units by Type	257.5	0	143	353.5	72.5	77.5	58	43.5	0	6		

Summit Townhomes	Water Closet	Urinal	Lavatory	Tub/ Shower	Clothes Washer	Hose Bibb	Kitchen Sink	Dishwasher	Total Fixture Units	Peak Demand Load (GPM) <sup>3</sup>
Total for 12 Units	36	-	48	36	1	1	1	1	272	100
Total Fixture Type	36	0	48	36	1	1	1	1		
Fixture Units <sup>1</sup>	2.5	4	1	3.5	2.5	2.5	1.5	1.5		
Total Fixture Units by Type	90	0	48	126	2.5	2.5	1.5	1.5		

<sup>1</sup> Per Uniform Plumbing Code 1997, Table A-2: Water Supply Fixture Units

<sup>2</sup> Per Uniform Plumbing Code 1997, Chart A-3: Enlarged Scale Demand Load

<sup>3</sup> Per Uniform Plumbing Code 1997, Chart A-2: Estimate Curves for Demand Load

**From:** Irene Yamashita <[iyamashita@mcwd.dst.ca.us](mailto:iyamashita@mcwd.dst.ca.us)>  
**Date:** July 7, 2011 4:44:36 PM PDT  
**To:** Hector Caldera <[Hector.Caldera@britanniapacific.com](mailto:Hector.Caldera@britanniapacific.com)>  
**Subject: Mammoth Lakes precip data**

Hector,

Here is the website link for climate data collected at the US Forest Service Station in Mammoth Lakes.

<http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca5280>

We also reviewed your indoor water demand table in the Mammoth View MND and believe the numbers presented are reasonable.

Thank you for taking the time to address our comments and questions regarding the Mammoth View project.

Sincerely,

Irene Yamashita

Public Affairs/Environmental Specialist

Mammoth Community Water District

760/934-2596 ext. 314

**Owner:**

Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o of Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, California 95814

# ATTACHMENT "B"

Mammoth Area Estimated Water Use-Historical Weather Data

Station	SQ FT	AKC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	EFF	ANN GAL
turf	1731	0.70	0	0	1078	1984	3872	5823	6578	6039	4195	1531	324	0	0.70	31,425
MW Ground Cover-spray	7500	0.50	0	0	3338	6141	11982	18023	20359	18690	12983	4739	1001	0	0.70	97,255
LW shrubs-Drip	12500	0.20	0	0	1731	3184	6213	9345	10556	9691	6732	2457	519	0	0.90	50,428
Native-Temporary irrigation-rotors	16784	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0.95	0
<b>TOTAL</b>	<b>38,515</b>		<b>0</b>	<b>0</b>	<b>6,146</b>	<b>11,310</b>	<b>22,066</b>	<b>33,191</b>	<b>37,493</b>	<b>34,420</b>	<b>23,910</b>	<b>8,728</b>	<b>1,844</b>	<b>0</b>	<b>81%</b>	<b>179,108</b>

Total Rainfall/snow melt collected	110371	94943	56016	37028	28720	12817	12580	7595	8545	36078	49608	103725	558,026	50% of total rainfall collected
Cistern Levels-incorp irrig use	5000	5000	5000	5,000	5,000	(15,374)	(24,914)	(26,825)	(15,365)	5,000	5,000	5,000	(82,477)	Potable water used per year
Overflow from 5,000 gal tank	90371	94943	49870	25718	6654	0	0	0	0	22350	47764	103725	441,395	Overflow for the year

MAWA =70% of Annual ETo  
LEED Baseline for July

760,877 24% of MAWA  
152,743 25% of LEED Baseline

based upon landscape  
breakdown  
1,666 Daily project gallons

96,631 Gallons of cistern H2O used  
54% Annual contribution from Cistern  
41537 Gallons of cistern H2O used during the summer months  
23% Summer contribution from Cistern -50% of rainfall collected

Tahoe Area-Rule of Thumb LEED Baseline Estimated Water Use-Historical Weather Data

PLANTING	SQ FT	AKC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	EFF	ANN GAL
Cool Season Turf-Spray/Rotor-49%	18872	0.80	0	0	15171	27915	54464	81923	92543	84957	59015	21543	4551	0	0.62	442,081
hd Cover/Shrubs - Medium Water Use-Spray	19643	0.50	0	0	9869	18159	35429	53292	60200	55266	38390	14014	2961	0	0.62	287,578
<b>TOTAL</b>	<b>38,515</b>		<b>0</b>	<b>0</b>	<b>25,040</b>	<b>46,073</b>	<b>89,893</b>	<b>135,215</b>	<b>152,743</b>	<b>140,223</b>	<b>97,405</b>	<b>35,556</b>	<b>7,512</b>	<b>0</b>	<b>62%</b>	<b>729,659</b>

Mammoth Mountain Hydrozone Information Table

Hydrozone	Description	AKC	Sq Ft	% of Landscape
turf	Full sun	0.70	1731	4%
MW Ground Cover-spray	Full sun	0.50	7500	19%
LW shrubs-Drip	Full sun	0.20	12500	32%
Native-Temporary irrigation-rotors	Full sun	0.00	16784	44%

100%

1,666

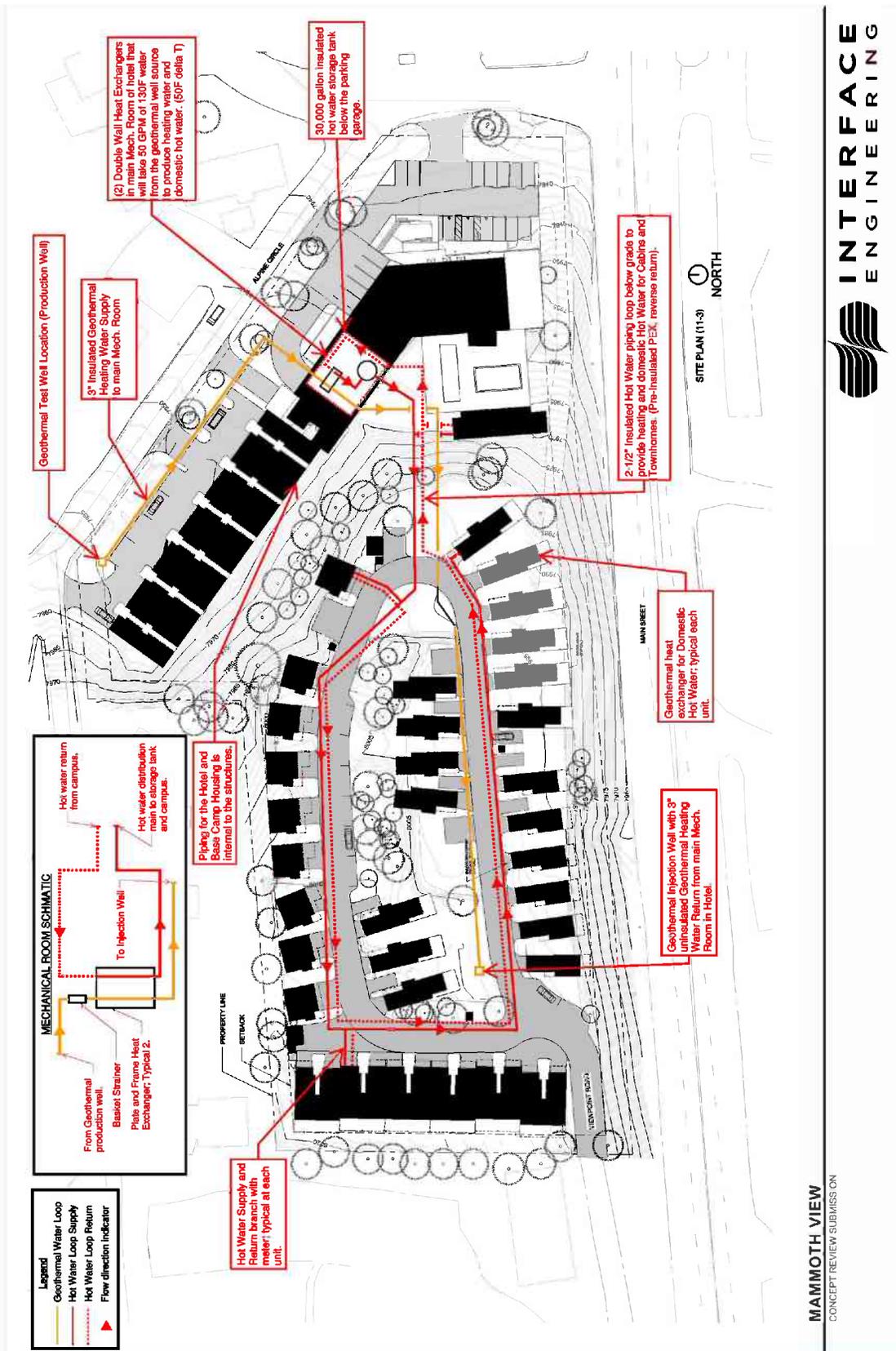
Daily project gallons  
based upon landscape  
breakdown

**Owner:**

Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o of Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, California 95814

# ATTACHMENT "C"

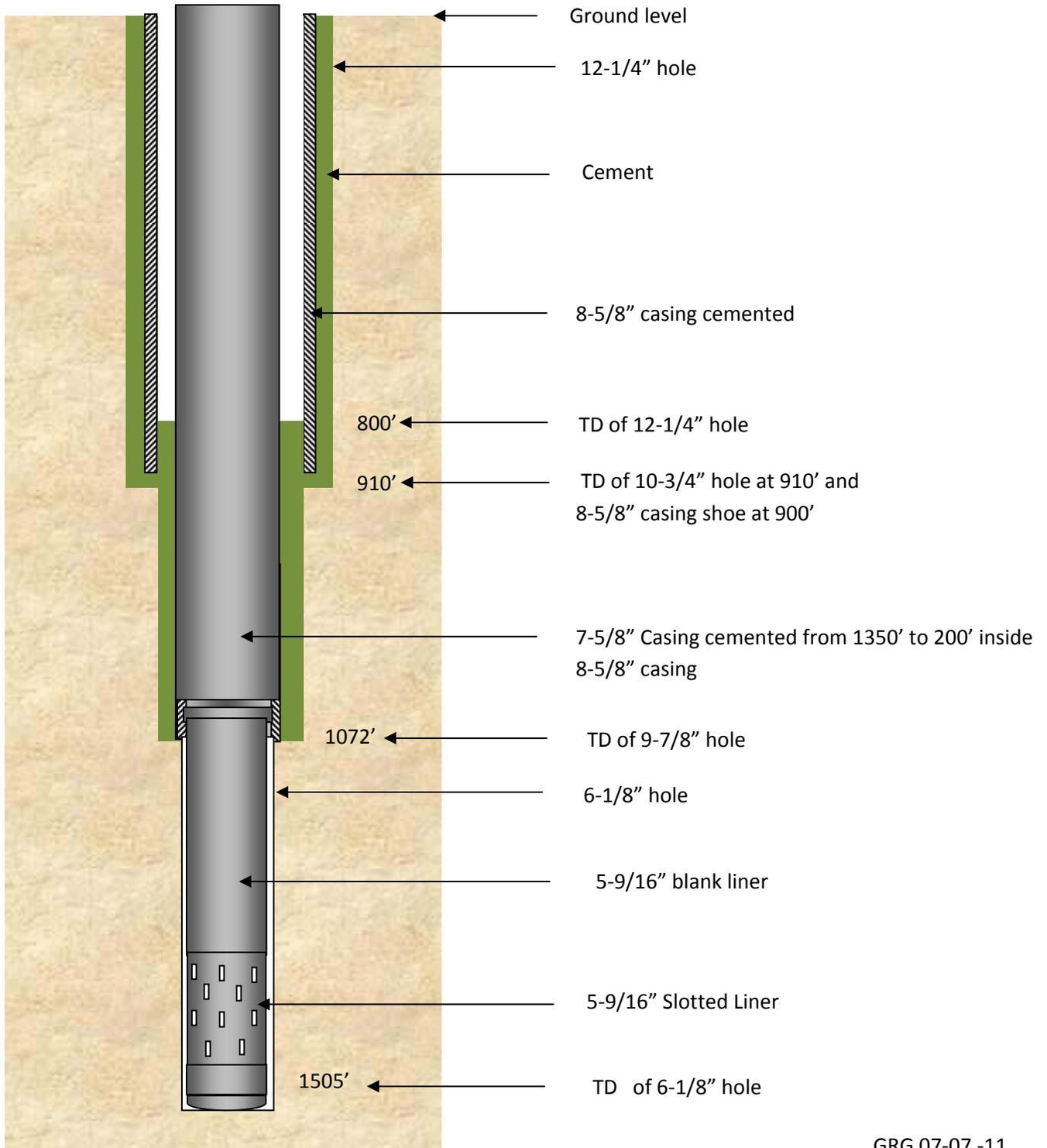
**Figure 2: Preliminary Schematic Design of Geothermal System**  
 Mammoth View Geothermal Economic Analysis, Interface Engineering, April 22, 2011



# Alpine Circle 1 Current Production Well Schematic Diagram

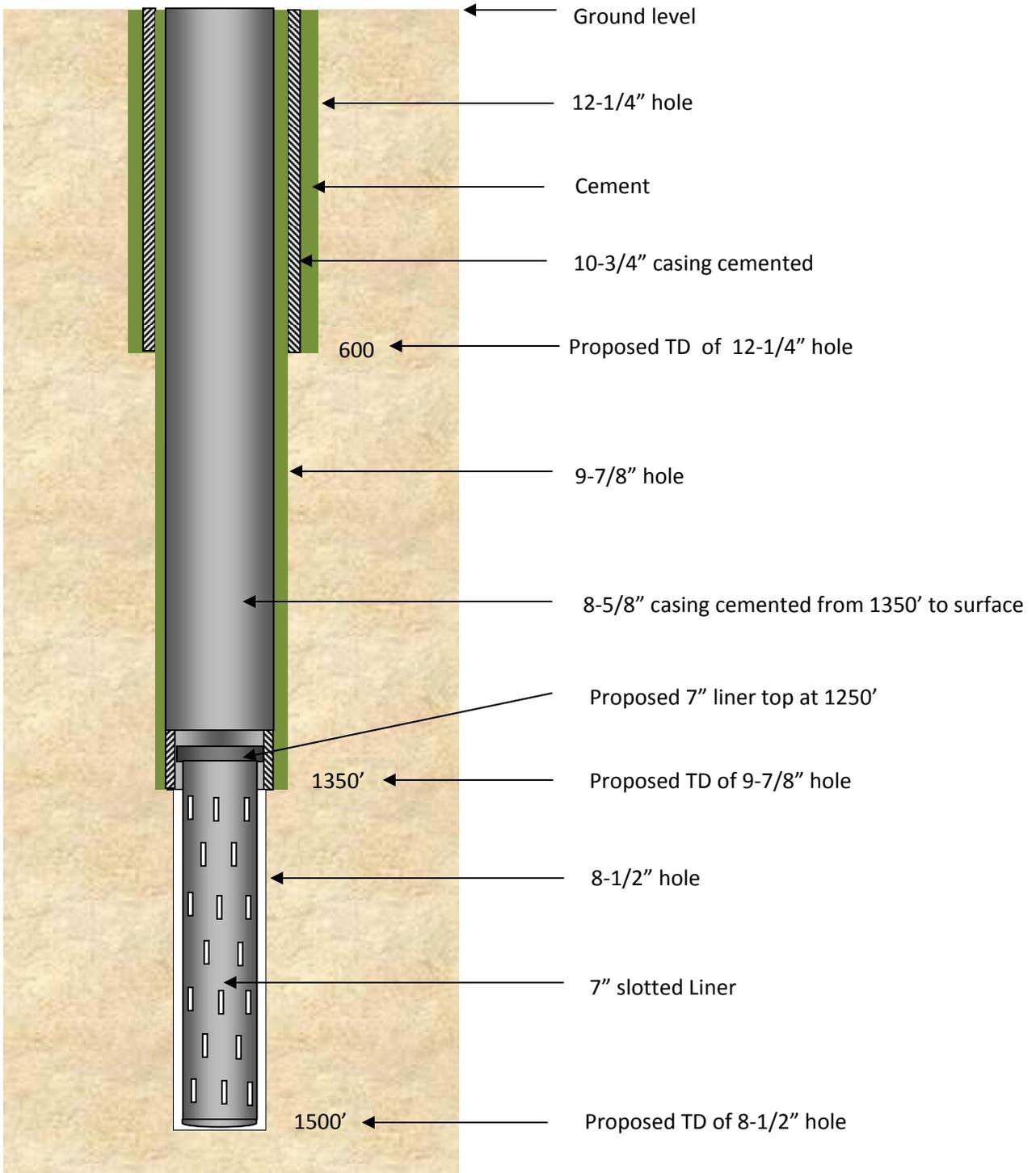
(THE CURRENTLY PERMITTED TEST WELL WOULD BE PERMITTED AS A PRODUCTION WELL SINCE IT WAS DESIGNED AND BUILT TO PRODUCTION WELL STANDARDS)

All measurements are based on ground level and diagram is not drawn to scale



# Alpine Circle Proposed Injection Well Schematic Diagram

All measurements are based on ground level  
and diagram is not drawn to scale



**Figure 5: Preliminary Annual Energy Usage**

Mammoth View Geothermal Economic Analysis, Interface Engineering, April 22, 2011

**ANNUAL ENERGY USAGE**

SPACE HEATING	126,000 SQUARE-FEET x 55,000 BTU/SF/YR 6,930,000 KBTU/YR
DOMESTIC HOT WATER	18 GAL/DAY/OCCUPANT x 8.33 BTU/GAL x (120°F-50°F) x 365 DAYS/YR x 162 OCCUPANTS 775,770 KBTU/YR
POOL/SPA	30,000 GAL/DAY x 8.33 BTU/GAL x 3°F LOSS x 365 DAYS/YR 273,650 KBTU/YR
SNOW MELT	750,000 BTU/HR x 24 HR/DAY x 365/4 DAYS/YR x 70% DIVERSITY 1,149,750 KBTU/YR
<b>TOTAL ANNUAL ENERGY</b>	<b>9,129,170 KBTU/YR = (9,129,170 KBTU/YR)/[500*50 GPM*(130 F - 80 F)] = 7,303 HRS</b>
	<b>9,129,170,000 BTUs/Yr ÷ 85,000 BTU/Gal. = 107,402 gallons of Propane</b>
	<b>107,402 gallons * \$2.25/gal = \$241,655</b>

**ANNUAL GEOTHERMAL ENERGY AVAILABLE** (500)\*(50 GPM)\*(130F-80F)\*(8,760 hours) = 10,950,000 kBTU/YR

**ANNUAL WATER MOVED**

(50 GALLONS/MIN) X (60 MIN/HR) X (7,303 HR/YEAR) X (ACRE-FOOT/325,851 GALLONS) = +/-67 ACRE-FOOT/YEAR

\* IF 150 F TEMPERATURE WATER CAN BE SUSTAINED LONG-TERM TOTAL WATER MOVED WOULD BE REDUCED BY +/-30%

**Figure 6: Preliminary Peak Demand and Peak Capacity Calculations**

Mammoth View Geothermal Economic Analysis, Interface Engineering, April 22, 2011

**PEAK DEMAND**

SPACE HEATING	126,000 SQUARE-FEET x 35 BTU/(HR*SF) / 80% EFFICIENCY 5,513 KBTU/HR
DOMESTIC HOT WATER	30,000 BTU/HR/UNIT x 95 EQUIVALENT UNITS x 0.6 DIVERSITY / 80% EFFICIENCY 2,137 KBTU/HR
SNOW MELT	20,000 SQUARE-FEET x 35 BTU/(HR*SF) / 80% EFFICIENCY 875 KBTU/HR (Snow melt done during off peak hours)
<b>TOTAL PEAK DEMAND</b>	<b>7,650 KBTU/HR * (90% diversity factor) = 8,172 KBTU/HR</b>

**PEAK CAPACITY**

Well distribution	(500)*(50 gpm)*(130F-80F) = 1.2 million BTU/H
Tank 2 Hour Peak Capacity	<u>(8.33)*(30,000 gallons)*(130F-80F) = 6.2 million BTU/H</u> 2 hours
Back-up Boiler Capacity	3.0 million BTU/H
<b>TOTAL PEAK GEOTHERMAL CAPACITY</b>	<b>7,400 KBTU/HR</b>

PEAK WATER INJECTION RATE = 30,000 GALLONS/2 HRS X (1 HR/60 MIN) = +/-250 GPM

\* DEPENDING ON INJECTION WELL INFILTRATION RATE, WE MAY NEED A TANK TO STORE WATER BEFORE INJECTION DURING PEAK USAGE.

**Owner:**

Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o of Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, California 95814

# ATTACHMENT "D"

**From:** "Brian M. Butler" <BrianButler@InterfaceEng.Com>  
**Date:** July 7, 2011 3:45:25 PM PDT  
**To:** "Anyeley Hallova" <anyeley@projectpdx.com>, "Andy Frichtl" <AndyF@InterfaceEng.Com>  
**Subject:** RE: CEQA Question

Anyeley,

Our heating water system inside the building is a closed loop system, not a single pass system, so there shouldn't be any issue there. It sounds like they may be confusing it with the geothermal system which takes hot water from the well, runs it through a heat exchanger, and then re-injects that water just at a lower temperature into the injection well. That's pretty standard for any geothermal system though, and we aren't doing anything to the water except taking the heat from it.

Let me know if you need anything else.

Thanks, Brian

**Brian Butler PE, LEED AP**  
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**Mammoth Community Water District**

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Mammoth Lakes, CA 93546  
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July 21, 2011

Via E-mail

Hector Caldera, Project Manager  
Mammoth View, LLC, Mammoth View Two, LLC, and Alpine Circle, LLC  
c/o Britannia Pacific Properties  
621 Capitol Mall, Suite 1900  
Sacramento, CA 95814

Subject: Comments on Additional Information Regarding CEQA Comments for the Mammoth View Project Mitigated Negative Declaration (MND), Dated July 14, 2011

Dear Mr. Caldera,

Thank you for providing additional information on the geothermal system and outdoor irrigation demand for the Mammoth View Project, in your letter of July 14<sup>th</sup>, 2011. . The District appreciates your desire to address our concerns and help ensure long-term water reliability and wastewater service to the community. The District would like to submit the following comments, after reviewing the water demand and geothermal system information.

Indoor Water Demand Estimate

The request for a more comprehensive water demand estimate was made because the outdoor demand and potential geothermal single-pass system demand had not been included in the MND. These two issues have been addressed in your letter. The Peak Demand Load analysis included in the July 14<sup>th</sup> letter was not carefully reviewed by the District; however, a cursory review noted some minor errors that will need to be corrected during the District permit process.

Annual Irrigation Water Demand Estimate and Cistern Size

The spreadsheet provided to show the analysis used to determine the landscape irrigation demand and to demonstrate the ability for a cistern system to supply a significant portion of the irrigation demand did not provide enough details on methodology and assumptions. It would have been helpful to apply the same terminology used in the Town's or the state's model landscape ordinance to describe the abbreviations used in the spreadsheet. For example, AKC and EFF are not explained and are not used in the state's or Town's MAWA equations. The spreadsheet and conceptual site drawings do demonstrate

water efficient use of landscape planting design and plant choices; therefore, the District does not have further comments on the outdoor landscape irrigation water demand.

The District recommends the irrigation service connection be sized to accommodate the total irrigation demand. Summer precipitation is erratic and thus unreliable as a supply source. In addition, there is no experience in the reliability of cisterns in the Mammoth Lakes area.

Geothermal System

The District appreciates the description and schematics provided on the geothermal system. We do not have any further comments.

Thank you for developing the response to our comments letter dated June 27 regarding the Mammoth View MND. The District appreciates the attention paid to reducing water demand impacts to the local resources. Please contact our office if you would like to discuss these issues further.

Sincerely,

Irene Yamashita  
Environmental Specialist and Public Affairs

c: Pam Kobylarz-Heays, Associate Planner, Town of Mammoth Lakes  
Sharon Clark, Planning Commissioner