

DRAFT

MAMMOTH CREEK PARK  
FACILITIES PROJECT  
ENVIRONMENTAL  
IMPACT REPORT

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FEBRUARY 1999

*Prepared for:*  
Town of Mammoth Lakes

*Prepared by:*

 Robert Bein, William Frost & Associates

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Administrative Draft EIR Completed: January 12, 1999  
Preliminary Draft EIR Completed: February 18, 1999  
Draft EIR Completed: February 26, 1999  
Final EIR Completed: \_\_\_\_\_

## **DRAFT**

### **ENVIRONMENTAL IMPACT REPORT**

**for the**

### **MAMMOTH CREEK PARK FACILITIES PROJECT**

**(Use Permit Application 98-3)  
SCH # 98121081**

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**TOWN OF MAMMOTH LAKES**  
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949/472-3505

February 1999

JN 34978



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## **1.0 INTRODUCTION AND PURPOSE**

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## 1.0 INTRODUCTION AND PURPOSE

### 1.1 PURPOSE OF THE EIR

The Town of Mammoth Lakes is the lead agency under the California Environmental Quality Act (CEQA), and is responsible for preparing the Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities project (State Clearinghouse No. 98121081). This EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), California CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the Town of Mammoth Lakes. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), and Section 15161 (Project EIR).

The purpose of this Draft EIR is to review the existing conditions, analyze potential environmental impacts, and suggest feasible mitigation measures to reduce potentially significant effects of the proposed Park Facilities project located at the existing Mammoth Creek Park at 686 Old Mammoth Road (for more detailed information regarding the proposal, refer to Section 3.0, *Project Description*).

The EIR has been prepared as a Project EIR, addressing the environmental effects of the proposed project. In accordance with Section 15121 of CEQA, a primary purpose of this EIR is to provide decision makers and the public with specific information regarding the environmental effects associated with development of the site, identify ways to minimize the significant effects and describe reasonable alternatives to the project. Mitigation measures are provided which may be adopted as Conditions of Approval in order to reduce the significance of impacts resulting from the project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

The Town of Mammoth Lakes, which has the principal responsibility of processing and approving the project, and other public agencies (i.e., responsible and trustee agencies, refer to Section 1.5 of this EIR) that may use this EIR in the decision making or permit process will consider the information in this EIR, along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with Section 15093(b) of the State CEQA Guidelines, if a public agency approves a project that has significant impacts that are

not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093 of the State CEQA Guidelines, a "statement of overriding considerations."

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

## 1.2 COMPLIANCE WITH CEQA

The Draft EIR is subject to a 45-day review period by responsible and trustee agencies and interested parties. In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the State CEQA Guidelines, as amended, the Town of Mammoth Lakes, serving as the Lead Agency: 1) publishes a notice of availability of a Draft EIR in *Mammoth Times*, a newspaper of general circulation; and, 2) will prepare and transmit a Notice of Completion (NOC) to the State Clearinghouse. (Proof of publication is available at the offices of the Lead Agency.) A copy of the NOC is provided at the front of this document.

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

The Final EIR will consist of the Draft EIR, and revisions to the Draft EIR and responses to comments addressing concerns raised by responsible agencies or reviewing parties. After the Final EIR is completed and at least 10 days prior to its certification, a copy of the response to comments made by public agencies on the Draft EIR will be provided to the respective agency.

### 1.3 EIR SCOPING PROCESS

In compliance with the State CEQA Guidelines, the Town of Mammoth Lakes has taken steps to maximize opportunities for interested individuals, parties and agencies to participate in the environmental process. During the preparation of the Draft EIR, an effort was made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. This included the distribution of an Initial Study and Notice of Preparation (NOP) on December 1, 1998, and public scoping meeting on the EIR on December 18, 1998.

#### Initial Study

In accordance with Section 15063(a) of the State CEQA Guidelines, as amended, the Town undertook the preparation of an Initial Study. The Initial Study determined that a number of environmental issue areas may be impacted by the construction and buildout of the Park Facilities project. As a result, the Initial Study determined that the Draft EIR should address the project's significant impacts on a variety of environmental issue areas.

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

- ❖ Land Use Compatibility;
- ❖ Aesthetics/Light and Glare;
- ❖ Traffic, Circulation and Parking; and
- ❖ Noise.

Based on the Initial Study, no impacts and/or less than significant impacts upon Water Supply, Biological Resources, Housing, Population, Cultural Resources, Energy and Scarce Resources are anticipated as a result of the proposed development. Refer to Section 10.0 for a complete discussion of Effects Found Not to be Significant.

## Notice of Preparation

Pursuant to the provision of Section 15082 of the State CEQA Guidelines, as amended, the Town of Mammoth Lakes circulated a NOP to public agencies, special districts, and members of the public requesting such notice for the required public review period commencing December 1, 1998. The purpose of the NOP was to formally convey that the Town is preparing a Draft EIR for the Mammoth Creek Park project, and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The Initial Study was circulated with the NOP. The NOP, Initial Study, and responses to the NOP are provided in Appendix 15.1.

### Early Consultation (Scoping):

During the NOP circulation period, the Town of Mammoth Lakes advertised and held one public scoping meeting. The meeting was held on December 18, 1998 and was oriented to facilitate public input. The meeting was held with the specific intent of affording interested individuals/groups and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR as described in the NOP and Initial Study.

### NOP and Scoping Results

The following specific environmental concerns were raised by responses to the NOP and in comments expressed during the scoping meeting held for the project (the numerical reference in parenthesis is the EIR Section in which the analysis is provided). The NOP responses, Minutes from the December 18, 1998 Scoping Meeting, and written comments received at the meeting are contained in Appendix 15.1:

- ❖ Need full analysis of alternative sites (7.0);
- ❖ Analyze foot traffic and use patterns (5.1, 5.3);
- ❖ Lack of Open Space (5.1, 7.0);
- ❖ Rearrangement of uses (7.0);
- ❖ Sink the ice rink (3.3);
- ❖ Have berms around the rink (3.3, 5.4);
- ❖ Fence between play area and remainder of park (5.1);
- ❖ Increase parking area (5.3);
- ❖ Construction damage (5.1, 5.2);
- ❖ Storage of materials (3.3, 5.2);
- ❖ Building materials in natural colors (5.2);
- ❖ Preserve trees (3.3, 5.2);

- ❖ Minimize noise - not after 10 p.m. (5.4);
- ❖ P.A. system (5.4);
- ❖ Light standards (5.2);
- ❖ Noise generation – cumulative levels, snow removal equipment (5.4);
- ❖ Traffic congestion (5.3);
- ❖ Illegal parking (5.3);
- ❖ Blind corner on Old Mammoth Road (5.3);
- ❖ Security (5.1, 5.2);
- ❖ Quality of maintenance (5.1);
- ❖ Vandalism (5.1);
- ❖ Trash (5.1, 5.2);
- ❖ Alternate sites - North Village (7.0);
- ❖ Noise - crowds, music (5.4);
- ❖ Town noise ordinance (5.4);
- ❖ Use of Meadow Lane for parking (5.3);
- ❖ Location of community center (3.3, 7.0);
- ❖ Creekside riparian use/damage (10.0);
- ❖ Flood impacts (10.0);
- ❖ Air pollution (10.0);
- ❖ College Site Alternative (7.0);
- ❖ Shady Rest Alternative (7.0);
- ❖ In-line skating noise (5.4);
- ❖ Berner Street Alternative (7.0);
- ❖ Park proximity to residential neighborhood (5.1);
- ❖ Current park zoning (5.1);
- ❖ Mammoth Creek condos want to participate (1.3);
- ❖ Number of skaters per month (3.3);
- ❖ Parking (5.3);
- ❖ Number of parking spaces needed (5.3);
- ❖ Architectural/landscape plan (3.3, 5.2);
- ❖ What do buildings look like (3.3, 5.2);
- ❖ Fuel containment facilities (3.3, 5.1);
- ❖ Type of fuel (3.3, 5.1);
- ❖ Water table (10.0);
- ❖ Drainage through drywells (10.0);
- ❖ LRWQCB is permitting agency (1.5);
- ❖ Explosions due to fuel tanks (5.1);
- ❖ All user noise - including hockey pucks (5.4);
- ❖ Noise impacts on wildlife (5.4).
- ❖ Path through USFS property (3.3);
- ❖ Intersection of park may be blocked visually - potential accidents (5.3);
- ❖ Demands on water and sewer supply (10.0);
- ❖ Park is not within District boundaries (10.0);
- ❖ Reclaimed water line alternative may pass through Park (10.0);

- ❖ Stream flow monitoring device security needed (10.0);
- ❖ Ice Skating Only Alternative (7.0);
- ❖ Decibel level for second story units (5.4);
- ❖ Consider other activities in area for traffic scope (5.3).

## 1.4 FORMAT OF THE EIR

The Draft EIR is organized into 15 Sections. Section 1.0, *Introduction and Purpose*, provides CEQA compliance information. Section 2.0, *Executive Summary*, provides a brief project description and summary of the environmental impacts and mitigation measures. Section 3.0, *Project Description*, provides a detailed project description indicating project location, background and history, and project characteristics, phasing and objectives, as well as associated discretionary actions required. Section 4.0, *Basis for Cumulative Analysis*, describes the approach and methodology for the cumulative analysis. Section 5.0, *Description of Environmental Setting, Impacts and Mitigation Measures*, contains a detailed environmental analysis of the existing conditions, project impacts, recommended mitigation measures and unavoidable adverse impacts. The analysis of each environmental category in this Section is organized as follows:

- ❖ "Existing Conditions" describes the physical conditions which exist at this time and which may influence or affect the issue under investigation;
- ❖ "Project Impacts" describes potential environmental changes to the existing physical conditions which may occur if the proposed project is implemented;
- ❖ "Cumulative Impacts" describes potential environmental changes to the existing physical conditions which may occur with the proposed project together with all other reasonably foreseeable, planned, and approved future projects;
- ❖ "Mitigation Measures" are those specific measures which may be required of the project in order to avoid a significant adverse impact; minimize a significant adverse impact; rectify a significant adverse impact by restoration; reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or compensate for the impact by replacing or providing substitute resources or environment. The measures presented in this EIR are separated into those that would be implemented as part of project design and measures that would mitigate project impacts above and

beyond any reduction in potential impacts accomplished by project design features; and

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

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

## 1.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to Sections 15381 and 15386 of the State CEQA Guidelines, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA the term “Responsible Agency” includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” (Section 15381)

"Trustee Agency means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include...." (Section 15386, part)

Responsible and Trustee Agencies and other entities may use the Project EIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- ❖ Mammoth Lakes Fire Protection District
- ❖ Mammoth Community Water District
- ❖ Mono County Health Department
- ❖ United States Forest Service

## 1.6 INCORPORATION BY REFERENCE

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

- ❖ Draft Supplemental Environmental Impact Report for the Town of Mammoth Lakes Parks and Recreation Element of the General Plan. L.K. Johnston and Associates, October 10, 1989. The purpose of this EIR was to update, where necessary, the previously prepared General Plan EIR to reflect changes in the nature and scope of the project, changes in the mitigation measures and changes due to the availability of new information of significance. The document did analyze and reference Mammoth Creek Park as well as alternative sites. This EIR was used as a background reference for the subject project. It should be noted that the Final EIR was certified on February 21, 1990.
- ❖ Eastern Sierra College Center Mammoth Lakes, Draft Environment Impact Report. L.K. Johnston and Associates, November 1, 1994. This EIR addressed development of a College Center in two Phases. The 80-acre site is located south of Meridian Boulevard, between Old Mammoth Road and SR-203. Unavoidable

adverse impacts were identified for vegetation, wildlife and visual resources.

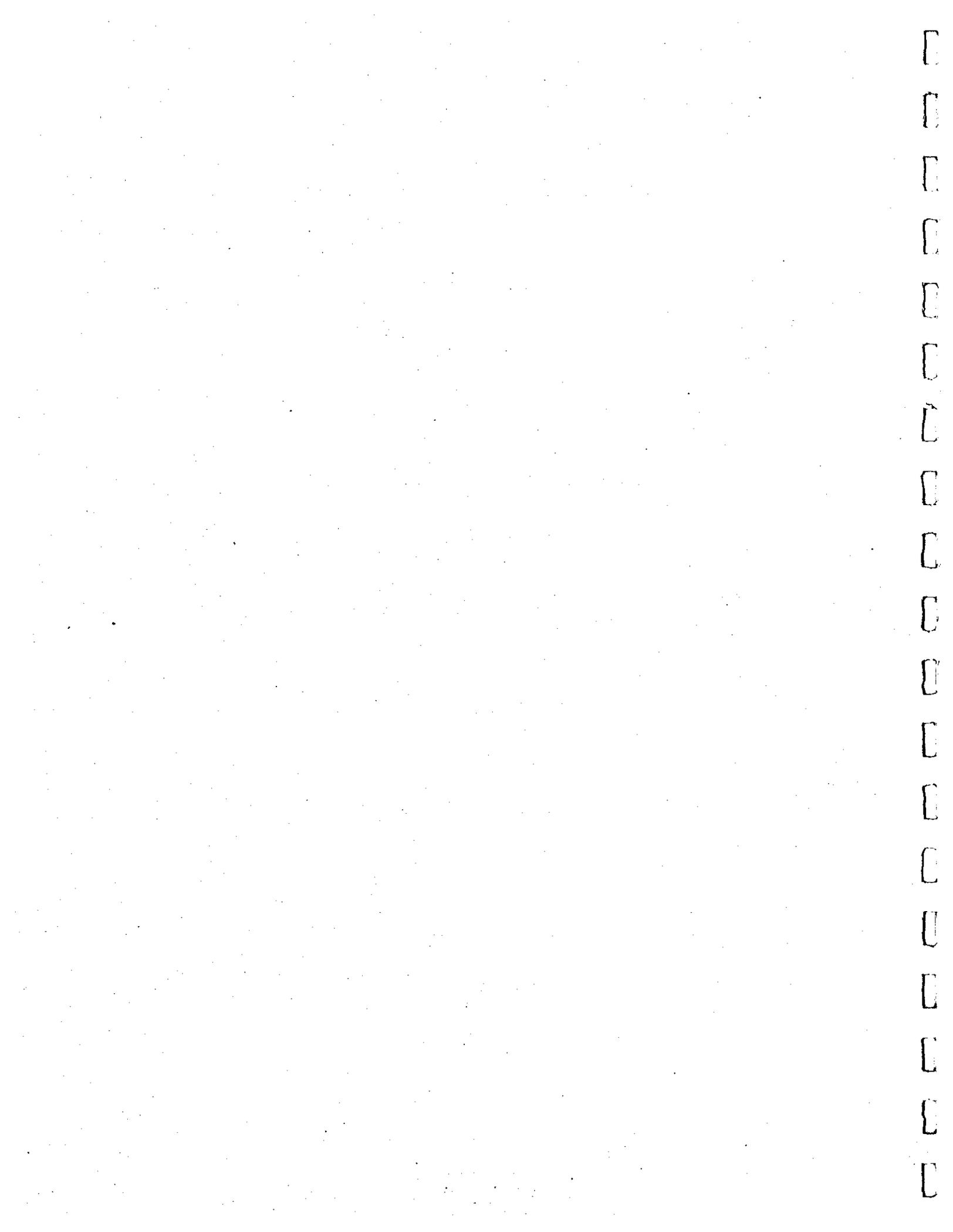
- ❖ Eastern Sierra College Center Mammoth Lakes, Final Environmental Impact Report/Response to Comments. L.K. Johnston and Associates, September 10, 1995. The Final EIR includes Comments and Responses to the Draft EIR. Written comments were received from eight organizations. Verbal comments were submitted by nine people at a public hearing on the Draft EIR. Minutes to the public hearings are included in the document. The Final EIR was certified on October 19, 1995 by the Kern Community College District.
- ❖ General Plan Vision Statement. Approved by the Mammoth Lakes Town Council, December 21, 1992. The Vision Statement, which was developed by the General Plan Advisory Committee, guides the establishment of goals and policies during the General Plan Update process.
- ❖ Draft Parks and Recreation Element of the General Plan. Adopted by the Town of Mammoth Lakes Parks and Recreation Commission, August 2, 1994. The element was intended to assist Town officials to meet park and recreation needs in the community. It was intended to be used as a guide for new acquisition and development of recreation facilities.
- ❖ Town of Mammoth Lakes Municipal Code, revisions adopted October, 1994, January 1996 and May 1997. Title 17 provides the provisions for promoting and protecting the public health, safety and welfare of the people of the Town, to safeguard and enhance the appearance and quality of development of the Town and to provide for the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, a zoning title establishing classifications of zones and regulations within these zones.
- ❖ Town of Mammoth Lakes General Plan, approved and adopted by the Town Council on October 14, 1987. The Town General Plan is formulated for a 20 year planning horizon. The Plan includes: 1) a discussion of current and future planning issues concerning the community's functional and natural systems and

activities relating to the use of lands; 2) findings which identify the major issues the General Plan should address; 3) Community goals addressing those issues and; 4) specific policies to implement the goals. The General Plan includes the Housing Element, adopted in 1992.

- ❖ Town of Mammoth Lakes Draft Environmental Impact Report for the General Plan, January 15, 1986. The Draft EIR addresses the Draft Mammoth Lakes General Plan, which is the first General Plan prepared for the community by the new Town government. The environmental analysis incorporates information contained in a previous Draft EIR for the Town, prepared by Mono County. Unavoidable adverse impacts were identified for traffic, air quality, noise, biological resources, water, seismicity and drainage.
- ❖ Town of Mammoth Lakes Final Environmental Impact Report for the General Plan, August 20, 1986. The Final EIR for the General Plan, which was certified on April 22, 1987, contains comments and responses pertaining to the Draft General Plan EIR. The EIR identified nine environmental components which would suffer significant adverse impacts which would not be mitigated to a level of insignificance. Specific findings and statements of overriding consideration were adopted.
- ❖ Town of Mammoth Lakes Parks and Recreation Element of the General Plan, February 21, 1990. The current Parks and Recreation Element was adopted by the Town Council in April, 1990. The Parks and Recreation Element is a part of the Town's General Plan. It can; 1) help Town Officials find ways to meet park and recreation needs; 2) provide the Town with the basis to require park dedications; 3) create a logical guide for new acquisition and development of recreation facilities; and 4) focus community efforts towards enhancing the Town's unique parks and recreation environment.

## **2.0 EXECUTIVE SUMMARY**

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## 2.0 EXECUTIVE SUMMARY

### 2.1 PROJECT SUMMARY

The proposal includes construction of a dual-use, outdoor ice rink/in-line (concrete) skating rink, 10,000 square foot community center with outdoor assembly areas, volleyball and basketball courts, climbing wall, expanded parking lot, expanded restrooms and a picnic area at Mammoth Creek Park. Buildings would be constructed to house a ticket/skate rental/concession operation and equipment and supply storage. The Community Center would be located within the western 1/3 of the Park with a minimum building setback of 20 feet and a maximum building height of 35 feet. The rink would be 85 feet by 185 feet located approximately 100 feet from the north property line and 190 feet from the west property line. A portable chiller unit would be placed on-site during winter months. Small fuel tanks would be placed on-site. Hours of operation for the rink would be from 8:00 a.m. to 10:00 p.m., including site preparation time. Sport lighting, low wattage lights across the rink and cutoff fixtures would be provided in addition to lighting in the parking area. Seating would be available on landscaped mounds and on bleachers. The park would be used for team play, recreational skating and play and community events. Phasing of the facilities would provide for construction of the ice/in-line rink prior to construction of the Community Center.

## 2.2 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

### IMPACTS

### MITIGATION MEASURES

### LEVEL OF SIGNIFICANCE AFTER MITIGATION

#### LAND USE COMPATIBILITY

##### Land Use Intensification and Compatibility

5.1-1 Project implementation would intensify the existing on-site park use by providing additional active recreational uses beyond existing conditions throughout the five-acre site. The proposed uses were anticipated on-site in local policy documents and are considered to be compatible with existing surrounding land uses. **Significance: Less than Significant Impact.**

5.1-1 Refer to Mitigation Measures in Sections 5.2, *Aesthetics/ Light and Clare*, 5.3, *Traffic, Circulation and Parking*, and 5.4, *Noise*.

Implementation of the recommended mitigation measures would reduce potential land use impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be deleted, the project would be inconsistent with the General Plan Noise Element; thereby, creating a significant and unavoidable impact. Should the Town of Mammoth Lakes approve the project, with the deletion of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

##### Use of Designated Open Space Areas

5.1-2 The project would construct additional land uses on a site designated as Open Space in the General Plan and reduce the amount of undeveloped land within the Town. **Significance: Less Than Significant Impact. The project would develop recreational uses consistent with the Town policy documents for the site, construct facilities which are of an outdoor and open design (with the exception of the Community**

5.1-2 No mitigation measures are required.

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*Center structure), and only intensify use of a five-acre portion of the entire 20 acre Mammoth Creek Park.*

On-Site Planning Design

5.1-3 The project proposes a family-oriented environment to provide recreational services to a variety of age groups. The physical arrangement of uses includes children play areas in proximity to teenage or adult recreation areas. **Significance: Not Significant. The project features shall be subject to Town design standards and requirements. The discussion which follows provides for additional project improvements which may further enhance safety on-site.**

5.1-3a Final site and landscape plans shall provide adequate lighting design, vegetation choice/ placement, and location of lighted paths, and seating areas which facilitate, not hinder, sightlines into the park, especially where people congregate (i.e., Community Center and associated facilities, picnic area, ice rink, and picnic area) as well as in areas where accessory facilities are located. Final site and landscape plan(s) are subject to review and approval by the Town of Mammoth Lakes.

5.1-3b Viewing corridors shall be incorporated into the design of the Community Center to allow monitoring of both the internal and external activity areas.

5.1-3c Building materials which limit the potential for vandalism and graffiti shall be utilized in the project design.

5.1-3d Regularly maintained trash receptacles which are secure in place shall be placed throughout the Park in order to reduce the potential for littering.

Relevant Planning Policies

5.1-4 The project would be consistent with the General Plan land use designation and applicable policies for the site. A use permit would be required to allow the proposed facilities on-site, in accordance with the Town's Municipal Code. **Significance: Less Than Significant Impact.**

5.1-4 No mitigation measures are required.

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*The project would be consistent with applicable policies of the General Plan and Zoning Code. It should be noted that if Mitigation Measure No. 5.4-3c is deleted, the project would cause Town noise standards to be exceeded for adjacent residential uses and would therefore not be consistent with the Noise Element. This inconsistency would be considered a significant and unavoidable impact.*

MITIGATION MEASURES

Cumulative Impacts

5.1-5 The proposed project, combined with other future development, may increase the intensity of land uses in the area. **Significance: Analysis has concluded that impacts are less than significant and no mitigation is required. Evaluations are conducted in accordance with the Town of Mammoth Lakes General Plan and EIR and on a project-by-project basis.**

5.1-5

No mitigation measures are required.

**AESTHETICS/LIGHT AND GLARE**

Short-Term Aesthetic Impacts

5.2-1 Grading and construction of the proposed project would temporarily alter the visual appearance of the project site. **Significance: Potentially Significant Impact. Impacts are considered to be short-term; would cease upon completion of construction activities and would be reduced to less than significant levels with implementation of the recommended mitigation measure.**

5.2-1a Construction equipment staging areas shall be located away from existing residential uses. All staging shall be conducted on-site and not encroach into the adjacent 5-acre Park parcel to the south which contains Mammoth Creek. Staging locations shall be indicated on project Final Development Plans and Grading Plans and subject to review by the Town of Mammoth Lakes.

Implementation of the recommended mitigation measures would reduce potential aesthetic impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be included, the project would result in a significant unavoidable viewshed impact. Should the Town of Mammoth

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5.2-1b Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

Lakes approve the project with the addition of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

Long-Term Aesthetic Impacts

Impacts to Designated Viewsheds

5.2-2 Due to the project site's location, the proposed land uses would not obstruct views of or through a designated General Plan viewshed. **Significance: Not Significant.**

5.2-2 No mitigation measures are required.

Views Across the Site

5.2-3 Project implementation may affect views of and across the site from surrounding areas. **Significance: Less Than Significant Impact. Mitigation which includes design and operation provisions would further reduce impacts to less than significant levels. It should be noted that if Mitigation Measure No. 5.4-3c is accepted by the Town, an unavoidable significant impact for view obstructions to adjacent residents would occur.**

5.2-3a Buffering techniques which include mounding and landscaping features, shall be strategically placed around active use areas to minimize aesthetic impacts.

5.2-3b The disturbed areas shall be landscaped with a combination of turf for seating area and natural vegetation, such as aspens, Jeffrey Pines and revegetative seed mix. Final Landscape Plans shall be approved by the Community Development Director.

5.2-3c All mechanical and electrical equipment (to be installed on the structure or on the ground) shall be adequately screened from public view. The screening shall be considered as an element of the overall design and must blend with the

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architectural design of the building and/or landscaping, as appropriate. Construction plans for the buildings shall indicate any fixtures or equipment to be located on the roof of the respective structure, equipment types, and design of the screening material. The method of screening shall be reviewed and approved by the Town and be subject to the Design Review Manual.

5.2-3d Storage on-site shall be screened from public view to the extent feasible.

5.2-3e All visible trash collection facilities and features throughout the project site shall be designed to complement the project design.

5.2-3f Snow removal, and parking area and sidewalk sweeping, shall be made part of the regular maintenance activities on-site.

5.2-3g Site design, architecture (including materials and colors), landscaping, lighting and signs shall conform to the adopted Town of Mammoth Lakes Design Review Manual and Municipal Code, and shall be submitted to the Planning Division for approval and may be subject to Planning Commission review.

Light and Glare

5.2-4 The proposed project would be capable of producing glare and spill lighting potentially impacting the adjacent residential uses. The project would also introduce multiple light sources into a currently non-lighted area. **Significance: Impacts associated with glare and spill lighting is potentially significant but**

5.2-4a A project-specific design and final criteria for lighting fixtures and wattages for the project shall be formulated based upon a detailed analysis of the proposed project subject to approval by the Town's Community Development Director in accordance with the Municipal Code and Design Review Manual. Implementation of the recommended mitigation measures would reduce potential light and glare impacts to a less than significant level.

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*mitigated to a less than significant level with implementation of recommended mitigation measures.*

MITIGATION MEASURES

5.2-4b After installation, the lighting equipment shall be tested and adjusted to ensure that the proper levels of light and glare have been achieved to the satisfaction of the Town Engineer.

5.2-4c All parking areas and on-site vehicular circulation area lighting fixtures shall be of the sharp cut-off type.

5.2-4d All lighting features shall utilize shielding to prevent spill lighting on adjacent off-site uses.

5.2-4e Sports lighting as described herein shall not be allowed.

5.2-4f Lighting shall be capable of being turned off when skating and site preparation is not taking place, except for security purposes.

Cumulative Impacts

5.2-5 Project development, together with cumulative projects, may alter the nature and appearance of the areas through the land use intensification and the loss of open space. **Significance: No significant impacts beyond the analysis contained in the Mammoth Lakes General Plan are anticipated. Specific project design and siting criteria are typically reviewed on a project-by-project basis.**

5.2-5 No mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

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**TRAFFIC, CIRCULATION AND PARKING**

Traffic Generation

5.3-1 The proposed project would generate additional trips on the adjacent roadways. **Significance: Less Than Significant Impact.**

5.3-1 No mitigation measures are required.

Implementation of the recommended mitigation measures would reduce potential traffic, circulation and parking impacts to a less than significant level.

Parking and Access

5.3-2 The proposed project would result in a need for greater parking spaces and improved ingress/egress into the Park from Old Mammoth Road. **Significance: Analysis has concluded that with the phasing of improvements, overall management of rink operations and a project design that can accommodate potential future needs with mitigation, impacts would be less than significant.**

5.3-2a The Town shall design the proposed project to allow for an expanded parking area, as demand warrants, which is similar to the Conceptual Parking and Access Plan depicted in Exhibit 5.3-1 of this EIR.

5.3-2b The Town shall implement a "controlled ticket sales program" for skating rink use which includes a provision to discontinue ticket sales when the parking lot reaches capacity.

5.3-2c An off-site parking mitigation program for special events at Mammoth Creek Park shall be adopted by the Town of Mammoth Lakes.

5.3-2d The Town of Mammoth Lakes shall develop a parking monitoring program in concert with residential Associations along Meadow Lane which shall include information/deferent signage, permitting and enhanced enforcement.

Transit and Non-Motorized Circulation

5.3-3 The proposed project would result in greater utilization of the current transit system and use of the established trail system along Mammoth Creek. **Significance: Less Than Significant Impact.**

5.3-3 No mitigation measures are required.

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Cumulative Impacts

- 5.3-4 Development of the proposed project and future development in accordance with the Town of Mammoth Lakes General Plan would result in an increase in vehicle trips distributed throughout the roadways serving the project. **Significance: Less Than Significant Impact. Evaluated on a project-by-project basis in accordance with the Town of Mammoth Lakes transportation model.**
- 5.3-4 No mitigation measures are required.

**NOISE**

Short-Term Construction Noise Impacts

- 5.4-1 Grading and construction of the proposed project would result in temporary noise impacts to nearby noise sensitive receptors. **Significance: Less Than Significant Impact. Construction activities would be temporary and for that reason are not considered significant. Adherence to Town code requirements reduces impacts to a less than significant impact.**
- 5.4-1 No mitigation measures are required.
- Implementation of the recommended mitigation measures would reduce potential land use impacts to a less than significant level.
- Should Mitigation Measure No. 5.4-3c be deleted, the proposed project would result in significant noise impacts associated with snow removal equipment, spectator and participant activity at the skating rink and activity at the volleyball court, thereby creating a significant and unavoidable impact. If the Town of Mammoth Lakes approves the project with the deletion of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

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Traffic Noise Impacts

- 5.4-2 Project implementation would generate additional vehicular travel on the surrounding roadway network, thereby resulting in noise level increases along local roadways. **Significance: Analysis has concluded that impacts are less than significant. Project generated traffic would not cause Town noise standards to be exceeded.**
- 5.4-2 No mitigation measures are required.

Long-Term Noise Impacts

On-Site Equipment Noise

- 5.4-3 On-site equipment operations would generate additional noise on-site and to the surrounding area. **Significance: Potentially significant impact for the refrigeration unit which can be mitigated to a less than significant level. Less than significant impact for ice grooming and no mitigation required. Potentially significant impact for snow removal equipment which can be mitigated to a less than significant level.**
- 5.4-3a An enclosure or other form of noise barrier shall be constructed around the west and north sides of the chiller unit.
- 5.4-3b The chiller unit shall not be operated between the hours of 10:00 p.m. and 7:00 a.m.
- 5.4-3c A noise barrier consisting of 25 feet in height along the northern perimeter property line and 19 feet in height along the west property line shall be constructed in areas where residential receivers are located.

Participant and Spectator Noise Impacts

- 5.4-4 The increase in use and activity at Mammoth Creek would result in higher noise levels for residents adjacent to the north and west of the Park due to Park user activities and associated spectator
- 5.4-4 Refer to Mitigation Measure No. 5.4-3c.

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participation. **Significance: Potentially Significant Impact. Recommended mitigation measure would reduce impacts to less than significant levels.**

Public Address System Noise Impacts

- 5.4-5 A public address system may create amplified noise on-site which would impact adjacent sensitive receptors. **Significance: Potentially Significant Impact. Mitigation which involves directional speakers would reduce impacts to less than significant levels.**
- 5.4-5 Directional speakers shall be installed in a direction which is away from adjacent residents.

Simultaneous Park Activities

- 5.4-6 Combined activity/operations at the Park would increase ambient noise levels on-site and to the surrounding area. **Significance: Potentially Significant Impact. Noise barrier features cited in Mitigation Measure No. 5.4-3c would reduce impacts to less than significant levels.**
- 5.4-6 Refer to Mitigation Measure No. 5.4-3c.

Cumulative Noise Impacts

- 5.4-7 The proposed project, combined with cumulative projects, would increase the ambient noise levels in the site vicinity. **Significance: Potentially Significant Impact. Impact analysis and mitigation determination evaluated on a project-by-project basis.**
- 5.4-7 No mitigation measures are required.

## 2.3 SUMMARY OF PROJECT ALTERNATIVES

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126(d), Section 7.0 describes a range of reasonable alternatives to the proposed project which could feasibly attain the basic objectives of the proposed project, while evaluating the comparative merits of each alternative. The analysis focuses on alternatives capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. Potential environmental impacts associated with nine separate alternatives are compared to impacts from the proposed project. These alternatives include: 1) No Project/No Development, 2) Sierra Meadows Ranch, 3) Snow Creek Village, 4) Minaret/Meridian Parcel, 5) Site within the Lodestar Master Plan, 6) Multiple sites within the North Village Master Plan, 7) Shady Rest Site, 8) College Site, and 9) a Redesign Alternative. The location of the Alternatives sites is depicted in Exhibit 7-1. The Environmentally Superior Alternative is identified and discussed in Section 7.10. The following is a summary of the description of each alternative analyzed in Section 7.0.

### NO PROJECT/NO DEVELOPMENT ALTERNATIVE

The "No Project/No Development" Alternative would retain the existing park site in its current condition. The park currently contains a children's play area, restrooms, bicycle paths, open space areas and a 44-space parking lot.

### SIERRA MEADOWS RANCH

The Sierra Meadows Ranch is an equestrian and ski touring center comprising 17 acres and located in the southeastern portion of the Town of Mammoth Lakes, southeast of the Old Mammoth Road/Sherwin Creek Road intersection. Access to the site is provided via Sherwin Creek Road, a paved road which begins at the terminus of the north/south extension of Old Mammoth Road. Snow plowing services are not provided for this road during the winter. During summer months, the Ranch is used for horse/mule boarding, wagon/trail rides, and other equestrian related uses. During winter months, the Ranch offers cross country skiing, lessons/rentals, and sleigh rides among other activities. According to Town staff, the Ranch has limited use during the winter months. The Ranch House Cafe located on-site operates year round. Other existing onsite improvements include a paved parking area, stables, a manager's house, and small offices. According to the General Plan, the designated land use of the Ranch site is Open Space. This land use designation includes passive and active open space areas including existing and potential park sites, trail

corridors and sensitive ecological areas such as Valentine Reserve.<sup>1</sup> Ownership of this alternative site is presently held by the U.S. Forest Service. However, it should be noted that the Mammoth Mountain Ski Area (MMSA) is in the process of acquiring the on-site improvements (i.e., buildings, stables, etc). The land would remain under the ownership of the U.S. Forest Service.

As the Ranch entails 17 acres, implementation of the proposed project at this site would allow for development of all of the proposed project components including the outdoor ice rink/in-line skating arena, community center, restrooms, climbing wall, basketball court, volleyball court, horseshoes, picnic areas, and play areas and can provide adequate parking.

### **SNOWCREEK VILLAGE**

The Snowcreek Village Alternative involves a privately owned proposed ski resort situated southwest of the Mammoth Creek Park site. The resort is generally bordered to the north by Old Mammoth Road, to the south by U.S. Forestry Service lands, to the east by Sherwin Creek Road, and to the west by Woodcrest Trail Ranch Road. Access to the site is provided via Fairway Drive (the Minaret Road extension south of Old Mammoth Road). The vast majority of this site is undeveloped, except for the Snowcreek Golf Course which comprises the area west of Fairway Drive. According to the General Plan, the land use designation for this site is Resort (R) which includes mixed visitor oriented uses, including visitor housing/lodging, tourist-oriented commercial and recreation uses. The resort master plan is proposed for development of single-family homes (100 dwelling units), condominiums (1,200 dwelling units), resort hotel (1,500 rooms), and commercial 150,000 square feet, in the area east of Fairway Drive. Expansion of the existing golf course is also proposed as part of the resort development project. Construction of the resort is approximated to begin in the Year 2005. Implementation of this Alternative would involve only the ice rink/in-line skating arena and none of the other project components.

### **MINARET/MERIDIAN PARCEL ALTERNATIVE SITE**

The Minaret/Meridian Parcel Alternative Site is located south of the intersection of Meridian Boulevard and Minaret Road. The Alternative site is comprised of two separate irregular-shaped adjacent parcels, each approximately 7.5 +/- acres in size. The northernmost parcel located near the aforementioned intersection is under private

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<sup>1</sup> Town of Mammoth Lakes General Plan Land Use Element, 1986, Page 42.

ownership, while the southern parcel is owned by the Town of Mammoth Lakes. The entire 15-acre site is designated as Resort and Activity Node on the Town's General Plan Land Use Map (Figure 17 as updated January 18, 1995). The Land Use Element defines the Resort Land Use designation Activity Node as a recreation activity node in which resort activities are to be concentrated. Specifically, the Land Use Element states the following about Resort Activity Nodes:

"Development activity at resort nodes should be planned with activities appropriate for the area and may include hotel and motel room development, with recreational amenities, appropriate tourist commercial space, overhead and surface transit facilities and interconnection to the community's trail system. Close attention should be paid to the design of each node to assure a functional and distinctive human-scaled environment which will induce visitors to come to Mammoth Lakes and to return to the community in the future. The major tourist facilities discussed earlier in this section, such as convention, golf course, skating, recreation complex and additional alpine and nordic skiing facilities should be included in the resort node areas. The nodes should be pedestrian -oriented complexes which emphasize use of the community trail system (including skiing, nordic and bike trails), and transit facilities, including bus and overhead gondolas and lifts. The Town should study various approaches to develop an identity for each node as a unique resort experience, including grouping related recreation activities in difference resort nodes, offering distinctive services and activities and the establishment of a unique design envelope for each recreation node area. The resort nodes should serve as focal points for the community's tourist activities."

The Land Use Element identifies the following five areas as within Resort Activity Nodes:

- ❖ The Main Lodge;
- ❖ MMSA Chair 15 (Juniper Ridge);
- ❖ MMSA Warming Hut 2;
- ❖ Vicinity of Meridian and Minaret (south of Meridian Boulevard); and the
- ❖ North Village area.

Both sites are currently undeveloped with both natural and disturbed vegetation. The parcels contain riparian vegetation and approximately

four acres of jurisdictional wetlands. Surrounding land uses include the Sierra Star Golf Course to the north, the Lodestar Village Specific Plan (currently under construction) to the northeast, residential uses to the east across Minaret Road, single-family residential to the south, and multi-family residential to the west.

Implementation of the project on this Alternative Site would include development of all components of the project, including the outdoor ice/in-line skating rink, the Community Center, on-site parking and other recreational amenities.

### **SITE WITHIN THE LODESTAR MASTER PLAN ALTERNATIVE**

The Lodestar At Mammoth Alternative site involves a 210-acre master planned resort generally bordered to the north by Main Street, to the south by Meridian Boulevard and Minaret Road, to the west by Monterey Pines Road, and to the east by Joaquin Road. The Master Plan includes 40 single-family homes, 735 multi-family homes, and an 80,000 square foot commercial village, among other components. The resort is divided into five main development areas. The location of this Alternative site is within Area 5, which is comprised of 25 acres and is generally situated west of the Minaret Road and Meridian Boulevard intersection. Area 5 is planned for various uses including retail commercial and resort condominiums. Amenities which may be provided within Area 5 onsite include swimming pools, spas, tennis courts, a fitness center, meeting facilities, a movie theater, and an ice skating rink.<sup>2</sup> The commercial village is planned as a pedestrian-oriented, multi-use retail, residential, and recreational development.<sup>3</sup>

This Alternative involves development of only the outdoor ice rink/in-line skating arena at a privately owned alternative site. None of the other project components would be implemented with this Alternative. Additionally, on-site parking would be available since an ice-skating rink was identified as a possible amenity within Area 5 and it is assumed that adequate space for parking was allocated.

### **NORTH VILLAGE SPECIFIC PLAN ALTERNATIVE SITES**

The North Village Specific Plan is located in the northwest portion of the Town of Mammoth Lakes and includes portions of Main Street, Lake Mary Road and Minaret Road. The 64.1-acre Specific Plan area was approved in 1994 for development of 3,000 hotel rooms, 135,000

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<sup>2</sup> Lodestar At Mammoth Final EIR, February 1991, Page 2-6.

<sup>3</sup> Ibid.

square feet of commercial/retail space, a skating rink and ski lift. An EIR was certified for the Specific Plan on April 17, 1991. An Addendum EIR was prepared in May 1994 analyzing impacts associated with design refinements within the Plan area.

Two separate alternative sites to the proposed Mammoth Creek Park project site have been identified within the North Village Specific Plan. These alternative sites include 1) the Events Arena Site; and 2) the Community Center Tennis Courts Site.

#### **North Village: Events Arena Site**

The North Village Specific Plan, adopted June 22, 1994, designates an "Event Arena Site" along the east side of Minaret Road, between Forest Trail and Berner Street. The Specific Plan (page 31) states the following regarding the estimated three acre "Event Arena Site":

"This designated site is the preferred location for an events arena because of its public visibility and accessibility and close relationship to other community facilities and large hotel base. The arena is an opportunity to bring together recreation or meeting activities for both visitors and residents. The arena may serve as a multi-use facility where events such as concerts, theater performances, movies, public events, conferences, and family entertainment or small trade show could be held in addition to an ice skating arena or sports center. The arena may be financed and operated publicly privately, or a combination of both."

The Specific Plan parking discussion (page 71) further states that construction of a parking garage beneath the arena would be necessary with an estimated capacity of 125 cars. It is possible that this number could be increased by the addition of another parking level. The Specific Plan states that the ice rink would be constructed near the year 2000.

Surrounding uses include the existing community center and tennis courts to the north, residential uses to the northwest across Forest Trail, commercial uses to the east and south, and Minaret Road and commercial uses to the west.

Implementation of the project on this Alternative Site would include development of the ice/in-line skating rink component only and not include the Community Center, children's playground area, or other recreational facilities.

### **Community Center Park Alternative Site**

The 4.5-acre Community Center Park site is located along the north side of Forest Trail within the North Village Specific Plan. The Park contains the Community Center building and the County of Mono Branch Library building. There are six tennis courts, picnic and play facilities, paved parking and restrooms. Additionally, the Town purchased a .35-acre parcel which provides pedestrian access from the Knolls neighborhood.

The Community Center building is the only "stand alone" public meeting building in the Town. Major renovations to the building were completed in 1991. This building is used by the Town Council, Commission, and other groups and civic organizations.

This Alternative would replace the on-site tennis courts with the ice/in-line skating rink component of the proposed project. Existing surrounding land uses around the tennis courts include residential uses abutting the site to the north and east, Forest Trail and undeveloped land to the south, the Community Center and County Library to the west with Minaret Road and commercial uses located further west. An undeveloped four acre parcel owned by the U.S. Forest Service is located to the northwest of the site.

### **SHADY REST ALTERNATIVE**

Shady Rest Park is located in the northeast portion of the Town of Mammoth Lakes. This six-acre park is the main active sports municipal park within the Town of Mammoth Lakes and is currently operated by the Town under a special use permit from the U.S. Forest Service. Permitted uses consists of three baseball fields, two soccer fields, a playground, concession stand, and parking. Implementation of this Alternative would allow for the operation of an ice rink/in-line skating facility within Shady Rest Park.

Shady Rest Park is maintained by the Town Public Works Maintenance Division. However, the Town does not provide plowing services to this site during the winter, therefore, normal vehicular access is restricted during the winter months. Portions of Shady Rest Park are currently used for camping and other outdoor activities (i.e., hiking, cross-country skiing, and snow mobiles).

### **COLLEGE SITE ALTERNATIVE**

This Alternative site includes 5.2 acres of the approved 42.8-acre Eastern Sierra College campus. The site is located in the southeastern portion of the Town of Mammoth Lakes, adjacent to and south of

Meridian Boulevard, generally between Old Mammoth Road and State Highway 203. This college campus is generally located northeast of Mammoth Creek Park. Thus far, only the College Center has been completed (Phase I comprising approximately 26,000 square feet on approximately 80 acres). The 5.2-acre Alternative site is situated immediately north of the existing College Center site and is identified in the campus plan as the site for the 56,000 square foot Cultural Center (21,000 square foot theater and 35,000 square foot amphitheater). The site is covered with natural vegetation including sparse Jeffery Pine Trees, manzanita and sagebrush. The Town of Mammoth Lakes General Plan has designated this property as Institutional and Public Facilities (IP). This land use designation includes public and institutional facilities such as fire stations, police station, transit facilities, town yards, schools, etc. According to the Zoning District Map, the site is zoned as Public and Quasi Public (PS). Land uses surrounding this site include The Trails subdivision, Mammoth High and Mammoth Elementary Schools to the north, U.S. Forest Service public lands to the south and east, and the Minaret Village Shopping Center and existing College Center to the west. This 5.2-acre Alternative site and complete college campus site are owned by the Mammoth Lakes Foundation.

Due to the limited size of this Alternative site, there would not be sufficient area for development of both the approved Cultural Center and all of the park improvements proposed as part of the Mammoth Creek Park project. Therefore, this Alternative would involve replacement of the proposed Cultural Center with a park facility consisting of all of the proposed project components, including the outdoor ice rink/in-line skating arena and the Community Center. Due to the limited size of this site, as well as the uses associated with the Cultural Center, the possibility exists that this Alternative would require parking beyond what the 5.2-acre site is capable of accommodating. Therefore, off-site parking may be required as part of this Alternative. Off-site parking may be provided at the adjacent College Center site, or elsewhere on campus. However, as college development is proposed to occur in phases, development of the proposed project components would have to be synchronized with college development.

## REDESIGN ALTERNATIVE

The Redesign Alternative would involve modifications to the proposed site plan (refer to Exhibit 7-2, *Redesign Alternative*). The Redesign Alternative would respond to concerns regarding buffering adjacent land uses and would create an integrated community center/ skating facility at the westerly portion of the site. The Redesign Alternative would include a Community Center facility located approximately 30

feet southerly from the proposed location. The skating rink (which would be designed to have a roof cover in the future) would be placed immediately adjacent to the Community Center along the east elevation. The plaza area would be relocated adjacent to the south of the center and rink. The play area, dual basketball court/overflow parking and restrooms would remain at their current locations. The climbing wall, fire pit and volleyball court areas would be eliminated from the plan. The horseshoe area would be relocated to the west to the area identified for volleyball court usage. The picnic area would be expanded and the Parking Plan would be consistent with the Conceptual Parking and Access Plan referenced in Section 5.3 of this EIR (the Plan allocates 133 parking spaces).

A primary goal of the Redesign Alternative would be to create a larger open space central area on the five acre site. The realignment of the Community Center and rink would create a focal activity Center on-site, with the center serving as a structural buffer for residents to the west from rink activity which includes partial reductions in noise and lighting. The relocated plaza and an expanded picnic area would also provide opportunities to access pathways in the vicinity of Mammoth Creek. The Parking Plan would improve on-site parking conditions. Removal of the climbing wall would remove a view shed feature along the westerly park boundary. Removal of the fire pit would delete a potential safety hazard feature. Removal of the volleyball court area would eliminate an activity on-site, which may be relocated to another park facility in the Town. Removal of the volleyball court would also eliminate a noise source on-site. As an option, the ice/in-line skating rink could be constructed as a covered arena.

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA Section 15126(d)(2) indicates that if the "No Project" Alternative is the "Environmentally Superior" Alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. The "No Project" Alternative, in this case would not result in the environmental impacts associated with construction of the proposed project. Each of the Alternatives, with the exception of the North Village Community Center Park and College site, would result in some reductions of impacts when compared to the project. In order to be consistent with the project objectives as stated in Section 3.5 of this EIR, the Redesign Alternative is the Environmentally Superior Alternative due to the reduction of impacts. The Redesign Alternative results in partial reductions in environmental impacts and mitigation measures cited for the proposed project would be applicable for the Alternative. The Redesign Alternative maintains the goals of the Town of Mammoth Lakes to establish an active use facility at Mammoth Creek Park, centrally located for all areas of the community.



## **3.0 PROJECT DESCRIPTION**

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## 3.0 PROJECT DESCRIPTION

### 3.1 PROJECT LOCATION AND SETTING

The Town of Mammoth Lakes (the "Town") is a destination resort community located in the southwest portion of Mono County, on the eastern side of the Sierra Nevada mountain range (refer to Exhibit 3-1, *Regional Vicinity*). The Town is approximately three miles west of United States (U.S.) Highway 395, along State Route (SR) 203 (refer to Exhibit 3-2, *Site Vicinity*). Incorporated in 1984, the Town boundary encompasses approximately 24 square miles including the Mammoth Mountain Ski Area (MMSA), one of the largest ski areas in the U.S. The Town also contains a significant amount of public land, primarily National Forest properties, which surround the comparatively small, privately owned and developed, part of the municipality.

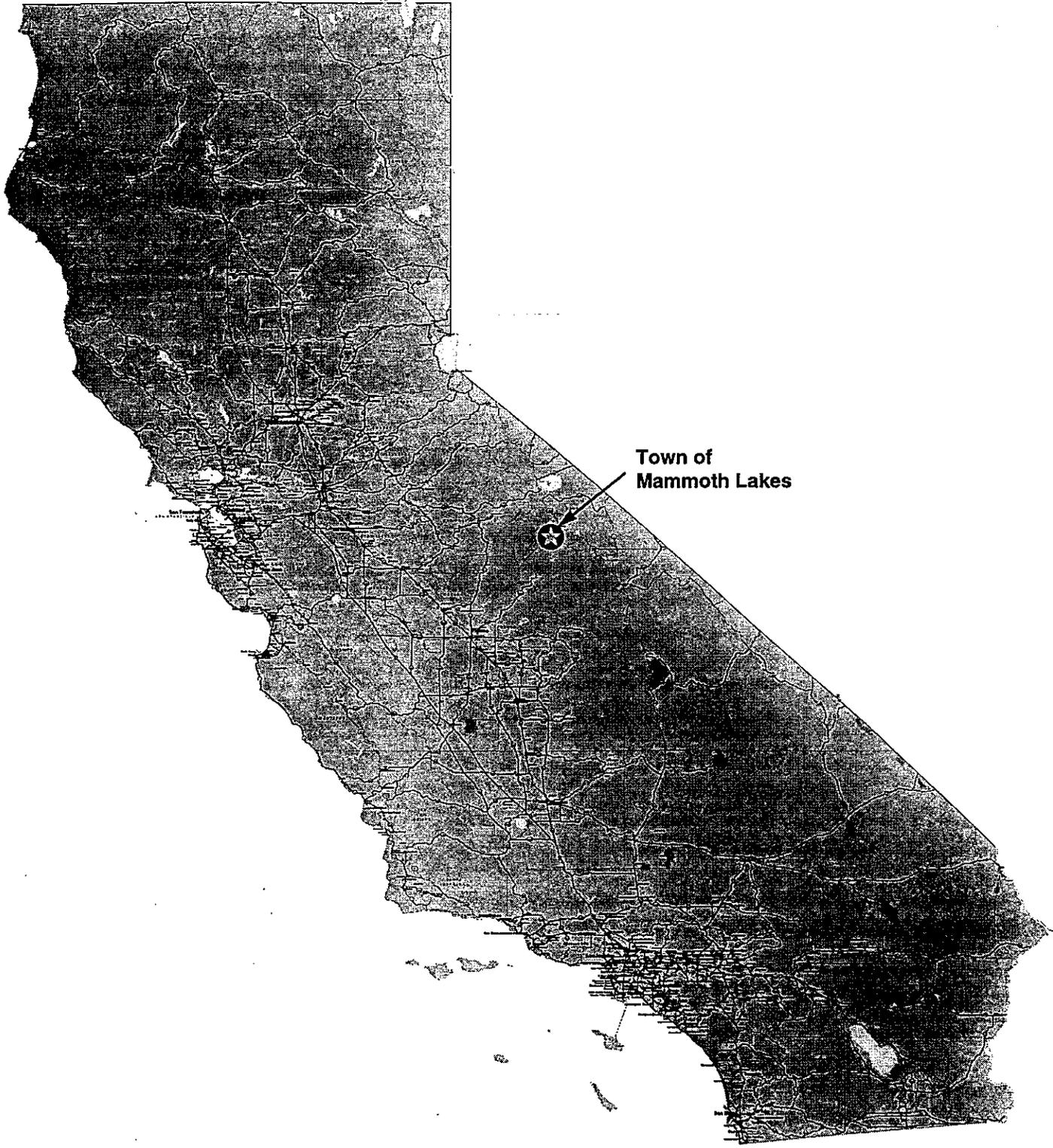
The Town is served primarily by SR-203 which connects to U.S. Highway 395, the major surface transportation corridor in the Eastern Sierra region. U.S. Highway 395 is a primary inter-regional route connecting systems across four states. SR-203 traverses through the developed part of the Town and ends at Minaret Vista, west of the MMSA.

The project site is located along the west side of Old Mammoth Road, south of Chateau Road. The five-acre project site is part of the larger 20-acre Mammoth Creek Park located in the eastern portion of the Town. The project site is currently owned by the Town (five acres) while the remainder of the Park is administered by the United States Forest Service (15 acres) as part of the Inyo National Forest. Ten acres of the U.S. Forest Services portion of the park are located on the east side of Old Mammoth Road.

#### EXISTING CONDITIONS ON-SITE

The project site is located on the west side of Old Mammoth Road and contains both passive and active recreational park uses. Facilities include a children's play area, sand lot, restrooms and bike rack in the south-central portion of the site, and a 44-space paved parking area in the northeastern portion of the site. Approximately two-thirds of the site is vacant although picnic tables and meandering foot and bike paths (both paved and dirt trails) are located in the western half of the site. Access into the parking lot is provided from Old Mammoth Road. Large boulders on both sides of the access driveway provide an entry monument to the Park.





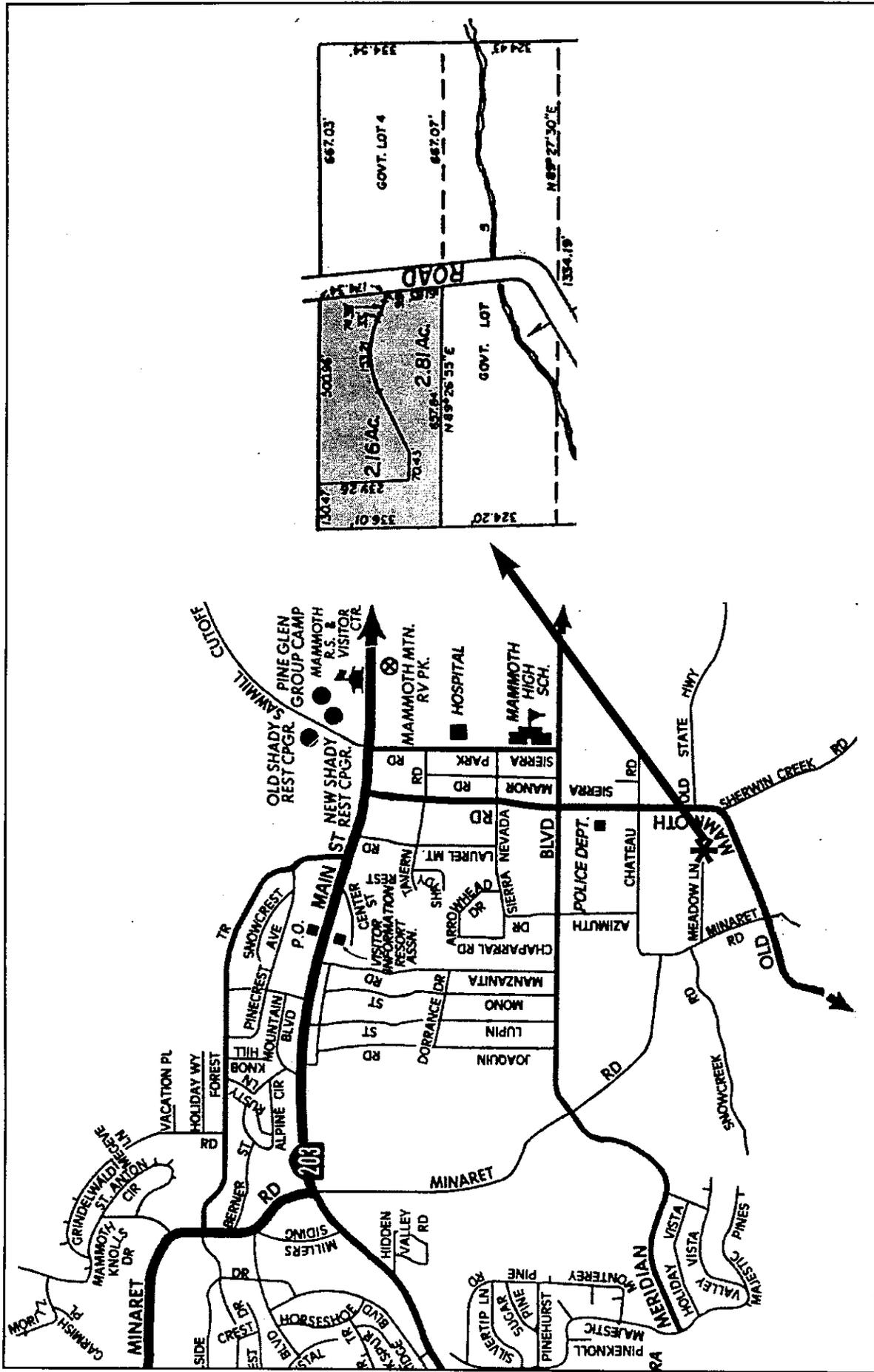
Town of  
Mammoth Lakes



Project Site

MAMMOTH CREEK PARK FACILITIES PROJECT  
**Regional Vicinity**





MAMMOTH CREEK PARK FACILITIES PROJECT  
**Site Vicinity**

 Not to Scale

\* - Subject Site (Mammoth Creek Park)



## SURROUNDING USES/CONDITIONS

Surrounding land uses include both commercial and residential uses as described below.

North. A Dentist Office and associated parking lot are located immediately north of the site, adjacent to the park access driveway and on-site parking lot. The office has been under construction and is not occupied (as of November 1998). The Chateau Blanc community, which includes two story condominium units, also borders the site to the north and is physically separated from the site by a wooden slat fence.

East. Old Mammoth Road borders the site to the east. Ten-acres of Mammoth Creek Park, herein referred to as Mammoth Creek Park East, is located further east across the roadway. This area is currently undeveloped with an unpaved access road extending from Old Mammoth Road. The Mammoth Lakes bicycle trail is paved through the site. This portion of the Park is characterized by mature trees and vegetation and is occasionally used for seasonal recreational uses such as hiking, cross-country skiing and fishing. The two-story Jagerhoff Lodge is located northeast of the site across Old Mammoth Road.

South. A portion of Mammoth Creek Park owned by the U.S. Forest Service borders the project site to the south. This five-acre parcel includes Mammoth Creek, picnic areas, the Mammoth Lakes trail system bicycle/path, a bicycle/pedestrian under crossing under Old Mammoth Road, a stream flow gage, a bridge over the creek and unpaved trails.

West. The La Vista Blanc Condominium Complex borders the site to the west. The complex includes three three-story buildings adjacent to the project site. Meadow Lane terminates into a cul-de-sac directly southwest of the site with the Mammoth Creek Condominium Complex located further southwest of the site. These two-story units are adjacent to the five-acre U.S. Forest Service portion of Mammoth Creek Park. Access to the Park is currently available via a dirt path which leads from the Meadow Lane cul-de-sac to the on-site playground area.

## 3.2 BACKGROUND AND HISTORY

In October 1987, the Town Council adopted the General Plan for the Town of Mammoth Lakes. In April 1989, the Town Council authorized the preparation of a Parks and Recreation Element as an amendment to the Town General Plan. As an integral part of the Element, a needs survey was conducted to determine both resident and visitor preferences for park facilities and programs.

To gather information for future park and recreation planning, the survey included questions regarding park facilities and recreation needs. A total of 392 survey questionnaires were returned representing 9.1% of the 4,300 which were issued. The facility/activity ranking highest was "ice skating/hockey" recording 118 requests. In April 1990, the Town of Mammoth Lakes Parks and Recreation Element of the General Plan was presented to the Town Council for approval. The adopted Element contains an ice rink facility within the Town.

In January 1992, the Town Council adopted a Master Park Facilities Plan. An ice rink facility is contained in this Plan. On June 17, 1992, an Ice Rink Study was presented to the Town Council for their consideration. At the conclusion of the presentation, Council discussed construction and operational cost, outdoor ice rinks proposed in private developments, the population within the local service area, and the potential for a special tax. The Council took no action on this item.

In the winter of 1997-98, news of the successful construction and operation of an outdoor ice rink in Reno was brought to the Town's attention. The Chairman of the Parks and Recreation Commission and the Director of Parks and Recreation visited the rink on a fact-finding mission. The result of that visit prompted Town staff to report their findings to Council, who, in turn, directed staff to return with a more comprehensive report on the feasibility of an outdoor rink in Mammoth Lakes.

On June 9, 1998, the Parks and Recreation Commission held a public hearing to discuss a concrete/ice/in-line skating facility (Use Permit Application 98-3) at Mammoth Creek Park. After hearing from three citizens, the Commission approved a design for development of the facility at Mammoth Creek Park.

On June 24, 1998, the Planning Commission held a noticed public hearing to consider the Use Permit and a Negative Declaration for the construction and operation of an outdoor concrete/ice/in-line skating facility at Mammoth Creek Park. Five people expressed concerns and three letters were submitted into the record during the public hearing. Following discussion of the concerns by the Planning Commission, the Commission approved the Use Permit and adopted the Negative Declaration with conditions and mitigation measures, respectively.

On July 6, 1998 an appeal of the Planning Commission's action was filed with the Town Clerk. The appellant objected to the approval of the Negative Declaration and Use Permit based upon the following grounds (excerpted from appeal document):

1. They claimed mitigation and findings regarding noise are insufficient to support a Negative Declaration as required by Federal and State statutory and constitutional law;
2. The Planning Commission staff failed to utilize the noise assessment procedures mandated by the Town of Mammoth Lakes Noise Ordinance in determining the actual ambient noise level in the pertinent neighborhood;
3. The Negative Declaration regarding potential noise levels was a matter beyond the expertise of the Planning Commission staff and should instead have been evaluated by an expert consultant;
4. The proposed project violated complainant's Federal and State statutory constitutional rights to due process of law; and
5. There was not sufficient notice of the public hearing to non-resident owners such as the Petitioner and more notice than the 10-day rule of the Town should have been given due to the out of Town status of nearly all of the owners in the affected area.

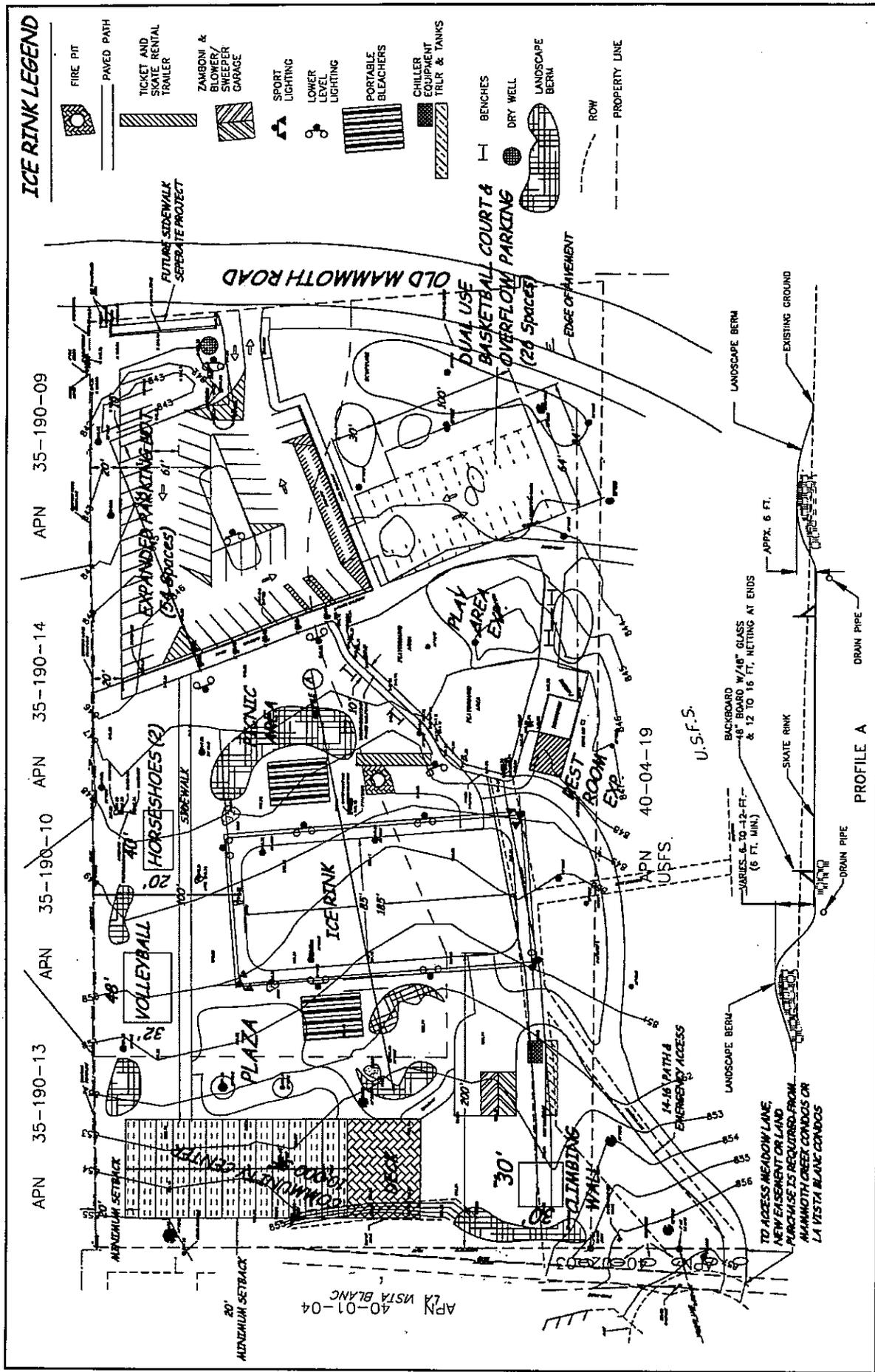
Based upon the appellants objections, on September 2, 1998, the Town Council determined that an Environmental Impact Report (EIR) should be prepared for the proposed recreational facilities at Mammoth Creek Park. As part of this decision, the Town determined that it would be appropriate for the EIR to consider other potential uses for the Park Master Plan. The Town wanted to ensure that all environmentally sensitive issues were raised in the EIR process in order to not preclude potential future uses of the Park.

The Town Planning Commission reviewed a draft list of potential uses provided by the Parks and Recreation Commission and provided their recommendation to the Parks and Recreation Commission about appropriate uses to consider for Mammoth Creek Park. Generally, their recommendation contained conceivable uses which may ultimately impact surrounding neighborhoods.

### 3.3 PROJECT CHARACTERISTICS

The project proposes year-round recreational facilities and a Community Center to provide a recreational and public gathering place for both residents of and visitors to the Town (refer to Exhibit 3-3, *Site Plan*). These facilities, in addition to other project components (i.e., parking, etc.), are described below.





Source: Town of Mammoth Lakes

MAMMOTH CREEK PARK FACILITIES PROJECT  
**Site Plan**



Not to Scale

**RB** Robert Bein, William Frost & Associates  
 289 JUN 34978



### Ice/In-line Skating Rink

The primary recreational facility on-site would be a dual-use ice/in-line skating outdoor (concrete) arena. The rink dimensions would be 85-foot wide and 185-foot long and would be located approximately 100 feet from the northern property line and 190 feet from the western property line. The rink is proposed to be placed approximately three feet below grade and a three-foot mound would be created around the rink perimeter utilizing the soil from on-site grading. Grasses and trees would be planted on the mound. Spectator seating would also be available on the landscaped mound and on portable bleachers. Four-foot high dasher boards would surround the rink with four-foot high clear plexiglass above the dasher boards. Netting would be placed at the northern and southern ends of the rink, no greater than 16 feet above the plexiglass.

Buildings would be constructed on-site to provide rink support services including: 1) a ticket/skate rental/concession operation in a trailer; and 2) an equipment/supply storage area which would accommodate the zamboni and blower/ sweeper. Initially, these uses would operate from temporary trailers on-site to be eventually replaced with permanent single-story structures during Phase 2 of the project (refer to Section 3.5, *Phasing*).

During the winter months, a portable chiller unit and associated fuel tanks would be placed on-site to facilitate ice/in-line skating activities. The rink hours of operation would be from 8:00 a.m. to 10:00 p.m., including site preparation time. At buildout, daily operations are anticipated to include daily skating sessions to begin with total daily sales of 350 tickets. Ice skating activities are anticipated to occur for a five-month period from November through March (may vary depending on weather conditions). Resurfacing of the ice would not occur prior to 9:00 a.m. or after the last skating session, unless for a special event.

### Community Center

A 10,000 square foot Community Center is proposed approximately 20 feet south and west of the northwestern corner of the site. The single-story structure would not exceed 35 feet in height and would be constructed following initial operations of the ice/in-line skating rink.

The Community Center is proposed on-site to serve as a recognized public gathering place for community events. The Center would include small meeting rooms, a kitchen, deck and an outdoor landscaped entry plaza. Both daytime and nighttime events may be held on-site. Typical events are anticipated to include:

- ❖ Community Meetings
- ❖ Recreation Classes
- ❖ Teen Programs
- ❖ Community Groups (Lions, Rotary, Churches, etc.)
- ❖ Enrichment Classes
- ❖ Receptions
- ❖ Special Events (Farmer's Market, musical shows, art shows, exhibits, Santa Claus, wine tasting, ice sculpturing, etc.)

### **Other Recreational Facilities**

In addition to the ice/in-line skating rink previously described, several other recreational amenities are proposed on-site. These facilities include the following:

- ❖ A 32-foot wide, 48-foot long volleyball court located approximately 20 feet from the site's northern boundary near the proposed Community Center;
- ❖ A 20-foot wide, 40-foot long horseshoe area (would include two pits) located along the site's northern property boundary and east of the proposed volleyball court;
- ❖ Expansion of the existing children's play area on-site to include the currently landscaped area;
- ❖ A dual-use basketball court and overflow parking area in the southeastern portion of the site (refer to additional discussion on proposed parking areas below);
- ❖ An expansion of the existing on-site restrooms;
- ❖ Fire Pit area immediately east of the rink facility;
- ❖ A 30-foot by 30 foot climbing wall area in the southwestern corner of the site (wall height of 25 feet); and
- ❖ The picnic area would be retained in the central portion of the site, between the parking area and rink.

### **Parking**

Access to the site would be provided from the existing site access from Old Mammoth Road. The two lane access leads to the existing on-site

parking area which currently contains 44 spaces. The project would reconfigure the existing spaces and expand the parking lot to the north and east to include a total of 54 spaces. The proposed on-site basketball court is located directly south of the parking lot and would provide overflow parking for 26 spaces. A drop-off area would also be provided.

### Lighting

Low level sport lighting is proposed to be mounted on poles around the ice/in-line skating rink. For sporting events, two 60-foot high poles are proposed with cut-off type fixtures. Security lighting would also be located throughout the on-site parking lot, the concession/rental area, restroom, maintenance and storage area, and Community Center (refer to Section 5.2, *Aesthetics/Light and Glare*, for a detailed description of proposed lighting on-site).

## 3.4 PROJECT OBJECTIVES

Two separate Town of Mammoth Lakes policy documents have been referenced for this Section. The Town Council adopted a Parks and Recreation Element of the General Plan in February, 1990. On August 2, 1994, the Town's Parks and Recreation Commission adopted a draft revision to the Element. Citations from each document, which are applicable to the proposed project, are presented in this Section.

The 1990 Parks and Recreation Element is a part of the Town's General Plan. It is used to find ways to meet park and recreation needs, provides a basis to require park dedications, is a guide for development of new recreation facilities and provides a focus for community efforts toward enhancing the Town's parks and recreation environment. Page 4 of the Element includes an inventory and evaluation of facilities at Mammoth Creek Park:

*The site contains approximately 15 acres of National Forest-administered public land under special use permit to the Town. Additionally, there are five acres of adjoining Town-owned property, totaling 20 acres. Present development of the park is limited to restrooms and a few picnic tables. Preliminary plans for the park include passive and dispersed recreational amenities within the 15-acre portion, and more intensive recreational facilities in the five acre part. A Recreation Center is contemplated for the five acre portion which could include an indoor swimming pool, bowling lanes, meeting rooms and similar intensive uses.*

The park has very good potential. It is well located and quite visible to residents and visitors due to its location bordering Old Mammoth Road. It has excellent potential for year-round multiple use due to its good accessibility during all seasons. It stands to be a showpiece for the community. The proposed 1989-94 Capital Improvement Program calls for limited development of the first phase of the five-acre portion to proceed immediately.

Section V of the 1990 Element presents a Facility Needs Survey for recreation facilities. Page 39 states the following:

Many respondents felt that the addition of local recreational amenities would enhance the "year-round" attraction at Mammoth Lakes. The following are the highest rated facilities and activities from the survey responses:

1. Ice skating/hockey
2. Indoor/public/team swimming
3. Classes-adult/dance/computer/art/crafts/photography/dog training
4. Golf/putting green
5. Bowling
6. Indoor tennis/lessons/backboard
7. Outdoor/sand volleyball
8. Roller skating
9. Tumbling/gymnastics (children)
10. Bike paths/lanes
11. Classes-business/foreign language

The recreational facility most requested by survey respondents was an indoor ice skating/hockey rink. This would be a desirable facility to have in the Town. The Draft Master Plan for the Mammoth Creek Park designated an ice rink facility as a major part of the Park's Recreation Center. However, the Town has not included funding for an ice rink in the five-year 1989-94 Capital Improvement Program. The primary reason for not including the ice rink is that the North Village Plan envisions an ice skating rink as part of that major development project. It is felt by town Officials that the North Village ice rink would fulfill the need expressed in

*the survey.<sup>1</sup> If this need is not fulfilled by the North Village Plan, the Town should pursue alternative development of an ice skating rink.*

The following are Town goals, policies and objectives from Section VI of the 1990 Parks and Recreation Element which are applicable to the proposed project:

**Goal No. 1**

To develop the Mammoth Lakes community as a quality year-round recreation destination resort.

**Policy 1A-1**

The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to provide resort amenities and recreation activities such as tennis courts, athletic clubs, skating rinks, golf courses, riding and hiking trails, etc.

**Policy 1A-5**

The Town shall investigate the economic and recreational feasibility of developing a municipal golf course, swimming pool and ice skating rink (subject to the North Village Plan).

**Objective 1B**

Provide a broader range of visitor, resident and second homeowner recreation services.

**Goal No. 2**

To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes.

**Objective 2B**

Pursue all avenues available for the Town to provide sufficient recreational facilities for its citizens.

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<sup>1</sup> Brian Hawley, Planning Director, June 15, 1989.

**Policy 2B-1**

The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including those projects identified in the Needs Assessment like play fields, parks and trails, through requirements and conditions in the Town Development Code (Community Resident Recreation Land Use Policy #2).

**Policy 2B-3**

The Town shall encourage the Forest Service to permit active recreational uses, including ice skating rinks, golf courses and similar community recreational facilities when those facilities cannot reasonably be located on the private land base.

**Policy 2B-5**

The Town shall develop park land, such as Mammoth Creek Park, as soon as practical.

**Policy 2B-8**

The Town shall pursue the completion of the Recreation Center Building in the Mammoth Creek Park. Recreation Center uses, size, architecture and siting shall be studied and developed in the near future.

**Policy 2B-10**

The Town shall provide additional public recreational facilities (i.e., tennis courts, basketball courts, racquetball courts, volleyball courts).

**Policy 2B-12**

The Town shall continue to emphasize and encourage more activities for children.

The Draft Parks and Recreation Element adopted by the Town's Parks and Recreation Commission on August 2, 1994, also contains the community's goals, policies and objectives to meet the needs of the Town. Page 4 of the Draft Element includes an existing conditions description of Mammoth Creek Park as well as future development projections. The citation is as follows:

*Mammoth Creek Park: This site contains approximately 15 acres of National Forest administered public land*

*under special use permit to the Town which adjoins 5 acres of active Town owned property, totaling 20 acres. Present development of the park includes restroom facilities, playground area, paved parking, bike trails, and extensive landscaping. Future development may include a multi-use recreational center, not limited to an ice skating rink, an in-line skating rink, swimming pool, teen center, day care center, volleyball courts, basketball courts, tennis courts, and similar intensive uses.*

*The park is well located and quite visible to residents and visitors due to its location bordering Old Mammoth Road. It has excellent potential for year-round multiple use due to its accessibility during all seasons. Because of its central location, scenic amenities, and potential for future development, the park will become the central focal point for the community.*

The following are Town goals, policies and objectives from Section II of the Draft 1994 Parks and Recreation Element which are applicable to the proposed project:

**Goal No. 1**

To assure the availability of adequate parks, leisure services, and recreation facilities for community well-being.

**Objective 1A**

Pursue all avenues available to the Town to provide sufficient recreational facilities for its residents and visitors.

Policy 1A-8: The Town shall provide additional public recreational facilities (e.g., basketball courts, tennis courts, racquetball courts, volleyball courts, ice/in-line skating rink, and in-line skating facilities) based upon public need and feasibility of facility development.

Policy 1A-9: The Town shall continue to emphasize and encourage more recreational activities for all ages and abilities.

**Objective 1B**

Policy 1B-5: The Town shall enhance the non-motorized path and trail experience by providing for (1) safe and aesthetically placed paths and trails through appropriate and environmentally sensitive design, (2) control of user access to private property through screens, berms, signage, barriers, and enforcing the proper trails use, (3) amenities for

recreational enjoyment such as picnic areas, benches, exercise facilities, and (4) diverse path and trail activities.

### **Goal No. 2**

To develop the Town of Mammoth Lakes as a quality, year-round, recreation community.

### **Objective 2A**

Promote a quality recreation experience by working with the Inyo National Forest Service, the County of Mono, the Mammoth Mountain Ski Area, and all other recreation service providers.

Policy 2A-1: The Town shall encourage the development of additional recreational facilities as the permanent population grows.

Policy 2A-2: The Town shall investigate the economic and recreational feasibility of developing a multi-use facility which could include a swimming pool, ice/in-line skating rink, gymnasium, cultural arts center, conference center, etc.

## **3.5 PHASING**

The proposed phasing for improvements is as follows:

### **Phase I**

- ❖ Ice/in-line skating rink
- ❖ Expanded parking lot
- ❖ Basketball courts
- ❖ Trailers for ticket sales, skate rentals, concessions and maintenance

### **Phase II**

- ❖ Volleyball courts
- ❖ Horseshoe pits
- ❖ Climbing wall
- ❖ Expanded children's play area
- ❖ Expanded restrooms
- ❖ Permanent structures to replace Phase I trailers
- ❖ Community Center

### 3.6 AGREEMENTS, PERMITS AND APPROVALS

The Town of Mammoth Lakes is the Lead Agency for the project and has discretionary authority over the project which includes, but is not limited to, the following:

- ❖ Environmental Clearance
- ❖ Use Permit
- ❖ USFS Access Permit
- ❖ Health Department Permit



## **4.0 BASIS FOR CUMULATIVE ANALYSIS**

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## 4.0 BASIS FOR CUMULATIVE ANALYSIS

Section 15355 of the State California Environmental Quality Act (CEQA) Guidelines, as amended, provides the following definition of cumulative impacts: "Cumulative impacts refers to two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." Pursuant to Section 15130(a) of the aforementioned Guidelines, "Cumulative impacts shall be discussed when they are significant." The Initial Study Checklist provided as part of Appendix 15.1 indicates that the proposed project may yield potentially significant cumulative effects. As a result, Section 5.0 of this Environmental Impact Report (EIR) provides a cumulative impact assessment for each applicable environmental issue, and does so to a degree which reflects each impact's severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Such effects can be internal to, and confined solely to, a proposed project itself, or also be attributable to other external projects, producing related or cumulative effects. Per State CEQA Guidelines Section 15130, the discussion shall be guided by the standards of practicality and reasonableness. The following elements are necessary in an adequate discussion of cumulative Impacts:

1. Either:
  - a. A list of relevant past, present and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the Agency, or
  - b. A summary of projections contained in an adopted General Plan or related planning document which is designed to evaluate regional or area-wide conditions;
2. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available;
3. A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigation or avoiding any significant cumulative effects of a proposed project; and
4. With some projects, the feasible mitigation for cumulative impacts may involve the adoption of ordinance or regulations

rather than the imposition of conditions on a project-by-project basis.

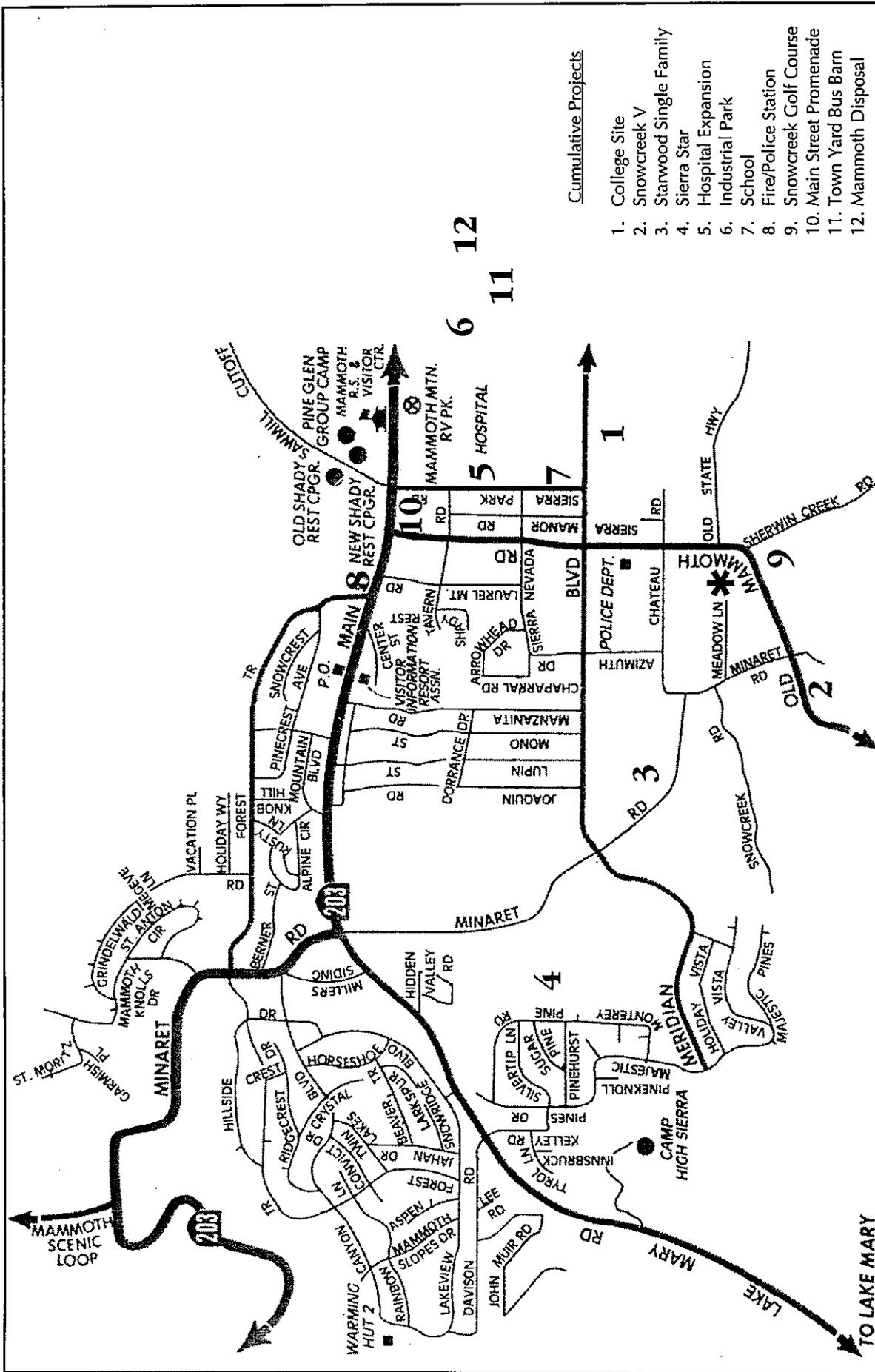
Table 4-1, *Cumulative Projects Within A One-Mile Radius of Mammoth Creek Park Withing the Next Two Years*, identifies related projects and other possible development (as of December, 1998) in a one-mile radius area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. The location of these projects are also indicated in Exhibit 4-1, *Cumulative Projects Location Map*. Information integral to the identification process was obtained from the Town of Mammoth Lakes, and a review of several secondary data sources. The resulting related projects include primarily only those determined to be at least indirectly capable of interacting with the Mammoth Creek Park project.

It should be noted that quantification of cumulative impacts is difficult and often times requires speculative estimates of impacts including, but not limited to, the following: the geographic diversity of impacts in Mammoth Lakes (impacts of future development may affect different areas); variations in time of impacts (many of the project's future impacts, especially the short-term construction related impacts, would occur at different times, and would be reduced or removed before other short-term impacts occurred); complete data is not available for all future development; and data for future development may change during subsequent approvals. However, every attempt has been made to provide a qualitative judgement regarding the combined effects of, and relationship between, the different land uses.

**Table 4-1**  
**CUMULATIVE PROJECTS WITHIN A ONE MILE RADIUS OF**  
**MAMMOTH CREEK PARK WITHIN THE NEXT TWO YEARS**

1.	College Expansion - Approximate doubling of classroom space and parking lot
2.	Snowcreek V - Construction of approximately 75 condominiums
3.	Starwood Single Family - Construction of approximately 10 homes
4.	Sierra Star - Construction of approximately 32 townhomes, 110 timeshares, 100 condominiums
5.	Hospital Expansion - Expansion of approximately 15,000 square feet
6.	Industrial Park - Construction of various small industrial businesses
7.	School - Renovation of High School and Expansion of Middle School
8.	Fire/Police Station - New joint facility at Forest Trail and Main Street
9.	Snowcreek Golf Course - Second 9 holes
10.	Main Street Promenade - Public Improvements along Main Street
11.	Town Yard Bus Barn
12.	Mammoth Disposal - New MRF Facility in Industrial Park





Cumulative Projects

1. College Site
2. Snowcreek V
3. Starwood Single Family
4. Sierra Star
5. Hospital Expansion
6. Industrial Park
7. School
8. Fire/Police Station
9. Snowcreek Golf Course
10. Main Street Promenade
11. Town Yard Bus Barn
12. Mammoth Disposal

MAMMOTH CREEK PARK FACILITIES PROJECT  
**Cumulative Projects Location Map**

\* - Subject Site (Mammoth Creek Park)



Not to Scale

**T&B** Robert Bein, William Frost & Associates  
 1998 JUN 30 1998



**5.0 DESCRIPTION OF  
ENVIRONMENTAL SETTING,  
IMPACTS AND MITIGATION MEASURES**

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## 5.0 DESCRIPTION OF ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

### 5.1 LAND USE COMPATIBILITY

Information in this Section is based on site surveys conducted by Robert Bein, William Frost & Associates (RBF) in November and December 1998. RBF also utilized ground and aerial photographs for the on-site and surrounding land use analysis, as well as the following reference documents: the *Town of Mammoth Lakes General Plan* dated October 1987, the *Town of Mammoth Lakes General Plan Draft EIR* dated January 1986, *Mammoth Lakes General Plan Vision Statement* dated December 1992, the *Parks and Recreation Element of the General Plan* dated August 1994, the *Town's 1997 Redevelopment Plan EIR* and the *Town of Mammoth Lakes Zoning Ordinance* dated October 1994. The purpose of this Section is to identify the existing land use conditions, analyze project compatibility with existing uses and the consistency with relevant planning policies and to recommend mitigation measures to eliminate or reduce the significance of potential impacts.

#### EXISTING CONDITIONS

##### LAND USE

###### On-Site

The five-acre project site is part of the larger 20-acre Mammoth Creek Park located in the eastern portion of the Town of Mammoth Lakes. The project site is currently owned by the Town while the remainder of the Park is administered by the United States Forest Service (U.S. Forest Service) as part of the Inyo National Forest. The project site is located on the west side of Old Mammoth Road and contains both passive and active recreational park uses. Facilities include a children's play area, sand lot, restrooms and bike rack in the south-central portion of the site, and a 44-space paved parking area in the northeastern portion of the site. Approximately two-thirds of the site is vacant although picnic tables and meandering foot bike paths (both paved and dirt trails) are located in the western half of the site. Access into the parking lot is provided from Old Mammoth Road. Large boulders on both sides of the access driveway provide an entry monument to the Park.

## Surrounding Uses

Surrounding land uses include both commercial and residential uses as described below.

North. A Dentist Office and associated parking lot are located immediately north of the site, adjacent to the park access driveway and on-site parking lot. The office has been under construction and is not occupied (as of November 1998). The Chateau Blanc community, which includes two story condominium units, also borders the site to the north and is physically separated from the site by a wooden slat fence.

East. Old Mammoth Road borders the site to the east. Ten-acres of Mammoth Creek Park, herein referred to as Mammoth Creek Park East, is located further east across the roadway. This area is currently undeveloped with an unpaved access road extending from Old Mammoth Road. The Mammoth Lakes bicycle trail is paved through the site. This portion of the Park is characterized by mature trees and vegetation and is occasionally used for seasonal recreational uses such as hiking, cross-country skiing and fishing. The two-story Jagerhoff Lodge is located northeast of the site across Old Mammoth Road.

South. A portion of Mammoth Creek Park owned by the U.S. Forest Service borders the project site to the south. This five-acre parcel includes Mammoth Creek, picnic areas, the Mammoth Lakes trail system bicycle/path, a bicycle/pedestrian under crossing under Old Mammoth Road, a stream flow gage, a bridge over the creek and unpaved trails.

West. The La Vista Blanc Condominium Complex borders the site to the west. The complex includes three three-story buildings adjacent to the project site. Meadow Lane terminates into a cul-de-sac directly southwest of the site with the Mammoth Creek Condominium Complex located further southwest of the site. These two-story units are adjacent to the five-acre U.S. Forest Service portion of Mammoth Creek Park. Access to the Park is currently available via a dirt path which leads from the Meadow Lane cul-de-sac to the on-site playground area.

## RELEVANT PLANNING

Development within the Town of Mammoth Lakes is subject to policies and development guidelines contained within several planning policy documents. Relevant planning policies related to land use on the project site are described below.

### **Town of Mammoth Lakes General Plan**

Mammoth Creek Park was designated as Open Space by the 1987 Mammoth Lakes General Plan. This designation allows "passive and active open space areas including existing and potential park sites, trail corridors and sensitive ecological areas." Refer to the Relevant Planning Policies analysis within the Impacts subsection for a consistency review of relevant General Plan goals/ objectives compared to the proposed project.

### **Town of Mammoth Lakes Zoning Ordinance**

The Park site is currently zoned Public and Quasi-Public which is designed to provide lands for public use, including active recreational uses subject to a use permit. This designation is consistent with the General Plan designation for the site.

Surrounding areas are zoned residential multiple family (RMF-2) to the north and west, Commercial Lodging (CL) to the northeast and across Old Mammoth Road, and Open Space Stream Corridor Combining (OSSC) to the south within the U.S. Forest Service property.

### **Other Relevant Planning Documents**

In 1997, a Redevelopment Plan was adopted for a 1,139-acre portion of the Town. This Plan included various public projects including a recreation center on the subject site. The Final EIR for the Redevelopment Plan describes the center as a 20,000 square foot facility to include meeting rooms, banquet rooms, a lobby for display, play areas and recreation areas.

Three Master Plans have been developed for Mammoth Creek Park. All three include an ice skating facility and a multi-use play area as well as a small to medium size community center/recreation building.

## **IMPACTS**

### ***Significance Criteria***

Land use impacts would occur through changes to land uses and construction or renovation of existing buildings. A significant land use impact would occur if a project would be inconsistent with a specific environmental policy of the Town's General Plan. A project which is potentially inconsistent with an environmental goal, policy, or program of the General Plan must be evaluated in light of the other related goals, policies and programs of the General Plan in order to determine significance.

A significant land use effect on the environment would occur if a project would convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land.

Potential impacts related to land use compatibility and consistency with related planning policies have been identified and are categorized below according to topic. Mitigation measures at the end of this Section directly correspond to the identified impact statements below.

## LAND USE

### Land Use Intensification and Compatibility

5.1-1 *Project implementation would intensify the existing on-site park use by providing additional active recreational uses beyond existing conditions throughout the five-acre site. The proposed uses were anticipated on-site in local policy documents and are considered to be compatible with existing surrounding land uses. Significance: Less than Significant Impact.*

5.1-1 Discussion. Mammoth Creek Park currently has daily use during the summer months as a picnic and playground area. These areas have limited use during the winter months. Pedestrians also utilize the random foot paths on-site to cross through the site. The proposed recreational facilities and Community Center would be used as an all-seasons facility, increasing the Park's daily usage beyond existing conditions.

The project proposes construction of a dual-use, outdoor ice rink/in-line (concrete) skating rink, 10,000 square foot community center with outdoor assembly areas, volleyball and basketball courts, climbing wall, expanded parking lot, expanded restrooms and a picnic area on-site. Buildings would be constructed to house a ticket/skate rental/concession operation and equipment and supply storage. Initially, these operations would be housed in temporary trailers until construction of the Community Center. The Community Center would be located within the western one-third of the site with a minimum building setback of 20 feet from the western and northern property lines and a maximum building height of 35 feet. The rink would be 85 feet by 185 feet in dimension located approximately 100 feet from the north property line and 190 feet from the west property line. Hours of operation for the rink would be from 8:00 a.m. to 10:00 p.m., including site preparation time. Sport lighting, low wattage lights across the rink and cutoff fixtures mounted to eight poles around the rink would be provided in addition to lighting in the parking area and security lighting around the buildings. Seating would be available on landscaped mounds and on bleachers. The Park is proposed to be

used by for team play, recreational skating and play and community events.

The issue of land use compatibility can be somewhat subjective with regard to the determination of significance. The criteria for the project determination includes typical approaches and standards of other City's and communities for locating and establishing park facilities and the Town's policy standards and requirements for the subject site. The relevant planning and policy analysis which follows in this subchapter concludes that the project is consistent with Town requirements. With regard to other compatibility considerations such as noise, lighting and viewshed impacts, these issues are evaluated in Section 5.2, *Aesthetics/Light and Glare*, and 5.4, *Noise*.

From a land use compatibility perspective, both passive and active use parks are considered compatible with residential land uses. It is a common practice for communities to site recreational centers and parks in close proximity to residential areas in order to be accessible for those walking and traveling by vehicles. An often occurrence is for park facilities to be constructed/completed, after residential communities become established when the demand for such facilities rises. Recreational facilities can become a central focal point for community functions and activities which may not occur in other areas of a community due to land availability, zoning and/or use constraints. In the example of Mammoth Creek Park, the proposed recreational uses are compatible with the surrounding residential, commercial and open space uses as the proposal responds to the recreational needs of the community as cited in Section 3.2 and 3.4 of this EIR.

#### **Use of Designated Open Space Areas**

**5.1-2** *The project would construct additional land uses on a site designated as Open Space in the General Plan and reduce the amount of undeveloped land within the Town. **Significance: Less Than Significant Impact. The project would develop recreational uses consistent with the Town policy documents for the site, construct facilities which are of an outdoor and open design (with the exception of the Community Center structure), and only intensify use of a five-acre portion of the entire 20 acre Mammoth Creek Park.***

**5.1-2 Discussion.** Mammoth Creek Park was designated as Open Space by the 1987 General Plan. This designation allows "passive and active open space areas including existing and potential park sites, trail corridors and sensitive ecological areas." Refer to the Relevant Planning policies analysis within the Impacts discussion for a consistency comparison of relevant General Plan goals/objectives of

the proposed project). In addition, the Redevelopment Plan identifies the project site for the location of a 20,000 square foot Community Center. Thus the project would be consistent with the local policy documents in regard to the intent of the site as an active recreational use.

As previously analyzed, the project would intensify the amount of recreational uses on-site. However, the nature of the proposed facilities provide an "open" design plan which minimizes the amount of the physical mass of structures on the site. For instance, all of the proposed facilities would be "open air" or outdoor recreational areas (i.e., ice rink, basketball courts, etc). Initially, the restrooms (existing building to be expanded) would be the only actual permanent structure on-site. Phase II of project construction would include the Community Center and small buildings for ticket sales, concessions, skate rentals, and storage. Even following construction of Phase II, the majority of the site would remain in an "open air" environment.

The project comprises five acres of the larger 20 acre Mammoth Creek Park. The remaining 15 acres are administered by the U.S. Forestry Service as part of the Inyo National Forest. These areas are not proposed for development or active recreational use. Clustering the active uses on the five-acre site would allow the open space to remain adjacent to the project site. For the reasons stated above, the project would not create a significant impact associated with development of open space or undeveloped land within the Town.

### On-Site Planning Design

5.1-3 *The project proposes a family-oriented environment to provide recreational services to a variety of age groups. The physical arrangement of uses includes children play areas in proximity to teenage or adult recreation areas. **Significance: Not Significant. The project features shall be subject to Town design standards and requirements. The discussion which follows provides for additional project improvements which may further enhance safety on-site.***

5.1-3 Discussion. Parks add much to life within an rural/urban environment. They provide additional open green space for residents and increased opportunities for recreational enthusiasts as well as visitors, strengthening the economic base of the town. A variety of recreational uses are proposed on-site to serve visitors of all ages. For example, the existing sand play area is proposed to be expanded, primarily to provide recreational opportunities to pre-school and elementary school age children; while the volleyball, climbing wall and basketball court uses are primarily oriented to teenagers or adults.

The ice rink/in-line skating facility would be intended to provide recreational opportunities for all age groups.

Safety and the perception of safety are critical to the vitality of the Town of Mammoth Lakes. One way for safety to be enforced is through the preservation of sightlines. Sightlines provide an opportunity for observation by neighbors and/or law enforcement patrols which would serve to minimize illegal activities on-site, as well as conflicts between Park users and nearby residents. It is important for the project to provide clear sightlines into the Park which provides casual surveillance from the proposed parking area and passing cars along Old Mammoth Road. Incorporation of proper lighting design along proposed pathways, vegetation choice and placement, as well as the location of paths and seating areas would also facilitate unobstructed views into the Park and therefore increase public safety within the Park area (refer to Section 5.2, *Aesthetics/Light and Glare*).

The following discussion focuses on the key project features as they relate to safety and design considerations:

Ice/In-line Skating Rink. Operation of the proposed ice/in-line skating rink may create opportunities for various age groups to congregate on-site. Congregation/loitering of teenagers in the vicinity of the rink may be perceived as a potential safety conflict. However, with implementation of adequate onsite lighting and enhanced sight lines into the Park site with limited obstructions, impacts in this regard are considered less than significant.

Children's Play Area. The children's play area would be expanded at its current location. The proposed basketball courts would be the closest teenage/adult activity area to the children's play area; separated by a walkway and landscaping. The proposed playground area is also proposed to be located adjacent to the corner of the expanded parking lot. There may be conflicts among these activities due to the proximity of the facilities. Separation security features common for similar parks in California which the Town may want to include if conflicts result include a small-scale see-through fence around the perimeter of the playground to provide protection from the parking lot and surrounding uses. In addition, the provision of signs with the intent to protect children along pathways located in the vicinity of the playground and in adjacent parking lots, in conjunction with adult supervision, would further enhance safety associated with the children's play area. Although the arrangement of features do not result in significant impacts requiring mitigation, compliance with the Town's design and code requirements, and implementation of the above improvements may be considered following implementation, if determined necessary.

Community Center. The proposed Community Center is anticipated to host community activities during both daytime and nighttime hours. Concerns regarding safety and vandalism may occur (for discussion regarding vandalism, refer to *Vandalism and Littering*, below). However, incorporation of unobstructed views into the design of the Community Center would allow monitoring of internal and external activity areas, therefore reducing the potential for loitering. Landscape plans should incorporate trees and/or bushes which preserve sightlines and open up activity areas to observation by neighbors and/or police patrols and avoid concealed areas. Proper lighting techniques should be incorporated into the design in order to deter on-site loitering.

Accessory Uses (Maintenance Buildings, Restroom Facilities). Accessory uses (i.e., maintenance buildings, restroom facilities) may also provide areas for loitering and/or vandalism. However, with incorporation of lighting techniques pursuant to the Town of Mammoth Lakes Municipal Code, the potential for loitering and/or vandalism with accessory uses would be reduced to less than significant levels.

Fire Pit. The inclusion of a fire pit on-site may raise concerns regarding possible loitering and the proximity of the pit to activity areas. The fire pit is currently proposed in the center of the site, between the ice/in-line skating rink and the existing children's playground. The ticket and skate rental trailer would be located directly east, adjacent to the fire pit. Given that the precise design and configuration of the fire pit area is subject to Town code and requirements, it is expected that safety considerations would be properly accounted for. To further enhance safety in this high activity area, the Town may consider relocating the fire pit to the western portion of the site, near the proposed Community Center. This relocation would provide two benefits to the project design: 1) it would remove a potential safety concern from direct access from the children's playground; and 2) visitors to the Community Center would benefit from the use of the fire pit during community events or social gatherings.

Emergency Access. The proposed site plan indicates a 14-foot path and emergency access at the southwest corner of the project site to provide access in the event of an on-site emergency. Additional emergency access would be provided with expansion of the parking lot as expansion becomes warranted (refer to Section 5.4, *Traffic, Circulation and Parking*).

Vandalism and Littering. Typical targets for vandals are interior surfaces in places like public restrooms which are open to the public but private enough for vandals to go undetected. Effective lighting techniques can assist in deterring vandals, however, as it is a

permanent and unguarded fixture, it may be prone to vandalism in itself. The use of building materials which limit the potential for vandalism and graffiti shall be utilized in the project design which would reduce vandalism to less than significant levels. In addition, regularly maintained trash receptacles which are secure in place throughout the Park would reduce the potential for littering.

The proposed site plan indicates a distinct separation of on-site activity centers. The climbing wall, volleyball and basketball courts and horseshoe areas are located around the perimeter of the site. As such, the proposed site plan has been designed to minimize the interface of the various on-site activity centers; while encouraging an overall family recreational environment (refer to discussion of on-site uses, below). Therefore, impacts related to on-site safety conditions related to the interaction of various age groups would be mitigated to a less than significant level with the provision of adequate sightlines, vandal-deterrent materials in on-site restrooms, and the relocation of the on-site fire pit. Final site and landscape plans are subject to design review and approval by the Town of Mammoth Lakes.

It should also be noted that the on-site chiller and small fuel tanks would be installed and maintained in accordance with applicable local and State regulations regarding the operation and maintenance of such facilities. With adherence to required regulations, significant impacts in this regard would not occur.

## RELEVANT PLANNING POLICIES

5.1-4 *The project would be consistent with the General Plan land use designation and applicable policies for the site. A use permit would be required to allow the proposed facilities on-site, in accordance with the Town's Municipal Code. **Significance: Less Than Significant Impact. The project would be consistent with applicable policies of the General Plan and Zoning Code. It should be noted that if Mitigation Measure No. 5.4-3c is deleted, the project would cause Town noise standards to be exceeded for adjacent residential uses and would therefore not be consistent with the Noise Element. This inconsistency would be considered a significant and unavoidable impact.***

5.1-4 Discussion. The Town of Mammoth Lakes General Plan contains the various elements mandated by the State and has been periodically updated in accordance with State Government Code (Section 65302). The consistency of the proposed recreational and community facilities with the goals and policies of each General Plan Element is provided below.

## Land Use Element

Goal #3: "To improve the economic stability of Mammoth Lakes by establishing the community as a year-round destination resort, while preserving the unique natural setting of the community and wildlife habitat which attracts both visitors and residents."

Goal #4: "To address the needs of the permanent residents of Mammoth Lakes, including the provision of: public facilities and services, improved retail and service commercial development, and adequate housing opportunities."

Recreation and Resort Goal #1: "To develop the Mammoth Lakes Community as a quality year-round recreation destination resort."

Recreation and Resort Goal #2: "To encourage recreation related development to locate near designated recreation activity nodes."

Recreation and Resort Goal #3: "To increase expenditures per visitor in order to improve and maintain the Mammoth Lakes economy."

Recreation and Resort Goal #5: "To support nordic skiing and winter play developments and activities."

Recreation and Resort Goal #7: "To encourage more family-oriented recreational activities."

Land Use District 8 - Meridian: Implementation Plan (B): "Retain a minimum of 100 feet of open space on either side of Mammoth Creek and utilize the five acre parcel adjacent to the Creek for recreational use..."

Project Consistency: The proposed project would implement the goals and policies of the General Plan Land Use Element by providing a family-oriented, year-round recreational opportunity for use by both permanent Town residents and visitors. Since the proposed site is currently utilized for recreational purposes, the project would not be directly changing the general land use of the site (i.e., from recreational use to commercial or residential use). The proposed project would contribute to the economic stability of the Town while promoting the outdoor environment (including winter play activities per Goal #5) of the Town. While the General Plan does not designate the project site as a recreation activity node, the site is currently used for recreational purposes; thus, the project would continue the present land use type on site. The proposed uses would not encroach into the U.S. Forest Service property to the south and would thereby maintain a 100 foot setback of open space on either side of Mammoth Creek. The project

would be considered potentially consistent with the goals and policies of the General Plan Land Use Element.

### **Transportation and Circulation Element**

Parking Policy #4: *"The Town shall require industrial, commercial and recreation development, including downhill, cross-country and snow play, etc., developments to provide adequate on or off-site parking whichever is determined to be the most beneficial to the Community through the application of criteria in the Town's Development Code and Subdivision Requirements."*

Non-motorized Transportation Policy #10: *"The Town shall enhance the non-motorized path and trail experience by providing for:*

- a) safe and aesthetically placed paths and trails through appropriate and environmentally sensitive design.*
- b) control of user access to private property through screens, berms, signage, barriers and enforcing proper trail use.*
- c) amenities for recreational enjoyment such as picnic areas, benches, exercise facilities, where appropriate, and*
- d) diverse path and trail activities [and]*
- e) bicycle racks, hitching posts and other fixtures designed to promote non-motorized transportation shall be incorporated into commercial uses where appropriate."*

Project Consistency: As analyzed in Section 5.3, *Traffic, Circulation and Parking*, the project would provide adequate on-site parking for the proposed land uses. The project would also provide picnic areas, bicycle racks and accessibility to the Mammoth Trails System located on the adjacent U.S. Forest Service parcel to the south. As such, the project would be potentially consistent with the applicable goals and policies of the Transportation and Circulation Element (refer to Section 5.3, *Traffic, Circulation and Parking*, for additional analysis).

### **Conservation and Open Space Element**

Open Space Goal #3: *"To develop passive and active open space areas to allow residents and visitors to enjoy the alpine environment of Mammoth Lakes."*

Project Consistency: The project is proposed to provide recreational opportunities for both residents and visitors to enjoy outdoor winter

and summer seasonal activities. The project would be consistent with relevant planning policy documents for the intent of the site to provide recreational uses at a site which is accessible year-round. Thus, the project would be considered potentially consistent with this Open Space Goal.

### **Safety Element**

Fire Hazard Goal #10: *"To minimize risks from storage and use of hazardous materials."*

Fire Protection Policy #15: *"Within the municipal boundaries, the Town shall support the policies of the Mammoth Lakes Fire Protection District regarding storage of explosives or chemicals listed as hazardous by the state or federal government and shall prohibit the above ground bulk storage of gasoline, diesel or propane fuels."*

Project Consistency: The project proposes an on-site chiller unit during the winter months and small fuel tanks for use by the ice cleaning vehicle. These uses are proposed to be contained in a small trailer on-site. All transport, handling, storage, use and disposal of such materials is subject to State regulations and approval by the Mammoth Lakes Fire Protection District. With adherence to these standard regulations and review of plans by the District, impacts in this regard would be less than significant and the project would be potentially consistent with this General Plan Policy.

### **Noise Element**

Goal #1: *"To provide a healthful and enjoyable noise environment for community residents and visitors."*

Goal #3: *"To protect areas within Mammoth Lakes which have presently acceptable and sensitive noise environments, through land use planning and development control techniques."*

Goal #5: *"To ensure noise due to construction activities is minimized, especially in residential and visitor housing areas."*

Goal #6: *"To minimize noise complaints from existing noise generating land-use activities through the enforcement of noise control ordinances."*

Policy #4: *"If containment of construction noise standards is not feasible, the contractors should be required to:*

- 1) *Certify that all power construction equipment has appropriate mufflers;*
- 2) *Require excessively noisy construction noise abatement measures;*
- 3) *Prohibit excessively noisy construction practices whenever feasible (such as pile drivers); and*
- 4) *Limit the hours of construction activity to 7 a.m. to 6 p.m. on weekdays and Saturdays. Compliance can be assured by periodic measurements or upon complaint by adjacent land owners/occupiers."*

Policy #6: *"The Town shall prohibit the development of noise incompatible land uses unless potential noise impacts are adequately mitigated, in accordance with requirements in the Town Development Code and in applicable environmental documents."*

Project Consistency: Section 5.4, *Noise*, includes a detailed analysis of potential noise impacts associated with the proposed project on the adjacent land uses and on ambient noise levels. Mitigation Measure No. 5.4-3c includes the addition of a physical barrier to mitigate on-site noise impacts, in order to comply with Town policies and requirements. If Mitigation Measure No. 5.4-3c is deleted, the project would cause Town noise standards to be exceeded for the surrounding residential area. As such, the project would not be consistent with goals and policies of the Noise Element.

### **Parks and Recreation Element**

Goal No. 1: *"To develop the Mammoth Lakes community as a quality year-round recreation destination resort."*

Policy 1A-1: *"The Town shall encourage year-round visitors by providing incentives in the Development Code for recreation and visitor housing developments to provide resort amenities and recreation activities such as tennis courts, athletic clubs, skating rinks, golf courses, riding and hiking trails, etc."*

Policy 1A-5: *"The Town shall investigate the economic and recreational feasibility of developing a municipal golf course, swimming pool and ice skating rink (subject to the North Village Plan)."*

Objective 1B: *"Provide a broader range of visitor, resident and second homeowner recreation services."*

Goal No. 2: "To assure the availability to adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes."

Objective 2B: "Pursue all avenues available for the Town to provide sufficient recreational facilities for its citizens."

Policy 2B-1: "The Town shall encourage developers to provide not only project-related recreation facilities, but public recreation facilities, including those projects identified in the Needs Assessment like play fields, parks and trails, through requirements and conditions in the Town Development Code (Community Resident Recreation Land Use Policy #2)."

Policy 2B-3: "The Town shall encourage the Forest Service to permit active recreational uses, including ice skating rinks, golf courses and similar community recreational facilities when those facilities cannot reasonable be located on the private land base."

Policy 2B-5: "The Town shall develop park land, such as Mammoth Creek Park, as soon as practical."

Policy 2B-8: "The Town shall pursue the completion of the Recreation Center Building in the Mammoth Creek Park. Recreation Center uses, size, architecture and siting shall be studied and developed in the near future."

Policy 2B-10: "The Town shall provide additional public recreational facilities (i.e., tennis courts, basketball courts, racquetball courts, volleyball courts)."

Policy 2B-12: "The Town shall continue to emphasize and encourage more activities for children."

Project Consistency. The project is proposed to meet the goals and policies of the Park and Recreation Element and to fulfill the needs for such facilities within the Town. The multi-use facility project would provide year-round recreational activities for all ages and abilities of visitors and permanent residents. The proposed on-site Community Center would provide on opportunity to promote or encourage special cultural events and recreational programs for the enrichment of residents and visitors. Thus, the project would potentially consistent with the Parks and Recreation Element.

Redevelopment Plan. *As previously mentioned, this 1997 Plan included various public projects including a recreation center at Mammoth Creek Park. The Final EIR for the Redevelopment Plan*

describes the center as a 20,000 square foot facility to include meeting rooms, banquet rooms, a lobby for display, play areas and recreation areas.

Project Consistency. The project would be consistent with the Redevelopment Plan's intent for the site as it includes construction of a 10,000 square foot Community Center in the western portion of the site. This Center would include meeting rooms, eating areas and lobby, plaza and deck area.

Vision Statement. The Town's Vision Statement defines seven goals for directing the growth and enhancement of the community of Mammoth Lakes. The construction of an outdoor in-line/ice rink meets six of those seven goals.

### **Overall Proposed Project Consistency with Relevant Planning Documents**

Overall, the proposed project would be potentially consistent with the majority of the goals and policies of the General Plan. As stated above if Mitigation Measure No. 5.4-3c is deleted, the project may be inconsistent with policies contained in the Noise Element.

## **CUMULATIVE IMPACTS**

5.1-5 *The proposed project, combined with other future development, may increase the intensity of land uses in the area. **Significance: Analysis has concluded that impacts are less than significant and no mitigation is required. Evaluations are conducted in accordance with the Town of Mammoth Lakes General Plan and EIR and on a project-by-project basis.***

The potential land use impacts associated with this development are, for the most part, site-specific, and require evaluation on a case-by-case basis. This would be particularly true with regard to land use compatibility impacts in that they are generally a function of the relationship between the interactive effects between a specific development site and its immediate environment. In that development within the Town is anticipated to occur in accordance with the *General Plan* and attendant zoning classifications, potential cumulative effects upon land use and planning are not anticipated to be significant. It should also be noted that five of the cumulative projects identified in Exhibit 4-1, *Cumulative Projects*, would be for public service or facility type projects; just as the proposed project would provide public recreational opportunities to residents and visitors to the Town of Mammoth Lakes.

## **MITIGATION MEASURES**

The following mitigation measures directly correspond to the identified impact statements included in the impacts analysis section.

### **LAND USE**

#### **Land Use Intensification and Compatibility**

5.1-1 Refer to Mitigation Measures in Sections 5.2, *Aesthetics/ Light and Glare*, 5.3, *Traffic, Circulation and Parking*, and 5.4, *Noise*.

#### **Use of Designated Open Space**

5.1-2 No mitigation measures are required.

#### **On-Site Planning Design**

5.1-3a Final site and landscape plans shall provide adequate lighting design, vegetation choice/placement, and location of lighted paths, and seating areas which facilitate, not hinder, sightlines into the park, especially where people congregate (i.e., Community Center and associated facilities, picnic area, ice rink, and picnic area) as well as in areas where accessory facilities are located. Final site and landscape plan(s) are subject to review and approval by the Town of Mammoth Lakes.

5.1-3b Viewing corridors shall be incorporated into the design of the Community Center to allow monitoring of both the internal and external activity areas.

5.1-3c Building materials which limit the potential for vandalism and graffiti shall be utilized in the project design.

5.1-3d Regularly maintained trash receptacles which are secure in place shall be placed throughout the Park in order to reduce the potential for littering.

### **RELEVANT PLANNING POLICIES**

5.1-4 No mitigation measures are required.

**CUMULATIVE IMPACTS**

5.1-5 No mitigation measures are required.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of the recommended mitigation measures would reduce potential land use impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be deleted, the project would be inconsistent with the General Plan Noise Element; thereby, creating a significant and unavoidable impact. Should the Town of Mammoth Lakes approve the project, with the deletion of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.



## 5.2 AESTHETICS/LIGHT AND GLARE

Visual resources information for this Section was compiled from site photographs and site surveys conducted by Robert Bein, William Frost and Associates (RBF) in November and December 1998. In addition, this discussion is based upon reference data from the Town of Mammoth Lakes General Plan dated October 1987 and associated Environmental Impact Report (EIR), the Town of Mammoth Lakes Redevelopment Plan and EIR, and the Town's Design Review Manual. The purpose of this Section is to describe the existing aesthetic environment on-site and in the site vicinity and analyze potential project impacts to the aesthetic character of the site. Consideration of public scenic views, introduction of new sources of light and glare, and compatibility of the proposed project with adjacent uses and local aesthetic resources are also included in this Section. Mitigation measures are recommended to reduce the significance of impacts.

### EXISTING CONDITIONS

The Town of Mammoth Lakes possesses a resort-alpine character made up of snow-capped, 11,000-foot peaks rising abruptly from the urbanized portions of the Town, and native vegetation which enhances the scenic environment (i.e., the patches of pine forest and meadow, barren rock outcrops and avalanche slopes, chaparral and sagebrush add texture and color). These natural vistas are contrasted with views of the developed areas including views of roads, buildings, overhead utility lines and other structures.

#### **On-Site**

Mammoth Creek Park consists of an approximately 20-acre site which straddles Old Mammoth Road on both the east (10 acres) and west (10 acres). The subject site is level, encompassing 5 of the 10 acres situated west of Old Mammoth Road. Approximately two-thirds of the site is vacant, containing scattered dirt patches, jeffrey pines and sagebrush. The remaining one-third of the Park, situated along the easterly portion of the 5-acre site, contains a children's play area, restrooms, pedestrian and bicycle paths, and a 44-space parking area. An approximately six-foot high wooden fence aligns the northern property line of the park site, separating the park site from the adjacent residential uses. No other buildings or appurtenant structures exist on the project site.

The site is visible from numerous uses including three condominium communities and various commercial entities to the north and west. The site is visible from the adjacent two-story Chateau Blanc condominiums to the north. It should be noted that views from the

ground floor units are obstructed by a six-foot wooden slat fence which aligns the northern property line. A dentist office under construction would also maintain views across the on-site parking lot and the existing playground uses in the background. A 5-acre portion of the Park, south of the project site, includes Mammoth Creek and riparian vegetation and is also visible from the second story units within the Chateau Blanc community. Tall pine trees, dense vegetation and existing condominium units partially obstruct views of the mountains in the surrounding area. The Jagerhoff Lodge, situated northeast of the project site across Old Mammoth Road, also has views of the project site. The guest room windows are primarily oriented to the north and south and not directly at Mammoth Creek Park. The site is visible by motorists traveling along Old Mammoth Road as they approach and pass by the site.

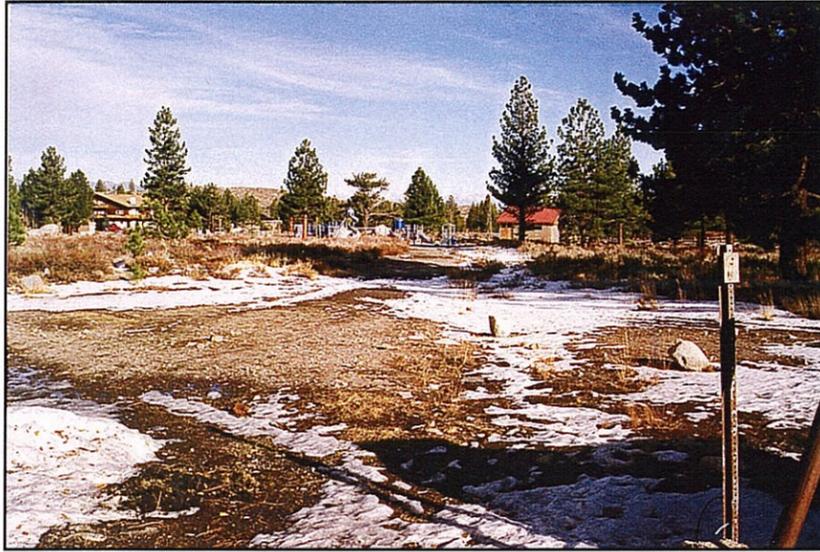
The La Vista Blanc condominiums are located immediately west of the project site. Views from the complex include on-site footpaths, picnic areas and the playground. Tall pine trees located throughout the project site partially impair the views of the mountains to the east of Old Mammoth Road. Refer to Exhibit 5.4-1, Site Photographs, for representative photographs of the project site and surrounding area.

#### **Off-Site**

Views to the north from the project site consist primarily of the second story units of the Chateau Blanc Condominiums and the perimeter wooden fencing along the northern property boundary. The single-story dentist office is readily visible along Old Mammoth Road, adjacent to the Park entrance. Views to the east include Old Mammoth Road and a 10-acre portion of the Park administered by the U.S. Forest Service as part of the Inyo National Forest. Views to the south from the site include the remaining 5-acre portion of the Park owned by the U.S. Forest Service and includes riparian vegetation along Mammoth Creek, a foot bridge, footpaths, disturbed areas, and mixed scrub. The Mammoth Creek condominium complex to the west has limited visibility from the site due to vegetation within the adjacent 5-acre U.S. Forest Service portion of the Park. Views to the west are primarily of the La Vista Blanc condominium complex and the terminus of Meadow Lane into a cul-de-sac.

### **PLANS AND POLICIES**

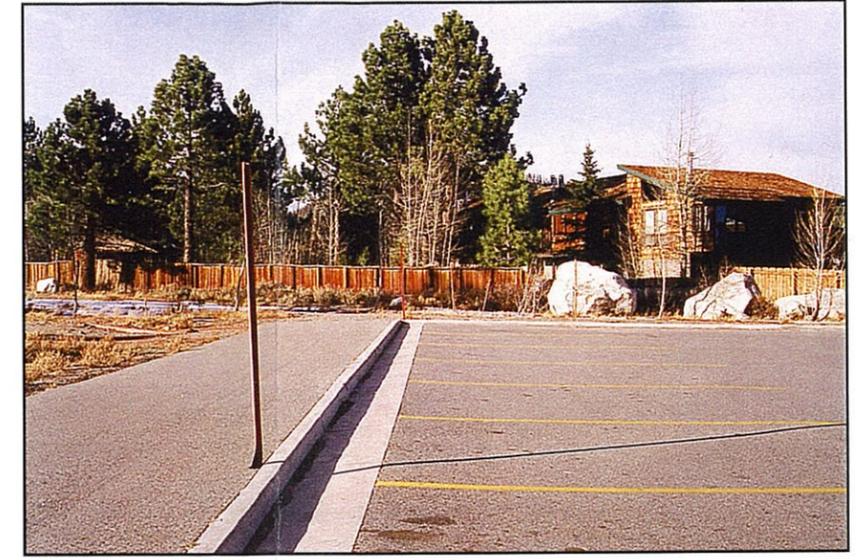
The Town of Mammoth Lakes General Plan (adopted October 14, 1987), Conservation and Open Space Element, sets forth goals and policies that are intended to encourage development that would be sensitive to, and compatible with, the natural environment and scenic resources of the community. The Conservation and Open Space



**A** View to the east of the existing park site from the northwest corner of the subject site.



**B** View of residents to the west of the park from the westerly portion of the park.



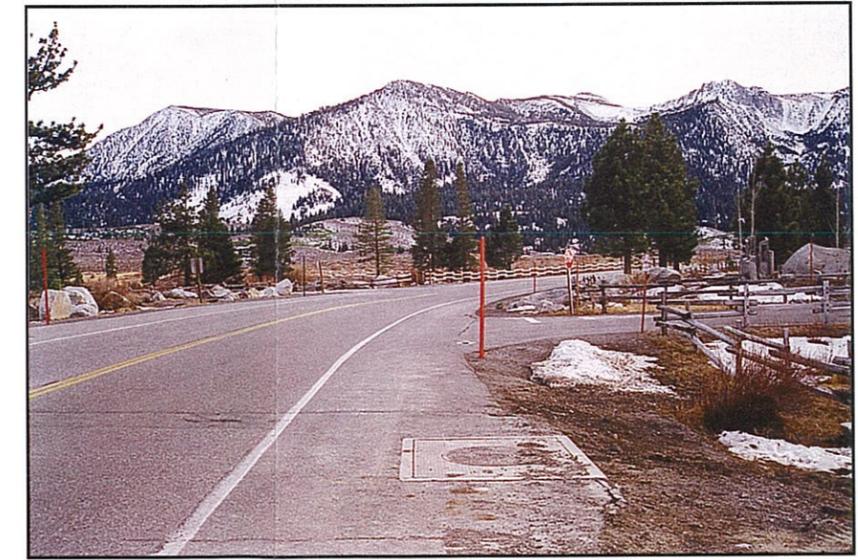
**C** View of residents to the north of the project site from the park parking area.



**D** View to the southwest from the park parking lot of the existing children's play area.



**E** View to the west from the park parking lot of the current vacant central area of the 5-acre subject site.



**F** View to the south along Old Mammoth Road of the Park entrance and current roadway striping.

Element emphasizes that retention of the Town's alpine character is essential to its livability and continued economic viability. The policies stated in the Element are implemented through the Design Review Ordinance No. 86-12 of the Municipal Code, and the Town of Mammoth Lakes Design Review Manual. The Design Review Manual which was adopted by resolution (Ordinance No. 86-12) provides citizens and project proponents with the design criteria and standards that are used in evaluating development plans.

The Town of Mammoth Lakes General Plan defines "a viewshed" as a visually significant area which may be viewed from the Town of Mammoth Lakes, along roadways to and within the community, and from other areas utilized by residents and visitors.<sup>1</sup> The project site is not located within a viewshed as defined by the General Plan, nor does it possess visual features which are unique or significant. According to the General Plan, the closest designated viewshed to the project site is along Old Mammoth Road, south of Mammoth Creek (off-site to the southeast). This portion of Old Mammoth Road is not readily visible from the project site unless viewed from the eastern border (in the vicinity of the existing parking lot) of the site looking south along Old Mammoth Road.

## LIGHT AND GLARE

By definition, light pollution is the upward and outward distribution of light. This light is emitted either directly from fixtures or from reflection off the ground or other surfaces. The outcome of direct light shining from a fixture making it difficult to see or causing discomfort is referred to as glare. Glare is a particular problem for motorists traveling in proximity to the light source, although glare may be visible from nearby or distant areas. When light is intrusive or objectionable and when light is not confined to the originating property, rather shining onto neighboring properties, it results in light trespass (also referred to as spill lighting).

Exterior areas lit for safety, security, amenities, commercial activities, and sports events can make the problem of light trespass more frequent and complex. In general, light pollution results in an impact on others. It can be a nuisance to adjacent residential areas and, if uncontrolled, can disturb wildlife in natural habitat areas. At night, lights within the community locate the urban areas within the generally uninterrupted darkness typical of rural and natural areas. Common sources of light pollution include streetlights that fail to deliver all of their light downward, outdoor security lights around buildings, billboard

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<sup>1</sup> Town of Mammoth Lakes General Plan, Open Space Element, October 1987, page 170.

illumination directed upward onto the signs, landscape illumination directed upward or outward, and light escaping from inside buildings at night (i.e., office buildings or convenience stores).

The lumen is the most common measure of light output. Light sources are labeled with an output rating in lumens. As lamps and fixtures age and become dirty, their lumen output decreases. Illuminance, or the amount of light being transmitted upon a certain area, is measured in terms of footcandles (which is equal to one lumen per square foot). The higher the footcandle level, the brighter the illuminated area will be. Illuminance is governed by the inverse square law: the illuminance of an area or object diminishes as the square of the distance. The initial light level is the level of lighting that would be generated if the lights were normally just turned on. Initial light levels are designed to provide maintained footcandles of 80% of the initial light level. The definition in this text for maintained footcandle is the measurement of light generation after the lights have been burned over time. Uniformity, or smoothness of the light, is the measurement of horizontal footcandles from the brightest to the darkest. Generally, a greater amount of illumination is needed when faster activities are taking place since higher footcandles provide better uniformity, meaning the light is more even throughout the area. The presence of dark spots in the field of vision, while playing hockey, for example, would result in objects appearing to move slower or faster, rather than smoothly. A good ratio of uniformity is 3.0:1, which is that no one light is more than 3 times brighter or darker than another in the same vicinity. This ratio is preferable because there are very few dark areas in the overall lighting area. Spill light is measured by pointing a light meter at the brightest light source visible from the designated location. Total Lighting Control (TLC) is used to measure light trespass, or spill lighting.

Although currently there are limited sources of light located directly on the project site, adjacent land uses including residential and commercial uses contribute to light and glare in the project vicinity. Sources of light in proximity to the project site include street lights, security lights around buildings, and lights escaping from within adjacent buildings.

## **IMPACTS**

### ***Significance Criteria***

The significance of an aesthetic effect, in terms of this project, can be determined by examining anticipated project effects from a number of view points including construction-related visual disruption, observer position, and changes to the present visual character of the area.

The evaluation of aesthetic and light and glare impacts is, by nature, a subjective exercise due to widely varying personal perceptions. Nevertheless, expansion of the existing recreational uses would permanently alter the appearance of the area. Light spill over onto adjacent uses may also constitute a significant light/glare impact. Mitigation measures are specified to minimize potential impacts this regard to the surrounding area.

Potential impacts are categorized below according to topic. Mitigation measures at the end of this Section directly correspond to the impact statements below.

## SHORT-TERM AESTHETIC IMPACTS

5.2-1 *Grading and construction of the proposed project would temporarily alter the visual appearance of the project site. **Significance: Potentially Significant Impact. Impacts are considered to be short-term; would cease upon completion of construction activities and would be reduced to less than significant levels with implementation of the recommended mitigation measure.***

5.2-1 Discussion. Project construction activities would disrupt views across the site from surrounding areas. Graded surfaces, construction debris, construction equipment and truck traffic would be visible during both phases of construction. Soil would be stockpiled and equipment for grading activities would be staged at various locations throughout the site. These impacts would be short-term and cease upon project completion. Mitigation in the form of designated construction staging areas, away from the surrounding residents, would reduce these visual disruptions. Construction staging would also be maintained on-site and not encroach onto the adjacent U.S. Forest Service portion of the Park which contains Mammoth Creek (the General Plan policies require a minimum 100-foot setback to be maintained from the Creek). With implementation of recommended mitigation measures in this regard, short-term impacts would be reduced to less than significant levels.

## LONG-TERM AESTHETIC IMPACTS

### Impacts to Designated Viewsheds

5.2-2 *Due to the project site's location, the proposed land uses would not obstruct views of or through a designated General Plan viewshed. **Significance: Not Significant.***

5.2-2 Discussion. The Town of Mammoth Lakes General Plan defines "a viewshed" as a visually significant area which may be viewed from the Town of Mammoth Lakes, along roadways to and within the community, and from other areas utilized by residents and visitors. The closest General Plan designated viewshed to the project site is of the mountains located at a distance along Old Mammoth Road, south of Mammoth Creek, (off-site to the southeast and south).<sup>2</sup> The portion of Old Mammoth Road which forms the eastern boundary of the project site is not within this designated viewshed. The portion of Old Mammoth Road, south of Mammoth Creek, is not visible from residents that face the proposed Park site nor is it visible from visitors to the Park unless viewed from the easternmost portion of the site (in the vicinity of the existing parking lot) and no structures are proposed in this area of the site. Thus, the project would not obstruct a designated significant viewshed as defined by the General Plan.

It should be noted that project implementation would result in an increase in the number of Town residents and visitors which visit Mammoth Creek Park. As a result, the project would allow these individuals the added benefit of views of the mountains in the distance to the east, across Old Mammoth Road.

#### Views Across the Site

5.2-3 *Project implementation may affect views of and across the site from surrounding areas. Significance: Less Than Significant Impact. Mitigation which includes design and operation provisions would further reduce impacts to less than significant levels. It should be noted that if Mitigation Measure No. 5.4-3c is accepted by the Town, an unavoidable significant impact for view obstructions to adjacent residents would occur.*

5.2-3 Discussion. Implementation of the proposed recreational uses at Mammoth Creek Park would alter the nature and appearance of the site. Views of a primarily unimproved Park, containing limited active recreational use features, would be replaced with views of Park improvements. The proposed facilities would dominate views across the project site from the neighboring residences as well as from motorists traveling along Old Mammoth Road in the vicinity of the site.

Project impacts due to alterations are not significant as proposed development features are typical elements of a park land use and are capable of meeting the requirements of the zoning code and design

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<sup>2</sup> Mammoth Lakes General Plan, page 170.

review manual. The site is designated for development in both the General Plan and Zoning Map. All parcels are permitted development opportunity if so designated. Views across developable parcels are not required to be preserved unless designated as scenic resources. Mammoth Creek Park is not designated as a scenic resource. The massing, scale and design of the proposed facilities are consistent with the development opportunities permitted on this site.

Although not considered a significant impact, the proposed improvements considered most notable with respect to views include the Community Center, climbing wall and rink. The Community Center would be designed to be compatible with surrounding uses in accordance with the Design Review Manual. The climbing wall is situated at the southwest corner of the site, and would be limited in size and scale.

The ice/in-line skating rink would be depressed three feet below grade with four-foot high dasher boards and with four-foot high plexiglass above the boards. Netting which extends a maximum of 16-feet in height would be placed on the northern and southern ends of the rink for safety reasons during team hockey play. While the boards and plexiglass around the rink perimeter, combined with the initial grade of the ice level, would not be of sufficient height to obstruct views across the site, the 16-foot high netting would extend beyond the rim of the plexiglass. This netting would be of an opacity and material type that is a thin mesh so that views through the netting would still be permitted and views across the site would not be significantly obstructed. Netting would be raised and lowered on poles as needed.

Project impacts for surrounding residential areas would be minimized by the implementation of guidelines in the architectural design of the proposed uses. Required measures relative to architectural detailing including building height/mass, scale, color, berming, and roofing which would be implemented to reduce impacts to views across the project site. Section 5.1, *Land Use Compatibility*, evaluates the project for conformance with Town policies, regulations, and guidelines, including, but not limited to, policies contained in the General Plan, and Municipal Code. During the review process, the project would be evaluated by various Town departments and would be required to conform with Town policies to further reduce visual impacts.

Section 17.32.120, Design Review, of the Municipal Code outlines the intent of the design review process. The proposed project would be reviewed and required to be consistent with the following objectives:

- ❖ The design, coloration, materials, illumination and landscaping of new construction, renovations, and

signage within the Town such that the image, attractiveness and environmental qualities of the Town are maintained and enhanced;

- ❖ Property development or redevelopment and building construction or renovation which does not detract from the value or utility of adjoining properties as a result of inappropriate, inharmonious or inadequate design; and
- ❖ Architectural design of structures and their materials and colors which are appropriate to the function of the project and are visually harmonious with the surrounding development and natural landforms, trees, and vegetation.

The Town of Mammoth Lake Design Review Manual includes guidelines to assure the acceptability of a project. The guidelines provided in the Manual address site design, architecture, landscaping, lighting, and signs. These items are discussed in terms of the following criteria:

- ❖ Architectural designs and considerations which maintain harmony with the character of the Town;
- ❖ Building materials;
- ❖ Exterior colors;
- ❖ Landscaping guidelines including but not limited to, minimum areas of landscaping as required for various zone classifications, preferred vegetation types, and irrigation systems;
- ❖ Sign replacement, size, text, materials and color; and
- ❖ Exterior lighting placement and design.

The mitigation measures recommended below, as well as those outlined in Section 5.1, *Land Use Compatibility*, are intended to ensure that the project has included qualities and elements which would comply with the policies, regulation, and design guidelines set forth in the General Plan, Municipal Code and Design Review Manual. The use of appropriate building height/mass, scale, color, buffering, and roofing would minimize project impacts, and contribute in achieving the objectives discussed above and the overall goal of retaining the Town's alpine character.

Finally, it is noted that Mitigation Measure No. 5.4-3c includes the addition of a physical barrier to mitigate off-site noise impacts, in order to comply with Town policies and requirements. If Mitigation Measure No. 5.4-3c is included, an unavoidable adverse view obstruction for adjacent residents would occur that can not be mitigated.

## LIGHT AND GLARE

5.2-4 *The proposed project would be capable of producing glare and spill lighting potentially impacting the adjacent residential uses. The project would also introduce multiple light sources into a currently non-lighted area. **Significance: Impacts associated with glare and spill lighting is potentially significant but mitigated to a less than significant level with implementation of recommended mitigation measures.***

5.2-4 Discussion. Project implementation would result in the installation of a variety of lighting types. Traditional building mounted lighting at the Community Center and small structures, low level ambient lighting at the ice rink, parking lot lighting and sport lighting are proposed. All but the sport lighting would be shielded and downward directed and/or less than 40 watts not requiring shielding by Town codes. This is considered traditional and permitted lighting for any development project and is not considered significant. The sport lighting would be mounted on 60 foot high poles and be positioned to shine across the ice rink.

The sport lighting may cause light and glare impacts to be experienced by the neighboring residences to the north and west of the project site. A technical lighting study was prepared by Musco Lighting, dated September 2, 1998, to identify potential impacts associated with sport lighting of the proposed ice/in-line skating rink. The study specifies that footcandles of light surrounding the skating rink would be provided as follows (refer to Table 5.2-1, "Rink" Footcandles).

**Table 5.2-1  
"RINK" FOOTCANDLES**

Light Levels	Field	Entire Field
Initial	Ice/In-Line Skating Rink	12.5 footcandles
Maintained (80% of Initial)	Ice/In-Line Skating Rink	10.0 footcandles
Uniformity	Ice/In-Line Skating Rink	3.0:1

Source: Musco Lighting, September 2, 1998.

The levels of illuminance proposed for the rink arena are considered low in the lighting industry.<sup>3</sup> According to the study, the six fixtures

<sup>3</sup> In the opinion of Karen Robinson of Musco Lighting, these levels are considered low with respect to illumination.

proposed for the rink facility would result in light spill toward the residences to the north and west of the facility for an estimated 100 feet and 190 feet, respectively. The study also notes that the light spill surrounding the ice/in-line skating rink would occur at a maximum 0.26 and an average of 0.18 footcandles of light. Light spill would not exceed 0.26 footcandles around the skating facility. However, the sport lighting cannot meet the shielding and directional requirements of the code. As such, implementation of the proposed skating rink would result in significant spill impacts to the residences situated north and west of the site.

According to the International Dark Sky Association, Lighting Levels for Exterior Lighting, Information Sheet 77, the recommended illuminance for parking areas at recreational events is an average of 2.6 footcandles (0.6 footcandles minimum to provide adequate light for the proposed activities). The recommended illuminance for building exteriors at the entrance and surrounding area are 5 footcandles and 1 footcandle, respectively.<sup>4</sup> These light levels, being shielded and downward directed or 40 watts or less are not considered significant.

Potential light and glare impacts resulting from project implementation could be minimized by limiting the use of lighting for the rink, the proper placement of light poles, the proper use and selection of fixture components (i.e., reflectors, refractors, lenses, or louvers), and the proper use and selection of shielding accessories (i.e., the sharp cut-off type). Care should be taken to design and install lighting such that it does not spill out onto adjacent areas while still maintaining the ambience of the area and not reducing the safety of pedestrian and vehicular movement.

Implementation of recommended mitigation measures would minimize impacts related to off-site spill. Mitigation includes provisions for shielding of the light source to prevent lighting from impacting neighboring uses and a requirement for no night-time sports activities requiring sport lighting.

## CUMULATIVE IMPACTS

5.2-5 *Project development, together with cumulative projects, may alter the nature and appearance of the areas through the land use intensification and the loss of open space. **Significance: No significant impacts beyond the analysis contained in the Mammoth Lakes General Plan are anticipated. Specific project***

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<sup>4</sup> Recommended lighting levels for Exterior Lighting, Information Sheet 77, International Dark Sky Association, July 1998.

***design and siting criteria are typically reviewed on a project-by-project basis.***

5.2-5 Discussion. Cumulative impacts can be mitigated with the use of building materials that are consistent with the general character of the area, landscaping design, and proper lighting techniques to direct light on-site and away from adjacent properties.

The alteration of the project area due to cumulative development and the loss of open space was previously analyzed in the General Plan EIR. Page 234 of the General Plan EIR concludes that development in highly visible location such as the Snowcreek, and portions of the Old Mammoth, Mammoth Knolls and Mammoth Slopes District could not be entirely mitigated and represents an unavoidable adverse impact. As such, the General Plan EIR adopted a Statement of Overriding Considerations for Aesthetics and visual impacts. The proposed project, along with cumulative development consistent with the Town policies would not result in modifications to the conclusions rendered in the General Plan EIR for Aesthetics/Visual Resources.

### **MITIGATION MEASURES**

The following mitigation measures directly correspond to the identified impact statements included in the impacts analysis section.

#### **SHORT-TERM AESTHETIC IMPACTS**

- 5.2-1a Construction equipment staging areas shall be located away from existing residential uses. All staging shall be conducted on-site and not encroach into the adjacent 5-acre Park parcel to the south which contains Mammoth Creek. Staging locations shall be indicated on project Final Development Plans and Grading Plans and subject to review by the Town of Mammoth Lakes.
- 5.2-1b Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

#### **LONG-TERM AESTHETIC IMPACTS**

##### **Impacts to Designated Viewsheds**

- 5.2-2 No mitigation measures are required.

## Views Across the Site

- 5.2-3a Buffering techniques which include mounding and landscaping features, shall be strategically placed around active use areas to minimize aesthetic impacts.
- 5.2-3b The disturbed areas shall be landscaped with a combination of turf for seating area and natural vegetation, such as aspens, Jeffrey Pines and revegetative seed mix. Final Landscape Plans shall be approved by the Community Development Director.
- 5.2-3c All mechanical and electrical equipment (to be installed on the structure or on the ground) shall be adequately screened from public view. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building and/or landscaping, as appropriate. Construction plans for the buildings shall indicate any fixtures or equipment to be located on the roof of the respective structure, equipment types, and design of the screening material. The method of screening shall be reviewed and approved by the Town and be subject to the Design Review Manual.
- 5.2-3d Storage on-site shall be screened from public view to the extent feasible.
- 5.2-3e All visible trash collection facilities and features throughout the project site shall be designed to complement the project design.
- 5.2-3f Snow removal, and parking area and sidewalk sweeping, shall be made part of the regular maintenance activities on-site.
- 5.2-3g Site design, architecture (including materials and colors), landscaping, lighting and signs shall conform to the adopted Town of Mammoth Lakes Design Review Manual and Municipal Code, and shall be submitted to the Planning Division for approval and may be subject to Planning Commission review.

**LIGHT AND GLARE**

- 5.2-4a A project-specific design and final criteria for lighting fixtures and wattages for the project shall be formulated based upon a detailed analysis of the proposed project subject to approval by the Town's Community Development Director in accordance with the Municipal Code and Design Review Manual.
- 5.2-4b After installation, the lighting equipment shall be tested and adjusted to ensure that the proper levels of light and glare have been achieved to the satisfaction of the Town Engineer.
- 5.2-4c All parking areas and on-site vehicular circulation area lighting fixtures shall be of the sharp cut-off type.
- 5.2-4d All lighting features shall utilize shielding to prevent spill lighting on adjacent off-site uses.
- 5.2-4e Sports lighting as described herein shall not be allowed.
- 5.2-4f Lighting shall be capable of being turned off when skating and site preparation is not taking place, except for security purposes.

**CUMULATIVE IMPACTS**

- 5.2-5 No mitigation measures are required.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

**Aesthetics**

Implementation of the recommended mitigation measures would reduce potential aesthetic impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be included, the project would result in a significant unavoidable viewshed impact. Should the Town of Mammoth Lakes approve the project with the addition of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

## Light and Glare

Implementation of the recommended mitigation measures would reduce potential light and glare impacts to a less than significant level.

## 5.3 TRAFFIC, CIRCULATION AND PARKING

Robert Bein, William Frost and Associates (RBF) conducted a review of the proposed project's circulation and parking system for adequacy. The analysis includes a review of current conditions along Old Mammoth Road, access into the site and the ability of the project to provide on-site parking.

### EXISTING CONDITIONS

Currently, vehicular access to the Mammoth Creek Park is provided via Old Mammoth Road. Old Mammoth Road is a two-lane divided roadway from Main Street to Chateau Road. South of Chateau Road, Old Mammoth Road narrows to a two-lane undivided roadway. Old Mammoth Road is delineated with a double yellow stripe which provides one 12-foot travel lane and an 8-foot shoulder in each direction of travel providing capacity for approximately 16,200 average daily trips (ADT). Traffic volumes under peak winter Saturday conditions along Old Mammoth Road, south of Meridian Boulevard are estimated at 9,400 vehicles per day, resulting in an ADT volume/capacity (V/C) ratio of 0.58, which corresponds to levels of service (LOS) A operation. Further south, beyond Minaret Road, the daily traffic volume on Old Mammoth Road drops to 4,300 vehicles per day, at a V/C ratio of 0.27 and a corresponding LOS A.

Ingress/egress to the park from Old Mammoth Road does not include dedicated left and right turn deceleration lanes. The horizontal alignment of Old Mammoth Road adjacent to the Park is curved with a radius of approximately 600 feet and a design speed of 35 miles per hour. The existing Park access is on the inside of the alignment curve which restricts the intersection sight distance. The turning movement presents some difficulties due to the narrow driveway into the park and limited site lines south along Old Mammoth Road. The existing Park access driveway has nominal flaring as it connects to Old Mammoth Road. Currently the parking lot for the park includes 44 spaces.

The transit system in Mammoth Lakes is comprised primarily of fixed bus routes. The existing street system generally provides adequate access to existing parks. A transit stop is situated at the intersection of Old Mammoth Road and Chateau Road, approximately 400 feet north of the Park. Non-motorized circulation systems include trails for cross-country skiing, dog sledding, equestrian, mountain biking, pedestrian running and road biking are available at the Park. The Mammoth Lakes Trail System is currently established along Mammoth Creek and is accessible from the existing Park site.

## **IMPACTS**

### ***Significance Criteria***

Typical criteria used to evaluate traffic impacts resulting from a project include a determination as to whether a project would cause increases in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Traffic impacts are considered significant if a project contributes traffic to a roadway segment and significantly degrades the current operations on surrounding roadways. With regard to parking impacts, criteria utilized to evaluate a project includes the ability of a parking facility to provide adequate parking under normal operating conditions.

Impacts related to traffic, circulation and parking are identified below according to topic. Mitigation measures at the end of this section directly correspond to the numbered impact statement.

### **TRAFFIC GENERATION**

5.3-1 *The proposed project would generate additional trips on the adjacent roadways. **Significance: Less Than Significant Impact.***

5.3-1 Discussion. To determine the trips forecast to be generated by the proposed project, *Institute of Transportation Engineers (ITE)* trip generation rates were utilized. Table 5.3-1 summarizes the average daily trips (ADT) forecast to be generated by the proposed project. As shown in Table 5.3-1, the proposed project is forecast to generate approximately 600 ADT.

**Table 5.3-1  
FORECAST PROJECT TRIP GENERATION**

<b>Land Use</b>	<b>ITE ADT Generation Rate</b>	<b>ADT</b>
10.00 TSF Recreation Community Center	22.88 ADT/TSF	229
15.73 TSF Ice Rink	23.60 ADT/TSF*	371
	<b>TOTAL</b>	<b>600</b>

\*Assumes that ADT generation is ten times the p.m. peak hour trip generation.

It should be noted that this trip generation forecast for the proposed project is greater, since the types of land uses assumed to be part of the *ITE Recreation Community Center* are more intensive than that included in the proposed project. The *ITE Recreation Community*

Center assumes a facility similar to a YMCA. Additionally, ITE does not provide an ADT trip generation for *Ice Rink*, but does provide a p.m. peak hour trip generation rate. A standard practice utilized by traffic engineers and planners is to assume that ADT is approximately 10 percent of an average of the a.m. peak hour and p.m. peak hour trips. However since *ITE Ice Rink* does not provide an a.m. peak hour trip generation rate which is typically lower than a p.m. peak hour trip generation rate, assuming the ADT generation is 10 percent of only the typically higher p.m. peak hour trip generation is generous.

The addition of project-generated trips to Old Mammoth Road is not forecast to result in significant impacts to the traffic operation of the road. It is assumed that the trips generated by the proposed project would be distributed with 75% of trips north on Old Mammoth Road and 25% south of the project site. Table 5.3-2 summarizes the forecast operation of Old Mammoth Road with the addition of project-generated trips compared to existing conditions (without project-generated trips).

**Table 5.3-2  
OLD MAMMOTH ROAD FORECAST EXISTING + PROJECT LOS OPERATION**

Roadway Segment	ADT Capacity	Existing ADT	Existing V/C - LOS	Existing + Project ADT	Existing + Project V/C - LOS
Old Mammoth s/o Meridian	16,200	9,400	0.58 - A	9,850	0.60 - A
Old Mammoth w/o Minaret	16,200	4,300	0.27 - A	4,450	0.27 - A

**LOS Ranges**

<u>V/C Ratio</u>	<u>LOS</u>
< 0.61	A
0.61 - 0.70	B
0.71 - 0.80	C
0.81 - 0.90	D
0.91 - 1.00	E
> 1.00	F

As shown in Table 5.3-2, utilizing the higher trip generation assumptions for the proposed project, Old Mammoth Road is forecast to continue operating at LOS A with the addition of project-generated trips.

## PARKING AND ACCESS

5.3-2 *The proposed project would result in a need for greater parking spaces and improved ingress/egress into the Park from Old*

***Mammoth Road. Significance: Analysis has concluded that with the phasing of improvements, overall management of rink operations and a project design that can accommodate potential future needs with mitigation, impacts would be less than significant.***

5.3-2 Discussion. The Draft Mammoth Creek Park Conceptual Site Master Facilities Plan dated November 26, 1998 was reviewed with respect to parking and site access. The major new facilities proposed for the site include a 10,000 square foot Community Center and a dual use outdoor ice rink/in-line (concrete) skating arena. The Draft Plan illustrates expansion of the existing 44 space parking lot to provide 54 spaces and a drop off area. Adjacent to the main parking lot is a dual use basketball court and overflow parking area that provides 26 additional spaces for a total of 80 spaces. No site access improvements are illustrated on the plan.

Three sources were researched to assess the parking requirements for Mammoth Creek Park. These sources included the Institute of Transportation Engineers 2nd Edition Parking Generation Report and existing facilities in the City of Irvine, California and the City of Reno, Nevada.

The ITE Parking Generation Report contains data for Roller/Ice Skating Rinks and City Recreation Centers. The only skating facility surveyed was an indoor roller skating rink in suburban Michigan occupying 28,800 square feet. The average peak parking spaces occupied was 168 for an average of one space for every 171 square feet of rink area.

The City of Irvine, California, has two indoor skating facilities in operation. Their parking requirement is one parking space per 100 square feet of skating area. This equates to 157 spaces for the proposed rink which has 15,700 square feet of skating area. The most similar and representative skating facility that was researched was located in the City of Reno, Nevada. It is also an outdoor ice skating rink of 17,000 square feet. The site has 100 parking spaces to serve guests and employees for an average of one space per 170 square feet of ice rink. An interview with City staff revealed no problems or deficiencies associated with the parking that has been provided for their facility.

It appears that the prevailing standard is one parking space for every 170 square feet of rink area. This results in 93 spaces for the Mammoth Creek Park Rink. The ITE parking generation rate for a City Recreation Center is four parking spaces per 1,000 square feet of building area. This equates to 40 spaces for the proposed 10,000 square foot community center.

An ultimate conditions (Phases 1 and 2) Conceptual Parking and Access Plan has been prepared at a scale of 1" = 100' and is illustrated on Exhibit 5.3-1. The plan illustrates a concept for providing 133 parking spaces on-site with the relocation of the horseshoe play area to the west and the removal of the volleyball court from the plan. A minimum of 93 parking spaces would be provided on-site for ice-skating facilities and 40 spaces for the Community Center. The proposed design modification provides for 129 regular spaces and 4 handicapped spaces. Of note is the dedicated drop-off area which provides more convenient access to the skating and Community Center areas. A southerly parking wing dedicated for 42 spaces can transition into two basketball courts in the summer time. This is acceptable because there is an anticipated reduced demand from in-line skating versus ice skating and because parking is permitted on Old Mammoth Road in the summer.

The Conceptual Plan responds to the need of maintaining adequate and available parking on-site with ultimate buildout, when warranted. Off-site parking has been reviewed for normal operations but has been determined impractical and difficult to monitor. For special events, which have commonly occurred at the park during current operating conditions, the Town would continue to implement a supplemental shuttle program from off-site facilities. The parameters of the off-site special event parking shall be specified as required in the mitigation discussion which follows.

The existing parking lot and proposed parking lot parking allocation has been determined to be adequate with the implementation of controlled rink skating ticket sales and design provisions which would allow for an expanded parking area similar to the Conceptual Ultimate Conditions Design (Exhibit 5.3-1), as the demand warrants. The Town intends to provide parking in phases with a limitation on ticket sales for the existing parking in accordance with demand. The parking lot would be expanded incrementally as ticket sales increase. Parking impacts are reduced to less than significant with the control of ticket sales which would cease when the parking lot reaches capacity. With the implementation of phases, the Town would re-evaluate parking needs with the overall Park operations and would modify/expand parking as determined necessary. Implementation of the ultimate conditions Park site design layout would provide flexibility for expansion.

The existing Mammoth Creek Park access is located on the inside of a horizontal curve with a radius of approximately 600 feet which restricts intersection sight distance. The existing Park access driveway



Proposed  
Community Center

Proposed Ice and  
Roller Skate Arena

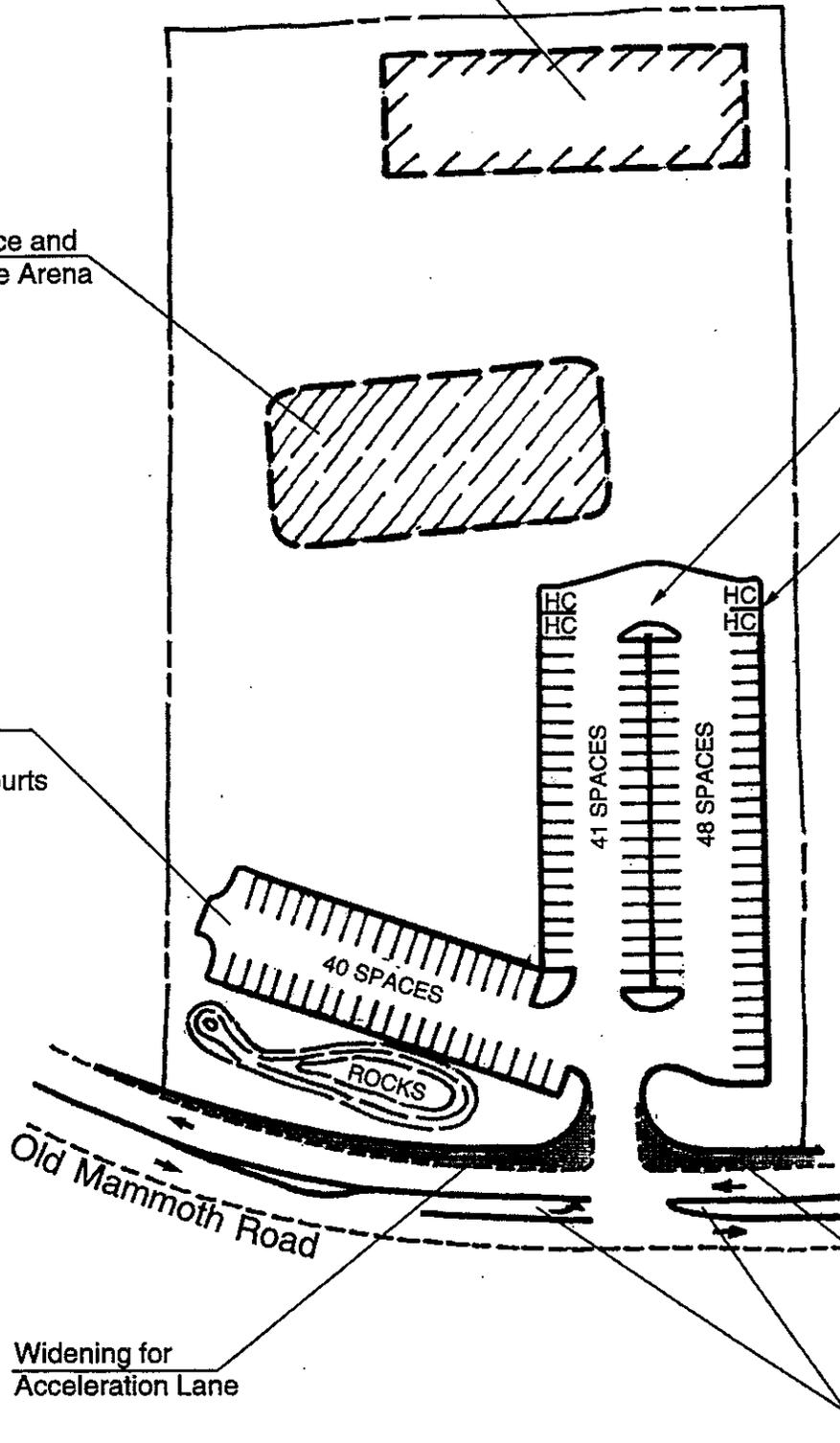
Drop-off Area

4 Handicapped  
Spaces

Utilize as  
Two 50' X 84'  
Basketball Courts  
in Summer

**Parking Summary**

129 Regular Spaces  
9' X 18'  
4 Handicapped Spaces  
15' X 18'  
133 Total Spaces



MAMMOTH CREEK PARK FACILITIES PROJECT  
**Ultimate Conditions (Phases 1 and 2)**  
**Conceptual Parking and Access Plan**





has nominal flaring as it connects to Old Mammoth Road. No dedicated turn lanes exist are proposed for Old Mammoth Road on the Conceptual Site Plan.

With regard to Park access, the Conceptual Parking and Access Plan illustrates improvements under ultimate Park development conditions (Phase 1 and 2). These improvements are currently under consideration by the Town as a part of future comprehensive modifications to Old Mammoth Road and are not a requirement of the proposed project.

Of additional note are concerns raised by area residents regarding parking and access in the vicinity of Meadow Lane. The Town shall work closely with the residential associations to implement a more proactive parking monitoring system subject to enforcement by the Town of Mammoth Lakes. This may include, but not be limited to, informational/deterrent signage, permitting and enforcement.

#### **Transit and Non-Motorized Circulation**

5.3-3 *The proposed project would result in greater utilization of the current transit system and use of the established trail system along Mammoth Creek. **Significance: Less Than Significant Impact.***

5.3-3 Discussion. The proposed project would not result in significant changes to the transit service and bus routes in Mammoth Lakes. The transit system has capacity to service park visitors. Greater use of the trail system along Mammoth Creek would not require modification to trail routes and would provide greater opportunities for visitors to experience and enjoy the resources in the area. Existing signage and standard operating procedures by the Town Police Department pertaining to monitoring activities in the area are anticipated to continue to be enforced.

### **CUMULATIVE IMPACTS**

5.3-4 *Development of the proposed project and future development in accordance with the Town of Mammoth Lakes General Plan would result in an increase in vehicle trips distributed throughout the roadways serving the project. **Significance: Less Than Significant Impact. Evaluated on a project-by-project basis in accordance with the Town of Mammoth Lakes transportation model.***

5.3-4 Discussion. Cumulative development in Mammoth Lakes has been considered as a part of the Town's transportation model. The

model is consistently updated to recognize new projects and conditions. This project, when added to the model, shows no significant impacts beyond projected conditions in the Town's model.

### **MITIGATION MEASURES**

The following mitigation measures directly correspond to the identified impact statements included in the impacts analysis section.

- 5.3-1 No mitigation measures are required.
- 5.3-2a The Town shall design the proposed project to allow for an expanded parking area, as demand warrants, which is similar to the Conceptual Parking and Access Plan depicted in Exhibit 5.3-1 of this EIR.
- 5.3-2b The Town shall implement a "controlled ticket sales program" for skating rink use which includes a provision to discontinue ticket sales when the parking lot reaches capacity.
- 5.3-2c An off-site parking mitigation program for special events at Mammoth Creek Park shall be adopted by the Town of Mammoth Lakes.
- 5.3-2d The Town of Mammoth Lakes shall develop a parking monitoring program in concert with residential Associations along Meadow Lane which shall include information/deferent signage, permitting and enhanced enforcement.
- 5.3-3 No mitigation measures are required.
- 5.3-4 No mitigation measures are required.

### **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of the recommended mitigation measures would reduce potential traffic, circulation and parking impacts to a less than significant level.

## 5.4 NOISE

The purpose of this Section is to analyze on-site and traffic noise sources resulting from the project which may impact surrounding land uses. Mitigation measures are recommended to reduce noise impacts. Information in this Section is based primarily on the Environmental Noise Assessment for the Mammoth Creek Park Facilities Plan prepared by Brown-Buntin Associates, Inc., for the project dated January 6, 1999. Appendix 15.2, *Noise Assessment*, contains the noise analysis in its entirety and includes definitions of the acoustical terminology used in the report. Unless otherwise stated, all sound levels reported in the analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise.

### EXISTING CONDITIONS

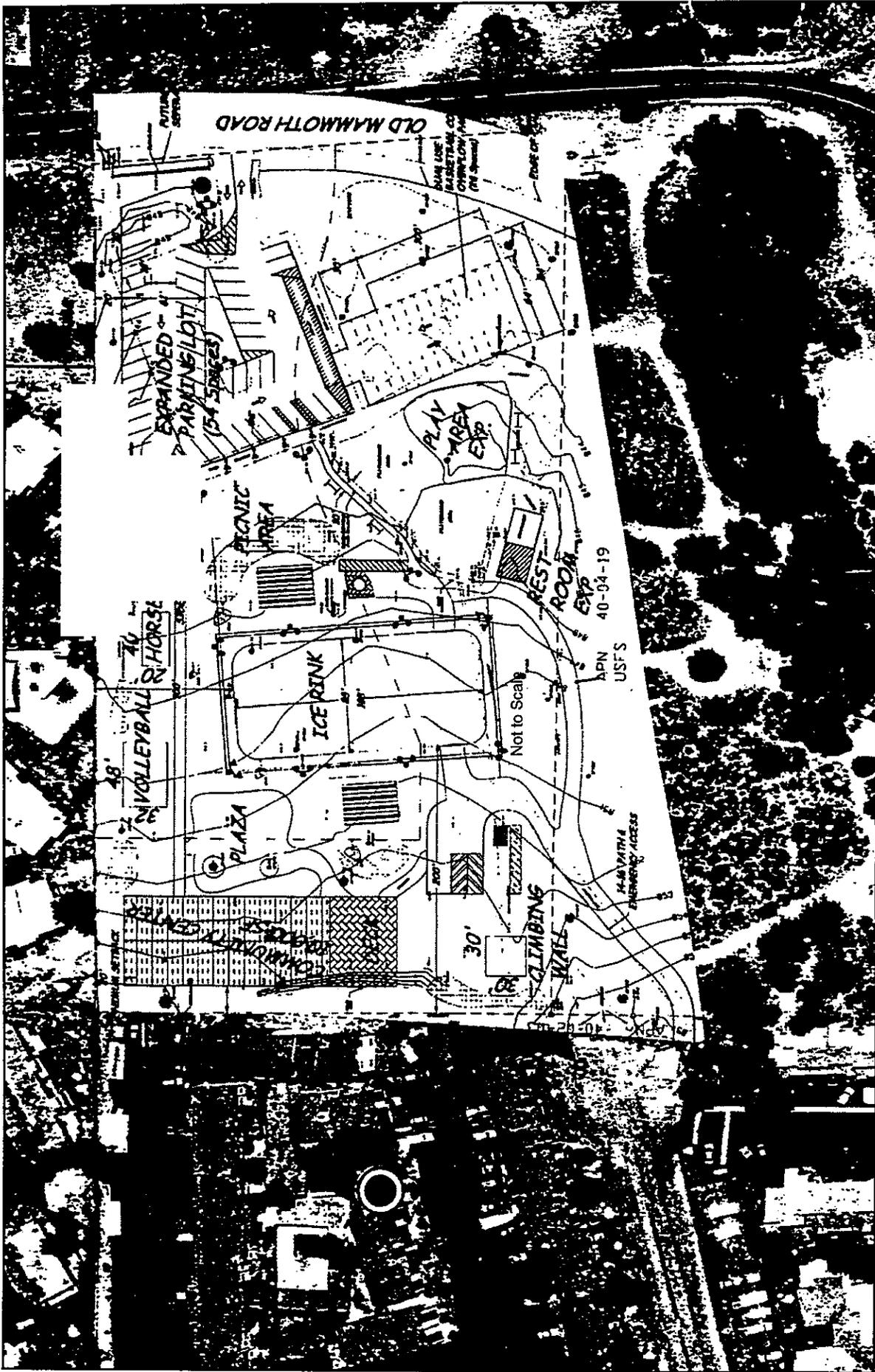
Land uses surrounding Mammoth Creek Park include multi-family residential uses (apartments and/or condominiums) to the west and to the north, a golf course and open space across Old Mammoth Road to the south and the U.S. Forest Service portion of the park across Old Mammoth Road to the east. There are also some commercial uses on both sides of Old Mammoth Road to the north of the park.

Existing sources of noise in the project area include traffic on local roadways, wind in the trees, running water in nearby Mammoth Creek and various activities associated with existing park activities, human habitation and residential maintenance. During the winter months, there are additional noise sources associated with snow removal from roadways and parking lots and from avalanche control on nearby ski slopes.

#### **Ambient Noise Level Measurements**

In order to quantify existing ambient noise levels in the project area, 24-hour noise measurements were conducted by Brown-Buntin Associates, Inc. (BBA) starting at 3:00 p.m. on July 28, 1998 at the location shown on Exhibit 5.4-1. The noise measurement site is representative of typical existing noise exposure in the residential areas adjoining Mammoth Creek Park to the west and north. The measurement site is also typical of many other residential locations within the Town of Mammoth Lakes that are somewhat removed from a major roadway.





Source: Brown-Burnin Associates, Inc., 1999.

MAMMOTH CREEK PARK FACILITIES PROJECT  
**Noise Monitoring Site**

 Not to Scale  
 - Ambient Noise Monitoring Site

 Robert Bein, William Frost & Associates  
 JUN 34978  
 1999



Noise monitoring equipment used for the ambient noise survey consisted of a Larson Davis Laboratories Model LDL 820 sound level analyzer equipped with a Bruel & Kjaer (B&K) Type 4176 ½" microphone. The instrumentation was calibrated prior to use with a B&K Type 4230 acoustical calibrator to ensure the accuracy of the measurements, and complies with applicable requirements of the American National Standards Institute (ANSI) for Type I (precision) sound level meters. The microphone was placed on a tripod at approximately 8 feet above the ground with a clear "view" of the Mammoth Creek Park area.

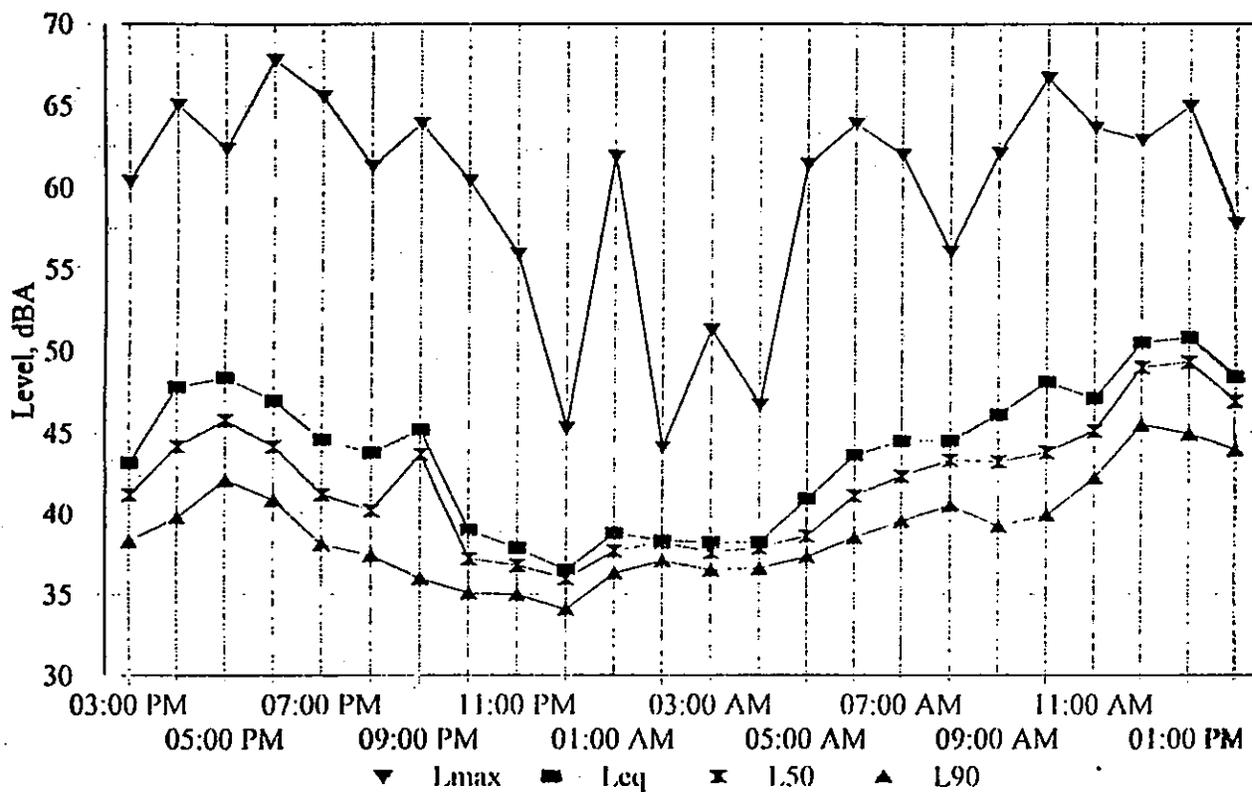
Table 5.4-1, *24-Hour Ambient Noise Survey*, provides a summary of measured ambient noise level data collected during the 24-hour noise survey. L<sub>50</sub> and Leq values shown by Table 5.4-1 represent typical average (median and energy average, respectively) hourly noise levels recorded during the survey period. L<sub>max</sub> values represent the highest noise levels recorded during each hour of the survey, and L<sub>90</sub> values represent typical background (or residual) noise levels. Residual noise levels were observed to be caused by wind in the trees or distant traffic during the day and evening hours and by running water during the night and early morning hours. The measured Day/Night Average Level (L<sub>dn</sub>) during the 24-hour survey period was 48 dB.

The 1997 Noise Element also contains ambient noise level data obtained during a community noise survey. The community noise survey included long-term (24-hour) and short-term noise measurements at six sites within the Mammoth Lakes area. Four of those sites were typical of residential areas within the Town limits. Measurements were conducted during the winter (April 1995) and summer (July 1995) months.

At the four residential locations, average daytime noise levels (as defined by the hourly Leq) ranged from about 35 to 65 dBA during the winter measurement period and from about 35 to 60 dBA during the summer measurement period. L<sub>dn</sub> values either measured or estimated during the community noise survey for the 1997 Noise Element ranged from 47 to 76 dBA for the winter measurement period and from 44 to 56 dBA for the summer measurement period. Measured noise levels during the winter sample period were higher than those measured during the summer sample period due to high winds during the winter sample period.

The 1997 Noise Element also contains information on noise levels from snow removal and avalanche control operations. These are normal and existing noise sources within the Town of Mammoth Lakes. As reported in that document, snow removal activities on roadways

**Table 5.4-1  
24-HOUR AMBIENT NOISE SURVEY**



and in parking lots generate noise levels of 68 - 87 dBA at 100 feet from the equipment and can occur at any time during the 24-hour day. Snow removal activities for purposes of public safety are considered emergency work and are therefore exempt from noise level limits of the Town Municipal Code.

Avalanche control activities are conducted under the supervision of the U.S.F.S., and occur intermittently during the winter months. As reported in the noise element for the location of the Fire Station on Old Mammoth Road (near the project site), maximum A-weighted sound levels from charge detonations ranged from 54 to 78 dBA.

In summary, ambient noise levels may be expected to vary considerably in the area surrounding Mammoth Creek Park due to weather conditions, proximity to major roadways and whether or not snow removal equipment is in use. This is evidenced by variations in ambient noise levels documented by the 1997 Noise Element and by the measurements conducted for this particular analysis. These informational sources indicate that daytime hourly noise levels in the range of 40 to 55 dBA Leq are typical of most residential areas within the Town of Mammoth Lakes except during periods of high winds or other severe weather conditions, or while snow removal activities are in progress.

#### **Existing Traffic Noise Levels**

Existing traffic noise levels along Old Mammoth Road were estimated based upon traffic data and noise level projections contained within the 1997 Noise Element. According to that document, annual average traffic volumes on the section of Old Mammoth Road that passes by Mammoth Creek Park were 6,900 in 1994 and are projected to increase to 9,700 by 2009. The resulting distances from the center of the roadway to the 60 dB Ldn contour are 68 feet for 1994 and 85 feet for 2009. This means that existing and future traffic noise exposure at 100 feet from the center of Old Mammoth Road is less than 60 dB Ldn.

### **NOISE ELEMENT**

The Town of Mammoth Lakes updated its Noise Element in 1997 (Resolution No. 97-34, adopted 6/18/97). The updated noise element contains Policy 4.2.4 that establishes noise level standards for *proposed* stationary noise sources as they may affect the exterior of existing noise-sensitive uses. For the daytime hours of between 7:00 a.m. and 10:00 p.m. (which is when park facilities would operate) the noise element requires that noise levels from new stationary sources not exceed an hourly energy average (Leq) of 50 dBA or an hourly

maximum level (Lmax) of 70 dBA. At night between the hours of 10:00 p.m. and 7:00 a.m., the Noise Element standards are 5 dB more restrictive to account for increased sensitivity to noise intrusions and generally quieter background noise levels.

As defined by the noise element, "stationary noise source" includes any fixed or mobile source not preempted from local control by existing federal or state regulations. Examples of such sources include industrial or commercial facilities, and vehicle movements on private property. A "noise-sensitive land use" includes residential land uses, transient lodging, schools, libraries, churches, hospitals and nursing homes.

The stationary noise source standards of the noise element are to be applied at the receiving land use property line, or, in the case of upper floor receivers, at the location of outdoor activity areas such as decks or balconies.

## NOISE ORDINANCE

Chapter 8.16 of the Town of Mammoth Lakes Municipal Code pertains to the regulation of excessive noise from *existing* uses. Although the noise ordinance addresses existing noise sources, the ordinance may also be used to establish performance criteria for proposed new uses such as those proposed for the Mammoth Creek Park. The section of the Noise Ordinance most applicable to the proposed facilities is Section 8.16.070 (exterior noise limits). That section establishes noise levels that may not be exceeded based upon the nature of the receiving land use, the time of day that the noise occurs and the statistical distribution over time of the noise levels generated by the source of concern.

The Town of Mammoth Lakes has determined that the closest residential land uses to the project site should be classified as "suburban" land uses for purposes of determining compliance with the Noise Ordinance. This determination was based upon Town's assessment of land uses in the project area and ambient noise measurement data contained within the noise element.

Table 5.4-2, contained in the Town Noise Ordinance establishes 55 dBA as the noise level that may not be exceeded for more than 30 minutes in any one-hour time period for multi-family residential uses in a suburban setting during the daytime hours of 7:00 a.m. to 10:00 p.m. Since planned activities on the project site would only occur during those hours, the more restrictive nighttime criteria do not apply to the project. Nighttime noise level standards are 5 dB more restrictive than the daytime standards of the noise ordinance.

Except as required elsewhere in the Noise Ordinance, subsection 8.16.070.B of the Noise Ordinance establishes the statistical distribution over time for noise levels occurring during any one-hour time period based on the concept that noise levels of increasing intensity should be permitted for progressively shorter periods of time. Table 5.4-2 summarizes the standards of the noise ordinance applicable to the proposed facilities based upon the above discussion and references to specific Town Ordinance Code sections. The Noise Ordinance specifies exceptions from this table. Section 8.16.090 of the noise ordinance specifically addresses noise from construction activities. With the exception of emergency work or work conducted pursuant to a variance issued by the Planning Commission, construction activities are not allowed between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday or at anytime on Sundays or holidays. For construction activities occurring during the permitted hours, and to the extent that it is "technically and economically feasible," the noise ordinance establishes a maximum noise level standard of 80 dBA when measured within a multi-family residential area.

With specific regard to snow removal activities, Section 8.16.100 of the Noise Ordinance provides an exemption for the performance of emergency work such as may be required to prevent or alleviate personal or property damage caused by an emergency. Although not specifically cited as such in the noise ordinance, the Town of Mammoth Lakes assumes that snow removal activities for purposes of public safety is considered emergency work when they occur on public roadways, in parking lots or around places of business.

In addition to the Noise Ordinance standards summarized in Table 5.4-2, Subsection 8.16.070.G requires that the applicable noise limits be reduced (be made more restrictive) by 5 dB in cases where the noise of concern consists of music or speech conveying informational content.

**Table 5.4-2  
TOWN OF MAMMOTH LAKES NOISE ORDINANCE STANDARDS\***

Time of Day	Cumulative Number of Minutes/Hour ( $L_n$ )**				
	30 ( $L_{50}$ )	15 ( $L_{25}$ )	5 ( $L_{8.3}$ )	1 ( $L_{1.7}$ )	0 ( $L_{max}$ )
Day (7:00 a.m.-10:00 p.m.)	55 dBA	60 dBA	65 dBA	70 dBA	75 dBA
Night (10:00 p.m. - 7:00 a.m.)	50 dBA	55 dBA	60 dBA	65 dBA	70 dBA
<p>* As applied when the receiving land use consists of multi-family residential uses in a suburban setting. In cases where the noise of concern consists of music or speech conveying informational content, an impulsive or repetitive noise such as hammering or the impacts of hockey pucks against dasher boards, or a distinctive screech or whine, the standards are to be reduced (made more restrictive) by 5 dB.</p> <p>** <math>L_n</math> = noise level exceeded "n" percent of a specified time period (in this case, one hour). For example, a noise level of 55 dBA may not be exceeded for more than 30 minutes out of an hour (50% of the time) during the daytime hours.</p> <p>Source: Chapter 8.16 Mammoth Lakes Ordinance Code</p>					

## **IMPACTS**

### ***Significance Criteria***

The significance of noise impacts may be determined by comparing the noise levels either directly or indirectly produced by the project to applicable federal, state or local noise level standards. The noise levels produced by the project may be considered a significant impact if the project results in noise levels which exceed applicable noise standards by 0.5 dB or more and the noise levels cannot be effectively mitigated. The standards for potential noise impact analysis that apply to this project are those contained within the Noise Element of the Town of Mammoth Lakes General Plan and Town of Mammoth Lakes Municipal Code (noise ordinance).

Comparison of the Noise Element and Noise Ordinance standards shows that the Noise Element is somewhat more restrictive than the noise ordinance with reference to the project. An exception to this is noise levels consisting of speech or music (such as PA system or crowd noise), where the standards of the noise element and noise ordinance are the same.

The Noise Element allows for a *maximum* noise level of 70 dBA during the daytime hours whereas the Noise Ordinance allows for 75 dBA (70 dBA for music, speech or impulsive sounds). With regard to *average*

noise levels, the noise element allows for an hourly energy average (Leq) of 50 dBA during the daytime hours whereas the noise ordinance allows for a median (L50) noise level of 55 dBA (50 dBA for music, speech or impulsive sounds). The standards of the Noise Element and Noise Ordinance are both 5 dB more restrictive during nighttime hours. For fluctuating noise sources, such as would be expected during use of the proposed park facilities, the Leq would be expected to be somewhat higher (perhaps by 2-3 dB) than the median noise level during the same period. Use of the hourly Leq is therefore the most restrictive application of the Town's noise standards.

The findings of the noise analysis are based upon a worst-case interpretation of the Town's noise level limits, in that impacts and the potential need for mitigation are determined at the boundary between the project area and surrounding residential uses. The development of effective mitigation measures is significantly affected by the fact that there are second floor outdoor activity areas located near the property line, overlooking the project area. In many cases, such areas are only occasionally used during the winter months when the proposed ice skating rink would most often be used for events that could generate significant noise levels.

Although it is appropriate to prepare an assessment of potential noise impacts at the closest receivers, it is also appropriate to note that noise beyond the first row of receivers will be significantly reduced by increased distance from the source and acoustical shielding from intervening buildings.

Noise produced by snow removal equipment within the skating rink area is not exempt from the limits of the Town Municipal Code because such snow removal work is not required to prevent or alleviate damage due to an emergency. However, noise from snow removal activities is a normal part of the acoustic environment in the Town of Mammoth Lakes during the snow season.

## SHORT-TERM CONSTRUCTION NOISE IMPACTS

5.4-1 *Grading and construction of the proposed project would result in temporary noise impacts to nearby noise sensitive receptors. Significance: Less Than Significant Impact. Construction activities would be temporary and for that reason are not considered significant. Adherence to Town code requirements reduces impacts to a less than significant impact.*

5.4-1 Discussion. During the construction of the proposed park facilities, noise from construction activities would potentially impact noise-sensitive land uses in the immediate area. Activities involved in

construction would generate noise levels at 50 feet as indicated by Table 5.4-3. Construction activities would be temporary in nature and would mostly occur during the daytime hours. Construction activities would have to comply with the provisions of the Town Municipal Code which limit hours of construction to 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibit construction on Sundays or holidays. Permission of the Town Manager is required on Sunday. If approved, the Sunday hours would be from 9:00 a.m. to 5:00 p.m. In addition to limits on days and hours of construction, the Town's Noise Ordinance requires that construction noise not exceed a maximum of 80 dBA at the property line when the receiving land use consists of multi-family residential uses. According to the Noise Ordinance, the 80 dBA maximum noise level standard may be exceeded only if it is not technically or economically feasible to further reduce construction noise levels.

### Traffic Noise Impacts

5.4-2 *Project implementation would generate additional vehicular travel on the surrounding roadway network, thereby resulting in noise level increases along local roadways. Significance: Analysis has concluded that impacts are less than significant. Project generated traffic would not cause Town noise standards to be exceeded.*

5.4-2 Discussion. Traffic on Old Mammoth Road could be expected to increase as a result of the project. It is estimated that such increases would not exceed 600 ADT or 15% of the existing traffic. Assuming a project-related increase in traffic of 15% would increase Ldn values along Old Mammoth Road by less than 1 dB. Such increases are insignificant and would not require mitigation.

**Table 5.4-3  
TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS**

Type of Equipment	Maximum Level, dB (50 Ft.)*
Scrapers	88
Bulldozers	87
Heavy Trucks	88
Backhoe	85
Pneumatic Tools	85

Source: Cunniff 1977.

\*Fifty feet is a reference distance that may be used to estimate noise levels at various distances from the source.

## LONG-TERM NOISE IMPACTS

Long-term noise impacts can be generated by both mobile and stationary sources. The major noise sources associated with the proposed Mammoth Creek Park Facility Plan include the following:

- ❖ Refrigeration equipment for producing and maintaining ice for the ice skating rink.
- ❖ Mobile equipment used to remove snow from the ice skating rink and to groom the ice surface.
- ❖ Voices of facility users and/or spectators.
- ❖ Amplified speech or music.
- ❖ Project-related increase in traffic noise on Old Mammoth Road and within the expanded parking lot.
- ❖ Construction noise.
- ❖ Hockey pucks against dasher boards.

### On-Site Equipment Noise

5.4-3 *On-site equipment operations would generate additional noise on-site and to the surrounding area. **Significance: Potentially significant impact for the refrigeration unit which can be mitigated to a less than significant level. Less than significant impact for ice grooming and no mitigation required. Potentially significant impact for snow removal equipment which can be mitigated to a less than significant level.***

5.4-3 Discussion. Refrigeration equipment (chiller) specifications have been published by the Town and mobile snow removal and ice grooming equipment is either already in the possession of the Town or would be purchased if the facility is constructed.

In order to estimate noise exposure from proposed stationary and mobile equipment, BBA reviewed noise measurement data from the manufacturers of equipment and conducted noise measurements at the Squaw Valley Olympic Ice Pavilion. Specifically, manufacturer's data were analyzed for the chiller and for the Trackless Utility Vehicle that would be used in snow removal operations. Noise measurements were conducted in Squaw Valley to document noise levels from a portable snow blower, a Zamboni and an edger used for grooming the surface of the ice rink. Noise measurements were also conducted at the Squaw Valley Olympic Ice Pavilion, and at various other existing outdoor recreational complexes, to document noise levels from crowd noise and from typical use of a PA System (see discussion which follows).

The specified chiller is a Trane Model RTAA-300 or its equivalent. Manufacturer's data for a McQuay ALS280A (equivalent to the Trane RTAA-300) were analyzed to determine overall A-weighted sound levels under the conditions the chiller would be operated. Factors influencing the amount of noise produced by the chiller include the amount of "load" on the unit, ambient air temperature, orientation of the unit and whether or not the equipment operates at 50 Hz or 60 Hz. Although the chiller would normally operate only during the daytime hours between 7:00 a.m. and 10:00 p.m., there may be occasions when the chiller operates during the nighttime hours. Table 5.4-4 summarizes estimated chiller noise levels.

Noise level data for a Trackless MT Series V (110 HP) utility vehicle with a snow blower were obtained from Snoquip, a Trackless dealer in Sacramento. Estimated noise levels are summarized in Table 5.4-4, assuming full throttle at 2500 RPM. According to Snoquip, the measurements used for the estimates reported in Table 5.4-4 were conducted in an unpaved parking lot area.

Measurements of noise from a Zamboni, an ice surface edger and a portable snow blower were conducted at the Squaw Valley Olympic Ice Pavilion while the equipment was in normal use for ice grooming and/or snow removal purposes. Noise measurements were conducted on the opposite side of the plexiglass dasher boards that surround the Squaw Valley ice rink at the distances from the noise sources described below. Similar dasher boards would be installed at the proposed Mammoth Creek Park facility.

The Zamboni measured, a gasoline-powered model, is assumed to be comparable to the unit the Town proposes to obtain for Mammoth Creek Park. The only known difference is that the Town plans to use a propane-powered Zamboni, which may be quieter than its gasoline-powered counterpart. Zamboni noise level measurements were conducted at approximately 25 feet from the edge of the ice rink (75 feet from the center of the rink). It required about 12 minutes of Zamboni operation to surface the 100 feet by 200 feet oval ice rink at Squaw Valley. The Zamboni noise estimates at the closest residential receivers presented in Table 5.4-4 are based upon those measurements.

The portable ice rink edger and snow blower were measured at 10 feet from the source during normal operations. Both of these pieces of equipment are powered by Honda gasoline engines. It took about 2 minutes for the edger to surface the outer perimeter of the rink prior to use of the Zamboni for the rest of the rink. Noise level estimates for the portable ice rink edger and snow blower, based upon the Squaw Valley measurements, are presented in Table 5.4-4.

**Table 5.4-4  
SUMMARY OF ESTIMATED NOISE LEVELS FROM  
STATIONARY AND MOBILE EQUIPMENT\***

Equipment	Maximum Sound Level, dBA**		Hourly Leq Values, dBA***	
	Units to West	Units to North	Units to West	Units to North
<b>Chiller (McQuay ALS280A-60HZ)</b>				
Full load	54	54	54	54
50% load	50	50	50	50
<b>Trackless MT Series V (110 HP)</b>				
Full throttle	50-63 (53-62)	51-69 (54-63)	62	63
<b>Zamboni (gasoline-powered)</b>				
Normal Operation	45-48 (46)	45-53 (48)	40	42
<b>Edger (Honda-powered)</b>				
Normal Operation	50-53 (51)	50-58 (53)	36	38
<b>Snow Blower (Honda-powered)</b>				
Normal Operation	49-52 (50)	49-57 (52)	50	52
NOTE: Shaded boxes indicate noise levels that are estimated to potentially exceed the daytime limits of the Town's noise level standard.				
* Noise level estimates for mobile equipment include an adjustment of -5 dB to account for the depressed ice rink, surrounding berm and plexiglass dasher boards, as proposed by the Town of Mammoth Lakes.				
** Maximum levels are shown as a range of values for mobile equipment since equipment could operate anywhere in the ice rink area and at any orientation relative to nearby receivers. The values shown in the parenthesis represent the noise level when mobile equipment is operating near the center of the skating rink.				
*** Hourly Leq values are based upon the estimated time of operation of individual pieces of equipment within any one hour period using the center of the ice rink as the effective center of mobile equipment activities and the actual location of the chiller for the projection of chiller noise levels.				

Source: Brown-Buntin Associates, Inc. and equipment manufacturers.

The data summarized in Table 5.4-4 provide estimates of noise exposure at the closest residential property lines based on the above-described noise level data. For the chiller, data is presented for "full"

and "50% full" load conditions, assuming a 60 Hz unit, an ambient air temperature of 74°F or less, and the unit oriented so that the control panel faces east. For mobile equipment, it was assumed that the equipment could be operated at various orientations relative to receiving land uses and that the equipment could be operated at any location within the ice skating rink area. Noise levels reported in Table 5.4-4 also assume that the depressed ice skating rink and surrounding berm (a total of six feet from the surface of the ice to the top of the berm) and plexiglass dasher boards would reduce noise exposure at the closest *ground level* residential receivers by about 5 dB. This adjustment applies to mobile equipment only. The noise level projections presented in Table 5.4-4 assume that the chiller is not shielded by any berms or other noise barriers or enclosures.

From Table 5.4-4 it is apparent that the chiller is estimated to generate noise levels of 50-54 dBA at the closest residential receivers, depending upon the cooling "load" on the equipment. The chiller normally would not run constantly, especially during periods of cold weather, but could be expected to run for an hour or more at a time. Based upon the 50 dBA daytime and 45 dBA nighttime hourly Leq noise level threshold identified for the noise analysis, chiller noise levels would require mitigation.

Construction of an enclosure or other form of noise barrier around the west and north sides of the chiller would reduce chiller noise to an insignificant level, provided that the enclosure/barrier reduces chiller noise by at least 5 dB and the chiller does not operate at night between the hours of 10:00 p.m. and 7:00 a.m. Nighttime chiller operations would require an enclosure or barrier that reduces chiller noise by at least 10 dB when measured at the closest residential receivers, including consideration of upper floor outdoor activity areas such as decks or balconies. An alternative to the above described mitigation for the chiller would be a property line noise barrier, as described below.

Table 5.4-4 indicates that the various mobile equipment used for ice grooming or snow removal could generate noise levels ranging from 45 to 69 dBA depending upon where within the skating rink area the equipment is being operated.

Based upon measurements conducted by BBA at Squaw Valley, and conversations with ice rink maintenance personnel there, the Zamboni and edger would not be operated simultaneously and the total time required to surface the ice rink would be 15 minutes or less during any one-hour period. For that reason, the 50 dBA hourly Leq threshold of significance would not be exceeded by the Zamboni or the edger, and

noise mitigation *is not* required for the daytime use of the Zamboni or the edger.

Hourly noise levels generated by the Trackless utility vehicle and portable snow blower are difficult to predict because the equipment could operate anywhere within the park. Assuming that the center of activity would be the center of the skating rink, hourly noise levels would be expected to exceed the 50 dBA hourly Leq threshold of significance during extended (more than an hour) periods of snow removal activities. Noise levels from the trackless utility vehicle and portable snow blower would require mitigation.

Mitigation of noise from the Trackless utility vehicle and portable snow blower could be accomplished by either utilizing quieter equipment than was measured for this analysis or by constructing a noise barrier around the perimeter of the park in areas where residential receivers are located. It is unknown whether quieter equipment is commercially available.

The required height of a property line noise barrier to mitigate noise from snow removal activities is significantly affected by the fact that there are second floor outdoor activity areas both to the north and west of the park. Calculations of noise barrier insertion loss indicate that a property line noise barrier 25 feet in height would be required to mitigate noise at the closest second floor outdoor activity areas north of the skating rink when the trackless snow removal equipment is operating in the skating rink area. For the closest second floor outdoor activity areas to the west of the skating rink, a property line noise barrier 19 feet in height would be required for mitigation of noise from the trackless snow removal equipment in the skating rink. Thus, noise from snow removal activities within the skating rink is a significant impact requiring mitigation. Snow removal activities in the parking lot and on walkways leading from the parking lot to the proposed community center are considered emergency work and therefore exempt from the Town's noise standards.

### Participant and Spectator Noise Impacts

5.4-4 *The increase in use and activity at Mammoth Creek would result in higher noise levels for residents adjacent to the north and west of the Park due to Park user activities and associated spectator participation. **Significance: Potentially Significant Impact. Recommended mitigation measure would reduce impacts to less than significant levels.***

5.4-4 Discussion. The proposed recreation facilities at Mammoth Creek Park includes a volleyball court, horseshoe pit area, picnic area,

climbing wall, basketball court, community center, and the above-described skating rink. All of these facilities would generate noise from persons either participating in or watching the activities associated with the facilities. Of the proposed facilities, only the skating rink would have designated seating (bleachers) for spectators.

Since few spectators were observed during the referenced Squaw Valley noise level measurements, it was necessary to refer to analyses prepared by BBA for a Community Center in Ripon, California and for a recreational park in Shafter, California. Noise levels from both of these facilities were monitored during Little League baseball games where a combination of participant and spectator noise was measured. Based upon those noise measurements, typical noise levels at a reference distance of 200 feet from home plate ranged from 48 to 72 dBA. Some of the baseball players were much closer than 200 feet from the microphone during those measurements. However, maximum noise levels were produced by spectators in bleachers just behind home plate. Two hundred feet is the approximate distance from the center of the skating rink to the closest residential receivers.

The hourly Leq was not specifically measured during the above-described studies, but the Leq *during periods of active play* was 58-59 dBA. The *hourly* Leq would be lower due to the fact that crowd noise is not constant for an extended period of time. Assuming that crowd noise could equal the levels described above for approximately 15 minutes out of the hour Leq would be in the range of 54-55 dBA. Both a maximum noise level of 72 dBA and an estimated hourly Leq of 55 dBA exceed the thresholds of significance identified for the noise analysis for sources containing informational content. Those thresholds are a maximum noise level of 70 dBA and an hourly Leq of 50 dBA during the daytime hours. However, such levels would only be expected to occur occasionally when the bleachers around the skating rink are being used for special events or possibly during volleyball games near the northern boundary of the Park. Participant and spectator noise at other locations around the park would not be expected to produce noise levels in excess of the thresholds of significance identified for this analysis due to smaller crowds and greater setback distances from noise sensitive receptors.

Mitigation of participant and spectator noise around the skating rink may be achieved by constructing the property line noise barriers described in the on-site equipment noise analysis of this Section. Such barriers would also mitigate participant and spectator noise produced in the area where the volleyball court would be located and in the deck area at the south end of the proposed Community Center. Construction of a noise barrier only along the north and west sides of the ice rink area (including the bleachers) is an alternative that would

be effective for noise produced by participants and spectators within the ice rink area, but not for noise sources associated with snow removal or activity on the deck area on the southerly side of the proposed Community Center. It is noted that Mitigation Measure No. 5.4-3c which requires a noise barrier along the perimeter of the park where residential uses are located would also mitigate spectator and participant noise levels to less than significant levels.

### **Public Address System Noise Impacts**

5.4-5 *A public address system may create amplified noise on-site which would impact adjacent sensitive receptors. **Significance: Potentially Significant Impact. Mitigation which involves directional speakers would reduce impacts to less than significant levels.***

5.4-5 Discussion. Noise level measurements of a typical PA system in use at an outdoor ice skating rink were conducted by BBA at the Squaw Valley Olympic Ice Pavilion. Noise levels measured at approximately 130 feet from the center of the rink (and the overhead loudspeaker) during normal skating with background music and announcements ranged from 50 to 68 dBA. Projecting those noise levels for a distance of 200 feet from the center of the skating rink, the resulting levels would range from 47 to 64 dBA with an hourly Leq of 59 dBA. An hourly Leq of 59 dBA exceeds the 50 dBA hourly Leq threshold of significance identified for this analysis.

Mitigation of PA system noise could be accomplished by using directional speakers that face away from the closest residential receivers and by setting a limit on the sound levels that may be produced by the system. It is not expected that noise from a properly designed PA system would exceed the 70 dBA maximum noise level threshold of significance identified for the noise analysis.

### **Simultaneous Park Activities**

5.4-6 *Combined activity/operations at the Park would increase ambient noise levels on-site and to the surrounding area. **Significance: Potentially Significant Impact. Noise barrier features cited in Mitigation Measure No. 5.4-3c would reduce impacts to less than significant levels.***

5.4-6 Discussion. The foregoing section of this analysis has primarily focused on the noise levels that could be produced by individual components of the project. If the project is constructed, it may be assumed that some activities would likely occur simultaneously, thus increasing overall ambient noise levels in the project area.

The combination of activities that would most likely produce the highest noise levels would be snow removal operations, chiller operation and ice grooming. As previously described, noise levels produced by snow removal equipment could exceed applicable thresholds of significance, and would require mitigation. It is noted that such levels presently occur in the vicinity of the closest residential receivers during periods of snow removal from public and private roadways and parking lots. Such activities are exempt from the noise level limitations of the Town Municipal Code. Chiller noise can be effectively mitigated by a noise enclosure or barrier, and is therefore not considered significant.

The other combination of activities that could produce noise levels exceeding the thresholds of significance applied to this analysis would be the use of the skating rink for events attracting a crowd of spectators. Under this condition, noise could be produced simultaneously by the crowd (and participants), by the PA system and by the chiller. As previously described, chiller, PA system and crowd noise may be effectively mitigated through proper design and/or the use of enclosures or noise barriers.

Although the community center may be constructed at a later date than the other park facilities described by this analysis, it could provide substantial acoustical shielding of skating rink activities for residential uses located near the northwest corner of the park. However, if the Community Center building is used as a substitute for the property line noise barriers previously described, the deck at the south end of the community center may require a noise barrier on the west side. The best way to provide the required mitigation would be to connect the Community Center building with the property line noise barrier required for mitigation of noise from snow removal and crowd noise in the skating rink area.

## CUMULATIVE NOISE IMPACTS

5.6-7 *The proposed project, combined with cumulative projects, would increase the ambient noise levels in the site vicinity. Significance: Potentially Significant Impact. Impact analysis and mitigation determination evaluated on a project-by-project basis.*

5.6-7 Discussion. Implementation of the proposed project, combined with development of cumulative projects, would increase ambient noise levels in the site vicinity. This increase would be due to both vehicular traffic noise along local roadways and stationary noise sources associated with development. The evaluation of noise impacts is typically determined on a project-by-project basis in order to focus

mitigation on a particular noise source. It is also noted that the Town General Plan EIR did include an evaluation of noise impacts resulting from General Plan buildout.

### **MITIGATION MEASURES**

The following mitigation measures directly correspond to the identified impact statements included in the analysis section.

- 5.4-1 No mitigation measures are required.
- 5.4-2 No mitigation measures are required.
- 5.4-3a An enclosure or other form of noise barrier shall be constructed around the west and north sides of the chiller unit.
- 5.4-3b The chiller unit shall not be operated between the hours of 10:00 p.m. and 7:00 a.m.
- 5.4-3c A noise barrier consisting of 25 feet in height along the northern perimeter property line and 19 feet in height along the west property line shall be constructed in areas where residential receivers are located.
- 5.4-4 Refer to Mitigation Measure No. 5.4-3c.
- 5.4-5 Directional speakers shall be installed in a direction which is away from adjacent residents.
- 5.4-6 Refer to Mitigation Measure No. 5.4-3c.
- 5.4-7 No mitigation measures are required.

### **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of the recommended mitigation measures would reduce potential land use impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be deleted, the proposed project would result in significant noise impacts associated with snow removal equipment, spectator and participant activity at the skating rink and activity at the volleyball court, thereby creating a significant and unavoidable impact. If the Town of Mammoth Lakes approves the project with the deletion of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section

15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

## **6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT**

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## **6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT**

### **6.1 THE RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

If the proposed project is approved and constructed, a variety of short-term and long-term impacts would occur on a local level. During project grading and construction, portions of surrounding lands may be temporarily impacted by dust and noise. Short-term erosion may occur during grading. There may also be a minor increase in dust and vehicle emissions caused by grading and construction activities. However, these disruptions will be temporary, and can be mitigated to a large degree through mitigation cited in this report and the standards for construction as cited in the Town of Mammoth Lakes Municipal Code (refer to Section 5.0, *Description of Environmental Setting, Impacts and Mitigation Measures*).

The long-term effects of the proposed project and subsequent development may impact the physical, aesthetic, and human environments. Long-term physical consequences of development include: an increase in vehicular activity associated with arrivals, departures and parking, and additional noise created by traffic and on-site uses generated from the project. Long-term aesthetic consequences associated with grading, construction and park improvement would also include the intensification of uses at the Park.

Ultimate development of the project site would create long-term environmental consequences that are associated with any transition in land use. However, the proposed project is envisioned as a benefit for the community and responds to recreational needs previously cited by the community (refer to Section 3.2, *Background and History* and Section 3.4, *Project Objectives*).

### **6.2 IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED**

Approval of the proposed project would cause irreversible environmental changes. Implementation of the proposed project would result in the following changes:

- ❖ Commitment of land, which would be physically altered.

- ❖ Vegetation removal for grading and construction activities. Replacement landscaping is included with the project.
- ❖ Alteration of the human environment as a consequence of the development process. The project represents a commitment to active recreation uses which intensifies land uses on the project site.
- ❖ Utilization of various new raw materials, such as lumber, sand and gravel for construction. Some of these resources are already being depleted worldwide. The energy consumed in development and maintaining the site may be considered a permanent investment.
- ❖ Incremental increases in vehicular activity in the surrounding circulation system, resulting in associated increases in noise levels.

### 6.3 GROWTH INDUCING IMPACTS

Section 15126(g) of the CEQA Guidelines requires a discussion of the ways in which a proposed project could foster economic or population growth, either directly or indirectly, in the surrounding environment. Growth-inducing impacts include projects which would remove obstacle to population growth and projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

Although most of the Mammoth Creek Park site consists of undeveloped vacant land, the site has been anticipated for active recreational uses as referenced in Sections 3.5 and 5.1 of this EIR. Future development of the Mammoth Creek Park was addressed in the inventory and evaluation of facilities provided in the Town of Mammoth Lakes Parks and Recreation Element of the General Plan. Future development of the park has been described as possibly including a multi-use recreational center, not limited to an ice skating rink, an in-line skating rink, swimming pool, teen center, day care center, volleyball courts, basketball courts, tennis courts, and similar intensive uses.<sup>1</sup>

The proposed Mammoth Creek Park project does not have the capacity to induce substantial growth in the area, either directly or indirectly, due to the project's limited scope and nature. The proposed park site

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<sup>1</sup> Town of Mammoth Lakes Draft Parks and Recreation Element of the General Plan, August 2, 1994. Page 4.

is not located in the outskirts of the Town, rather is centrally located within a developed area of Town. Further, the proposed project represents an expansion to an existing park site which is already served by public utilities. Project implementation would not require a major extension to these utilities, nor would it require the extension of major infrastructure.

The Town population would not increase as a result of project implementation since the required employees are expected to be drawn from the existing local employee pool. The project is not deemed to include growth, rather it is considered as an enhancement of community facilities and the diversity of recreational uses. Due to the nature and scope of the proposed park facility, substantial growth in the community would not be induced by project implementation.



## **7.0 ALTERNATIVES TO THE PROPOSED PROJECT**

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## 7.0 ALTERNATIVES TO THE PROPOSED PROJECT

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126(d), the following Section describes a range of reasonable alternatives to the proposed project which could feasibly attain the basic objectives of the proposed project, while evaluating the comparative merits of each alternative. The analysis focuses on alternatives capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. Potential environmental impacts associated with nine separate alternatives are compared to impacts from the proposed project below. These alternatives include: 1) No Project/No Development, 2) Sierra Meadows Ranch, 3) Snow Creek Village, 4) Minaret/Meridian Parcel, 5) Site within the Lodestar Master Plan, 6) Multiple sites within the North Village Master Plan, 7) Shady Rest Site, 8) College Site, and 9) a Redesign Alternative. The location of the Alternatives sites is depicted in Exhibit 7-1. The Environmentally Superior Alternative is identified and discussed in Section 7.10.

### 7.1 NO PROJECT/NO DEVELOPMENT ALTERNATIVE

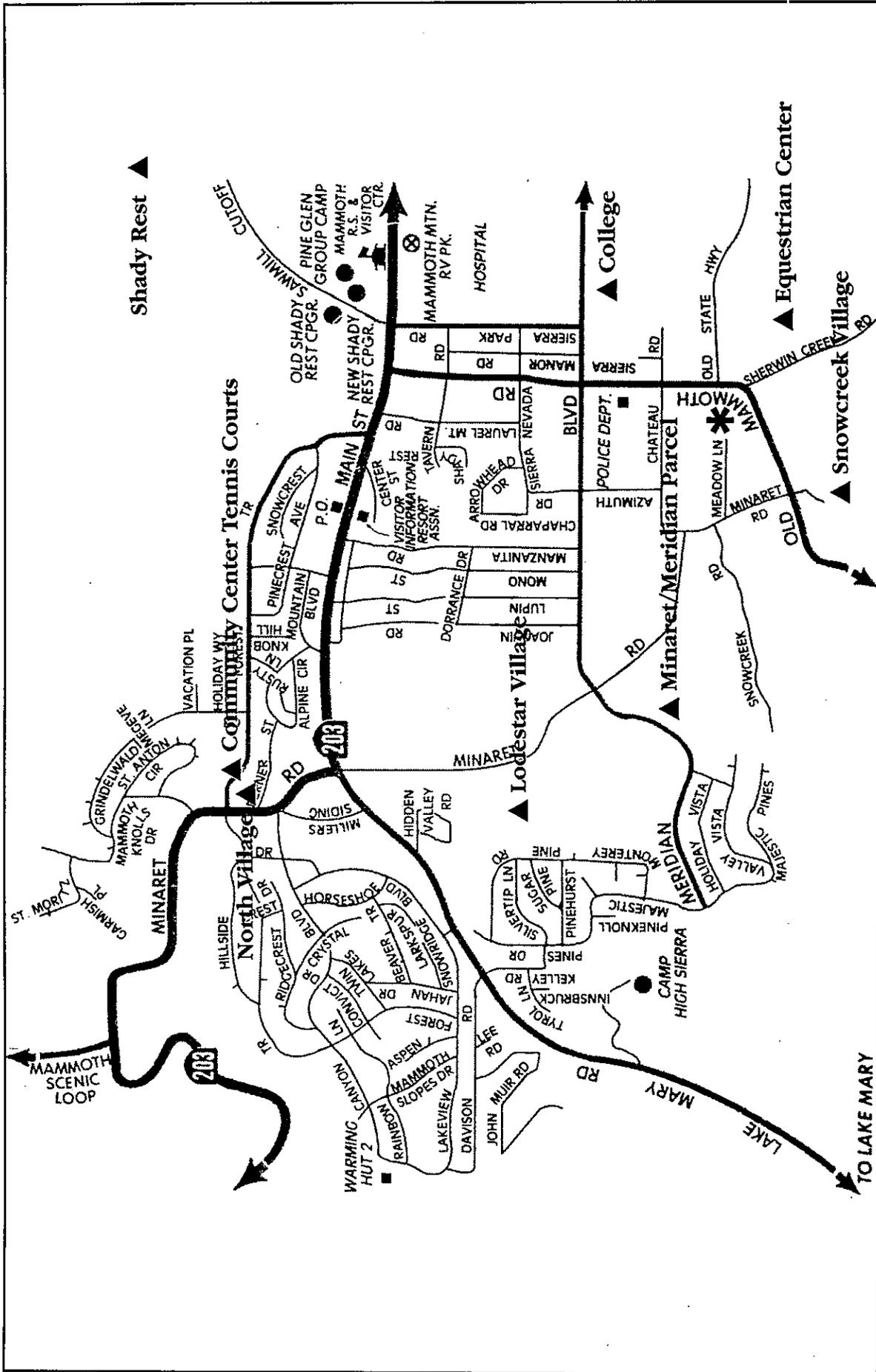
#### DESCRIPTION OF ALTERNATIVE

The "No Project/No Development" Alternative would retain the existing park site in its current condition. The park currently contains a children's play area, restrooms, bicycle paths, open space areas and a 44-space parking lot.

#### IMPACT COMPARISON TO PROPOSED PROJECT

The "No Project/No Development" Alternative would not result in any of the environmental impacts associated with the proposed construction and development of the proposed park improvements project. This Alternative would avoid potential impacts resulting from alterations of the project site's physical characteristics and construction of new structures and uses. Maintaining the project site in its existing condition would not alter the visual characteristics of the project site. Impacts associated with viewshed impacts to surrounding uses, lighting impacts, noise associated with increased utilization of the park and the overall skating rink and parking/circulation impacts would not occur.





MAMMOTH CREEK PARK FACILITIES PROJECT  
**Alternative Sites**

\* - Subject Site (Mammoth Creek Park)



Not to Scale

**RB**  
 Robert Bein, William Frost & Associates  
 JUN 24/87



The "No Project/No Development" Alternative would not result in the construction of uses associated with the proposed project; therefore, aesthetic, and noise impacts resulting from construction would not occur.

Implementation of the "No Project/No Development" Alternative would avoid the potential environmental impacts identified for the proposed project, however, this Alternative would not preclude the potential for improvements to the property at some future date.

### **Ability to Meet Project Objectives**

As stated in Section 3.4, *Project Objectives*, the Parks and Recreation Element of the General Plan has considered Mammoth Creek Park as having an excellent potential for year-round multiple use due to its accessibility during all seasons. Page four of the Draft Parks and Recreation Element adopted by the Town's Parks and Recreation Commission goes on to state that due to its central location, scenic amenities and potential for future development, the park will become the central focal point for the community. Future development has been projected to include a multi-use recreation center, including skating rink, volleyball courts, basketball courts and similar intensive uses.

The objectives of the project are consistent with established goals and policies of the General Plan which include sufficient and available recreation facilities, the encouragement of more recreational activities for all ages and the establishment of public recreational facilities such as basketball and volleyball courts and a skating rink. The No Project/No Development Alternative would not meet any of the project objectives related to enhanced recreational opportunities.

## **7.2 SIERRA MEADOWS RANCH**

### **DESCRIPTION OF ALTERNATIVE**

The Sierra Meadows Ranch is an equestrian and ski touring center comprising 17 acres and located in the southeastern portion of the Town of Mammoth Lakes, southeast of the Old Mammoth Road/Sherwin Creek Road intersection. Access to the site is provided via Sherwin Creek Road, a paved road which begins at the terminus of the north/south extension of Old Mammoth Road. Snow plowing services are not provided for this road during the winter. During summer months, the Ranch is used for horse/mule boarding, wagon/trail rides, and other equestrian related uses. During winter months, the Ranch offers cross country skiing, lessons/rentals, and sleigh rides among other activities. According to Town staff, the Ranch

has limited use during the winter months. The Ranch House Cafe located on-site operates year round. Other existing onsite improvements include a paved parking area, stables, a manager's house, and small offices. According to the General Plan, the designated land use of the Ranch site is Open Space. This land use designation includes passive and active open space areas including existing and potential park sites, trail corridors and sensitive ecological areas such as Valentine Reserve.<sup>1</sup> Ownership of this alternative site is presently held by the U.S. Forest Service. However, it should be noted that the Mammoth Mountain Ski Area (MMSA) is in the process of acquiring the on-site improvements (i.e., buildings, stables, etc). The land would remain under the ownership of the U.S. Forest Service.

As the Ranch entails 17 acres, implementation of the proposed project at this site would allow for development of all of the proposed project components including the outdoor ice rink/in-line skating arena, community center, restrooms, climbing wall, basketball court, volleyball court, horseshoes, picnic areas, and play areas and can provide adequate parking.

## **IMPACT COMPARISON TO THE PROPOSED PROJECT**

The following is an analysis of impacts associated with the Sierra Meadows Ranch Alternative when compared to those anticipated from the proposed project.

### **Land Use Compatibility**

As with the proposed project, implementation of this Alternative would be consistent with the site's General Plan Open Space land use designation and applicable policies for the site. However, the site is owned by the U.S. Forest Service and is in negotiation with MMSA, thus, this Alternative would require preparation of an agreement between these entities and the Town of Mammoth Lakes. Compatibility impacts for the Sierra Meadows Alternative are less than the proposed project. The Sierra Meadows Alternative is not situated adjacent to sensitive land uses.

### **Aesthetics/Light and Glare**

As with the proposed project, construction-related activities would disrupt views across this alternative site from surrounding areas. Graded surfaces, construction debris, construction equipment and truck

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<sup>1</sup> Town of Mammoth Lakes General Plan Land Use Element, 1986, Page 42.

traffic would be visible. However, these impacts would cease upon project completion and would not be considered significant.

The Sierra Meadows Ranch Alternative site is situated in a more isolated area than the proposed project site. Accordingly, visual impacts resulting from project implementation at this site would be less than with the proposed project. Similar to the proposed project, implementation of this Alternative would permanently alter views of and across the site. The proposed uses would result in a visually significant change in use at the Ranch. Views of a primarily unimproved property containing limited equestrian and winter play activities would be replaced with views of intensified improvements containing a variety of active recreational uses. The proposed improvements would dominate views across the Ranch site. These aesthetic impacts would be minimized through the implementation of mitigation measures as outlined in Section 5.2, *Aesthetics, Light and Glare*.

Installation of lighting around the rink and ticket office/concession stand would occur with this Alternative, as well as parking area lights, and lighting in the interior and security lighting around the Community Center. Similar to the proposed project, implementation of recommended mitigation measures related to directional lighting techniques and low wattage lighting, significant impacts associated with light and glare would not occur.

### **Traffic, Circulation and Parking**

Due to the alternative site's distance from residential uses and transit accessibility, fewer "walk-in" visitors may frequent the recreational facilities at the Sierra Meadows Ranch alternative site, thereby resulting in a potential increase in traffic generation when compared to the Mammoth Creek Park project. Since this Alternative site is located in a slightly less centralized location, the average trip length would also increase slightly when compared to the proposed project site.

Access to this Alternative site is provided via Sherwin Creek Road, a paved road which begins at the terminus of the north/south extension of Old Mammoth Road. Since this road is somewhat in disrepair, access concerns would be greater with this Alternative than with the proposed project. Snow plowing services are not currently provided for this road, therefore, access to the site during the winter months could be restricted. This potential impact could be mitigated through the provision of maintenance and plowing services for the road.

The Sierra Meadows Ranch site is comprised of 17 acres, thus the parking constraints which may occur with the proposed project would

not occur with this Alternative due to the availability of ample space for the project's parking requirements.

### Noise

Implementation of the Sierra Meadows Alternative would generate short and long term noise level increases similar to that of the proposed project. Construction-related activities would generate short-term noise from the transportation of construction equipment and the use of mechanical equipment onsite. Long-term noise which would be similar to that of the proposed project would occur from use of the skating rink and other project components. Noise would be generated by both stationary and mobile sources. Stationary sources of noise would include the proposed recreational activities, mechanical equipment (i.e., chiller and snow blower) and parking areas. Mobile sources of noise include the vehicular traffic to and from the site. Similar to the proposed project, long-term noise impacts can be mitigated to a less than significant level.

### Ability to Meet Project Objectives

Overall, the Sierra Meadows Ranch Alternative would meet all of the basic project objectives including the provision of a family-oriented, year-round recreational opportunity for use by both permanent Town residents and visitors. Further, due to the size and location of this site, as well as the isolation from sensitive residential land uses, implementation of this Alternative would result in an overall reduction in impacts associated with land use compatibility, visual resources; light and glare, parking and noise. (Project impacts in this regard would be mitigated to a less than significant level at the Mammoth Creek Park site.) However, as ownership of this alternative site is presently held by the U.S. Forest Service and the MMSA is in the process of purchasing the on-site improvements, and special use permits may be required, this alternative is not under consideration.

## 7.3 SNOWCREEK VILLAGE

### DESCRIPTION OF ALTERNATIVE

The Snowcreek Village Alternative involves a privately owned proposed ski resort situated southwest of the Mammoth Creek Park site. The resort is generally bordered to the north by Old Mammoth Road, to the south by U.S. Forestry Service lands, to the east by Sherwin Creek Road, and to the west by Woodcrest Trail Ranch Road. Access to the site is provided via Fairway Drive (the Minaret Road extension south of Old Mammoth Road). The vast majority of this site is undeveloped, except for the Snowcreek Golf Course which

comprises the area west of Fairway Drive. According to the General Plan, the land use designation for this site is Resort (R) which includes mixed visitor oriented uses, including visitor housing/lodging, tourist-oriented commercial and recreation uses. The resort master plan is proposed for development of single-family homes (100 dwelling units), condominiums (1,200 dwelling units), resort hotel (1,500 rooms), and commercial 150,000 square feet), in the area east of Fairway Drive. Expansion of the existing golf course is also proposed as part of the resort development project. Construction of the resort is approximated to begin in the Year 2005. Implementation of this Alternative would involve only the ice rink/in-line skating arena and none of the other project components.

## **IMPACT COMPARISON TO THE PROPOSED PROJECT**

The following is an analysis of impacts associated with the Snowcreek Village Alternative when compared to those anticipated with the proposed Mammoth Creek Park project.

### **Land Use Compatibility**

The proposed skating rink would be considered compatible with the Resort land use designation and applicable policies for this site. Also, it is assumed that the rink would be a permitted use within the commercial areas planned for the Resort. Overall, this Alternative would result in fewer land use impacts than with the proposed project. The significance of potential land use compatibility impacts associated with traffic and circulation, noise, and light and glare could be minimized by ensuring that an adequate distance exists between these uses elsewhere in the Resort. This Alternative site would permanently convert the character of the site from undeveloped open space to recreational uses. However, as it is assumed the location of the rink would be within the Resort's high activity area, this impact would be considered less significant.

This Alternative site is privately owned, as opposed to the proposed project site which is Town-owned. Therefore, an agreement would be required between the resort owner/developer and the Town of Mammoth Lakes to allow the proposed skating rink.

### **Aesthetics/Light and Glare**

Since the area proposed for commercial development would be only a small portion of a larger resort development under construction, it is assumed that short-term construction-related impacts associated with this Alternative would be less than with the proposed project. Views throughout the Resort area would be of construction-related activities

including graded surfaces, construction debris, construction equipment and truck traffic. Construction-related impacts would be anticipated by Resort residents and patrons and would cease upon project completion. As a result, these impacts would not be considered significant (same conclusion as proposed project site).

The Resort's proposed commercial areas (approximately 150,000 square feet of commercial uses) are presumed to be located among the more densely developed areas. Although it is difficult to assess specific visual impacts resulting from implementation of this Alternative in the absence of a site plan, it is assumed the rink would be located in a developed area. As such, the recreational facilities would be visually compatible with surrounding commercial uses.

Implementation of this Alternative would produce sources of light associated with lighting around the rink and ticket office/concession stand, and parking area lighting. In the absence of a site plan, the separation between the ice rink and nearby light sensitive land uses is unknown. However, as the rink would be developed as part of a master resort development, it is assumed that an adequate separation would be provided between the proposed commercial uses and resort condominiums to prevent impacts from glare and spill lighting.

### **Traffic, Circulation and Parking**

Traffic generation anticipated to occur with this Alternative would be less than with the proposed Mammoth Creek Park project since only the skating rink would be involved with this Alternative. Due to the projected traffic increase associated with the Snow Creek Village Resort, various roadway and intersection improvements are anticipated. As with the proposed project, impacts to roadway segments and intersections in the vicinity of this Alternative site would not be considered significant. Due to this site's proximity to the Mammoth Creek Park site, the average trip length would be generally the same as with the proposed project.

It is anticipated that this Alternative would be implemented in conjunction with other approved commercial uses within the resort, thus none of the parking constraints associated with the proposed project site would occur with this Alternative.

### **Noise**

Overall, the exclusion of all of the proposed project components except for the skating rink from this Alternative would result in fewer short and long term noise level increases when compared to the Mammoth Creek Park project. Also, in contrast to the proposed

project, this Alternative involves a master planned resort. As a result, it is assumed that an adequate separation may be provided between the proposed commercial uses and the resort condominiums in an effort to minimize potential noise impact. Construction-related activities would generate short-term noise from the transportation of construction equipment and the use of mechanical equipment onsite. Long-term noise which would be less than with the proposed project would be generated by both stationary and mobile sources. Stationary noise sources would occur from use of the skating rink, chiller and parking areas. Mobile sources of noise include the vehicular traffic to and from the site. These long-term noise impacts from both stationary and mobile sources would be considered less than with the proposed project. It should be noted that implementation of recommended mitigation measures would reduce potential noise impacts at the Mammoth Creek Park site to less than significant.

#### **Ability to Meet Project Objectives**

Implementation of this Alternative would result in an overall reduction in non-significant project impacts associated with land use compatibility, aesthetics, light and glare, traffic and circulation, and noise when compared to the proposed Mammoth Creek Park project due to fewer project components. Fewer impacts would also be anticipated since this Alternative would be situated within a comprehensively planned resort development as opposed to infill development. The basic project objective of providing a family-oriented, year-round recreational opportunity for use by both permanent Town residents and visitors would be only partially met as only the skating rink would be implemented with this Alternative. With this Alternative, the possibility would exist that only limited access to the rink would be provided to permanent Town residents and visitors outside the resort. In contrast with the project site which is Town-owned, this Alternative site is privately owned and implementation of this Alternative would require negotiations between the land owner/developer and the Town. Further, the landowner/developer may not express an interest in negotiating with the Town in developing the skating rink within the Snow Creek Village Resort.

## **7.4 MINARET/MERIDIAN PARCEL ALTERNATIVE SITE**

### **DESCRIPTION OF ALTERNATIVE**

The Minaret/Meridian Parcel Alternative Site is located south of the intersection of Meridian Boulevard and Minaret Road. The Alternative site is comprised of two separate irregular-shaped adjacent parcels, each approximately 7.5 +/- acres in size. The northernmost parcel located near the aforementioned intersection is under private

ownership, while the southern parcel is owned by the Town of Mammoth Lakes. The entire 15-acre site is designated as Resort and Activity Node on the Town's General Plan Land Use Map (Figure 17 as updated January 18, 1995). The Land Use Element defines the Resort Land Use designation Activity Node as a recreation activity node in which resort activities are to be concentrated. Specifically, the Land Use Element states the following about Resort Activity Nodes:

"Development activity at resort nodes should be planned with activities appropriate for the area and may include hotel and motel room development, with recreational amenities, appropriate tourist commercial space, overhead and surface transit facilities and interconnection to the community's trail system. Close attention should be paid to the design of each node to assure a functional and distinctive human-scaled environment which will induce visitors to come to Mammoth Lakes and to return to the community in the future. The major tourist facilities discussed earlier in this section, such as convention, golf course, skating, recreation complex and additional alpine and nordic skiing facilities should be included in the resort node areas. The nodes should be pedestrian -oriented complexes which emphasize use of the community trail system (including skiing, nordic and bike trails), and transit facilities, including bus and overhead gondolas and lifts. The Town should study various approaches to develop an identity for each node as a unique resort experience, including grouping related recreation activities in difference resort nodes, offering distinctive services and activities and the establishment of a unique design envelope for each recreation node area. The resort nodes should serve as focal points for the community's tourist activities."

The Land Use Element identifies the following five areas as within Resort Activity Nodes:

- ❖ The Main Lodge;
- ❖ MMSA Chair 15 (Juniper Ridge);
- ❖ MMSA Warming Hut 2;
- ❖ Vicinity of Meridian and Minaret (south of Meridian Boulevard); and the
- ❖ North Village area.

Both sites are currently undeveloped with both natural and disturbed vegetation. The parcels contain riparian vegetation and approximately

four acres of jurisdictional wetlands. Surrounding land uses include the Sierra Star Golf Course to the north, the Lodestar Village Specific Plan (currently under construction) to the northeast, residential uses to the east across Minaret Road, single-family residential to the south, and multi-family residential to the west.

Implementation of the project on this Alternative Site would include development of all components of the project, including the outdoor ice/in-line skating rink, the Community Center, on-site parking and other recreational amenities.

### **Impact Comparison to The Proposed Project**

The following is an analysis of impacts associated with the Minaret/Meridian Parcel Alternative Site when compared to those anticipated from the proposed Mammoth Creek Park project.

### **Land Use Compatibility**

Implementation of the proposed recreational use would be consistent with the resort activity node designation for this Alternative site. The proposed recreational facilities at both the proposed Mammoth Creek Park site and this Alternative site would be considered compatible with existing surrounding land uses (residential land uses are located to the west and south of this alternative site). As this site is currently undeveloped, construction activities on the Alternative site would be more extensive than with the currently proposed Mammoth Creek Park site (the latter is already in use as a park).

As previously mentioned, the Minaret/Meridian Parcel Alternative site contains four acres of wetlands. Depending on site plan design, construction of the recreational facilities on this site would result in impacts to all or a portion these jurisdictional areas and a California Department of Fish and Game 1603 permit may be required to be obtained by the Town from the U.S. Army Corps of Engineers (COE). As the COE requires a no net loss of jurisdictional waters, mitigation in the form of habitat replacement and a mitigation area may be required. The proposed project at Mammoth Creek Park does not involve impacts to riparian vegetation or jurisdictional waters. Thus, this Alternative may result in additional impacts to land use when compared to the proposed project.

### **Aesthetics/Light and Glare**

Construction of the proposed recreational activities on this Alternative site would result in short-term impacts associated with the visibility of construction activities. This impact would be mitigated to a less than

significant level with implementation of recommended mitigation measures in Section 5.2, *Aesthetics/Light and Glare* (same as the proposed Mammoth Creek Park project).

Development on this undeveloped site would result in the construction of multiple uses and structures on a currently vacant site. These uses would be visible from existing surrounding land uses, potentially from future residents within the Lodestar Village Specific Plan area to the northwest, and from motorists also the adjacent roadways. The Minaret/Meridian parcel is not considered a significant viewshed site per the Town's General Plan and impacts from viewshed obstruction would not occur (same as the proposed Mammoth Creek Park project).

As the same type of recreational uses would be constructed, project implementation on the Minaret/Meridian parcel site would emit a similar amount of light and glare when compared to the proposed Mammoth Creek Park project. Development on the Alternative site would also introduce multiple sources of light on a site which does not currently contain substantial light sources. However, depending on location of the facilities, distance of sensitive light uses from this Alternative site and with implementation of directional lighting techniques and low wattage lighting, the Minaret/Meridian Parcel Alternative may not result in significant light and glare impacts to surrounding land uses (same conclusion as the proposed Mammoth Creek Park project).

### **Traffic, Circulation and Parking**

Although the same recreational uses would be developed at the Minaret/Meridian Parcel Alternative Site, the amount of traffic generation may be greater than the proposed Mammoth Creek Park project site as this site lacks an adjacent higher density residential area that would walk to the Mammoth Creek Park site. Due to the size of this Alternative Site (estimated 15 acres), it is anticipated that all parking could be accommodated on-site. Parking lots and access would be required to conform to applicable Town codes and policies.

### **Noise**

As the same type of land uses would be constructed at this Alternative site, the levels of noise generated by the proposed uses would be similar for both the proposed project site and this Alternative. Since residential units are located to the south and west, mitigation measures to minimize noise impacts may be required for this Alternative.

### Ability to Meet Project Objectives

Project implementation on the Minaret/Meridian Parcel Alternative Site would meet the primary project objectives to create a year-round recreational center with central access for both visitors and residents of the Town, construct a Community Center, and provide a skating rink within the Town. When compared to the proposed Mammoth Creek Park project site, this Alternative site would result in similar impacts from aesthetics/light/glare and noise. Impacts to land use may be increased due to the location of wetlands on the northern portion of the Minaret/Meridian Parcel Alternative Site.

## 7.5 SITE WITHIN THE LODESTAR MASTER PLAN ALTERNATIVE

### DESCRIPTION OF ALTERNATIVE

The Lodestar At Mammoth Alternative site involves a 210-acre master planned resort generally bordered to the north by Main Street, to the south by Meridian Boulevard and Minaret Road, to the west by Monterey Pines Road, and to the east by Joaquin Road. The Master Plan includes 40 single-family homes, 735 multi-family homes, and an 80,000 square foot commercial village, among other components. The resort is divided into five main development areas. The location of this Alternative site is within Area 5, which is comprised of 25 acres and is generally situated west of the Minaret Road and Meridian Boulevard intersection. Area 5 is planned for various uses including retail commercial and resort condominiums. Amenities which may be provided within Area 5 onsite include swimming pools, spas, tennis courts, a fitness center, meeting facilities, a movie theater, and an ice skating rink.<sup>2</sup> The commercial village is planned as a pedestrian-oriented, multi-use retail, residential, and recreational development.<sup>3</sup>

This Alternative involves development of only the outdoor ice rink/in-line skating arena at a privately owned alternative site. None of the other project components would be implemented with this Alternative. Additionally, on-site parking would be available since an ice-skating rink was identified as a possible amenity within Area 5 and it is assumed that adequate space for parking was allocated.

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<sup>2</sup> Lodestar At Mammoth Final EIR, February 1991, Page 2-6.

<sup>3</sup> Ibid.

## IMPACT COMPARISON TO THE PROPOSED PROJECT

The following is an analysis of impacts associated with the Lodestar At Mammoth Alternative when compared to those anticipated with the proposed Mammoth Creek Park project.

### Land Use Compatibility

Implementation of this Alternative would be consistent with the site's Resort (R) land use designation and applicable policies for the site. According to the General Plan, this land use designation includes mixed visitor oriented uses, including visitor housing/lodging, tourist-oriented commercial and recreation uses. Also, the Town of Mammoth Lakes Redevelopment Plan has identified a conference center and ice skating facility within Lodestar as a proposed redevelopment project. The plan states the following objective:

*Within North Village or Lodestar create a recreation-based arena able to accommodate meetings, conferences, performances, recreation (e.g., ice skating), and entertainment . . . With the development of the resorts, conferences and entertainment will be the activities which fill the shoulder seasons (e.g., spring and fall) . . . Ice skating is a supplemental activity to skiing and would attract greater numbers of visitors who are looking for other activities than skiing.<sup>4</sup>*

Development of a skating rink in the Lodestar at Mammoth Resort would be consistent with this objective. As previously noted, Area 5 in which the site is located is planned for various uses which may include an ice skating rink as an amenity. Unlike the proposed project site which is Town-owned, this Alternative site is privately owned, therefore, requiring an agreement between the owner and the Town of Mammoth Lakes to allow the proposed skating rink.

When compared to the proposed Mammoth Creek Park project, implementation of this Alternative would result in reduced land use compatibility impacts for several reasons. This Alternative involves only the skating rink, and therefore, the use would be less intense than the proposed project. Also, as this Alternative involves a planned resort it is assumed that an adequate separation would be provided between Area 5's retail commercial uses and resort condominiums to minimize land use compatibility impacts associated with traffic and circulation, noise, and light and glare. It should be noted, however,

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<sup>4</sup> Town of Mammoth Lakes Redevelopment Project Preliminary Report, March 1997, page 82.

that the level of significance of this potential impact would be relative to the rink's proximity to the resort condominiums: the greater the separation between the two, the lesser the impact. The visual impacts associated with this Alternative are anticipated to be similar to those of the proposed project site since open space at both sites would be converted into recreational uses.

### **Aesthetics/Light and Glare**

Short-term construction-related impacts associated with this Alternative would be less than with the proposed project site since Area 5 is only a small portion of the total resort development area which is currently under construction and is anticipated to be under construction for the following three years. Views throughout the area would be of construction-related activities including graded surfaces, construction debris, construction equipment and truck traffic. These impacts would not be considered significant, however, since they would cease upon project completion and are anticipated by resort residents and patrons.

Centrally located Area 5 would be the most densely developed portion of the Resort, including up to 700 units of hotels and resort condominiums, as well as 80,000 square feet of commercial uses.<sup>5</sup> This Alternative would not create significant view obstruction impacts (same as proposed Mammoth Creek Park project).

In the absence of a site plan, it is speculative to assess specific visual impacts. Nonetheless, as with the proposed project site, implementation of this Alternative would change the visual character of the site from undeveloped to recreational uses. This impact is not considered significant since Area 5 has been approved for development of retail commercial uses and other amenities.

Sources of light associated with this Alternative would include lighting around the rink and ticket office/concession stand and parking area. The potential for glare and spill lighting to occur would be dependant upon the rink's proximity to light sensitive uses, such as the resort condominiums proposed within Area 5. It is assumed, however, that an adequate separation would be provided between the proposed retail commercial uses and resort condominiums to prevent impacts from glare and spill lighting.

### **Traffic, Circulation and Parking**

Implementation of this Alternative would generate fewer daily trips than would the proposed project site since only the skating rink would

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<sup>5</sup> Lodestar At Mammoth Final EIR, February 1991, Page 4.10-9.

be implemented. As various roadway and intersection improvements were approved as part of the Lodestar at Mammoth Resort, impacts to roadway segments and intersections in the vicinity of Area 5 would be similar to those of the proposed project site. Access to this Alternative site would be provided via Minaret Road and Meridian Boulevard, both of which involve improvements to either roadway or intersections as part of the approved resort development.

None of the parking constraints associated with the proposed project site would occur with this Alternative due to the expected availability of ample space for the skating rink's parking requirements.

### Noise

Implementation of this Alternative would generate short and long term noise level increases less than anticipated from the proposed project due to fewer project components. Since this Alternative involves a planned resort, it is also assumed that an adequate separation was provided between Area 5's retail commercial uses and resort condominiums to minimize potential noise impacts. Construction-related activities would generate short-term noise from the transportation of construction equipment and the use of mechanical equipment onsite. Long-term noise which would be less than that of the proposed project would occur from use of the skating rink. Noise would be generated by both stationary and mobile sources. Sources of noise would include various skating activities, mechanical equipment (i.e., chiller) and vehicular traffic to and from the site. Mitigation measures to minimize noise impacts may be required for this Alternative.

### Ability to Meet Project Objectives

Generally, impacts associated with land use compatibility, aesthetics, light and glare, traffic and circulation, and noise would be less with implementation of this Alternative than with the proposed project. First, fewer project components would result in fewer overall impacts. Also, the Lodestar At Mammoth Resort is a comprehensively planned development which has allocated Area 5 for retail-commercial uses, noting a skating rink as a possible amenity. However, as all of the components proposed for the Mammoth Creek Park project, except the skating rink, would be excluded from this Alternative, the basic project objective of providing a family-oriented, year-round recreational opportunity for use by both permanent Town residents and visitors would be only partially met. Further, when compared to the Mammoth Creek Park site, this Alternative site is situated within a resort, thereby, possibly limiting access to the rink for Town residents and visitors outside the resort. As this Alternative site is privately owned, as opposed to Town owned as is the project site,

implementation of this Alternative would require negotiations between the landowner/developer and the Town. The possibility would exist that the landowner/developer would not have an interest in negotiating with the Town in developing the skating rink.

## **7.6 NORTH VILLAGE SPECIFIC PLAN ALTERNATIVE SITES**

The North Village Specific Plan is located in the northwest portion of the Town of Mammoth Lakes and includes portions of Main Street, Lake Mary Road and Minaret Road. The 64.1-acre Specific Plan area was approved in 1994 for development of 3,000 hotel rooms, 135,000 square feet of commercial/retail space, a skating rink and ski lift. An EIR was certified for the Specific Plan on April 17, 1991. An Addendum EIR was prepared in May 1994 analyzing impacts associated with design refinements within the Plan area.

Two separate alternative sites to the proposed Mammoth Creek Park project site have been identified within the North Village Specific Plan. These alternative sites include 1) the Events Arena Site; and 2) the Community Center Tennis Courts Site. These alternative sites are described below and anticipated environmental impacts compared to those from the proposed project site.

### ***NORTH VILLAGE: EVENTS ARENA SITE***

#### **DESCRIPTION OF ALTERNATIVE**

The North Village Specific Plan, adopted June 22, 1994, designates an "Event Arena Site" along the east side of Minaret Road, between Forest Trail and Berner Street. The Specific Plan (page 31) states the following regarding the estimated three acre "Event Arena Site":

"This designated site is the preferred location for an events arena because of its public visibility and accessibility and close relationship to other community facilities and large hotel base. The arena is an opportunity to bring together recreation or meeting activities for both visitors and residents. The arena may serve as a multi-use facility where events such as concerts, theater performances, movies, public events, conferences, and family entertainment or small trade show could be held in addition to an ice skating arena or sports center. The arena may be financed and operated publicly privately, or a combination of both."

The Specific Plan parking discussion (page 71) further states that construction of a parking garage beneath the arena would be necessary with an estimated capacity of 125 cars. It is possible that this number could be increased by the addition of another parking level. The

Specific Plan states that the ice rink would be constructed near the year 2000.

Surrounding uses include the existing community center and tennis courts to the north, residential uses to the northwest across Forest Trail, commercial uses to the east and south, and Minaret Road and commercial uses to the west.

Implementation of the project on this Alternative Site would include development of the ice/in-line skating rink component only and not include the Community Center, children's playground area, or other recreational facilities.

### **Impact Comparison to The Proposed Project**

The following is an analysis of impacts associated with the North Village: Events Arena Site Alternative Site when compared to those anticipated from the proposed Mammoth Creek Park project.

### **Land Use Compatibility**

Construction of an skating rink on this Alternative Site would be consistent with the North Village Specific Plan land use designation and policies for the site. For purposes of this analysis, the Alternative Site would be constructed as an outdoor ice rink, rather than an indoor rink as contemplated by the Specific Plan. The recreational use would also be compatible with the existing tennis courts to the north and the commercial uses to the east. Internal site plan design issues analyzed for the proposed Mammoth Creek Park project site regarding internal safety and design features would not apply to this site since only the outdoor rink component would be constructed. Construction of the rink on this Alternative Site would not create significant land use compatibility impacts (same as proposed project site).

### **Aesthetics/Light and Glare**

The Specific Plan indicated that ice skating would be included in an arena. It can be assumed that the arena would be similar in size to the facility proposed on the Mammoth Creek Park site with similar sports lighting fixtures. Since only the skating rink would be constructed, fewer light sources would be required on this Alternative site than at the Mammoth Creek Park site. However, light poles would still be necessary at the rink site and 24-hour security lighting would be required at access points to the on-site underground parking garage. The site was not designated in the North Village Specific Plan as a scenic area and impacts associated with light and glare were analyzed in the North Village EIR. Due to the distance of the Alternative Site

from sensitive light uses and as the skating rink and associated impacts were generally anticipated in the Specific Plan EIR, significant impacts associated with aesthetics/light and glare would be less than significant (same conclusion for Mammoth Creek Park project).

### **Traffic, Circulation and Parking**

As only the skating rink component would be constructed on this Alternative Site, fewer vehicular trips would be generated by the recreational uses than the project proposed at Mammoth Creek Park. Parking would be accommodated by the underground parking garage on the Alternative site. Access from Minaret Road into the garage would be required to be in conformance with applicable Town codes for safety design. Project implementation on this Alternative site would not result in significant traffic, circulation or parking impacts (same as the proposed Mammoth Creek Park project).

### **Noise**

Similar to the proposed project, the skating rink would generate both mobile and stationary source noise sources. If placed outdoors, noise generated from the skating rink would be audible from surrounding land uses. However, due to the distance of sensitive noise sources from the Alternative Site, a significant noise impact would not occur with implementation of this Alternative (noise impacts from the Mammoth Creek Park project would be mitigated to a less than significant level).

### **Ability to Meet Project Objectives**

The North Village: Event Arena Site Alternative would partially fulfill the project objectives by providing a skating rink within the Town. However, the site would not fulfill one of the primary project objectives to provide a year-round recreational center in a centrally located area of the Town. The Community Center would also not be developed. Due to the smaller project size (rink component only), construction on this Alternative Site may result in slight reduction in traffic generation and light/glare impacts when compared to the proposed Mammoth Creek Park project. For both this Alternative site and the Mammoth Creek Park project these impacts would be mitigated to less than significant levels. In addition, as this Alternative Site is privately owned, implementation of this Alternative would require negotiations between the landowner/developer of the Town. The possibility exists that the landowner/developer would not have an interest in negotiating with the Town in developing the skating rink.

## **COMMUNITY CENTER PARK ALTERNATIVE SITE**

The 4.5-acre Community Center Park site is located along the north side of Forest Trail within the North Village Specific Plan. The Park contains the Community Center building and the County of Mono Branch Library building. There are six tennis courts, picnic and play facilities, paved parking and restrooms. Additionally, the Town purchased a .35-acre parcel which provides pedestrian access from the Knolls neighborhood.

The Community Center building is the only "stand alone" public meeting building in the Town. Major renovations to the building were completed in 1991. This building is used by the Town Council, Commission, and other groups and civic organizations.

This Alternative would replace the on-site tennis courts with the ice/in-line skating rink component of the proposed project. Existing surrounding land uses around the tennis courts include residential uses abutting the site to the north and east, Forest Trail and undeveloped land to the south, the Community Center and County Library to the west with Minaret Road and commercial uses located further west. An undeveloped four acre parcel owned by the U.S. Forest Service is located to the northwest of the site.

## **IMPACT COMPARISON TO THE PROPOSED PROJECT**

### **Land Use Compatibility**

Construction of the skating rink at this Alternative Site would replace existing seasonal recreational uses (tennis courts) with a year-round visitor-serving recreational use directly adjacent to existing residential uses. The adjacent residences to the north and east are located along the property line and would not have a buffer from the skating facility. The size and scale of the skating rink would not be compatible with these land uses. This close proximity to the rink would create a significant land use compatibility impact associated with aesthetics/light and glare and noise (greater than proposed Mammoth Creek Park project site).

### **Aesthetics/Light and Glare**

Due to the close proximity of residential uses, and the small size of the Alternative Site, implementation of the skating rink at this location would represent a significant change in the visual character of the site; introducing multiple light sources directly adjacent to sensitive light uses. As such, this Alternative would result in significant and

unavoidable impacts associated with aesthetics and light/glare (greater impacts than proposed Mammoth Creek Park site).

### **Traffic, Circulation and Parking**

This Alternative would generate fewer vehicular trips than the proposed Mammoth Creek Park project due to the decrease in uses to be constructed on-site. Parking for approximately 20 vehicles is currently available on-site. As parking for an estimated 93 vehicles would be required for a skating facility, either a parking garage/structure or an extended on-site parking area would be necessary. Due to the small size of the site, it is anticipated that on-site parking would not be feasible and that an off-site location would be required. As such, this Alternative would result in a significant access and parking impact beyond the Mammoth Creek Park project site.

### **Noise**

Similar to the proposed project, the skating rink would generate both mobile and stationary source noise sources. Noise generated from the skating rink would be audible from surrounding land uses. Due to the close proximity of adjacent residential uses to the Alternative Site, mitigation measures to reduce noise impacts to acceptable levels may not be feasible. Noise barrier mitigation similar to the proposed project may be required. The proposed project at Mammoth Creek Park would mitigate potential noise impacts to less than significant levels.

### **Ability to Meet Project Objectives**

The North Village: Community Center Tennis Courts Alternative would partially fulfill the project objectives by providing a skating rink within the Town. However, the site would not fulfill one of the primary project objectives to provide a year-round recreational center in a centrally located area of the Town. The new Community Center would also not be developed. Construction of the skating rink at this location would not reduce the significance of impacts when compared to the proposed Mammoth Creek Park project but would rather increase impacts associated with land use compatibility, parking and noise.

## **7.7 SHADY REST ALTERNATIVE**

### **DESCRIPTION OF ALTERNATIVE**

Shady Rest Park is located in the northeast portion of the Town of Mammoth Lakes. This six-acre park is the main active sports municipal park within the Town of Mammoth Lakes and is currently operated by

the Town under a special use permit from the U.S. Forest Service. Permitted uses consists of three baseball fields, two soccer fields, a playground, concession stand, and parking. Implementation of this Alternative would allow for the operation of an ice rink/in-line skating facility within Shady Rest Park.

Shady Rest Park is maintained by the Town Public Works Maintenance Division. However, the Town does not provide plowing services to this site during the winter, therefore, normal vehicular access is restricted during the winter months. Portions of Shady Rest Park are currently used for camping and other outdoor activities (i.e., hiking, cross-country skiing, and snow mobiles).

## IMPACT COMPARISON TO PROPOSED PROJECT

The following is an analysis of impacts associated with the Shady Rest Park Alternative when compared to those anticipated from the proposed project.

### Land Use

Similar to the proposed project, the Shady Rest Park Alternative includes recreational uses on-site. However, use of this site would be limited to the ice rink/in-line skating facility component of the proposed project. Other uses such as the Community Center have always been envisioned to be more centrally located within the Town in order to be more accessible. This Alternative would require a modification of the Special Use Permit currently held by the Town. A modification of the Special Use Permit to allow an on-site ice rink/in-line skating facility would require subsequent environmental review as part of the Use Permit approval process through the U.S. Forest Service.

Implementation of a rink facility may result in potential conflicts with existing campground uses. Campground uses are generally less intense than active community park uses. Expectations of campers generally do not include community parks adjoining their campsites. The current Shady Rest Park uses include organized sports league play which attracts a large number of users during the non-winter months. During the winter, cross-country skiers and snow mobiles enthusiasts utilize the area. Expanding the park to add a rink facility would attract even larger numbers of people and increase the potential conflict between the park and campground.

Off-site land use impacts to sensitive uses are considered to be minimal since there are no residential uses adjoining the Shady Rest Park site.

This is an improved condition when compared to the proposed project site.

### **Aesthetics/Light and Glare**

Implementation of a rink facility within Shady Rest Park would permanently alter views of and across portions of the site. However, this would not result in the obstruction of views from surrounding uses as no established uses adjoin the Shady Rest Park site. Impacts to campers may occur due to the introduction of lighting associated with the ice rink. As discussed in Section 5.2, *Aesthetics/ Light and Glare*, implementation of proposed design measures (i.e., Landscape Plan) and required mitigation measures would reduce potential impacts. However, as previously mentioned, campers may be affected by such activities and conflicts with the intended experience of campers and visitors to the region.

### **Traffic**

Vehicular access to Shady Rest Park is normally not possible in the snow season since the access road is not plowed. Emergency access is thus hampered in the wintertime. In addition, this site is not readily accessible year round by public transportation or walking. Implementation of the Shady Rest Park Alternative would also result in a proportional increase in vehicular traffic associated with the use of the ice rink/in-line skating facility beyond existing conditions. During peak use, parking is congested and tends to overflow along the side of the road. Mitigation in the form of access road maintenance (i.e., provision of plowing services) may be required. For the access issues stated above, project implementation at Shady Rest Park may result in greater traffic impacts when compared to the Mammoth Creek Park project.

### **Noise**

Both short and long-term noise impacts would occur with implementation of the Shady Rest Park Alternative. Short-term impacts would consist of noise associated with construction activities. Subsequent uses of the ice rink/in-line skating for public uses as well as organized sports would intermittently increase noise levels from the playing of sports themselves and from the increase in vehicular traffic. It should be noted that an increase in traffic along the access road associated with use of the ice rink/in-line skating facility would result in a proportional increase of noise levels within the Park. This access road passes through the Shady Rest Campground complex, in close proximity to existing campsites. Implementation of this project alternative may result in adverse on-site noise impacts on nearby

campsites and on the campground as a whole. Mitigation measures pertaining to a limitation in the hours of operation, may be required with this Alternative.

### **Ability to Meet Project Objectives**

The Shady Rest Park Alternative would partially fulfill the master plan of the proposed project objectives by implementing and ice rink/in-line skating facility. Other uses, such as the Community Center, are proposed to be centrally located within the Town in order to be more accessible to the public.

It should also be noted that implementation of this Alternative would result in increase traffic and associated noise levels onto the Shady Rest Campsite and therefore would not fulfill project objectives of enhancement of non-motorized and trail experiences due to limited access to the Shady Rest site. In addition, the Shady Rest Park Alternative would result in an intensification of the park beyond what is currently allowed for under the Special Use Permit, therefore, potentially reducing the availability of on-site amenities for recreational enjoyment. The U.S. Forest Service may not agree to a modification of the existing Special Use Permit as an increase in on-site facilities may conflict with existing uses (i.e., camping) within the Park area.

## **7.8 COLLEGE SITE ALTERNATIVE**

### **DESCRIPTION OF ALTERNATIVE**

This Alternative site includes 5.2 acres of the approved 42.8-acre Eastern Sierra College campus. The site is located in the southeastern portion of the Town of Mammoth Lakes, adjacent to and south of Meridian Boulevard, generally between Old Mammoth Road and State Highway 203. This college campus is generally located northeast of Mammoth Creek Park. Thus far, only the College Center has been completed (Phase I comprising approximately 26,000 square feet on approximately 80 acres). The 5.2-acre Alternative site is situated immediately north of the existing College Center site and is identified in the campus plan as the site for the 56,000 square foot Cultural Center (21,000 square foot theater and 35,000 square foot amphitheater). The site is covered with natural vegetation including sparse Jeffery Pine Trees, manzanita and sagebrush. The Town of Mammoth Lakes General Plan has designated this property as Institutional and Public Facilities (IP). This land use designation includes public and institutional facilities such as fire stations, police station, transit facilities, town yards, schools, etc. According to the Zoning District Map, the site is zoned as Public and Quasi Public (PS). Land uses surrounding this site include The Trails subdivision,

Mammoth High and Mammoth Elementary Schools to the north, U.S. Forest Service public lands to the south and east, and the Minaret Village Shopping Center and existing College Center to the west. This 5.2-acre Alternative site and complete college campus site are owned by the Mammoth Lakes Foundation.

Due to the limited size of this Alternative site, there would not be sufficient area for development of both the approved Cultural Center and all of the park improvements proposed as part of the Mammoth Creek Park project. Therefore, this Alternative would involve replacement of the proposed Cultural Center with a park facility consisting of all of the proposed project components, including the outdoor ice rink/in-line skating arena and the Community Center. Due to the limited size of this site, as well as the uses associated with the Cultural Center, the possibility exists that this Alternative would require parking beyond what the 5.2-acre site is capable of accommodating. Therefore, off-site parking may be required as part of this Alternative. Off-site parking may be provided at the adjacent College Center site, or elsewhere on campus. However, as college development is proposed to occur in phases, development of the proposed project components would have to be synchronized with college development.

## IMPACT COMPARISON TO THE PROPOSED PROJECT

The following is an analysis of impacts associated with the Eastern Sierra College Alternative when compared to those anticipated from the proposed Mammoth Creek Park project.

### Land Use Compatibility

According to the Zoning Ordinance, public or private parks and passive recreational facilities are permitted uses within the PS zoning district. However, development of the proposed project at this Alternative site would not be consistent with the Town of Mammoth Lakes General Plan which has designated this property for public and institutional facilities use. A General Plan Amendment would be required with implementation of this Alternative. Further, the Cultural Center is an approved component of the Eastern Sierra College Center Plan and replacement of the Cultural Center with a park facility would require an amendment to the Plan. The Town of Mammoth Lakes Redevelopment Plan has identified a performing arts theater as a proposed redevelopment project. The plan states the following objective:

*In conjunction with the local community college, construct a 300-seat theater, acoustically designed for*

*performances. The Town of Mammoth Lakes has no place to hold musical concerts, play or performances. This is an important attraction for a tourist-oriented mountain community. Special events such as these draw visitors and customers to the town.*<sup>6</sup>

Replacement of the Cultural Center, including the proposed theater and amphitheater, with a park would not be consistent with this objective. Replacement of the Cultural Center with a park would also disrupt the "balanced" design of the campus by eliminating a key component essential in achieving the Kern Community College District's (KCCD's) objective of providing a "complete" college campus on the site which allows young people and others living in the community to find enhanced higher educational opportunities in the immediate vicinity instead of having to leave the area.<sup>7</sup>

As this site is owned by the Mammoth Lakes Foundation and operated by the KCCD, contrary to Town owned and operated as is the project site, this Alternative site would involve negotiations between the Town, Mammoth Lakes Foundation, and KCCD. It should be noted that the KCCD has specified that only "educational related" uses would be permitted on the college campus. The proposed skating facility and other park components would not satisfy this criteria and may receive opposition from the KCCD and Mammoth Lakes Foundation to their development.

Implementation of this Alternative would transform undeveloped vacant land approved for campus uses into recreational uses. This impact is considered greater than with the Mammoth Creek Park site since it would involve the transformation of vacant land as opposed to only the intensification of an existing on-site use as would occur at the proposed project site. From a land use compatibility perspective, this site is considered a less suitable location than the proposed project site. As this Alternative site is centrally located on the college campus, developing the proposed park at this location would result in significant traffic and noise impacts to the existing College Center and other future educational uses. Intense land uses to the north and west of the site would be considered compatible with the proposed project. The Trails subdivision may experience traffic, noise, and visual impacts similar to those anticipated to occur with the proposed project site. Potential land use compatibility impacts associated with The Trails subdivision would be considered less significant than at the proposed project site due to the separation which would exist between these

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<sup>6</sup> Town of Mammoth Lakes Redevelopment Project Preliminary Report, March 1997, page 80.

<sup>7</sup> Eastern Sierra College Center Draft EIR, November 1, 1994, Page iii.

uses. No significant viewshed is located in proximity to this site and therefore, no viewshed obstruction would occur with this Alternative (same conclusion as Mammoth Creek Park site).

### **Aesthetics/Light and Glare**

Similar to the proposed project site, this Alternative would result in short-term aesthetic impacts due to construction activities. Graded surfaces, construction debris, construction equipment and truck traffic would be visible from adjacent areas. This temporary impact is not considered significant as it would cease upon project completion. Implementation of this Alternative would permanently commit undeveloped land to recreational uses. Present view across the site of pines and vegetation would be replaced, similar to the proposed project site. Development of the proposed improvements at this Alternative site would result in a visually significant change in use. Views of the skating rink and Community Center would dominate views across the site. Views across the site from The Trails Subdivision, Mammoth High and Mammoth Elementary Schools of the U.S. Forest Service lands may potentially be obstructed by the skating rink, Community Center and climbing wall. This impact would be similar to that of the proposed project site. These aesthetic impacts would be minimized through the implementation of mitigation measures. Viewshed impacts would not occur with this Alternative since a visually significant viewshed is not located in proximity to this site.

Sources of light associated with the proposed project, including lighting around the rink and ticket office/concession stand, as well as parking area lights, and lighting in the interior and security lighting around the Community Center, would also be required with this Alternative. However, due to the distance between this Alternative site and the nearest light sensitive land uses (The Trails subdivision), glare and spill lighting impacts anticipated to occur with the proposed project site would not be significant (same conclusion as Mammoth Creek Park project).

### **Traffic, Circulation and Parking**

Traffic generation anticipated with this Alternative would be similar to the proposed project due to similar park components. Roadway segments and intersections in the vicinity of this site would be similarly impacted as those near Mammoth Creek Park. It is anticipated that all intersections would continue to operate at acceptable levels of service as with the proposed project site. Due to the distance of this site from residential uses, the number of walk-in visitors would be substantially reduced when compared to the proposed project site, thereby resulting

in additional traffic generation when compared to the Mammoth Creek Park project.

The parking constraints anticipated to occur with the proposed Mammoth Creek Park project may also occur with this Alternative. Off-site parking may be required as part of this Alternative and may be provided at the adjacent College Center site or elsewhere on campus. However, as college development is proposed to occur in phases, development of the proposed project components may have to be synchronized with college development.

### Noise

Short- and long-term noise level increases similar to that of the proposed project site would be generated with implementation of this Alternative. Initially, the noise sensitive receptors situated closest to this site would be The Trails Subdivision situated to the north. In the long-term, however, the proposed skating facility would be virtually surrounded with the educational facilities proposed as part of the Eastern Sierra College Center. Therefore, noise impacts resulting from implementation of this Alternative may be considered greater than with the proposed project site. Construction-related activities would generate short-term noise from the transportation of construction equipment and the use of mechanical equipment onsite. Long-term noise which would be similar to that of the proposed project site would occur from use of the skating rink and other project components. Noise would be generated by both stationary and mobile sources. Stationary sources of noise would include the proposed recreational activities, mechanical equipment (i.e., chiller and air conditioning) and parking areas. Mobile sources of noise include the vehicular traffic to and from the site. Mitigation measures may be required for this Alternative.

### Ability to Meet Project Objectives

As with the proposed project, the Eastern Sierra College Center Alternative would generally meet all of the basic project objectives. However, replacement of the proposed theater with a park land use would not be consistent with Town's Redevelopment Plan objective of providing a theater in conjunction with the local community college. Potential impacts to the existing and future educational uses on the college campus associated with land use compatibility, aesthetics, light and glare, traffic and circulation, and noise would be considered more significant than at the proposed project site. Also, this Alternative would result in greater noise impacts due to the proximity to future educational uses which are considered a noise sensitive receptor. Unlike the proposed project site which is Town owned and operated,

this Alternative site is owned by the Mammoth Lakes Foundation and operated by the KCCD. Therefore, this Alternative Site would involve negotiations between the Town and the Mammoth Lakes Foundation and KCCD, which may not be interested in negotiating. Additionally, the "educational related" uses policy set forth by the KCCD may prohibit the implementation of the proposed recreational facilities at this Alternative Site. Further, development of the proposed park facility at this Alternative site would not be consistent with the KCCD's objective of providing a "complete" college campus.

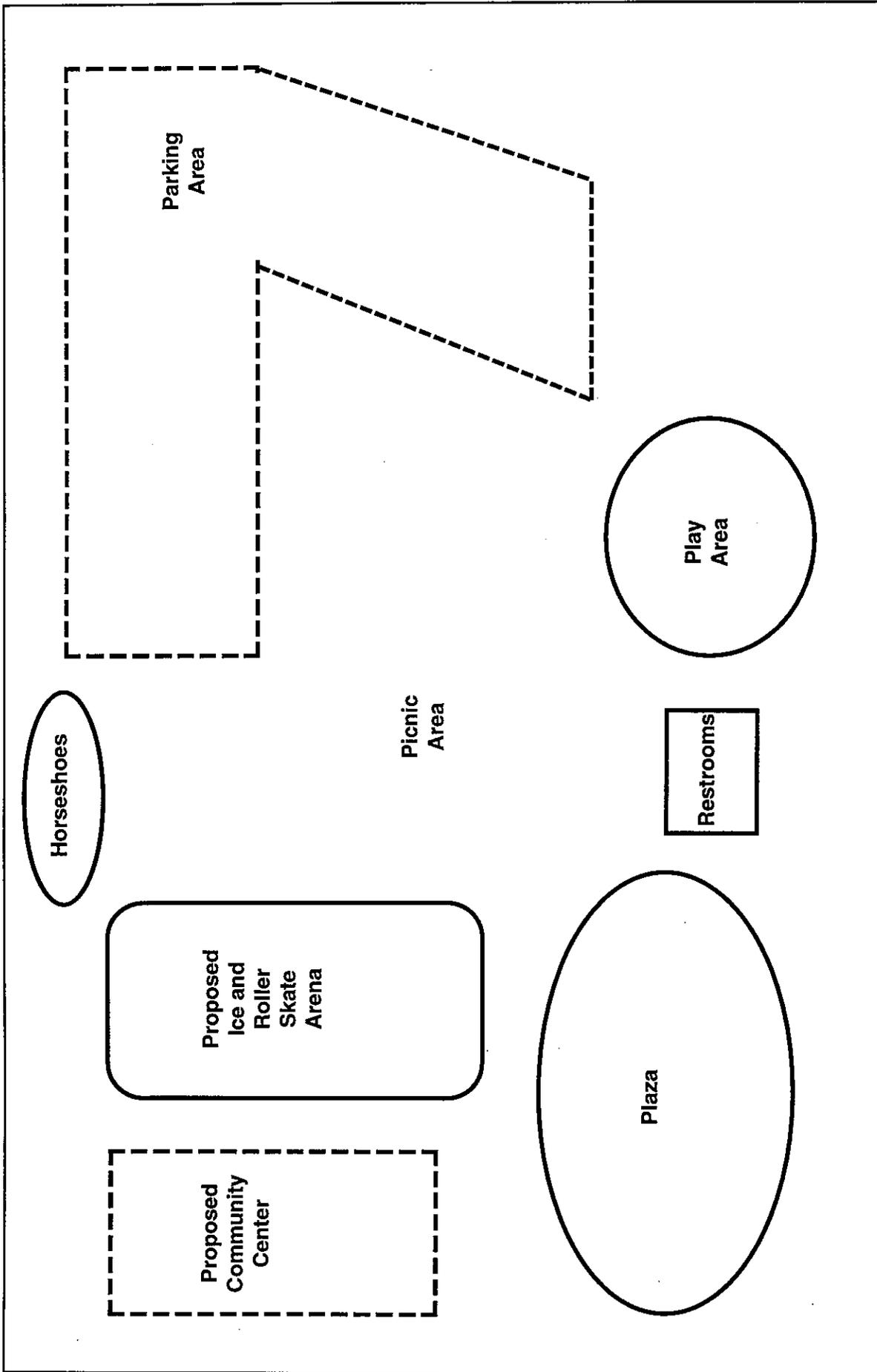
## 7.9 REDESIGN ALTERNATIVE

### DESCRIPTION OF ALTERNATIVE

The Redesign Alternative would involve modifications to the proposed site plan (refer to Exhibit 7-2, *Redesign Alternative*). The Redesign Alternative would respond to concerns regarding buffering adjacent land uses and would create an integrated community center/ skating facility at the westerly portion of the site. The Redesign Alternative would include a Community Center facility located approximately 30 feet southerly from the proposed location. The skating rink (which would be designed to have a roof cover in the future) would be placed immediately adjacent to the Community Center along the east elevation. The plaza area would be relocated adjacent to the south of the center and rink. The play area, dual basketball court/overflow parking and restrooms would remain at their current locations. The climbing wall, fire pit and volleyball court areas would be eliminated from the plan. The horseshoe area would be relocated to the west to the area identified for volleyball court usage. The picnic area would be expanded and the Parking Plan would be consistent with the Conceptual Parking and Access Plan referenced in Section 5.3 of this EIR (the Plan allocates 133 parking spaces).

A primary goal of the Redesign Alternative would be to create a larger open space central area on the five acre site. The realignment of the Community Center and rink would create a focal activity Center on-site, with the center serving as a structural buffer for residents to the west from rink activity which includes partial reductions in noise and lighting. The relocated plaza and an expanded picnic area would also provide opportunities to access pathways in the vicinity of Mammoth Creek. The Parking Plan would improve on-site parking conditions. Removal of the climbing wall would remove a view shed feature along the westerly park boundary. Removal of the fire pit would delete a potential safety hazard feature. Removal of the volleyball court area would eliminate an activity on-site, which may be relocated to another





MAMMOTH CREEK PARK FACILITIES PROJECT  
**Redesign Alternative**



Not to Scale



park facility in the Town. Removal of the volleyball court would also eliminate a noise source on-site. As an option, the ice/in-line skating rink could be constructed as a covered arena.

## **IMPACT COMPARISON TO THE PROPOSED PROJECT**

The following is an analysis of impacts associated with the Redesign Alternative when compared to those anticipated from the proposed project.

### **Land Use Compatibility**

Construction of the Redesign Alternative would result in similar compatibility impacts when compared to the proposed project. The elimination of various project components would reduce the intensity/density of improvements on-site. The Redesign Alternative would enhance the open space opportunities along the project interface at Mammoth Creek. Safety considerations would be improved with the elimination of the fire pit feature adjacent to the children's play area and picnic grounds.

### **Aesthetics/Light and Glare**

The Redesign Alternative would provide enhanced open space opportunities at the southern portion of the property. Impacts associated with rink lighting would be reduced for residents to the west of the park due to the placement of the Community Center along the west boundary of the rink although impacts would be mitigated to a less than significant level (same as proposed project design). If the rink arena were to be covered, the amount of outdoor light generated by the project uses would be reduced when compared to an outdoor rink.

### **Traffic, Circulation and Parking**

Implementation of the Conceptual Parking and Access Plan would result in improved conditions when compared to the proposed project. Should the Town of Mammoth Lakes incorporate the Plan into the proposed project description, impacts resulting from the Redesign Alternative would be similar to the proposed project.

### **Noise**

This Alternative is anticipated to result in slight reductions in noise levels for residents to the west of the subject site. This is due to the placement of the rink adjacent to the Community Center. The redesign, though, may result in slight increases in noise levels for

residents adjacent to the north of the park due to the rink location further to the north on-site. Noise levels for residents to the north would also be reduced with the elimination of the volleyball court. Although overall noise impacts may be mitigated a noise barrier similar in scale to the proposed mitigation for the subject project may be required.

### **Ability to Meet Project Objectives**

The Redesign Alternative would meet the project objectives as referenced in Section 3.4 of this EIR. The Parks and Recreation Element of the General Plan has anticipated future development at Mammoth Creek Park to include a multi-use recreational center which includes an ice skating rink, an in-line skating rink, basketball courts and similar intensive uses. The exception to this would be the elimination of the volleyball court area. The Redesign Alternative retains a year round multiple use park at a central location accessible from all areas of Town.

## **7.10 ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

CEQA Section 15126(d)(2) indicates that if the "No Project" Alternative is the "Environmentally Superior" Alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. The "No Project" Alternative, in this case would not result in the environmental impacts associated with construction of the proposed project. Each of the Alternatives, with the exception of the North Village Community Center Park and College site, would result in some reductions of impacts when compared to the project. In order to be consistent with the project objectives as stated in Section 3.5 of this EIR, the Redesign Alternative is the Environmentally Superior Alternative due to the reduction of impacts. The Redesign Alternative results in partial reductions in environmental impacts and mitigation measures cited for the proposed project would be applicable for the Alternative. The Redesign Alternative maintains the goals of the Town of Mammoth Lakes to establish an active use facility at Mammoth Creek Park, centrally located for all areas of the community.

## **8.0 INVENTORY OF MITIGATION MEASURES**

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## 8.0 INVENTORY OF MITIGATION MEASURES

### LAND USE COMPATIBILITY

#### LAND USE

##### Land Use Intensification and Compatibility

- 5.1-1 Refer to Mitigation Measures in Sections 5.2, *Aesthetics/Light and Glare*, 5.3, *Traffic, Circulation and Parking*, and 5.4, *Noise*.

##### Use of Designated Open Space

- 5.1-2 No mitigation measures are required.

##### On-Site Planning Design

- 5.1-3a Final site and landscape plans shall provide adequate lighting design, vegetation choice/placement, and location of lighted paths, and seating areas which facilitate, not hinder, sightlines into the park, especially where people congregate (i.e., Community Center and associated facilities, picnic area, ice rink, and picnic area) as well as in areas where accessory facilities are located. Final site and landscape plan(s) are subject to review and approval by the Town of Mammoth Lakes.
- 5.1-3b Viewing corridors shall be incorporated into the design of the Community Center to allow monitoring of both the internal and external activity areas.
- 5.1-3c Building materials which limit the potential for vandalism and graffiti shall be utilized in the project design.
- 5.1-3d Regularly maintained trash receptacles which are secure in place shall be placed throughout the Park in order to reduce the potential for littering.

#### RELEVANT PLANNING POLICIES

- 5.1-4 No mitigation measures are required.

## CUMULATIVE IMPACTS

- 5.1-5 No mitigation measures are required.

## AESTHETICS/LIGHT AND GLARE

### SHORT-TERM AESTHETIC IMPACTS

- 5.2-1a Construction equipment staging areas shall be located away from existing residential uses. All staging shall be conducted on-site and not encroach into the adjacent 5-acre Park parcel to the south which contains Mammoth Creek. Staging locations shall be indicated on project Final Development Plans and Grading Plans and subject to review by the Town of Mammoth Lakes.
- 5.2-1b Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.

### LONG-TERM AESTHETIC IMPACTS

#### Impacts to Designated Viewsheds

- 5.2-2 No mitigation measures are required.

#### Views Across the Site

- 5.2-3a Buffering techniques which include mounding and landscaping features, shall be strategically placed around active use areas to minimize aesthetic impacts.
- 5.2-3b The disturbed areas shall be landscaped with a combination of turf for seating area and natural vegetation, such as aspens, Jeffrey Pines and revegetative seed mix. Final Landscape Plans shall be approved by the Community Development Director.
- 5.2-3c All mechanical and electrical equipment (to be installed on the structure or on the ground) shall be adequately screened from public view. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building and/or landscaping, as appropriate. Construction plans for the buildings shall indicate any fixtures or equipment to be located on the roof of the respective structure, equipment types, and design of the screening material. The method of screening shall be reviewed and

approved by the Town and be subject to the Design Review Manual.

5.2-3d Storage on-site shall be screened from public view to the extent feasible.

5.2-3e All visible trash collection facilities and features throughout the project site shall be designed to complement the project design.

5.2-3f Snow removal, and parking area and sidewalk sweeping, shall be made part of the regular maintenance activities on-site.

5.2-3g Site design, architecture (including materials and colors), landscaping, lighting and signs shall conform to the adopted Town of Mammoth Lakes Design Review Manual and Municipal Code, and shall be submitted to the Planning Division for approval and may be subject to Planning Commission review.

## LIGHT AND GLARE

5.2-4a A project-specific design and final criteria for lighting fixtures and wattages for the project shall be formulated based upon a detailed analysis of the proposed project subject to approval by the Town's Community Development Director in accordance with the Municipal Code and Design Review Manual.

5.2-4b After installation, the lighting equipment shall be tested and adjusted to ensure that the proper levels of light and glare have been achieved to the satisfaction of the Town Engineer.

5.2-4c All parking areas and on-site vehicular circulation area lighting fixtures shall be of the sharp cut-off type.

5.2-4d All lighting features shall utilize shielding to prevent spill lighting on adjacent off-site uses.

5.2-4e Sports lighting as described herein shall not be allowed.

5.2-4f Lighting shall be capable of being turned off when skating and site preparation is not taking place, except for security purposes.

## CUMULATIVE IMPACTS

- 5.2-5 No mitigation measures are required.

## TRAFFIC, CIRCULATION AND PARKING

- 5.3-1 No mitigation measures are required.
- 5.3-2a The Town shall design the proposed project to allow for an expanded parking area, as demand warrants, which is similar to the Conceptual Parking and Access Plan depicted in Exhibit 5.3-1 of this EIR.
- 5.3-2b The Town shall implement a "controlled ticket sales program" for skating rink use which includes a provision to discontinue ticket sales when the parking lot reaches capacity.
- 5.3-2c An off-site parking mitigation program for special events at Mammoth Creek Park shall be adopted by the Town of Mammoth Lakes.
- 5.3-2d The Town of Mammoth Lakes shall develop a parking monitoring program in concert with residential Associations along Meadow Lane which shall include information/deferent signage, permitting and enhanced enforcement.
- 5.3-3 No mitigation measures are required.
- 5.3-4 No mitigation measures are required.

## NOISE

- 5.4-1 No mitigation measures are required.
- 5.4-2 No mitigation measures are required.
- 5.4-3a An enclosure or other form of noise barrier shall be constructed around the west and north sides of the chiller unit.
- 5.4-3b The chiller unit shall not be operated between the hours of 10:00 p.m. and 7:00 a.m.
- 5.4-3c A noise barrier consisting of 25 feet in height along the northern perimeter property line and 19 feet in height

along the west property line shall be constructed in areas where residential receivers are located.

5.4-4 Refer to Mitigation Measure No. 5.4-3c.

5.4-5 Directional speakers shall be installed in a direction which is away from adjacent residents.

5.4-6 Refer to Mitigation Measure No. 5.4-3c.

5.4-7 No mitigation measures are required.



## **9.0 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

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## 9.0 LEVEL OF SIGNIFICANCE AFTER MITIGATION

### LAND USE COMPATIBILITY

Implementation of the recommended mitigation measures would reduce potential land use impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be deleted, the project would be inconsistent with the General Plan Noise Element; thereby, creating a significant and unavoidable impact. Should the Town of Mammoth Lakes approve the project, with the deletion of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

### AESTHETICS/LIGHT AND GLARE

#### Aesthetics

Implementation of the recommended mitigation measures would reduce potential aesthetic impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be included, the project would result in a significant unavoidable viewshed impact. Should the Town of Mammoth Lakes approve the project with the addition of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

#### Light and Glare

Implementation of the recommended mitigation measures would reduce potential light and glare impacts to a less than significant level.

### TRAFFIC, CIRCULATION AND PARKING

Implementation of the recommended mitigation measures would reduce potential traffic, circulation and parking impacts to a less than significant level.

### NOISE

Implementation of the recommended mitigation measures would reduce potential land use impacts to a less than significant level.

Should Mitigation Measure No. 5.4-3c be deleted, the proposed project would result in significant noise impacts associated with snow removal equipment, spectator and participant activity at the skating rink and activity at the volleyball court, thereby creating a significant and unavoidable impact. If the Town of Mammoth Lakes approves the project with the deletion of Mitigation Measure No. 5.4-3c, the Town shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

**10.0 EFFECTS FOUND NOT TO  
BE SIGNIFICANT**

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## 10.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Although an Initial Study was not prepared with the Notice of Preparation, particular effects were found not to be significant in a previous Initial Study for the project prepared by the Town and dated November 11, 1998 and during the subsequent preparation of the Draft EIR. Numerical references listed include: 3) Less Than Significant Impact and 4) No Impact. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. In accordance with CEQA Guidelines Section 15128, the following section provides a brief description of potential impacts found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics that would produce effects of this type.

A. SOILS/TOPOGRAPHY - Would the proposal result in or expose people to potential impacts involving:

- |    |  |   |
|----|--|---|
| 1. | Landslides or mudflows?  | 4 |
| 2. | Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? | 3 |
| 3. | Subsidence of the land?  | 4 |
| 4. | Expansive soils?   | 4 |

Discussion. There would be additional surface area from the construction of approximately 104,000 square feet of concrete and pavement. A drywell and drainage collection system is proposed to handle surface runoff and the drainage of the melted ice water. This would limit the amount of surface erosion. Some grading would be required to lower the rink approximately three feet below existing grade. The grading may include the formation of berms around the rink for spectator seating. Other facilities would require some grading, but very little cut or fill. The disturbed area would be landscaped with a combination of turf for seating area and natural vegetation, such as Aspens, Jeffrey Pines and revegetative seed mix. The project would comply with the erosion control and grading regulations of the Municipal Code.

B. GEOLOGY/SEISMIC - Would the proposal result in or expose people to potential impacts involving?

- |    |   |   |
|----|---|---|
| 1. | Fault rupture?                                  | 4 |
| 2. | Seismic ground shaking?                         | 3 |
| 3. | Seismic ground failure, including liquefaction? | 4 |
| 4. | Seiche, tsunami, or volcanic hazard?            | 4 |
| 5. | Unique geologic or physical features?           | 4 |

Discussion. Mammoth Lakes is located in an area subject to occasional earthquakes. The ice rink/concrete rink would not expose people to greater danger than currently exists on the site. The General Plan EIR has addressed seismicity on a townwide basis.

C. WATER QUALITY - Would the proposal result in:

1. Changes in absorption rates, drainage patterns or the rate and amount of surface runoff? 3
2. Exposure of people or property to water related hazards such as flooding? 4
3. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? 3
4. Changes in the amount of surface water in any water body? 3
5. Changes in currents, or the course or direction of water movements? 4
6. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? 4
7. Altered direction or rate of flow of groundwater? 4
8. Impacts to groundwater quality? 4

Discussion. The site is located in Zone X of the Flood insurance Rate map #0607240002B and is not subject to flooding. Some additional surface runoff would occur due to approximately 104,000 square feet of impervious surfaces. The project has been designed in accordance with the Storm Drain Master Plan.

D. WATER SUPPLY - Would the proposal result in a need for new systems or supplies, or substantial alterations to the water supply:

1. Local or regional water treatment or distribution facilities? 4
2. Sewer or septic systems? 4
3. Substantial reduction in the amount of groundwater otherwise available for public water supplies? 4

Discussion. The site already is served by sewer and water and contains existing restrooms. The proposal includes increased restroom capacity in relation to population served as required in the Uniform Building Code. Creation of the ice for winter use requires minimal use of water

and is not considered a significant withdrawal of water from the water supply at that time of year.

E. BIOLOGICAL RESOURCES - Would the proposal result in impacts to:

- |    |  |   |
|----|--|---|
| 1. | Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)? | 4 |
| 2. | Locally designated species (e.g., heritage trees)?   | 4 |
| 3. | Locally designated natural communities (e.g. oak forest, coastal habitat)?   | 4 |
| 4. | Wetland habitat (e.g., marsh, riparian, and vernal pool)?  | 4 |
| 5. | Wildlife dispersal or migration corridors?   | 4 |

Discussion. A botanical survey was conducted in 1990 by Sally Manning and no species of special concern were found. This report is incorporated by reference and available at the Town offices. On August 17, 1998 species identified in the 1990 survey were reviewed to determine any status change of the species. None of the listed species have been relisted as a species of special concern, rare, threatened or endangered. Because of the level of use, the surrounding uses and the types and amount of trees and plants, the site is not suitable for wildlife habitat. Approximately 10 trees would be removed due to construction of the facilities.

F. AIR QUALITY - Would the proposal:

- |    |   |   |
|----|---|---|
| 1. | Violate any air quality standard or contribute to an existing or projected air quality violation? | 4 |
| 2. | Expose sensitive receptors to pollutants?   | 4 |
| 3. | Alter air movement, moisture, or temperature, or cause any change in climate?                     | 3 |
| 4. | Create objectionable odors?   | 4 |

Discussion. Some change in air movement would result due to expanded use of the park during winter and summer months. Traffic and additional activity would not decrease air quality further below attainment levels described in the Air Quality Management Plan. A future proposal may include a fire pit. If a fire pit is proposed, its operation shall comply with the Municipal Code requirements for particulate emissions.

I. HOUSING - Would the proposal:

1. Displace existing housing, especially affordable housing? 4
2. Require low and very low income housing, currently not available in the community? 4

Discussion. The use would require three additional full-time equivalent employees. No new housing is required as employees are expected to be drawn from the existing local employee pool.

J. POPULATION - Would the proposal:

1. Cumulatively exceed official regional or local population projections? 4
2. Induce substantial growth in an area directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? 4

Discussion. The facility would not induce substantial growth in the community. The General Plan population projections would not be exceeded.

K. PUBLIC SERVICES/UTILITIES - Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

1. Fire protection? 4
2. Police protection? 3
3. Schools? 4
4. Maintenance of public facilities, including roads? 3
5. Other governmental services? 3
6. Power or propane? 4
7. Stormwater drainage? 4
8. Solid waste disposal? 4

Discussion. Some additional service would be required for police and maintenance operations. Police would have to provide additional surveillance of the park. Additional staffing has been proposed for maintenance. Program scheduling of the facilities would be required through the Town Offices of the Recreation and Parks Department.

L. HEALTH/SAFETY/NUISANCE - Would the proposal involve:

1. A risk of accidental explosion or release of hazardous substances (including, but not limited

- to, oil, pesticides, chemicals, or radiation)? 4
- 2. Possible interference with an emergency response plan or emergency evacuation plan? 4
- 3. The creation of any health hazard or potential health hazard? 4
- 4. Exposure of people to existing sources of potential health hazards? 4
- 5. Unsafe buildings, street systems or pedestrian systems due to snow and weather conditions? 4
- 6. Increased fire hazard in areas with flammable brush, grass, or trees? 4

Discussion. There is a concern regarding the proximity of the skating facilities to the existing play area and the "mixing" of older youths with preschool-aged children. Section 5.1 of this EIR addresses the site planning characteristics to ensure the safety of the various activity areas and the "division" of activity areas to avoid unsafe conditions.

O. CULTURAL RESOURCES - Would the proposal:

- 1. Disturb paleontological resources? 4
- 2. Disturb archaeological resources? 4
- 3. Affect historical resources? 4
- 4. Have the potential to cause a physical change which would affect unique ethnic cultural values? 4
- 5. Restrict existing religious or sacred uses within the potential impact area? 4

Discussion. An archaeological reconnaissance has been conducted and recovery completed Trans-sierran Archaeological Research in 1991. The Report is incorporated by reference and is available at the Town offices. No additional impacts on cultural resources are expected.

P. ENERGY AND SCARCE RESOURCES - Would the proposal:

- 1. Conflict with adopted energy conservation plans? 4
- 2. Use non-renewable resources in a wasteful and inefficient manner? 4
- 3. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? 4

Discussion. There are no scarce resources on the site and none are expected to be used in the construction or activity of the proposal.

Q. RECREATION - Would the proposal:

1. Increase the demand for neighborhood or regional parks or other recreational facilities? 4
2. Affect existing recreational opportunities? 4

Discussion. This project would increase the recreational opportunities in Mammoth Lakes and accommodate a community need for non-skier activities.

## **11.0 ORGANIZATIONS AND PERSONS CONSULTED**

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## 11.0 ORGANIZATIONS AND PERSONS CONSULTED

### LEAD AGENCY

**Town of Mammoth Lakes**  
437 Old Mammoth Road  
Mammoth Lakes, California 93546  
**Ms. Tracy Fuller, Town Manager**  
**Ms. Karen Johnston, Senior Planner**  
**Mr. William Taylor, Senior Planner**  
**Mr. Steve Boomer, Director of Parks & Recreation Department**  
**Mr. David Beck, Public Works Maintenance Supervisor**

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**Mr. Bruce Grove, Jr., REA/Environmental Analyst**  
**Ms. Rita Garcia, Environmental Analyst**  
**Mr. Gary Warkentin, Transportation Planner**  
**Ms. Linda Bo, Graphic Artist**

### NOISE SUBCONSULTANT

Brown-Buntin Associates, Inc.  
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Visalia, California 93291  
**Mr. Robert Brown, Principal**



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## 12.0 BIBLIOGRAPHY

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Urban Geology Master Plan. Division of Mines and Geology, CDMG Bulletin No. 198., 1973.

Water Master Plan. Mammoth County Water District, 1982.



## **13.0 MITIGATION MONITORING PROGRAM**



## 13.0 MITIGATION MONITORING PROGRAM

Section 2.0 of this DEIR identifies the mitigation measures that will be implemented to reduce the impacts associated with the Mammoth Creek Park project. The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

*“. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.”*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 2.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The developer will have the responsibility for implementing the measures, and the various Town of Mammoth Lakes departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

**MAMMOTH CREEK PARK FACILITIES PROJECT  
ENVIRONMENTAL IMPACT REPORT**

**MITIGATION MONITORING AND REPORTING CHECKLIST**

VERIFICATION OF COMPLIANCE						
Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.1-3a	Final site and landscape plans shall provide adequate lighting design, vegetation choice/placement, and location of lighted paths, and seating areas which facilitate, not hinder, sightlines into the park, especially where people congregate (i.e., Community Center and associated facilities, picnic area, ice rink, and picnic area) as well as in areas where accessory facilities are located. Final site and landscape plan(s) are subject to review and approval by the Town of Mammoth Lakes.	Site Plan Review	Town of Mammoth Lakes			
5.1-3b	Viewing corridors shall be incorporated into the design of the Community Center to allow monitoring of both the internal and external activity areas.	Site Plan Review	Town of Mammoth Lakes			
5.1-3c	Building materials which limit the potential for vandalism and graffiti shall be utilized in the project design.	Site Plan Review	Town of Mammoth Lakes			
5.1-3d	Regularly maintained trash receptacles which are secure in place shall be placed throughout the Park in order to reduce the potential for littering.	On-going	Town of Mammoth Lakes			
5.2-1a	Construction equipment staging areas shall be located away from existing residential uses. All staging shall be conducted on-site and not encroach into the adjacent 5-acre Park parcel to the south which contains Mammoth Creek. Staging locations shall be indicated on project Final Development Plans and Grading Plans and subject to review by the Town of Mammoth Lakes.	During Construction	Town of Mammoth Lakes			

**VERIFICATION OF COMPLIANCE**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.2-1b	Grading shall be minimized to preserve existing landform and vegetation to the greatest extent possible.	During Construction	Town of Mammoth Lakes			
5.2-3a	Buffering techniques which include mounding and landscaping features, shall be strategically placed around active use areas to minimize aesthetic impacts.	Site Plan Review	Town of Mammoth Lakes			
5.2-3b	The disturbed areas shall be landscaped with a combination of turf for seating area and natural vegetation, such as aspens, Jeffrey Pines and revegetative seed mix. Final Landscape Plans shall be approved by the Community Development Director.	Site Plan Review and during construction	Town of Mammoth Lakes			
5.2-3c	All mechanical and electrical equipment (to be installed on the structure or on the ground) shall be adequately screened from public view. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building and/or landscaping, as appropriate. Construction plans for the buildings shall indicate any fixtures or equipment to be located on the roof of the respective structure, equipment types, and design of the screening material. The method of screening shall be reviewed and approved by the Town and be subject to the Design Review Manual.	Site Plan Review	Town of Mammoth Lakes			
5.2-3d	Storage on-site shall be screened from public view to the extent feasible.	On-going	Town of Mammoth Lakes			
5.2-3e	All visible trash collection facilities and features throughout the project site shall be designed to complement the project design.	Site Plan Review	Town of Mammoth Lakes			
5.2-3f	Snow removal, and parking area and sidewalk sweeping, shall be made part of the regular maintenance activities on-site.	On-going	Town of Mammoth Lakes			

VERIFICATION OF COMPLIANCE

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.2-3g	Site design, architecture (including materials and colors), landscaping, lighting and signs shall conform to the adopted Town of Mammoth Lakes Design Review Manual and Municipal Code, and shall be submitted to the Planning Division for approval and may be subject to Planning Commission review.	Site Plan Review	Town of Mammoth Lakes			
5.4-4a	A project-specific design and final criteria for lighting fixtures and wattages for the project shall be formulated based upon a detailed analysis of the proposed project subject to approval by the Town's Community Development Director in accordance with the Municipal Code and Design Review Manual.	Site Plan Review	Town of Mammoth Lakes			
5.2-4b	After installation, the lighting equipment shall be tested and adjusted to ensure that the proper levels of light and glare have been achieved to the satisfaction of the Town Engineer.	Prior to completion of Phase 1	Town of Mammoth Lakes			
5.2-4c	All parking areas and on-site vehicular circulation area lighting fixtures shall be of the sharp cut-off type.	Site Plan Review	Town of Mammoth Lakes			
5.2-4d	All lighting features shall utilize shielding to prevent spill lighting on adjacent off-site uses.	Site Plan Review	Town of Mammoth Lakes			
5.2-4e	Sports lighting as described herein shall be not allowed.	On-going	Town of Mammoth Lakes			
5.2-4f	Lighting shall be capable of being turned off when skating and site preparation is not taking place, except for security purposes.	On-going	Town of Mammoth Lakes			
5.3-2a	The Town shall design the proposed project to allow for an expanded parking area, as demand warrants, which is similar to the Conceptual Parking and Access Plan depicted in Exhibit 5.3-1 of this EIR.	To be determined	Town of Mammoth Lakes			

**VERIFICATION OF COMPLIANCE**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
5.3-2b	The Town shall implement a "controlled ticket sales program" for skating rink use which includes a provision to discontinue ticket sales when the parking lot reaches capacity.	On-going	Town of Mammoth Lakes			
5.3-2c	An off-site parking mitigation program for special events at Mammoth Creek Park shall be adopted by the Town of Mammoth Lakes.	Prior to completion of Phase 1	Town of Mammoth Lakes			
5.3-2d	The Town of Mammoth Lakes shall develop a parking monitoring program in concert with residential Associations along Meadow Lane which shall include information/deferent signage, permitting and enhanced enforcement.	Prior to completion of Phase 1	Town of Mammoth Lakes			
5.4-3a	An enclosure or other form of noise barrier shall be constructed around the west and north sides of the chiller unit.	Site Plan Review	Town of Mammoth Lakes			
5.4-3b	The chiller unit shall not be operated between the hours of 10:00 p.m. and 7:00 a.m.	On-going	Town of Mammoth Lakes			
5.4-3c	A noise barrier consisting of 25 feet in height along the northern perimeter property line and 19 feet in height along the west property line shall be constructed in areas where residential receivers are located.	Site Plan Review	Town of Mammoth Lakes			
5.4-5	Directional speakers shall be installed in a direction which is away from adjacent residents.	Site Plan Review	Town of Mammoth Lakes			



## **15.0 APPENDICES**

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**15.1 Initial Study/Notice of  
Preparation/Correspondence**

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# Appendix C (continued)

## Notice of Completion and Environmental Document Transmittal Form

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 — 916/445-0613

See NOTE below

SCH # \_\_\_\_\_

**1. Project Title**  
**2. Lead Agency** Town of Mammoth Lakes  
**3a. Street Address** P.O. Box 1609  
**3c. County** Mono **3d. Zip** 93546  
**3. Contact Person** Karen Johnston  
**3b. City** Mammoth Lakes  
**3e. Phone** (760) 934-8989 x 228

**Project Location** Mammoth Creek Park  
**4. County** Mono **4a. City/Community** Mammoth Lakes  
**4b. Assessor's Parcel No.** 40-040-17,18 **4c. Section** \_\_\_\_\_ **Twp.** \_\_\_\_\_ **Range** \_\_\_\_\_  
**5a. Cross Streets** Chateau **5b. For Rural, Nearest Community** \_\_\_\_\_  
**6. Within 2 miles:** a. State Hwy # 203 b. Airports \_\_\_\_\_  
 c. Railways \_\_\_\_\_ d. Waterways Mammoth Creek

**7. Document Type**

<b>CEQA:</b> 01. <input checked="" type="checkbox"/> NOP 02. <input type="checkbox"/> Early Cons 03. <input type="checkbox"/> Neg Dec 04. <input type="checkbox"/> Draft EIR 05. <input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.: _____) 06. <input type="checkbox"/> NOE 07. <input type="checkbox"/> NOC 08. <input type="checkbox"/> NOD	<b>NEPA:</b> 09. <input type="checkbox"/> NOI 10. <input type="checkbox"/> FONSI 11. <input type="checkbox"/> Draft EIS 12. <input type="checkbox"/> EA	<b>OTHER:</b> 13. <input type="checkbox"/> Joint Document 14. <input type="checkbox"/> Final Document 15. <input type="checkbox"/> Other _____
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**8. Local Action Type**

01. <input type="checkbox"/> General Plan Update 02. <input type="checkbox"/> New Element 03. <input type="checkbox"/> General Plan Amendment 04. <input type="checkbox"/> Master Plan	05. <input type="checkbox"/> Annexation 06. <input type="checkbox"/> Specific Plan 07. <input type="checkbox"/> Community Plan 08. <input type="checkbox"/> Redevelopment	09. <input type="checkbox"/> Rezone 10. <input type="checkbox"/> Land Division (Subdivision, Parcel Map, Tract Map, etc.) 11. <input checked="" type="checkbox"/> Use Permit	12. <input type="checkbox"/> Waste Mgmt Plan 13. <input type="checkbox"/> Cancel Ag Preserve 14. <input type="checkbox"/> Other _____
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**9. Development Type**

01. <input type="checkbox"/> Residential: Units _____ Acres _____ 02. <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ 03. <input type="checkbox"/> Shopping/Commercial: Sq.ft. _____ Acres _____ Employees _____ 04. <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ 05. <input type="checkbox"/> Water Facilities: MGD _____ 06. <input type="checkbox"/> Transportation: Type _____	07. <input type="checkbox"/> Mining: Mineral _____ 08. <input type="checkbox"/> Power: Type _____ Watts _____ 09. <input type="checkbox"/> Waste Treatment: Type _____ 10. <input type="checkbox"/> OCS Related 11. <input checked="" type="checkbox"/> Other: <u>Park</u>
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**10. Total Acres** 5 **11. Total Jobs Created** 3

**12. Project Issues Discussed in Document**

01. <input checked="" type="checkbox"/> Aesthetic/Visual 02. <input type="checkbox"/> Agricultural Land 03. <input type="checkbox"/> Air Quality 04. <input type="checkbox"/> Archaeological/Historical 05. <input type="checkbox"/> Coastal Zone 06. <input type="checkbox"/> Economic 07. <input type="checkbox"/> Fire Hazard 08. <input type="checkbox"/> Flooding/Drainage	09. <input type="checkbox"/> Geologic/Seismic 10. <input type="checkbox"/> Jobs/Housing Balance 11. <input type="checkbox"/> Minerals 12. <input checked="" type="checkbox"/> Noise 13. <input type="checkbox"/> Public Services 14. <input type="checkbox"/> Schools 15. <input type="checkbox"/> Septic Systems 16. <input type="checkbox"/> Sewer Capacity	17. <input type="checkbox"/> Social 18. <input type="checkbox"/> Soil Erosion 19. <input type="checkbox"/> Solid Waste 20. <input type="checkbox"/> Toxic/Hazardous 21. <input checked="" type="checkbox"/> Traffic/Circulation 22. <input type="checkbox"/> Vegetation 23. <input type="checkbox"/> Water Quality 24. <input type="checkbox"/> Water Supply	25. <input type="checkbox"/> Wetland/Riparian 26. <input type="checkbox"/> Wildlife 27. <input type="checkbox"/> Growth Inducing 28. <input checked="" type="checkbox"/> Incompatible Land Use 29. <input type="checkbox"/> Cumulative Effects 30. <input type="checkbox"/> Other _____
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**13. Funding (approx.)** Federal \$ 0 State \$ 0 Total \$ \_\_\_\_\_

**14. Present Land Use and Zoning** Land Use: Park Zoning: Public (Quasi-Public)

**15. Project Description**  
Construction of recreation facilities at Mammoth Creek Park, including an ice arena, in-line skating rink, community center, volleyball courts, expanded restrooms and parking lot.

**16. Signature of Lead Agency Representative** Karen Johnston **Date** 11-30-98

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

## Appendix C (continued)

### Reviewing Agencies

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- |   |  |
|---|--|
| <input type="checkbox"/> Resources Agency<br><input type="checkbox"/> Boating / Waterways<br><input type="checkbox"/> Conservation<br><input checked="" type="checkbox"/> Fish and Game<br><input type="checkbox"/> Forestry<br><input type="checkbox"/> Colorado River Board<br><input type="checkbox"/> Dept. Water Resources<br><input type="checkbox"/> Reclamation<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Office of Historic Preservation<br><input type="checkbox"/> Native American Heritage Commission<br><input type="checkbox"/> S.F. Bay Cons. and Dev't. Commission<br><input type="checkbox"/> Coastal Commission<br><input type="checkbox"/> Energy Commission<br><input type="checkbox"/> State Lands Commission<br><input type="checkbox"/> Air Resources Board<br><input type="checkbox"/> Solid Waste Management Board<br><input type="checkbox"/> SWRCB: Sacramento<br><input checked="" type="checkbox"/> RWQCB: Region # <u>Lahontan</u><br><input type="checkbox"/> Water Rights<br><input type="checkbox"/> Water Quality | <input type="checkbox"/> Caltrans District _____<br><input type="checkbox"/> Dept. of Transportation Planning<br><input type="checkbox"/> Aeronautics<br><input type="checkbox"/> California Highway Patrol<br><input type="checkbox"/> Housing and Community Dev't<br><input type="checkbox"/> Statewide Health Planning<br><input type="checkbox"/> Health<br><input type="checkbox"/> Food and Agriculture<br><input type="checkbox"/> Public Utilities Commission<br><input type="checkbox"/> Public Works<br><input type="checkbox"/> Corrections<br><input type="checkbox"/> General Services<br><input type="checkbox"/> OLA<br><input type="checkbox"/> Santa Monica Mountains<br><input type="checkbox"/> TRPA<br><input type="checkbox"/> OPR — OLGA<br><input type="checkbox"/> OPR — Coastal<br><input type="checkbox"/> Bureau of Land Management<br><input checked="" type="checkbox"/> Forest Service<br><input type="checkbox"/> Other _____<br><input type="checkbox"/> Other _____ |
|---|--|

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_ Catalog Number \_\_\_\_\_

Date Review Starts \_\_\_\_\_ Applicant \_\_\_\_\_

Date to Agencies \_\_\_\_\_ Consultant \_\_\_\_\_

Date to SCH \_\_\_\_\_ Contact \_\_\_\_\_ Phone \_\_\_\_\_

Clearance Date \_\_\_\_\_ Address \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Town of Mammoth Lakes  
Community Development Department  
P. O. Box 1609  
Mammoth Lakes, CA 93546

INITIAL STUDY

The Town of Mammoth Lakes has reviewed the application and has determined that the proposal is a project under the California Environmental Quality Act (CEQA) and the Town of Mammoth Lakes Environmental Handbook and, therefore, is subject to environmental review. This Initial Study addresses the direct, indirect and cumulative environmental effects associated with construction and operation of the proposal.

In accordance with CEQA (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to identify any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with Section 15063 of the State CEQA Guidelines, this Initial Study is a preliminary analysis prepared by the Lead Agency, the Town of Mammoth Lakes, in consultation with other jurisdictional agencies to determine whether a Negative Declaration or Environmental Impact Report (EIR) is required for the proposed project. The purpose of the Initial Study is to inform the Town of Mammoth Lakes decision-makers, affected agencies, and the public of potential environmental impacts associated with the construction and implementation of the proposed project.

Following completion of the Initial Study, the Town of Mammoth Lakes has made a formal determination as to whether the project may or may not have significant unmitigable environmental impacts. A determination that a project may have less than significant effects would result in the preparation of a Negative Declaration. A determination that a project may have significant impacts on the environment requires the preparation of an EIR to further evaluate issues identified in this initial study.

Date Prepared: November 11, 1998

I. BACKGROUND

Project Title:	Use Permit Application 98-3
Assessor's Parcel Number(s):	40-040-17 and 18
Address:	686 Old Mammoth Road
Owners:	Town of Mammoth Lakes
Project Applicant:	Town of Mammoth Lakes

Zoning: Public and Quasi-Public

General Plan: Open Space

Surrounding Land Uses: Condominiums are located to the west and north; a commercial office under construction is located to the north; open space is located to the east and south.

Surrounding Zoning: RMF-2 is to the west and north; CL is to the north; PS is to the east and south.

Project Characteristics: Construction of a dual-use, outdoor ice rink/in-line (concrete) skating rink, 10,000 square foot community center with outdoor assembly areas, volleyball and basketball courts, climbing wall, expanded parking lot, expanded restrooms and a picnic area at Mammoth Creek Park. Buildings will be constructed to house a ticket/skate rental/concession operation and equipment and supply storage. The Community Center will be located within the western 1/3 of the Park with a minimum building setback of 20 feet and a maximum building height of 35 feet. The rink will be 85 feet by 185 feet located approximately 100 feet from the north property line and 190 feet from the west property line. A portable chiller unit will be placed on-site during winter months. Small fuel tanks will be placed on-site. Hours of operation for the rink will be from 8:00 a.m. to 10:00 p.m., including site preparation time. Sport lighting, low wattage lights across the rink and cutoff fixtures mounted to 8 poles around the rink will be provided in addition to lighting in the parking area. Seating will be available on landscaped mounds and on bleachers. The park will be used for team play, recreational skating and play and community events. See attached site plan. Phasing of the facilities will provide for construction of the ice/in-line rink prior to construction of the Community Center.

Existing Site Conditions: Mammoth Creek Park is approximately 20 acres in size and straddles both sides of Old Mammoth Road. Five acres is owned by the Town and 15 acres is administered by the Inyo National Forest. The Town portion of the Park on the west side of Old Mammoth Road contains a children's play area, restrooms, bicycle paths, and a 44 space parking lot. Approximately 2/3 of the Town-owned portion is vacant but has been used by bicyclists and pedestrians. The USFS portion of the site contains Mammoth Creek, picnic areas, the adjacent Mammoth Lakes Trail System bicycle path, a bicycle undercrossing and a bridge over the creek. Scattered Jeffrey Pines and some sagebrush are found on the flat site. There is disturbance throughout the site with ad-hoc trails, picnic areas and some landscaping and mounding.

II. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED

Mammoth Lakes Fire Protection District  
Mammoth Community Water District

III. ENVIRONMENTAL IMPACTS

Does the proposal have the potential to result in a significant adverse impact on one or more of the environmental components listed below? One of four answers may be given: **Potentially Significant Impact (1), Potentially Significant Unless Mitigation Incorporated (2), Less Than Significant Impact (3), and No Impact (4).**

A. SOILS/TOPOGRAPHY - Would the proposal result in or expose people to potential impacts involving:

- |   |   |
|---|---|
| 1. Landslides or mudflows?  | 4 |
| 2. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? | 3 |
| 3. Subsidence of the land?  | 4 |
| 4. Expansive soils?   | 4 |

Discussion: There will be additional surface area from the construction of approximately 104,000 square feet of concrete and pavement. A drywell and drainage collection system is proposed to handle surface runoff and the drainage of the melted ice water. This will limit the amount of surface erosion. Some grading will be required to lower the rink approximately three feet below existing grade. The grading may include the formation of berms around the rink for spectator seating and noise control. Other facilities will require some grading, but very little cut or fill. The disturbed area will be landscaped with a combination of turf for seating area and natural vegetation, such as aspens, Jeffrey Pines and revegetative seed mix. The project will comply with the erosion control and grading regulations of the Municipal Code.

B. GEOLOGY/SEISMIC - Would the proposal result in or expose people to potential impacts involving:

- |  |   |
|--|---|
| 1. Fault rupture?                                  | 4 |
| 2. Seismic ground shaking?                         | 3 |
| 3. Seismic ground failure, including liquefaction? | 4 |
| 4. Seiche, tsunami, or volcanic hazard?            | 4 |
| 5. Unique geologic or physical features?           | 4 |

Discussion: Mammoth Lakes is located in an area subject to occasional earthquakes. The ice rink/concrete rink will not expose people to greater danger than currently exists on the site. The General Plan EIR has addressed seismicity on a townwide basis.

C. WATER QUALITY - Would the proposal result in:

- |   |   |
|---|---|
| 1. Changes in absorption rates, drainage patterns or the rate and amount of surface runoff?   | 3 |
| 2. Exposure of people or property to water related hazards such as flooding?  | 4 |
| 3. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?  | 3 |
| 4. Changes in the amount of surface water in any water body?  | 3 |
| 5. Changes in currents, or the course or direction of water movements?  | 4 |
| 6. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | 4 |
| 7. Altered direction or rate of flow of groundwater?  | 4 |
| 8. Impacts to groundwater quality?  | 4 |

Discussion: The site is located in Zone X of the Flood Insurance Rate map #0607240002B and is not subject to flooding. Some additional surface runoff will occur due to approximately 104,000 square feet of impervious surfaces. The project has been designed in accordance with the Storm Drain Master Plan.

D. WATER SUPPLY - Would the proposal result in a need for new systems or supplies, or substantial alterations to the water supply:

- |  |   |
|--|---|
| 1. Local or regional water treatment or distribution facilities?                                     | 4 |
| 2. Sewer or septic systems?  | 4 |
| 3. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | 4 |

Discussion: The site already is served by sewer and water and contains existing restrooms. The proposal includes increased restroom capacity in relation to population served as required in the Uniform Building Code. Creation of the ice for winter use requires minimal use of water and is not considered a significant withdrawal of water from the water supply at that time of year.

E. BIOLOGICAL RESOURCES - Would the proposal result in impacts to:

- |   |   |
|---|---|
| 1. Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)? | 4 |
| 2. Locally designated species (e.g. heritage trees)?  | 4 |

- |   |   |
|---|---|
| 3. Locally designated natural communities (e.g. oak forest, coastal habitat)? | 4 |
| 4. Wetland habitat(e.g. marsh, riparian, and vernal pool)?                    | 4 |
| 5. Wildlife dispersal or migration corridors?                                 | 4 |

Discussion: A botanical survey was conducted in 1990 by Sally Manning and no species of special concern were found. This report is incorporated by reference and available at the Town Offices. Because of the level of use, the surrounding uses and the types and amount of trees and plants, the site is not suitable for wildlife habitat. Approximately 10 trees will be removed due to construction of the facilities .

F. AIR QUALITY - Would the proposal:

- |  |   |
|--|---|
| 1. Violate any air quality standard or contribute to an existing or projected air quality violation? | 4 |
| 2. Expose sensitive receptors to pollutants?   | 4 |
| 3. Alter air movement, moisture, or temperature, or cause any change in climate?                     | 3 |
| 4. Create objectionable odors?   | 4 |

Discussion: Some change in air movement will result due to expanded use of the park during winter and summer months. Traffic and additional activity will not decrease air quality further below attainment levels described in the Air Quality Management Plan. A future proposal may include a fire pit. If a fire pit is proposed, its operation shall comply with the Municipal Code requirements for particulate emissions.

G. TRANSPORTATION - Would the proposal result in:

- |   |   |
|---|---|
| 1. Increased vehicle trips or traffic congestion?   | 1 |
| 2. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. snow removal operations)? | 1 |
| 3. Inadequate emergency access or access to nearby uses?  | 4 |
| 4. Insufficient parking capacity on-site or off-site?   | 1 |
| 5. Hazards or barriers for pedestrians or bicyclists?   | 3 |
| 6. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?                                  | 3 |
| 7. Rail, water or air traffic impacts?  | 4 |

Discussion: Traffic and parking impacts cannot be determined at this time. An EIR will include an evaluation of parking and traffic impacts. There will be increased vehicle trips to and from Mammoth Creek Park during summer and winter. Old Mammoth Road has the capacity as an arterial street to accommodate the additional trips. The existing 44-space parking lot will accommodate 100 users at a time, based upon 2-3 occupants per

car and 10% walk-in and transit. The expanded parking area will accommodate 54 permanent spaces with 26 "overflow" spaces on the adjacent basketball court. Additional analysis is required to determine overflow needs during holiday and busy periods of use. Parking on-street and in surrounding neighborhoods will require deterrents which will be studied in the EIR. Transit is available to within 1 block of the Park during winter. Access to adjacent condominiums by plowing paths for pedestrians, drop off zones, off-site parking and other alternatives to reduce automobile usage will be discussed in the EIR.

H. LAND USE AND PLANNING CONSIDERATIONS - Would the proposal:

- |   |   |
|---|---|
| 1. Conflict with general plan designations or zoning?   | 4 |
| 2. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?         | 4 |
| 3. Be incompatible with existing land uses in the vicinity?   | 1 |
| 4. Affect open space or USFS resources or operations?   | 1 |
| 5. Disrupt or divide the physical arrangement of an established community (e.g. including a low income minority community)? | 1 |

Discussion: The use conforms to the General Plan and zoning regulations. The surrounding residential uses may find the use objectionable due to increased, noise, lighting, inappropriate parking and general activity. Due to the sensitivity of the adjacent neighbors, the EIR will address the potential impacts and incompatibilities of park uses with residential uses. Issues related to design review and site planning will also be discussed in the EIR.

I. HOUSING - Would the proposal:

- |   |   |
|---|---|
| 1. Displace existing housing, especially affordable housing?                          | 4 |
| 2. Require low and very low income housing, currently not available in the community? | 4 |

Discussion: The use will require 3 additional full-time equivalent employees. No new housing is required as employees are expected to be drawn from the expected local employee pool.

J. POPULATION - Would the proposal:

- |  |   |
|--|---|
| 1. Cumulatively exceed official regional or local population projections?  | 4 |
| 2. Induce substantial growth in an area directly or indirectly (e.g. through projects in an undeveloped area or extension of major | 4 |

infrastructure)?

Discussion: This facility will not induce substantial growth in the community. The General Plan population projections will not be exceeded.

K. PUBLIC SERVICES/UTILITIES - Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- |   |   |
|---|---|
| 1. Fire protection?                                   | 4 |
| 2. Police protection?                                 | 3 |
| 3. Schools?   | 4 |
| 4. Maintenance of public facilities, including roads? | 3 |
| 5. Other governmental services?                       | 3 |
| 6. Power or propane?                                  | 4 |
| 7. Storm water drainage?                              | 4 |
| 8. Solid waste disposal?                              | 4 |

Discussion: Some additional service will be required for police and maintenance operations. Police will have to provide additional surveillance of the park. Additional staffing has been proposed for maintenance. Program scheduling of the facilities will be required through the Town Offices of the Recreation and Parks Department.

L. HEALTH/SAFETY/NUISANCE - Would the proposal involve:

- |   |   |
|---|---|
| 1. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | 4 |
| 2. Possible interference with an emergency response plan or emergency evacuation plan?  | 4 |
| 3. The creation of any health hazard or potential health hazard?  | 4 |
| 4. Exposure of people to existing sources of potential health hazards?  | 4 |
| 5. Unsafe buildings, street systems or pedestrian systems due to snow and weather conditions?   | 4 |
| 6. Increased fire hazard in areas with flammable brush, grass, or trees?  | 4 |

Discussion: There is a concern regarding the proximity of the skating facilities to the existing play area and the "mixing" of older youths with preschool-aged children. The EIR should address the site planning characteristics to ensure the safety of the various activity areas and the "division" of activity areas to avoid unsafe conditions.

M. NOISE - Would the proposal result in:

- 1. Increases in existing noise levels? 1
- 2. Exposure of people/sensitive receptors to increased noise levels? 1

Discussion: A technical analysis is required to determine noise levels of the various uses of the park and their impacts on the surrounding uses. The EIR will evaluate the noise generators in relation to the General Plan and Municipal Code requirements which set noise thresholds for noise in suburban and rural areas.

N. AESTHETICS - Would the proposal:

- 1. Affect a scenic vista from a public open space or right of way? 1
- 2. Have a demonstrable negative visual effect? 1
- 3. Create unacceptable light or glare? 1

Discussion: The community center, skating facilities, parking areas and play areas will modify the existing vistas from adjacent uses. Sport lighting will require additional analysis to determine the impacts on adjacent uses. The EIR will address the significance of the changes in aesthetics as they relate to the zoning regulations and design review guidelines.

O. CULTURAL RESOURCES - Would the proposal:

- 1. Disturb paleontological resources? 4
- 2. Disturb archaeological resources? 4
- 3. Affect historical resources? 4
- 4. Have the potential to cause a physical change which would affect unique ethnic cultural values? 4
- 5. Restrict existing religious or sacred uses within the potential impact area? 4

Discussion: An archaeological reconnaissance has been conducted and recovery completed Trans-sierran Archaeological Research in 1991. The Report is incorporated by reference and is available at the Town Offices. No additional impacts on cultural resources are expected.

P. ENERGY AND SCARCE RESOURCES - Would the proposal:

- 1. Conflict with adopted energy conservation plans? 4
- 2. Use non-renewable resources in a wasteful and inefficient 4

manner?

3. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? 4

Discussion: There are no scarce resources on the site and none are expected to be used in the construction or activity of the proposal.

Q. RECREATION - Would the proposal:

1. Increase the demand for neighborhood or regional parks or other recreational facilities? 4
2. Affect existing recreational opportunities? 4

Discussion: This project will increase the recreational opportunities in Mammoth Lakes and accommodate a community need for non-skier activities.

IV. PREVIOUS ENVIRONMENTAL DOCUMENTATION

A negative declaration was previously prepared for general construction of skating facilities on this site. After careful consideration, the Town Council determined that an expanded description of park facilities was warranted and directed staff to prepare a new Initial Study and EIR to address potential environmental impacts of the project.

All source documents cited in this Initial Study may be reviewed at the Town of Mammoth Lakes Offices, 437 Old Mammoth Rd., Suite R, Mammoth Lakes, California.

- General Plan
- General Plan EIR
- Biological Study
- Cultural Resource Study
- Flood Zone Maps
- Storm Drain Master Plan

V. MANDATORY FINDINGS OF SIGNIFICANCE

4 Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

4 Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which

occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

4 Does the project have impacts which are individually limited but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

1 Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

VI. ENVIRONMENTAL DETERMINATION

     I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

     I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures have been added to the project. A Negative Declaration will be prepared.

X I find that the proposed project may have a significant effect on the environment, and an Environmental Impact Report will be prepared.

11-30-88  
Date

  
Signature







## **15.2 Noise Assessment**

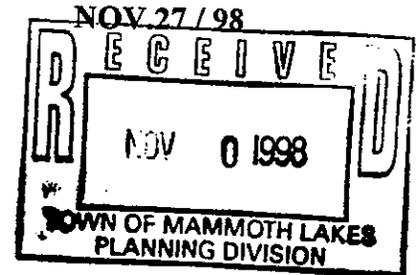
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P.O. Box 1648 \* Mammoth Lakes \* CA \* 93546

TO - KAREN JOHNSTON

FROM - TONY CAMPBELL



Dear Karen,

Now that the EIR for Mammoth Creek Park is underway, we would like to re-  
enumerate our main concerns for the record:-

## 1. Noise Sources

There appears to be several noise sources associated with the Ice/in-line  
Skating facility which will contribute to the overall cumulative noise level:-

- \* Edger noise
- \* Zamboni noise
- \* Chiller unit noise
- \* Crowd noise
- \* Traffic noise
- \* Music noise
- \* Snow Removal Equipment Noise ( Loaders & Snowblowers )
- \* Normal ambient noise

All of these noise sources, plus any others that come to light later, will need to be integrated into  
the equation for total cumulative noise level.

## 2. Traffic Congestion

Businesses along this section of Old Mammoth Road are already experiencing  
illegal parking problems due to the pressure of traffic overload at busy times. At present Sherwin  
Plaza 1 and Jagerhof Lodge parking lots are the most affected. Relatively minor events which  
have taken place in the past, at Mammoth Creek Park such as:- Art-A-La-Carte and Farmer's  
Market indicate the magnitude of the potential traffic congestion which can occur in that  
area. Realistic solutions need to be found for these problems before considering additional  
activities which could create a potential traffic nightmare.

### 3. Security

-----

As we all know from experience, parks in general can be an attraction for undesirable activities such as, vandalism - facility abuse - drugs - littering etc. Facilities such as the proposed Ice/In-Line Arena would provide an added attraction for abuse, especially during non-operating hours. Our main concerns here would be:-

- \* Security during non-operating hours.
- \* Traffic control during operating hours
- \* Crowd control during operating hours

### 4. Impacts On Existing Facilities & Events

-----

What will be the impacts of the In- Line Arena and other suggested activities on events such as Art-A-La-Carte and Farmer's Market, and on the existing children's playground? Are these events and facilities in danger of being completely overwhelmed?

### 5. Evaluation Of Alternate Sites.

-----

Several alternate sites have been suggested to us over the past few months such as:-

- \* The Community College Site
- \* Sierra Meadows Ranch Vicinity
- \* Combined Visitor Center Area
- \* Property APN 33-170-03, 474 Joaquin Rd.
- \* Shady Rest Park

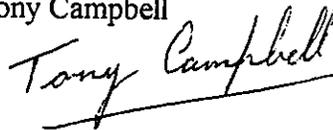
There are probably other alternate sites suitable for evaluation that the Town Planning Dept. is already aware of.

Possibilities exist that some of these alternate sites, when studied in detail and pros and cons evaluated, could offer a much free-er and less restricted facility with much more room for expansion of facilities. Most of these sites would certainly be less controversial than Mammoth Creek Park.

Thank you for your co-operation.

Best Regards,

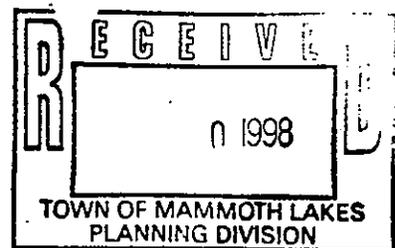
Tony Campbell



c/c Steve Boomer  
Members Of The Town Council  
Members Of The Planning Commission

November 9, 1998

Mr Tony Campbell  
Mammoth Lakes



Dear Mr. Campbell;

My wife and I were very glad to read such a well reasoned response to the planned Ice Skating/Multi-Use facility at Mammoth Park. We too are concerned with the loss of the park as it is now and how it was envisioned after incorporation. We spend many hours walking and fishing along Mammoth Creek from the meadow at Snow Creek on down past the old buildings east of Old Mammoth road. We have also enjoyed the Art Ala Carte show spread out along the trails in the park which did not appear to interfere with the youngsters playing there or disturb the pastoral atmosphere which we find so enjoyable.

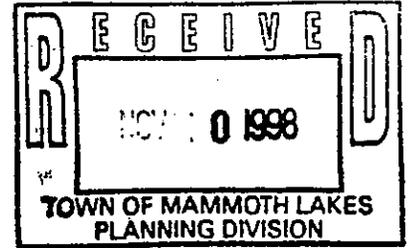
We also happen to be owners at La Vista Blanc Condominiums and we did respond to the Council when the in line skating area was first proposed. When the plan was dropped in favor of using Shady Rest we assumed that the subject was closed and that the peace and quiet of the neighborhood would remain. Now it appears that the Town Council is more interested in pleasing a very limited number of people that do not wish to go as far as Shady Rest to ice skate or in line skate. One of our real concerns is that the lack of parking and the increased use of the area is going to result in skaters using the adjacent business parking areas or even parking within our complex. The demand by skaters for parking is also going to reduce the parking available for the parents that bring their small children to the park to play. Another problem which we fear will develop is the increase in non-homeowners using the parking area in La Vista Blanc for ingress and egress from the park. In line skaters and skate boarders like to vary their terrain and use their skills whether it be in a designated area or as they travel to and from their destinations. It is our concern that they will use our surfaced areas for travel and therefore, increase the hazards to those entitled to use parking areas.

As far as the noise is concerned, doesn't it make more sense to place the facility at Shady Rest or even out in the equestrian center area rather than right next to two residential complexes that are surely going to bring action against the plan, either to insure that there is adequate noise and traffic mitigation work done or for damages if the Town insists on going ahead with the project without doing the work. We are not in any way speaking for the other home owners at La Vista Blanc but we will be happy to join with others of similar concerns in objecting to the proposed project. Please count us among your supporters and feel free to present this letter to the Town Council if it is needed.

Sincerely;

  
David & Sharon Bishop  
1937 Silverwood Lane  
Los Angeles, CA 90041

Mammoth Lakes Town Council  
Mammoth Lakes, Ca. 93546



Sirs:

Mammoth Lakes, Nov. 10, 1998

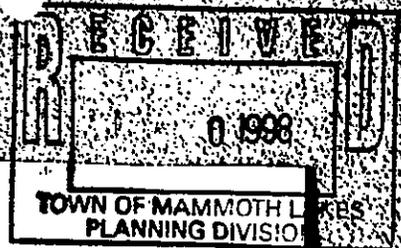
I'm opposed to the proposed ice skating ring in Mammoth Park. Please preserve Mammoth Creek Park. The citizens of Mammoth need a park in the middle of town that is so very special and unique. We should do all we can to preserve it whole. Besides, the proposed ice ring would create a lot of noise and parking would create a major problem.

Thank you,

*Wolfgang G. Rau*  
Wolfgang G. Rau  
P.O. Box 284.

Mammoth Lakes, CA. 93546

C.C. Planning Commission of Mammoth Lakes



**Genny Smith Books**

11/12/98

Excellent arguments,  
Tony. You're right on!

Count me in. Do  
you need money?

If it comes to litigation,  
so be it.

Genny

# FACSIMILE COVER PAGE

**To :** Karen Johnston

**From :** Jim Leney

**Sent :** at 8:16:46 PM

**Pages :** 5 (including Cover)

**Subject :** Letter From Mammoth Creek Condos, Re: Ice Rink, etc.

Karen,

I was informed by John Thorton (ad hoc board member) that you had not received a copy of a letter sent by the Mammoth Creek Board some time ago to the town clerk. Please find a fax copy attached.

Jim Leney

Mammoth Creek Board Member



**Condominium Homeowners Association Inc.**  
P.O. Box 8228 – Mammoth Lakes – CA – 93546 760 934-3006

November 16, 1998

Town Council  
**TOWN OF MAMMOTH LAKES**  
Attn: Town Clerk, Anita Hatter  
P.O. Box 1609  
Mammoth Lakes, CA

Subject: Inline and Ice Skating Facility

Dear Council Members:

The Mammoth Creek Owners Association represents the 60 owners of the Mammoth Creek Condos. Mammoth Creek Condos are located directly west and adjacent to the Mammoth Creek Park and proposed Skate Park. Our owners are concerned with the Town's attitude and approach to locating and building the proposed roller inline/ice skating facility. The Town, particularly the council, should be making every effort to gain consensus on the various issues surrounding the project. We are very concerned with the public comments made by elected officials such Councilman Woods and the callous attitude regarding this matter.

Absentee property owners silently pay the majority of the Town's bills, which in turn support the employment, services and lifestyles that the local residents enjoy. This support comes from absentee property owners' property tax, bed tax and the spending by visitors at local businesses and becomes the lifeblood of the community. To put this in perspective, Mammoth Creek owners contribute over \$70,000 per year in bed tax alone and over \$80,000 per year in property tax, enough to pay several Town staff salaries.

The Mammoth Creek Park is bounded on the north and west by condo projects largely owned by absentee owners, tax payers that will be directly impacted by the project and whose voice should be heard and fairly considered by the council. In order for this voice to be properly represented, we suggest that public meetings/hearings be scheduled on Saturdays so the absentee property owners can participate and be part of the consensus process. This would be a positive gesture upon the Town's part to gain support from the adjacent condo owners.

Regarding the proposed Skate Park, we have the following concerns:

- **Location** – Have detailed alternative location studies been performed and do these studies weight the potential impacts on the surrounding environments? We understand that recently the Town has approved a skateboard park to be located at the Shady Rest

Park. It would seem logical to locate the Inline/Ice Skate Park in the same vicinity. The other location that makes sense are locating it at the college site and incorporating it into an overall athletic facility or locating it within the MMSA development. This would alleviate many of the concerns and issues related to locating the Skate Park at the Mammoth Creek Park. Another alternative, that we have not heard discussed, is locating the Skate Park at the equestrian center. This was the proposed location for the Skate Park several years ago. If it was a viable site then why is it not being considered now?

- **Noise** – Like our neighbors, La Vista Blanc, we too share the concerns over noise emitted from the proposed facility. Noise impacts must be mitigated to a less than significant level. These impacts should also be reviewed regarding the wildlife present within the National Forest adjoining the park along Mammoth Creek. All the indigenous forms of wild life in the area use the trail along the north side of the creek. Deer use the trail for migration signs of the deer movement are evident in the spring and fall. There are raccoon that are spotted year around. Then there is the bear that lives along the creek upstream of the foot bridge along with rabbit and porcupine observed all year, various squirrels, chipmunks and birds, all which will be impacted by the unnatural noise of the proposed skate park.

Noise concerns have been expressed regarding the mechanical equipment and public address system. The noise created by a hockey puck slamming against the wall (like a gunshot) may have a more significant noise impact and should be included in the noise impact studies.

- **Parking** – Parking is an immediate concern. It is our understanding that no additional parking will be added at the Mammoth Creek Park, when the facility is completed. This has to be acknowledged as a defined problem. During holiday periods, there are many times when the parking lot at the park is full. The park is well used during the dry weather months particularly weekends and holiday periods with cars not only filling the parking lot but also parking along the street. What will happen with the Skate Park? Will those visitors that want to use the playground and picnic area be denied that use?

The Town staff have estimated over 10,000 skaters per month during the five winter months (10,000 skaters per month seems very optimistic). Approximately 80 cars will need to be parked off street assuming 10,000 skaters per month; half use the skate park on week ends and two thirds are there between 4 p.m. and 8 p.m., five people per car. This doesn't include holidays when the numbers will probably double.

It has been suggested by staff and council that parking can take place on Meadow Lane. Meadow Lane dead ends at the west end of the park with condominium projects

on both sides of the street. During the winter months there is no parking allowed on the street and with inadequate parking at the skate facility, where are skate park users going to park? This will create real problems to the condominium projects during high use winter periods when lots are already at capacity. It will be compounded during the winter months when there is no street parking allowed. If skate park users park during the winter months in the condominium parking areas, it will force condominium management to have those illegally parked vehicles towed putting the condominium management in an uncompromising position and at odds with skate park users. This is an unfair situation for the condominium management, owners, and park users. The Town must not allow this situation to develop and must make certain that there is adequate off-street parking for both the skate park users and normal park use. The parking requirements for the Skate Park must be the same as it would be if it were a privately owned project.

- **Economic Impacts to the Community** - Have the short and long-term economic impacts of owning and operating this facility been adequately addressed? Have economic studies been performed and what is the confidence level of those studies? Have all of the capital and development costs been properly identified and what are they? How were the user hours developed? How did these studies account for the seasonal variations in use? What is the break even point for operating the proposed facility and what type of studies have been performed to identify that there will be adequate use of the facilities to meet the break even point. It is our understanding that the Town staff performed a financial and economic analysis. The studies that were provided to us are far from a financial/economic analysis that would support the project. The projects reviewed are not even close to being similar to the proposed project. Have the studies been peer reviewed by someone qualified in performing these types of economic studies and do they meet the standard of care necessary for sound fiscal management of public funds? What are the guarantees to the taxpayers that this project will be successful and not an albatross to the Town treasury? Will this project be subsidized in any way by the Town and taxpayers of the community?

We believe that the project will have a negative financial impact on our rental use and income. This will reduce our bed tax contribution to the Town impacting it fiscally. We also believe the project will depress property values effecting property tax income to the Town. These issues must be adequately addressed before the Town can move forward with the project and must be included in the CEQA documentation.

- **Lighting and Overall Aesthetics** - Lighting and the overall aesthetics must be carefully considered so there is no visual impairment to the adjacent landowners. All the condo projects adjacent to the park are two and three stories and their view should not be negatively impacted by the Skate Park. None of the landowners want to look at unsightly mechanical equipment, bleachers, lights and other equipment. Perhaps mechanical equipment can be placed within the proposed berm and seats can be placed

Town Council  
November 16, 1998  
Page 4

on the berm in lieu of bleachers. Lighting could be low level and directed away from residence. These considerations must be addressed in the CEQA documentation.

These are our preliminary comments on the project. We wish to be involved in the CEQA process and included in all notifications, meetings and hearings. We look forward to discussing these issues with the council and staff. Please call me if you or staff have questions.

Sincerely,

Mammoth Creek Owners Association  
P.O. Box 8228  
Mammoth Lakes, CA 93546  
760 934 3006

Jack Keenan  
President

Cc: Town Manager  
Karen Johnston

To:

Karen Johnston  
Senior Planner  
Town of Mammoth Lakes

Nov. 16, 1998

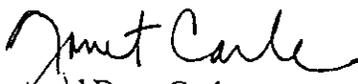
Ms. Johnston:

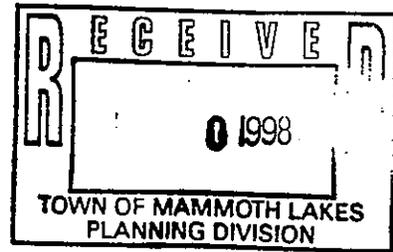
I understand that you are in charge of the scoping process for the EIR on the proposed developments at Mammoth Creek Park.

- 1) We feel that a full size ice rink is an inappropriate development at this site. It is too noisy, too intrusive to nearby residents, too short of parking, and the site is too environmentally sensitive. Another location should be found.
- 2) We have also heard that other activities, such as a staging area for snowmobilers, are being considered in the EIR. Noise concerns and riparian zone impacts also apply to this idea. The place for snowmobilers is not right in the middle of town and next to a fragile creekside habitat that is used extensively by runners and walkers looking for peace and quiet.

Please keep us informed as to any public meetings during the EIR process.

Thank you,

  
Janet and Dave Carle  
PO Box 3234  
Mammoth Lakes  
carle@telis.org



November 17, 1998

Mr. Tony Campbell  
P.O. Box 1648  
Mammoth Lakes, CA 93546

Dear Tony:

We read your article about Mammoth Creek in the Mammoth Times, and are writing to say that we agree with you wholeheartedly. We have, on many occasions, enjoyed picnicing in the park, enjoying the peace and tranquility that it offers. Our preference is to retain its natural beauty by leaving the creek corridor undisturbed.

Shady Rest seems the best place for the types of activities that are being proposed for the corridor. The list of these activities is shocking; thank you for publishing them. They would be wonderful to have at Mammoth, but not at the creek corridor.

Sincerely,

A handwritten signature in cursive script that reads "John + Linda".

John & Linda Dusckett  
3 Mirino Drive  
Mission Viejo, CA 92692

Viewpoint Condominium Owners

Former Jagerhof visitors!

**TOWN OF MAMMOTH LAKES**

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P. O. Box 1609  
Mammoth Lakes, CA 93546

## **Scoping Meeting for Ice Rink EIR**

### **For Immediate Release**

Wednesday, November 25, 1998

**Contact: Karen Johnston**

**Town of Mammoth Lakes  
(760) 934-8989 ext. 228**

The Town of Mammoth Lakes Planning Commission will be holding a "scoping" meeting to assist in the preparation of the Environmental Impact Report on the construction of facilities at Mammoth Creek Park on Friday, December 18, 1998. The meeting will be held in Suite Z, Minaret Village Shopping Center, 437 Old Mammoth Road, at 9:00 a.m.

The facilities to be considered for Mammoth Creek Park development include an ice rink, in-line skating rink, community center, volleyball and basketball courts, horseshoe pits, a climbing wall, pathways, picnic areas and expanded restrooms and parking areas.

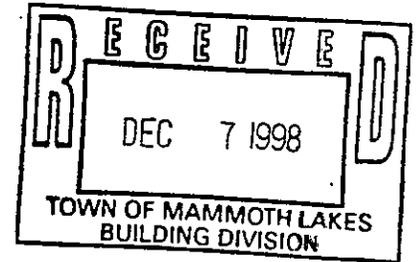
You are invited to attend the "scoping" meeting to present any comments you may have regarding the potential environmental impacts of the construction and operation of the proposed facilities.

MAMMOTH COMMUNITY WATER DISTRICT  
POST OFFICE BOX 597  
MAMMOTH LAKES, CALIFORNIA 93546  
Phone (760) 934-2596 FAX (760) 934-4080



December 3, 1998

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



Re: Project: Use Permit Application 98-3

The Mammoth Community Water District has reviewed the information supplied regarding the above referenced project involving the construction of additional recreational facilities at Mammoth Creek Park including an ice rink, community center, volleyball courts, and expanded restrooms and parking lot.

As noted in the Initial Study, the site currently has available to it water and sewer service. The additional demands from construction of the proposed project will not have significant impacts on the District's water or sewer systems. Because of the change in demand for water and sewer services, a new water and sewer permit will be required prior to any construction occurring.

Thank you for providing the opportunity to comment on this proposed project. If you should have any questions, please feel free to contact me at the District office at 934-2596, extension 230.

Sincerely,  
MAMMOTH COMMUNITY WATER DISTRICT

*Gary Sisson*  
GARY SISSON  
Assistant General Manager

11/30/98

Town Council  
TOWN OF MAMMOTH LAKES  
Attn: Town Clerk, Anita Hatter  
P. O. Box 1609  
Mammoth Lakes, CA 93546

Subject: Inline and Ice Skating Facility Proposed for Mammoth Creek Park

Dear Members of the Mammoth Lakes Town Council,

We have owned Unit #26 at Mammoth Creek for twenty years now. We love Mammoth and we are interested in seeing that development of the area is consistent with preserving its many unique and wonderful qualities. Among these are the the natural beauty, the integrity of the waterways, the expanse of scenery, and the peacefulness.

Mammoth Creek Park as it has so far been developed is wonderful. The creek can be enjoyed, while the current use seems to be consistent with preserving it in an ecologically sound way. I am concerned that the creek corridor will be negatively impacted by the numbers of people you are contemplating attracting to this very small park with a skating facility. I am concerned about the trash, about the possibility of human waste contaminating the creek, about the noise levels, about the impact of so many people walking about on the plant life, and about the disturbance and displacement of the wildlife.

I am concerned about the skating rink in such close proximity to a play area for small children. I am concerned about the safety issues of skaters knocking into these children and hurting them. I am concerned about the numbers attracted to the park outstripping the size of the play area. I am concerned about the bathrooms being located so close to this play area where large numbers of skaters will be skating to these facilities. Who will be overseeing the safety issues, and where will the liability issues fall?

I am concerned about the numbers of young people who will be dropped off and/or left at the park with very little supervision. I am concerned that the town may not be planning for this problem, which is occurring in libraries and malls and other gathering places all across the country. Who will be overseeing these issues and where will the liability fall?

I am very concerned about the parking issue because of the significant safety issues. I have read in the news articles that skaters will be encouraged to come to the park on foot. However, there are no sidewalks on Meadow Lane, and there are no sidewalks along Old Mammoth Road. Furthermore, during the winter, when roadways are icy, if cars brake for children, the potential exists for cars skidding into pedestrians. The speed levels and the curve of the road added to pedestrians and skaters could present a significant safety hazard. I am concerned that there are not enough parking places in the park itself, and that cars will be parked along the roadways nearby, with children coming out from between parked cars and crossing the street as they are dropped off or

after getting out of their cars. I am concerned about children walking and skating in the roadways or right alongside the traffic on the shoulders as they go to and from the park. If cars park along the roadways on the shoulders, it will further compromise the safety of those who are walking or skating to the park. We had a child killed in our town last year. We have a similar situation, where there is inadequate parking for a well used music school. It was a winter day and the driver who hit her was not cited, but it was such a tragic death. You have to cross the street to get there. If you put more parking across Old Mammoth Road, will there be a traffic light for crossing? Will there be a crossing guard? This is not a good situation as far as safety issues are concerned. The park does not have adequate parking for the facility you are proposing. Furthermore, there is no way to provide additional parking that does away with these safety hazards. There is simply not enough room at Mammoth Creek Park to provide for the needs created by attracting that many people to that space.

The noise levels are an issue that I do not believe can be resolved at this location. The noise levels will impact the people living nearby, but they will also impact the wildlife that is in the area. Further, the noise levels will impact the enjoyment of the facility itself. It will spoil some of the fun to place a skating rink in a location where it cannot be enjoyed without constantly telling children and adults to be quieter. What will it be like to fish along the creek with so much noise? Or simply to walk along the edge of the creek? I doubt if you would consider locating the motocross track in such an area, and some of the noise levels that occur during events contemplated at this facility, such as music and public address and cheering, can be quite high for extended periods of time, not to mention the noise of the machinery. I don't think it is going to be possible to mitigate the impact of such noise levels. An additional problem is the possibility of having to contend with boomboxes brought into the park area. Who will be overseeing these problems and how much will it cost and will the supervision be adequate? What will the enforcement protocols encompass?

There is effectively no available parking on Meadow Lane that is public. How will we, at Mammoth Creek, get into and out of our parking lots if cars are parked and doubleparked dropping off and waiting to pick up children at the tiny cul de sac, which is where our office is located and the entrance to a parking lot serving twenty eight of our units? What kind of congestion will there be on such a tiny road, which services so many dwelling units already. During periods when the units are heavily occupied, can this road sustain any additional traffic? And what about in the winter when the snow further narrows the roadway? And how will this increased traffic compromise the safety of those who must walk in the road to get to the park? How is the town going to police this situation? Will we be expected to pay additional homeowners fees to our association to hire help to deal with those who will inevitably park illegally and compromise the parking for our owners and guests?

Mammoth Creek Park is a unique area. It is a small area. Preserving the ecology of the creek and the surrounding area should be a priority. It is a peaceful preserve where families gather now and enjoy the out of doors and where many enjoy the beauty of the creek. It invites you to sit and feel the sun and the wind. It invites you to explore the banks of the creek. It invites you to search for wildflowers. It invites you to enjoy the beauty of the area. It is a lovely spot in a central location. Please preserve it as it is.

We think the idea of a skating facility is a wonderful one. However, we do not think this location is adequate for the concept that has been envisioned. I hope you will give serious consideration to other sites that would not be constrained by noise factors or by the problems of preserving the integrity of Mammoth Creek. We do strongly support the concept of a skating facility in the Mammoth area. Please search for a location that is situated to provide safe and adequate access and will allow those who come to enjoy it without worrying about the noise they may generate in their joy or their enthusiasm. It would be fun to have enough space to erect a "warming hut" and to make it a gathering place where families could feel free instead of constrained by the location.

Thank you for considering our thoughts on the matter.

Sincerely,

A handwritten signature in cursive script that reads "Harvey & Chris Place".

Harvey & Chris Place  
75 Fox Run Road  
New Canaan, CT 06840  
203-966-1821  
Fax 203-966-1501  
Email: CPlace4IC@aol.com

# COUNTY of MONO

HEALTH DEPARTMENT  
P.O. BOX 3329  
Mammoth Lakes, CA 93546



Public Health (760) 924-5410  
Environmental Health (760) 924-5454

FAX (760)-924-5467  
FAX (760) 924-5458

JACK BERTMAN, M.D.  
Health Officer

**DATE:** December 8, 1998

**TO:** Karen Johnston, Mammoth Lakes Planning Department

**FROM:** Louis Molina, Mono County Health Department

**SUBJECT:** Notice of Preparation of a Draft E.I.R. (Use Permit Application 98-3) *jm*

**APPLICANT:** Town of Mammoth Lakes

**OWNER:** Town of Mammoth Lakes

**ENGINEER:** -

**PARCEL NO.:** 40-040-17, 18

## COMMENTS AND CONDITIONS:

Mono County Health Department staff has reviewed the above referenced document and has the following comments:

1. The applicant shall contact the Mono County Health Department for any food service operation requirements, prior to construction of the facility.
2. Additional information regarding on-site fuel tank(s) for the ice rink operation should be submitted to the Mono County Health Department.

*Heiserman & Hamer*

C. CRAIG HEISERMAN, C.P.A.  
DANIEL W. HAMER, C.P.A.  
KEVIN M. CONRAD, C.P.A.

CERTIFIED PUBLIC ACCOUNTANTS, INC.  
333 SOUTH ANITA DRIVE, SUITE 840  
ORANGE, CALIFORNIA 92868

TELEPHONE (714) 937-0547  
FAX (714) 937-0550

December 12, 1998

Ms. Karen Johnston  
Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, CA 93546

RE: Ice Rink

Dear Ms. Johnston

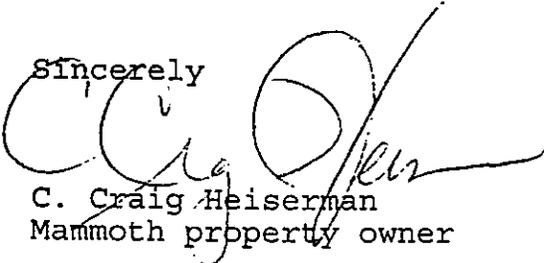
I am a property owner and part-time resident of Mammoth Lakes. My second home is located within the Condo development known as "Mammoth Creek". This property is due west of the proposed ice rink construction. I believe this project will greatly distract from my enjoyment of my home. The negatives are easy: noise, location, parking ( the lack of it ), lighting and overall aesthetics.

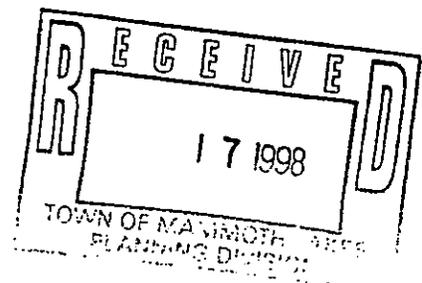
Have alternative locations been considered? Why not next to the Mammoth museum. I could see a whole corner of entertainment: skate park, ice rink for hockey and casual skating, rock climbing, basketball, horseshoes, equestrian center, museum, etc.

Final question, are you sure you want this kind of development in our quiet little town? Have you considered the liability insurance costs? Do you believe this will create revenue for the city? Having been involved with roller hockey for years, I don't think so. Do you believe this kind of development will fit in with our natural beauty? I don't think so.

These are some of my immediate thoughts, each one has more that can be said about them. If you would like to discuss any of them, please do not hesitate to call (714) 937-0547, ext 1.

Sincerely

  
C. Craig Heiserman  
Mammoth property owner



PO Box 1839  
Mammoth Lakes, CA 93546  
December 13, 1998

Karen Johnston  
Mammoth Lakes Senior Planner  
PO Box 1609  
Mammoth Lakes, CA 93546

Dear Ms. Johnston:

As we prepare to leave Mammoth on a 3-week Christmas trip, we are uneasy about leaving. I have heard so many use suggestions bandied about for Mammoth Creek Park that I'm almost afraid to be out of touch.

Over and above any specific concerns that exist about an ice rink, we are concerned about trying to crowd too many uses into one area - especially when some of the mentioned uses are noisy activities. The noise levels of snowmobiles and motocross belong in areas that are well-buffered from town. The current motocross track is an example of one that is vitually unheard unless you are on one short portion of Sherwin Lake trail.

As we drive to our condo in Snowcreek 5 Fairway Homes, we don't want to pass a noisy, cluttered staging area for such activities. We can't imagine that this is anyone's idea of a "world-class resort". I'm sure that the noise, fumes, and/or dust would carry for miles.

Our personal use of the park is in the early spring when mountain trails are still covered with snow and skiing is getting slushy. There we can go for peaceful walks or take a leisurely bike ride passing the first of the wild flowers as well as other walkers, joggers, and bikers. We had anticipated using this area for snow shoeing in winter when we didn't have time to go far afield.

Granted that most of us go outside town limits when we want true peacefulness, it would be a shame to give up all chance of a little peaceful recreation in town. As you narrow down the compiled wishlist of all possible users, remember that there is value in leaving a little quiet greenspace.

We realize that your main consideration now is the ice rink and that you will be considering noise levels of that potential project. We simply ask that you keep in mind in an overall planning strategy that not every use that can possibly fit into the park is necessarily worth giving up peaceful greenspace.

Thank you for any consideration that you give to our views.

Sincerely,

*Herb Waite*  
Herb Waite  
Julie Cline

*Julie Cline*

Karin

12/14/98

Planning Commission  
TOWN OF MAMMOTH LAKES  
P. O. Box 1609  
Mammoth Lakes, CA 93546

**Subject: Inline and Ice Skating Facility Proposed for Mammoth Creek Park**

Dear Members of the Mammoth Lakes Planning Commission,

We have owned Unit #26 at Mammoth Creek for twenty years now. We love Mammoth and we are interested in seeing that development of the area is consistent with preserving its many unique and wonderful qualities. Among these are the the natural beauty, the integrity of the waterways, the expanse of scenery, and the peacefulness.

Mammoth Creek Park as it has so far been developed is wonderful. The creek can be enjoyed, while the current use seems to be consistent with preserving it in an ecologically sound way. We are concerned that the creek corridor will be negatively impacted by the numbers of people you are contemplating attracting to this very small park with a skating facility. We are concerned about the trash that will be generated. We are concerned about the possibility of human waste contaminating the creek. We are concerned about the noise levels. We are concerned about the impact of so many people walking about on the plant life. And we are concerned about the disturbance and displacement of the wildlife.

Regarding the possibility of human waste contamination of the creek and corridor, our experience here in Connecticut on two pieces of property totaling over five acres, is that when our neighbor has a large party, of less persons than you are proposing will be using the skating facility, a number of the young men come over the rock wall into our yard and urinate in the woods. This could happen in Mammoth Creek Park, and the logical place for this to happen is near the creek.

I am concerned about the skating rink in such close proximity to a play area for small children. I am concerned about the safety issues of skaters knocking into these children and hurting them. I am concerned about the numbers attracted to the park outstripping the size of the play area. I am concerned about the bathrooms being located so close to this play area where large numbers of skaters will be skating to these facilities. Who will be overseeing the safety issues, and where will the liability issues fall?

I am concerned about the numbers of young people who will be dropped off and/or left at the park with very little supervision. I am concerned that the town may not be planning for this problem, which is occurring in libraries and malls and other gathering places all across the country. Who will be overseeing these issues and where will the liability fall?

I am very concerned about the parking issue because of the significant safety issues. I have read that skaters will be encouraged to come to the park on foot. However, there are no sidewalks on Meadow Lane or along Old Mammoth Road. During the winter, when roadways are icy, cars braking for children could skid into pedestrians. The speed levels and the curve of the road added to pedestrians and skaters presents a significant safety hazard. I am concerned that there are not enough parking places in the park itself, and that cars will be parked along the roadways nearby, with children coming out from between parked cars and crossing the street as they are dropped off or after getting out of their cars. I am concerned about children walking and skating in the roadways or right alongside the traffic on the shoulders as they go to and from the park. If cars park along the roadways on the shoulders, it will further compromise the safety of those who are walking or skating to the park. We had a child killed in our town last year. We have a similar situation, where there is inadequate parking for a well used music school, necessitating students to cross the road. It was a winter day and the driver who hit her was not cited, but it was such a tragic death. If you put more parking across Old Mammoth Road, will there be a traffic light for crossing? Will there be a crossing guard? This is not a good situation as far as safety issues are concerned. The park does not have adequate parking for the facility you are proposing. Furthermore, there is no way to provide additional parking that does away with these safety hazards. There is simply not enough room at Mammoth Creek Park to provide for the needs created by attracting that many people to that space.

The noise levels are an issue that I do not believe can be resolved at this location. The noise levels will impact the people living nearby, but they will also impact the wildlife that is in the area. Further, the noise levels will impact the enjoyment of the facility itself. It will spoil some of the fun to place a skating rink in a location where it cannot be enjoyed without constantly telling children and adults to be quieter. What will it be like to fish along the creek with so much noise? Or simply to walk along the edge of the creek? I doubt if you would consider locating the motocross track in such an area, and some of the noise levels that occur during events contemplated at this facility, such as music and public address and cheering, can be quite high for extended periods of time, not to mention the noise of the machinery. I don't think it is going to be possible to mitigate the impact of such noise levels. An additional problem is the possibility of having to contend with boomboxes brought into the park area. Who will be overseeing these problems and how much will it cost and will the supervision be adequate? What will the enforcement protocols encompass?

There is effectively no available parking on Meadow Lane that is public. How will we, at Mammoth Creek, get into and out of our parking lots if cars are parked and doubleparked dropping off and waiting to pick up children at the tiny cul de sac, which is where our office is located and the entrance to a parking lot serving twenty eight of our units? What kind of congestion will there be on such a tiny road, which services so many dwelling units already. During periods when the units are heavily occupied, can this road sustain any additional traffic? And what about in the winter when the snow further narrows the roadway? And how will this increased traffic compromise the safety of those who must walk in the road to get to the park? How is the town going to police this situation? Will we be expected to pay additional homeowners fees to our association to hire help to deal with those who will inevitably park illegally and compromise the parking for our owners and guests?

**In regard to the Environmental Impact Report that will be done on the proposed use of Mammoth Creek Park for an Inline and Ice Skating Facility, we request that the following issues be specifically addressed in your report:**

- Preservation of the ecology of the Mammoth Creek corridor.
- Trash generation by the numbers of persons proposed to use such a facility.
- Human waste contamination of Mammoth Creek and the Mammoth Creek corridor.
- Destruction of the natural plant life by the number of persons proposed to use such a facility.
- Disturbance and displacement of wildlife.
- ✓ • Safety issues related to attracting older children and teens to the park for skating in close proximity to the area which is currently developed to attract very small children.
- Safety issues related to having inadequate space to provide enough parking to accomodate the numbers of persons proposed to use such a facility on the park grounds itself.
- Safety issues related to having parking offsite of Mammoth Creek Park for those who will want to drive and park nearby and access the park and skating facilities.
- Safety issues related to having pedestrians walk, skate and bike to the park on roadways and shoulders of roadways.
- Congestion in or near neighboring residential condominiums on access roads.
- The noise impact on neighboring residential condominium owners and guests, both as to volume of noise, quality of noise, and long hours of noise.
- The loss of rental income to condominium owners in the area.
- The loss of bed tax revenue to the Town of Mammoth Lakes caused by the noise and other problems that will impact the ability to rent nearby condominium units.

**Mammoth Creek Park is a unique area. It is a small area. Preserving the ecology of the creek corridor and the natural vegetation and wildlife there and in the surrounding area should be a priority. It is a peaceful preserve where families gather now and enjoy the out of doors and where many enjoy the beauty of the creek. It invites you to sit and feel the sun and the wind. It invites you to explore the banks of the creek. It invites you to search for wildflowers. It invites you to enjoy the beauty of the area. It is a lovely spot in a central location. Please consider preserving it as it is.**

We think the idea of a skating facility in Mammoth Lakes is a wonderful one. However, we do not think this location is adequate for the concept that has been envisioned. I hope you will give serious consideration to other sites that would not be constrained by size, noise factors, parking factors, or by the problems of preserving the integrity of Mammoth Creek. We do strongly support the concept of a skating facility in the Mammoth area. Please search for a location that is situated to provide safe and adequate access and will allow those who come to enjoy it to do so without worrying about the noise they may generate in their joy or their enthusiasm and about the safety of their family members.

Thank you for the time and attention you are giving to this very important issue. We appreciate it. Hopefully, the love so many of us have for the Mammoth Lakes area will encourage a thoughtful process that will result in a good solution.

Sincerely,

*Harvey & Chris Place*

Harvey & Chris Place  
75 Fox Run Road  
New Canaan, CT 06840  
203-966-1821  
Fax 203-966-1501  
Email: CPlace4IC@aol.com

**EASTERN SIERRA CROSS-COUNTRY SKI ASSOCIATION  
PO BOX 1133  
MAMMOTH LAKES, CA 93546  
FAX: 760-924-3730**

Karen Johnston  
Town of Mammoth Lakes Planning Department.  
PO Box 1609  
Mammoth Lakes, CA 93546  
FAX: 760-934-8608

regarding: EIR Scoping for Mammoth Creek Park

Dear Ms. Johnston,

The members of the Eastern Sierra Cross Country Ski Association are very concerned about the proposal to include a snowmobile staging area near Mammoth Creek Park and Sierra Meadows. This is a quiet, residential area, bordered by Forest Service land that is closed to snowmobiling (Mammoth Meadow). We feel that snowmobiling should not be encouraged in town, nor facilities created for their use.

The noise level is unacceptable, the air pollution from snowmobiles is enormous (from 300 to 1000 times that of a modern car) and seekers of quieter forms of recreation, such as snowshoeing, skiing, walking, and so on are greatly disturbed by the impact of motorized recreation. We feel that the Shady Rest area is a much better spot for snowmobile staging, in addition to the Mountain's staging area up by the Yodler. Snowmobiles don't belong in the middle of town. Most visitors come to Mammoth for peace and quiet, to escape from the urban stress of cities, and to experience the stillness and beauty of nature.

Please maintain the qualities of open space and quiet recreation at Mammoth Creek Park and Sierra Meadows. Major recreation facilities should go elsewhere, where fewer people are impacted and where there is ample parking.

Thank you for listening. Please keep us informed of future meetings in the scoping process.

Sincerely,

Bruce Horn  
for the Eastern Sierra Cross Country Ski Association

**Mammoth Lakes Fire Protection District**  
**PO Box 5**  
**Mammoth Lakes, CA 93546**  
**(760)934-2300 Fax (760)934-9210**  
**Fire Prevention Bureau**

12-14-98

Town of Mammoth Lakes  
Community Development  
Planning Division  
PO Box 1609  
Mammoth Lakes, CA 93546

Re. UPA 98-3  
40-040-17&18  
Mammoth Creek Recreation Facilities

Dear Sirs:

Review of submitted materials concerning the above identified project reveals the following comments:

**1. Site Review:**

Site is adjacent to open space on south side. A vegetation management plan will be needed for this area to limit exposure to permanent structures.

**2. Site Access:**

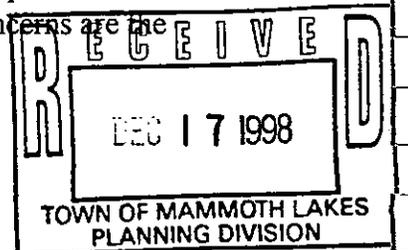
Site will need to comply with District minimum standards for access. Preliminary materials indicate that this can be accomplished using access routes off of both Old Mammoth Road and Meadow Lane. This approval is subject to submission of final plan.

**3. Building Access:**

Building access will need to meet minimum District standards. Areas of immediate concern with the material as submitted are:

A. Meadow Lane: Provisions for turning around fire apparatus will need to be accomplished. Also during preliminary review between Town representatives and this Office, it was not disclosed that the community center building would be of such size. More details concerning the size of the building and building height will be necessary to determine actual building access needs. However, due to fireflow needs, the access road will need to be of an approved surface, with a minimum clear width of 20 feet and clear height of 13 feet 6 inches.

B. Old Mammoth Road: Provide more details for the diverting island placed immediately at the mouth of the entrance off of Old Mammoth Road. Concerns are the turning radius required for fire apparatus to turn into the parking lot.



**4. Water Supply/ FireFlow:**

Approved water sources will be required to provide necessary fireflow needs of the Community Center. The estimated fireflow needs based on the given square footage of 10,000 square feet is 2750 gpm for a minimum of 2 hours. Flow data available for Meadow Lane indicates that the hydrants are served by an 8 inch main with an available flow of 1425 gpm. Even with flow credit for protection of the building by fire sprinklers, at least one additional on-site fire hydrant will be needed at an approved location to provide fireflow needs. However such calculations may be adjusted following additional submittal of building construction details.

**5. Building Construction:**

Community center building will be considered an assembly occupancy and will need to meet street access requirements as identified in the California Building Code. Insufficient details concerning use, occupancy, and building construction are provided to identify additional building construction concerns.

**6. Fire Protection System Requirements:**

The Community Center will exceed the 5000 square foot requirement of the District Ordinance 95-01 and will be required to be protected using an approved fire sprinkler system.

**7. Vegetation Management:**

A vegetation management plan for the south portion of the property will be required as approved by this Office.

**8. Other Mitigation Issues:**

Provide details concerning the small fuel tanks to be placed on-site. Such storage is regulated both by the Fire District and Mono County Environmental Health. Such regulations are gallonage and container specific. Details are not provided concerning the need for additional on-site above ground storage tanks for flammable or combustible gases or liquids, such as LP-gas. Provide details and indicate such locations on site plans.

The Mammoth Lakes Fire Protection District reserves the right to impose additional requirements upon submission of additional project details or formal submission of construction plans. If you have any questions concerning this matter please call me at (760)934-2300.

Sincerely,



Marty Larson  
Assistant Chief  
Fire Marshal

## AIR QUALITY

Because heavy machinery and compressors, etc. will be used to clear and prepare the ice, air quality issues should be considered. More cars in the area will also add to air pollution.

## LIGHTING

Because lighting will be necessary for night time activities, nearby residences will be impacted by increased light levels. Lighting should be reduced as much as possible and shine away from residences.

I think it would be wonderful to have an ice rink in Mammoth. I feel that Mammoth Creek Park is not the appropriate place. The college site would have better parking, no impact on residences, nearby businesses or motels, and could become part of a greater sports complex. Additional walkways, tables and BBQs are fine, as were the improvements made last summer. However, wall to wall development of a 6 acre parcel is not what a park is all about. Leave the precious open space alone. Residents and visitors alike use it and enjoy it. Shady Rest is more appropriate for all the staging areas and sports facilities.

Mammoth Lakes Planning Department  
Karen Johnston

## SCOPING FOR EIR FOR MAMMOTH CREEK PARK DEVELOPMENT

Concerns:

### NOISE

Because the proposed development is in a residential area, noise will be a concern. Snow removal machines, ice freezing machines, crowd noise, and music from the ice rink will all affect nearby residences. The town's noise ordinance restrictions should be adhered to. Other proposed items, such as ~~snowmobile staging area~~, basketball courts, horseshoes, ~~amphitheater~~, etc. will also increase the noise levels. There are more than 200 condo units that will be directly affected by an increase in noise. Property values will also be affected adversely.

### PARKING

Because parking is limited at Mammoth Creek Park, increased use of the area will create potential parking problems. A concern of the adjacent condo owners is that their parking lots will be used for overflow parking. A full size hockey rink will attract big numbers of people for certain events that the current parking will not be able to handle. Current open space in the park should not be sacrificed for more parking. Impacts on local residents from overflow parking problems, ie snow removal conflicts, blocked access, use of space met for residents, etc. should be considered.

*snow removal storage lost.*

### OPEN SPACE

Because such intensive development is being proposed in the park, open space will be lost. The park is important open space in a sea of condo developments in the area. These condo residents do not have yards. The park serves an important function as open space to walk dogs and enjoy the creekside setting. Perhaps open space is the best use of the park rather than intensive development.

### RIPARIAN HABITAT

Mammoth Creek Park is not just an available vacant lot. It is creekside riparian habitat that is rare and special. The impacts on the plants and animals of the creekside community should be considered. The park also serves as a flood plain in heavy winters. The creek came very close to flooding last year. Flood potential should be considered and development avoided in the flood zone and delicate riparian habitat.

The Shady Rest site, also owned by the Town, may be a possible location for the ice rink as well. I assume that it has not been considered because of the cost of snow removal on the road in. This would be an on-going expense to consider. However, Shady Rest has lots of parking, no conflicts with nearby residences and businesses and lots of space. Perhaps the added expense of plowing is worth the lessening of conflicts. In the summer, when the rink is used for in-line skating, Shady Rest, with its existing sports facilities and skateboard park, would be a natural place for such development.

*Berner Street?*

After having the chance yesterday to see the map of proposed facilities in the newspaper, I am very concerned about the community center location, right up against the La Vista Blanc and Chateau Blanc condos. First, does Mammoth need a second community center? *Should the town be providing climbing walls, liability?* Second, should parkland be used for the construction site? Three, because the proposed location is in a residential neighborhood, noise and parking become issues. There is no parking near the center, which means the condo complexes' parking would be impacted, especially in winter. The viewshed and sunlight would be blocked for one entire side of La Vista Blanc if a community center is built right on the western boundary of the park, as shown in the map.

In closing, please consider carefully the importance of the Mammoth Creek Park open space and creekside environmental values. The natural values of the park should not be sacrificed for climbing walls, volleyball and basketball courts, and ice rink. These facilities can be put most anywhere. PLEASE DON'T PAVE OVER OUR PARK!

Thank you,



Janet Carle  
PO Box 3234  
Mammoth Lakes, CA 93546

# Preserving the Eastern Sierra Tradition of Environmental Responsibility

*Working to preserve the spectacular natural beauty of the Eastern Sierra Nevada  
and to keep HWY 395 in Mono County a scenic corridor now and in the future*

Post Office Box 2428  
Mammoth Lakes, CA 93546  
PHONE: 924-3725 / FAX: 924-3725\*51 / E-MAIL: [tenney@qnet.com](mailto:tenney@qnet.com)

ADVISORY BOARD: Phyllis Benham Janet Carle  
John Dittli Claude Fiddler Gail Warwick

COORDINATOR: Elizabeth Tenney

December 15, 1998

Karen Johnston, Senior Planner  
Town of Mammoth Lakes  
Post Office Box 1609  
Mammoth Lakes, CA 93546

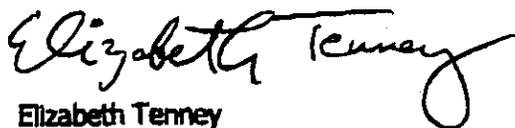
Dear Ms. Johnston:

The membership of Preserving the Eastern Sierra Tradition of Environmental Responsibility is committed to preserving the spectacular mountain viewsheds in Mammoth Lakes and elsewhere in the Eastern Sierra. We believe these beautiful viewsheds belong to all of us and any structures built in them that intrude visually should be of dark, natural, non-reflective materials and carefully landscaped with native trees and plants, thus mitigating to the point of near-invisibility.

To that end, we wish to be informed of the submittal to the Planning Department and Planning Commission for design review and approval all plans for structures above the 7800' elevation of the Town of Mammoth Lakes. We want to reserve the right to examine them and comment on any impact such plans may have on our collective viewsheds.

Thank you. On behalf of the membership of P.E.S.T.E.R., I remain

Very truly yours,

  
Elizabeth Tenney



*Peggie Chew, D.V.M.*

MOUNTAIN BLVD., P.O. BOX 73

MAMMOTH LAKES, CA 93546

TELEPHONE: (619) 934-3775

December 15, 1998

Karen Johnston, M.L. Senior Planner

Dear Karen,

In reviewing the current draft of the Ice Rink Legend, there are quite a few objections and suggestions came to mind which I wish to share with you.

The town parks offices have already gone through an expensive and beautiful remake of our Shady Rest park which has plentiful horseshoe pits, volleyball court, basketball court, and an extensive large picnic area. Is the town parks office doing another one because of the overflow of the existing facilities or because we have an abundance of money?? Since I use the Shady Rest area almost on a daily basis both in the winter and in the summer, I can honestly tell you that those wonderful and well build recreational facilities are used less than 25% of the time. We don't need to spend more money duplicating what we don't use.

Now if we talk about the ice rink alone then this is another story. The area proposed is less than practical. First, as we all know, the winds during any snow storm is the very worst on Old Mammoth Road. In the 22 years I have lived in Mammoth, I can tell you if there is any wind and any storm you can be sure it is the worst and most dangerous just where the proposed site is. Ask the police and the road department to confirm this fact. Building an ice rink is truly well needed recreational plus for our town, however, to make it really useful not just on sunny winter days, a skating rink should be undercover. If we are spending ANY money on a rink with longevity, it should be indoors and available especially on the windy, stormy days when locals as well as tourist don't want to be out in wind and in the storm. The indoor rink would be just what we need to entertain ourselves. Also think about the rink and the upkeep with wind and snow falling. In the summer an indoor rink in the sierras would be another fun THING to do.

So, where do we put an indoor skating rink that would be of use 365 days of the year? I have a few suggestions, although I don't know how you would attain these. But any thing is for sale and/or anything can be negotiated.

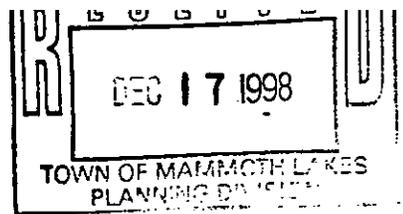
- a) the amphitheater area on forest service land....accessible, sheltered and visible. The parking lot of the forest service could be expanded and not interfere with the services trucks
- b) area between the visitor center and the shady rest campground...again, accessible, sheltered (sheltered meaning from wind and storm elements).
- c) Mammoth R.V. area where the old trailers were. Again, sheltered and easily accessible.
- d) the lot in front of the community church across from McDonalds. This is even closer than c. and being close to McDs where the kid love to go.

All the above suggestions are far enough away from immediate houses to not be a noise problem yet accessible for both locals and tourist to enjoy.

I really do think an indoor rink should be considered. If we do something we should do it right as to not have to do it again. The latter tends to be costly to us taxpayers. If we had to delay the project to be sure we did it right, it will be worth the delay. (Measure twice, cut once....)

Sincerely,

Peggie Chew D.V.M.



December 17, 1998

Memo to:  
Planning Commission  
Town of Mammoth

From:  
Richard Holly  
President of La Vista Blanc  
Homeowner's Association

Re: December 18, 1998 Scoping Meeting of EIR for proposed Ice Hockey Rink and other uses  
in Mammoth Creek Park

I request that the EIR regarding the proposed Ice Hockey Rink include a comprehensive review of alternative sites to the Mammoth Creek Park proposal which are either now available or which might possibly become available within the next few years.

I am under the impression that there are two promising sites which may not now be available but which may become available sometime during the next year or two.

Intrawest has indicated in its pamphlet "Project Sierra, Intrawest's Vision for the Future of Mammoth" that it is planning to construct an ice skating rink in its planned development "Gondola Village". It may be determined that this ice rink might sufficiently meet the needs of the Town for such a facility. This would potentially save the Town hundreds of thousands of dollars it is now planning to spend on the Mammoth Creek Proposal. Moreover, the Mammoth Creek proposed site should include a consideration of the potential loss in revenues anticipated from competing with a second ice rink at "Gondola Village".

I am under the impression that the alternative site on the Community College property is also not available at the present time. Apparently, there are multiple real estate transactions which must be completed before the administrating Mammoth College Foundation will be in a position to consider its property as a site for the proposed ice hockey rink. However, real estate transactions may be completed sometime this coming spring. The College site might be superior to the Mammoth Creek site because of its access to the College and High School for ice hockey team competition. Clearly, the serious noise problems with the Mammoth Creek site would not be present at the College site.

I request that the evaluations of the "Gondola Village" and Mammoth College alternative sites go beyond the issue of immediate availability. The Town of Mammoth should be provided with a comprehensive report of alternative sites which are not only presently available but which might reasonably become available in the near future. Such an analysis might well prove that one of those sites is worth waiting for.

# **MAMMOTH CREEK**

Condominium Homeowners Association, Inc.  
P.O. Box 7208  
Mammoth Lakes, CA 93456

December 17, 1998

Planning Commission  
**TOWN OF MAMMOTH LAKES**  
P.O. Box 1609  
Mammoth Lakes, CA 93546

Subject: Mammoth Creek Park Development Plan EIR Scoping

The Mammoth Creek Owners Association represents sixty (60) owners of the Mammoth Creek Condominiums. Mammoth Creek Condominiums are located directly west and adjacent to the Mammoth Creek Park. Our owners are concerned with the town's attitude and approach to locating the newly proposed facilities. We are greatly concerned that we have not been invited to participate in the planning of the proposed facilities. We were deeply shocked to learn one week ago that the proposed facilities had changed to include not only the proposed ice rink/inline skating rink, but also a community center with outdoor assembly areas, volleyball and basketball courts, climbing wall, expanded restrooms and picnic area along with a modest expansion of the parking lot. The Planning Commission, Council and staff should be making every effort to gain consensus from the immediate adjacent property owners on the various issues surrounding the project.

Our owners want to participate in the planning and development of the park. But it is virtually impossible for the majority of our owners to attend meetings during the week. We have several owners who would have liked to participated in the scoping meeting, however, they are sole proprietors of local business or have employment responsibilities that will not permit them to be present at a day time meeting. We requested in our November 16, 1998 letter to the Town Council that meetings dealing with issues of the Mammoth Creek Park such as the scoping session be held on Saturday's or Sunday's so that more interested parties can participate, especially the owners in our project. I will reiterate that request that future planning sessions, hearings and meetings regarding the planning or EIR for the proposed park facilities be held on a weekend.

# MAMMOTH CREEK

Condominium Homeowners Association, Inc.

P.O. Box 7208

Mammoth Lakes, CA 93456

Location – Have detailed alternative location studies been performed and do these studies weight the potential impacts on the surrounding environments? We understand that recently the Town has approved a skateboard park to be located at the Shady Rest Park. It would seem logical to locate the Inline/Ice Skate Park in the same vicinity. The other location that makes sense are locating it at the college site and incorporating it into an overall athletic facility or locating it within the MMSA development. This would alleviate many of the concerns and issues related to locating the Skate Park at the Mammoth Creek Park. Another alternative, that we have Town of Mammoth Lakes not heard discussed, is locating the Skate Park at the equestrian center. This was the proposed location for the Skate Park several years ago. If it was a viable site then why is it not being considered now? Alternative locations for the various proposed facilities are required as part of the alternative analysis of an EIR.

## Initial Study

The project description is the guts and foundation of any CEQA document. The project description and the notice of preparation as well as the initial study are totally inadequate. It is my understanding that there are no detailed plans or facility descriptions. There is no landscape plan, there are no architectural plans, there are virtually no cross sections, and there is a somewhat general description of the skate rink and the site plan, which is included with the initial study. An adequate environmental document can not be prepared without preliminary plans, architectural drawings and detailed facility descriptions. More specifically, referring to the initial study project characteristics, will there be security fencing around the skating rink? Will there be food concessions? Will concession buildings be permanent or portable? What will be their architectural style? Building materials? What will be the architectural style of the community center? Is it a temporary portable building or a permanent facility? What small fuel tanks are to be placed on site? What is their purpose? What type of fuel? Is an APCD permit required? Is fuel containment required? The project characteristics also state that the hours of operation will be 8:00am to 10:00pm including site preparation time. Does this mean that construction is going to take place until 10:00pm at night? This would appear to be inconsistent with other city standards. What is sport lighting? Is it the type of lighting used at an athletic field? How bright are the lights? What type of lights? The project characteristics contains no discussion regarding the climbing wall, the volleyball and basketball courts, horseshoe area, picnic area, plaza, expanded play area, expanded restrooms, pedestrian access and parking, only to mention the major items.

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The proposed park plan is poorly planned, congested and has the appearance that town staff have taken every park and recreation item on their wish list and tried to implement it at the Mammoth Creek Park. It appears there has been no consideration for competing and conflicting uses, as a for instance, it is entirely possible that on a Saturday afternoon during the summer that the skate rink could be used for team play while a wedding reception is taking place in the community center, climbing instruction taking place at the climbing wall and the volleyball and basketball courts are also in use. Were do the users park? The proposed 54 spaces could not possibly accommodate that type of usage. Users of the community center have to walk through the ice rink area in order to get to the community center. The same thing is true with the climbing wall. The proposed plan is too intense for the small site. A park in a mountain community is expected to be open and airy, not congested and cramped. The town is required to plan, design and construct facilities to the same standard, if not higher, than they would require for a private development. The town would not allow a private developer to do this project.

Have the short and long-term economic impacts of owning and operating the skate rink been adequately addressed? Have economic studies been performed and what is the confidence level of those studies? Have all of the capital and development costs been properly identified and what are they? How were the user hours developed? How did these studies account for the seasonal variations in use? What is the break even point for operating the proposed facility and what type of studies have been performed to identify that there will be adequate use of the facilities to meet the break even point. It is our understanding that the Town staff performed a financial and economic analysis. The studies that were provided to us are far from a financial/economic analysis that would support the project. The projects reviewed are not even close to being similar to the proposed project. Have the studies been peer reviewed by someone qualified in performing these types of economic studies and do they meet the standard of care necessary for sound fiscal management of public funds? What are the guarantees to the taxpayers that this project will be successful and not an albatross to the Town treasury? Will this project be subsidized in any way by the Town and taxpayers of the community?

We believe that the project will have a negative financial impact on our rental use and income. This will reduce our bed tax contribution to the Town impacting it fiscally. We also believe the project will depress property values effecting property tax income to the Town. These issues must be adequately addressed before the Town can move forward with the project and must be included in the CEQA documentation.

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**Existing Site Conditions** - I have counted the actual existing parking spaces available and believe it is only 36 not 44, this should be verified. The description of the vegetation on the site describes it as scattered Jeffery Pines and some "sagebrush". I believe very little if any "sagebrush" exists on the site. The site vegetation should be properly described.

**Other Agencies whose approval is required** - The list should also include the Air Pollution Control District (APCD), for permitting of gas fueled engines and fuel storage, the California Regional Water Quality Control Board (CRWQCB) for fuel storage and storm water discharge.

## **Environmental Impacts**

- **Soils/topography** - The discussion state that a dry well and drainage collection system is proposed to handle surface runoff and the drainage of the melted ice water. In the Mammoth Creek condo area, groundwater on the average is less than 10 feet below the surface. I would expect it to be approximately the same depth in the park area. Discharging storm drainage and melted ice water through a dry well to groundwater presents a serious source of contamination to the local groundwater and will require permitting from the CRWQCB, monitoring and regular maintenance.
- **Water Quality** - Number 3 and 8 should be 1. Since it is proposed to discharge runoff by surface drains into Mammoth Creek and dry wells to groundwater, surface and groundwater quality can't help but be impacted. This will be due to the increased parking and oil and grease that accumulates in a parking lot, grass areas that receive fertilizers and pesticides, and runoff from other hard surfaces that will accumulate contaminates. Both of these items will require significant mitigation.
- **Water Supply** - Number 1 and 2 should be 2. Water consumption will be increased due to the additional restrooms, community center, skate rink and landscape irrigation. This could impact water supply. Additional sewage will also be generated as a result of the expanded restroom, and it is presumed that restroom facilities will also be present in the community center.
- **Biological Resources** - Items 1 through 5 should be designated 2. As indicated in the discussion, botanical survey was conducted in 1990. Since then, however, there have been significant changes in listed species as well as wildlife and biological interpretations. The area may be considered a wooded meadow, underlying by high groundwater. There is a strong possibility that vegetation could be groundwater coupled and/or groundwater dependent. I have seen similar areas designated as

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jurisdictional wetlands even though the sites may be disturbed. Up to date vegetation and wildlife studies are required to be in compliance with CEQA.

- Air Quality – The discussion has ignored the chiller, which may be engine powered, and fuel storage.
- Transportation – We are particularly concerned over traffic and parking impacts. We discussed this in detail in our letter to the town council dated November 16, 1998. These concerns have been amplified by the addition of the community center and other proposed uses. The park facility should be held to the same parking and traffic standards required of any project within the town. A detailed use study of all the facilities combined is required to adequately determine traffic and parking needs. Based on the proposed ten thousand skaters per month (which seems very optimistic) approximately 80 parking spaces will be required. Street parking in and around the condominiums is not acceptable.
- Land Use and Planning Considerations – I can only emphasize that we are very concerned with the proposed intense, high use park plan, situated adjacent to residential uses. This types of uses are inconsistent with modern day land use planning.
- Public Services/Utilities – Number 6 and 7 should be 2. Fuel tanks are to be stored on site during the winter and will require continual maintenance including security and refueling as well as removal and storage during the summer. Storm water drainage as indicated previously will require maintenance including cleaning of the dry well and possibly monitoring and reporting to the CRWQCB. Additional Town staff will be required for sit security, administrating the community center, monitoring the climbing wall, volley and basket ball courts.
- Health/Safety/Nuisance – Number 1 should be a 2 – Fuel storage is proposed to be stored on site and proposes potential for explosion, fire, vandalism and leakage. The operation of the skate rink and climbing wall expose park users to health and safety issues. They also expose the town to significant liability, insurance and security issues. Item 6 should be a 2 due to the fuel storage referenced earlier.
- Noise – We also discussed noise issues in our November 10, 1998 letter. Those comments are incorporated here by reference. Noise impacts must be mitigated to a less than significant level.

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- Aesthetics -- Aesthetics cannot be properly addressed until preliminary architectural plans and landscaping plans have been prepared. We are concerned about the impact to view sheds and sport lighting.
- Mandatory Findings of Significance -- Third paragraph should be rated a 1. This is due to cumulative impacts of parking, noise, lighting and visual/aesthetics. These impacts will impact the community as a whole and are considerable in connection with the affects of past projects, and current and probable future projects.

These are our preliminary comments with regard to the initial study. I would be happy to discuss any of my comments in detail with members of the commission, council or town staff. My address and phone number is:

26 Westport  
Irvine, CA 92629  
949/857-1300

Sincerely,

MAMMOTH CREEK OWNERS ASSOCIATION



John R. Thornton

\\COSTAMESA2\DATA1\Water Group\JOHN THORNTON\Mammoth Creek Park.doc

TO: Karen Johnston, Senior Planner, Town of Mammoth Lakes  
FROM: Jim and Elizabeth Tenney, P.O. Box 2428, Mammoth Lakes, (924-3725)  
DATE: December 17, 1998

RE: Scope of EIR on construction and operation of proposed facilities at Mammoth Creek Park

### AREAS OF CONCERN

We spend a lot of time at Mammoth Creek Park with our grand daughter and family. We are concerned about what we consider an overcrowded, poorly designed master facilities plan for expansion of the park. Councilman Wood, Parks and Rec. and the Planning Commissions have explained that all possible uses of the park are being considered in order to have one "comprehensive EIR". In our experience, once a plan is drawn to scale and labeled "Mammoth Creek Park Conceptual Site Master Facilities Plan", it becomes the working document. We have serious reservations about this particular working document because of:

- 1) lack of consideration of foot traffic flow, use patterns and aesthetic considerations in the design which will result in a unattractive, less usable and less enjoyable facility;
- 2) lack of environmental and open space considerations in design;
- 3) excessive noise that would be generated with the plan as proposed;
- 4) threat to personal safety of young children and security of all users.

### USABILITY

The design as currently presented is a hodgepodge of poorly located "amenities" plopped here and there without thought to the natural beauty and usability of the site as a park. It doesn't make sense visually or practically. Different use areas are not easily accessible. Users will cut through each other's areas to get to their destination leading to conflict and lack of enjoyment. With some rearrangement and relocation of facilities and elimination of others, however, in our opinion, a variation of this park plan could work.

The Community Center building, the largest and most prominent structure in the park, should serve as the visual and functional "anchor" for the overall design. It should remain at the western boundary of the park but be moved further south. This will not only "look" better; it will act as a more effective noise/light buffer for the condo complex immediately to the west. With proper location, a Community Center building in the park could solve a multitude of problems.

If the ice/inline rink is located in the park, it should be placed directly next to and lined up with the Community Center rather than arbitrarily stuck out in the middle of the park. This will accomplish several things:

- 1) it looks better just as the ice rink at Rockefeller Center looks better lined up with the buildings around it in New York City;
- 2) it protects rink users from the wind;
- 3) it will lower maintenance time and costs by reducing the impact of wind-driven snow from the west;
- 4) it reduces noise and light impact on the adjacent condo complex;
- 5) it increases open space; and
- 6) it makes a better location for multiple uses of the rink as additional seating can be incorporated into the design of the community center either with a covered porch on the east or a stepped foundation/retaining wall that could serve as seating.

Climbing walls are inherently ugly structures. A better location for a climbing wall would be on the north wall of the Community Center near the park's north boundary. It would be readily accessible there, out of view, and out of the wind.

If a volleyball court is deemed necessary, it could be moved to the current proposed location of the climbing wall on the south side of the Community Center. The horseshoes area should be eliminated. It uses up too much open space and there are already plenty of facilities for "horseshoes" at Shady Rest.

Open space, the essential ingredient in a park facilities mix, is chopped up and not maximized at all in this plan. To increase open space, thereby enhancing the opportunity for visitors and residents to relax and truly enjoy Mammoth Creek Park, we suggest: 1) moving (and widening) the pathway from the parking area to the Community Center/ice rink and locating it right next to the northern boundary of the park; 2) eliminating the plaza directly in front of the Community Center (where the relocated ice/inline rink would be) and incorporating it with the picnic area in the center of the park making one large open area with pathways, natural vegetation, picnic tables and room for the Farmer's Market, Art a la Carte, etc., or for people to set up lawn chairs to listen to music should the ice rink be used as a venue for the Jazz Jubilee.

Rest room facilities for the ice/inline rink users and spectators should be near the rink, not at the little children's playground. The most logical rest rooms for the relocated rink would be in the Community Center building, but accessible from the outside, perhaps on a lower level with access under the deck.

The chiller machinery and ice-clearing equipment (Zamboni and other) should be located under the deck on the south side of the community center. This location is more accessible to the relocated ice rink and far more attractive than a free-standing utilities building. It also reduces the impact of equipment noise on the adjacent condo complex.

Portable bleachers are not only ugly and visually intrusive; they are not the seating solution for a permanent ice/inline rink facility. The rink should be sunken with built-in seating around it and landscaped, contoured berms constructed on the outside of that seating. This will make the rink more attractive and less obtrusive both from the Community Center vantage point and the rest of the park. The line of sight to the Community Center park "anchor" will be enhanced rather than interrupted with ugly structures.

Expanding the play area is an excellent idea, but it also needs an attractive fence or barrier to keep this area used by small children separate from the other facilities. If it is not, other park users will shortcut through it or use the swings, etc. as a place to hang out. We have seen this.

The expanded parking area will result in the paving over of more than 35% of the park's valuable open space. Why is there so much parking? Aren't we trying to encourage the use of a shuttle bus/mass transit system in the pedestrian-oriented village we envision for Mammoth's future? If such abundant parking is available, people will drive instead and not use the shuttles.

The suggested basketball area would require even more paving. Surely a basketball hoop can be erected in one corner of the parking lot instead to avoid that.

## **ENVIRONMENTAL CONSIDERATIONS**

Construction damage – Construction should be planned with maximum care and foresight so as to cause minimal damage to existing trees and vegetation. Access to construction site should be along suggested path at north boundary of park, which will be disturbed anyway when a sidewalk is constructed there. Construction materials should be stored in existing paved parking area.

Visual impact – All building materials used should be non-reflective and of dark natural color, so that structures blend into the natural environment. Roofs should not be red, as is the roof on the existing rest room building, or bright green or blue, but dark brown or dark grey asbestos shingles or metal. The neighboring dental office building is an excellent example of appropriate colors and materials.

Wind – The park's location below Mammoth Pass makes use and maintenance of an ice rink difficult because of wind and wind-driven snow. If the rink is not to be built indoors, than it should be situated on the east side of and directly next to the Community Center building so the building can act as a windbreak as described in the USABILITY section above.

Trees and vegetation – The mature trees at the park should be preserved. Natural vegetation including native shrubs and grasses should be preserved and replanted where necessary as soon as construction is completed.

Open Space – Open space should be maximized with thoughtful planning and efficient, multiple use of structures as we have indicated earlier.

Noise – The noise impact of the proposed facilities on adjacent and nearby residents should be minimized in every way possible. Sinking the rink, surrounding it with a contoured berm and not permitting music there on any regular basis will help reduce noise. Portable sound amplification equipment might be used for special uses such as a Jazz Jubilee venue or occasional competitions on the rink, but its use should be infrequent, strictly monitored for compliance with Town noise level ordinances and not continue after 10:00 at night at the latest. The operation noise of snow removal and ice preparation equipment should be mitigated to the greatest extent possible and limited to those hours which will cause the least disturbance to sleep.

Light – The tall triple light standards indicated on the master facilities plan and similar to those used on football fields are completely unacceptable and unnecessary. Lights should be placed around the rink, walkways and parking areas that are shielded so they only shine down. If additional lighting is needed, holiday lights strung over the ice rink would add a very festive air. Using a lower level of lighting is not only considerate of the neighbors but will be more relaxing and reduce the incidence of adolescent rowdiness and conflict. Ask any middle school teacher.

Tall bright halogen lights do not contribute to small town charm nor enable visitors to enjoy starry nights in the mountains. Adequate lighting is needed, of course, on our streets and crosswalks for safety but how Mammoth Creek Park in the foreground of a spectacular viewshed is lighted is crucial.

Signs – Freestanding signs indicating direction, use, regulations, etc. should be made of natural materials and erected on short posts.

Trash receptacles – Litter cans should be numerous, durable, in natural colors and animal-proof.

### **EXCESSIVE NOISE**

The noise issue has been discussed above, but we think it essential that this issue be most seriously addressed. As Mammoth develops and our visitor numbers increase, conflicts over noise are going to intensify. Noise is already a problem with "party houses" in the center of town and over-amplified summer concerts (not the Jazz Jubilee, interestingly enough) at the Woods Site that can be heard all over the north side of town long after ten o'clock. This is a very important issue.

### **PERSONAL SAFETY AND SECURITY**

The plan proposed, by its poor location of facilities and lack of open space, invites conflict between different user groups. The little children in the play area must be protected from other users. Even with all the activity, picnickers should be able to enjoy their meal in a peaceful spot. The noise of a pickup basketball or volleyball game should not intrude. Good planning is needed.



## WOLF CREEK RANCH

Ruth and Grant Gerson

December 17, 1998

Attention: Greta  
Town of Mammoth Lakes  
Fax 760-934-8608

Re: Mammoth Creek Park

\*Please read this letter in to the record at the Parks & Recreation meeting December 18, 1998.

We are homeowners at the La Vista Blanc condominium complex on Meadow Lane. We have some major concerns regarding the EIR for the proposed enlargement of Mammoth Creek Park.

The proposed development will negatively impact all of the surrounding residents with

- a. noise
- b. lights
- c. traffic
- d. parking

The congestion will be horrendous.

Since the Town already has a community center, why not improve the existing one or build a new one on that site. if you must spend money on a community center?

A climbing wall can be very dangerous and is a potential liability without trained professional supervision. It becomes an attractive nuisance with easy public access after hours.

Since you are already planning an inline skate park at Shady Rest, why not have the ice rink, volleyball, horseshoes and other activities there, also? We strongly believe that the Forest Service would agree to plow the road to Shady Rest in the winter with additional negotiations.

Mammoth Creek Park appears to lend itself as a more passive park due to its location near many residences, its small size, and its lack of sufficient parking to handle high-interest competitive, challenging and team sports. Expanding the picnic facilities there seems more appropriate. We strongly believe that the plans you are proposing for Mammoth Creek Park are unsatisfactory.

Please review and restudy other locations that are available which do not negatively impact the hundreds of people that this plan will affect.

Thank you for your consideration.

Sincerely,

J. Grant Gerson

Ruth Gerson

Postnet	12-23	# of pages	4
Fax Note R7678			
To	Glenn Layton		
Fax#			
From	Karen Johnson		
Phone#			

SCOPING MEETING COMMENTS  
MAMMOTH CREEK PARK DEVELOPMENT  
December 18, 1998

General Comments

1. need full analysis of alternative sites
2. transfer all elements to alternative sites

Elizabeth Tenney

1. analyze foot traffic and use patterns
2. lack of open space
3. noise personal safety and security
4. rearrangement of uses would help
  - move community center further south
  - anchor the design
  - line up the rink with the community center
  - protect facilities from wind, light and noise
5. sink the ice rink
6. have berms around
7. climbing walls are ugly- move to NW corner
8. no horseshoes
9. volleyball near climbing wall
10. increase open space- move path to north
11. picnic area in center
12. restrooms near rink - in community center
13. equipment under deck
14. no portable bleachers
15. fence between play area and rest of park
16. don't increase parking area
17. construction damage
18. storage of materials
19. building materials in natural colors
20. preserve trees
21. minimize noise - not after 10 p.m.
22. no P.A. system - only portable sound
23. light standards not necessary

Tony Campbell

1. noise generation - cumulative levels, snow removal equipment
2. traffic congestion
3. illegal parking
4. blind corner on Old Mammoth Road
5. security
6. quality of maintenance
7. vandalism
8. trash
9. alternate sites - North Village by Intrawest

Janet Carle

- 1. noise -- snow removal, crowds, music
- 2. use Town noise ordinance
- 3. impact on property values
- 4. use of Meadow Lane for parking
- 5. location of community center
- 6. more parking uses up open space
- 7. snow storage use by condos will be lost
- 8. park serves as open space for condos
- 9. creekside riparian use/damage
- 10. flood impacts
- 11. air pollution due to more parking
- 12. reduce lighting
- 13. College site is a better location
- 14. Shady Rest is a better location
- 15. In-line skating is noisy
- 16. Berner Street site should be alternative
- 17. Liability of climbing wall
- 18. Park is in residential neighborhood

John Hellistow

- 1. in favor of rink
- 2. fulfills needs of teens
- 3. needed for community
- 4. make full use of property in town
- 5. zoned for a park

John Thornton

- 1. neighborhood not consulted about elements of park
- 2. ice rink is a commercial venture on public land
- 3. Mammoth Creek condos wants to participate
- 4. Hold meetings on weekends
- 5. Plan is poorly planned
- 6. Park should be open and airy
- 7. Economic plan shows 10,000 skaters/month
- 8. Parking not adequate for in-line skating
- 9. Noise
- 10. Check number of parking spaces needed
- 11. Project description is too brief
- 12. No architectural/landscape plan
- 13. What do buildings look like?
- 14. Fuel containment facilities
- 15. Type of fuel
- 16. Construction allowed until 10 p.m.
- 17. Disagree with ratings on Initial Study
- 18. New classifications in biological resources
- 19. Vegetation is not sagebrush
- 20. Water table is at 10 feet at Mammoth Creek condos next door

21. High groundwater may mean wetlands  
22. Need 80 parking spaces for capacity of park  
23. Drainage through drywells may not work  
24. LRWQCB is permitting agency  
25. Vandalism  
26. Explosions due to fuel tanks  
27. All user noise- including hockey pucks  
28. Noise impact on wildlife  
29. Community group  
30. Would like copy of minutes and letters

Brian \_\_\_\_\_

1. there are solutions on parking and lighting
2. sink rink
3. kids want place to play
4. kids will walk/skate to rink

Bill Sauser

1. lighting is adequate
2. USFS land is open space

Jim Cook

1. lighting
2. traffic
3. proper planning needed

Ted Betker

1. path through USFS may not happen - need agreement with USFS
2. traffic - talk to police
3. use accurate base data
4. intersection of park may be blocked visually - potential accidents

MCWD - John Moynier

1. demands on water and sewer supply
2. park is not within District boundaries
3. currently preparing EIR to add to District
4. reclaimed water line alternative may pass through Park - may be able to use reclaimed water
5. stream flow monitoring device security needed
6. stream flow monitoring will be on East side

Richard Holly

1. modest proposal should be considered: no bleachers, recreation use only

Cliff Lau

1. define decibel level for second story units
2. walkways may encourage short-cuts through condos
3. consider equestrian and ski area and golf course and motocross in traffic analysis

KCF:kcyj

William W. Pattison  
Lesley J. Pattison  
124 Robinhood Drive  
San Francisco, CA 94127

December 22 1998

Ms. Karen Johnston, Senior Planner,  
Town of Mammoth Lakes,  
437 Old Mammoth Road,  
Mammoth Lakes, CA 93546

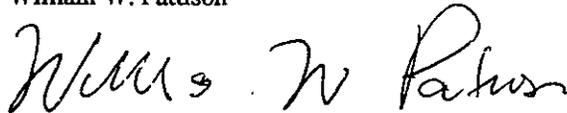
Dear Ms. Johnston,

As the owners of Unit 19 Mammoth Creek Condominiums, we wish to register our concerns with the Mammoth Creek Park conceptual site plan. Specifically:

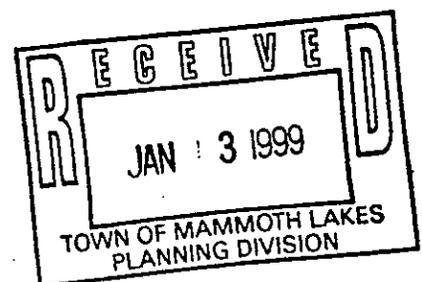
- The proposed development is far too dense for the size of the site.
- The parking areas are quite inadequate for a development of this size.
- The noise generated from use of the facilities will negatively impact the occupants of nearby residential condominiums.
- The destruction of natural plant and animal habitat will adversely impact the ecologically sensitive Mammoth Creek corridor.
- User's of the facilities would cause severe traffic and parking congestion on Meadow Lane.

We strongly oppose granting or selling an easement on Meadow Lane.

William W. Pattison



Lesley J. Pattison





# California Regional Water Quality Control Board Lahontan Region



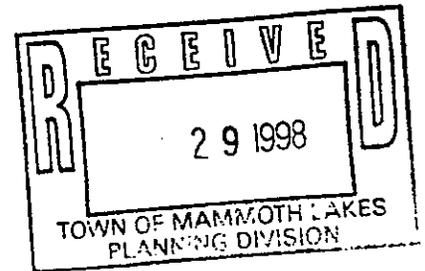
Peter M. Rooney  
Secretary for  
Environmental  
Protection

Internet Address: <http://www.swrcb.ca.gov>  
2501 Lake Tahoe Boulevard, South Lake Tahoe, California 96150  
Phone (530) 542-5400 • FAX (530) 544-2271

Pete Wilson  
Governor

December 23, 1998

Karen Johnston  
Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, CA 93546



Dear Ms. Johnston:

## **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR RECREATION FACILITIES AT MAMMOTH CREEK, MAMMOTH LAKES, MONO COUNTY**

On December 2, 1998, we received the above referenced document. It is our understanding that the proposed project includes construction of recreation facilities at Mammoth Creek, including an ice arena, in-line skating rink, community center, volleyball courts, expanded restrooms, and parking lot. Upon review of the NOP, we believe that the following potential threats to water quality should be considered in the Environmental Impact Report (EIR):

1. Stormwater Runoff/Erosion Control

What type of stormwater collection/treatment and erosion control measures are proposed for the site?

2. NPDES Stormwater Permit

Please be advised that if the proposed project will result in soil disturbance of 5 acres or more, the project will likely be subject to provisions of the NPDES Stormwater Permit for Construction Activities.

3. Spill Cleanup Plan

How will spills and leaks of chemicals and vehicle fluids be addressed during project construction?

4. Alterations to Surface Waters

Will the proposed project result in any alterations to surface drainages and/or surface waters? Please note that the Regional Board is responsible for protecting all surface waters within its jurisdiction, including ephemeral/seasonal drainages.

*California Environmental Protection Agency*

5. Wetlands

Will the proposed project result in any wetlands disturbance? If so, please be aware of our wetlands protection policy. Specifically, in cases where wetlands disturbance is proposed, a project proponent must demonstrate that: 1) avoidance is impossible, 2) disturbance has been minimized as much as possible, and 3) any disturbed wetlands will be mitigated so that there will be no net loss of wetland acreage and no net loss of wetland functions and values.

6. Vehicle/Equipment Servicing

Will vehicles and/or heavy equipment be serviced or fueled onsite? If so, will these activities be conducted in a designated area? How will waste fluids be disposed of?

7. Dust Control

What substances, if any, will be used for dust control during project construction?

We look forward to reviewing the draft EIR. Thank you for the opportunity to provide comments on this project. If you have any questions or comments regarding this matter, please contact me at (530)542-5437.

Sincerely,



Diana Henriouille-Henry  
Associate Water Resource Control Engineer

cc: Jeff Mitchell/Town of Mammoth Lakes

DHH/shT:mamm-crk.nop  
[26/New/Mammoth Creek Recreation Facilities]

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

SUSAN RUGGILL	MAMMOTH CREEK CONDOS
4731 CEDAR AVE	96 MAMMOTH LAKE
YUBA LINDA	# 33
CA 92889	MAMMOTH CA

Telephone Number: (714) 777-0636

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

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Ms Johnston

December 24<sup>th</sup>

As a homeowner in the Mammoth Creek Condo development, I want to express my total opposition to the Mammoth Creek proposed development. Having seen the proposed plans for the park development it is immediately obvious that care and consideration of the environment was absent from discussion. Way too much development is planed for this small area. I'm confident the noise and traffic will increase multiple times over current levels. As if that was not enough, the land use as proposed will destroy the natural setting of the park, having negative impacts on plant , animal and the purity of the creek.

The beauty of this park is a one of the many reasons I chose to own a place in Mammoth. Any efforts to destroy the park in the manner proposed should be quickly and overwhelmingly defeated. I am against any further development of Mammoth Creek park !!

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

John Pearce Mammoth Creek Condos  
4731 CEDAR AVE 96 MARIPOSA HWY  
YORBA LINDA # 33  
CA 98886 MAMMOTH

Telephone Number: (626) 302-4290

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

Dear Ms Johnston,

December 24<sup>th</sup>

I am so troubled by the plans for the Mammoth Creek park that I had to write and express my opposition to the further development. I have reviewed the plans as defined in the EIR and I can't believe that the city would even contemplate this type of growth. Noise from additional traffic, congregation of additional businesses in what is a beautiful natural setting are among a few of my concerns I have.

I can only imagine the damage that will occur to the native animals of the area not to mention the over use of the creek facility which will undoubtedly cause permanent damage to the creek itself. This is bureaucracy at its worst. The land as currently designed is not only useful to the community as designed, but a beautiful and natural piece of the mammoth community. To destroy the natural setting with this development would be a crime.

As a homeowner in Mammoth Creek Condo unit, I want to adamantly oppose any further development of the Mammoth Creek park beyond its current design

December 27, 1998

Ms. Karen Johnston  
Senior Planner  
Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, CA 93546

Dear Ms. Johnston:

We are writing in response to the proposed plans for the Mammoth Creek corridor. We firmly support Tony Campbell and his assertion that this recreational mixed-use development is an overdevelopment of this beautiful park. While the activities being suggested could be a great addition to our town, the Mammoth Creek corridor is not the place to put them. Shady Rest is the most logical place to install these facilities.

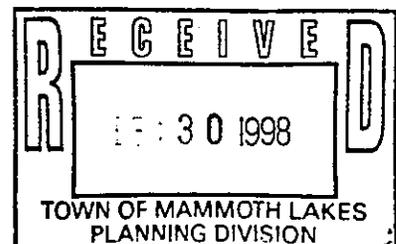
As Viewpoint Condominium owners, we are in favor of retaining the Mammoth Creek corridor as a beautiful, environmentally-preserved park for all to enjoy its natural wonders.

Thank you for your consideration.

Sincerely,

Handwritten signatures of John and Linda Dusckett in cursive script.

John & Linda Dusckett



Jim and Claire Loney  
801 Valley Drive  
Manhattan Beach, CA  
90286

December 28, 1998

Town of Mammoth Lakes  
437 Old Mammoth Road  
Mammoth Lakes, CA 93546  
Attention: Ms. Karen Johnston, Senior Planner

Dear Ms. Johnston,

Subject: EIR for the Mammoth Creek Park Facilities

We are owners of Unit Number 9, Mammoth Creek Condominiums which are located directly west and adjacent to the Mammoth Creek Park. Needless to say, we are concerned with the proposed plans for the park. The concept of an inline/ice skating rink is certainly not a problem (and probably long over due for the community) but locating it within the bounds of a residential neighborhood is totally unacceptable.

After reviewing the proposed site plan (dated 11/26/98), it seems that the rink has expanded into a number of other venues ranging from a 10,000 sq. ft. building to a climbing wall. At the risk of sounding facetious, why not include the "kitchen sink"? In any case, the revised concept increases our concerns relating to noise, congestion, and the general aesthetics.

Regarding the proposed Skate Park, we have the following concerns:

- **Location** – Have detailed alternative location studies been performed and do these studies weight the potential impacts on the surrounding environments? An alternate location that may make sense is locating it at the college site and incorporating it into an overall athletic facility. This would alleviate many of the concerns and issues related to locating the Skate Park at the Mammoth Creek Park. Another alternative, that we have not heard discussed, is locating the Skate Park at the equestrian center where a skating area existed at one time.
- **Noise** – Like our neighbors, La Vista Blanc, we too share the concerns over noise emitted from the proposed facility. Noise impacts must be mitigated to levels bounded by 50 dBA (average) to 70 dBA (peak). Noise concerns regarding the mechanical equipment and public address system have been identified although clear solutions have not been proposed. The noise created by a hockey puck slamming against the wall (like a gunshot) may have a more significant noise impact and should have been included in the noise impact studies.
- **Parking** – Parking is an immediate concern and has to be acknowledged as a defined problem. From the proposed site plan it appears that the potential of 80 parking spots have now been planned. How is this consistent with the town's estimate of 10,000 skaters per month? Apparently the assumption is has been made that each car will contain 4 occupants.

Previously it has been suggested by staff and council that parking can take place on Meadow Lane. Meadow Lane dead ends at the west end of the park with condominium projects on both sides of the street. During the winter months there is no parking allowed on the street and with 80 parking spots at the skate facility, where will additional skate park users park (assuming each car does not contain 4 occupants)? This will create problems during high use winter periods when the condominium lots are at capacity. If skate park users park during these months in the condominium

parking areas, the condominium management will be forced to have those illegally parked vehicles towed. This is an unfair situation for the condominium management, owners, and park users.

- **Economic Impacts to the Community** - The short and long-term economic impacts of owning and operating this facility don't seem to have been addressed?
  1. Have economic studies been performed and what is the confidence level of those studies?
  2. Have all of the capital and development costs been properly identified and what are they?
  3. How were the user hours developed?
  4. How did these studies account for the seasonal variations in use?
  5. What is the break even point for operating the proposed facility and what type of studies have been performed to identify that there will be adequate use of the facilities to meet the break even point.
  6. What are the guarantees to the taxpayers that this project will be successful and not an albatross to the Town treasury?
  7. Will this project be subsidized in any way by the Town and taxpayers of the community?

The overall project costs are thought to be around \$430,000 with an additional \$30,000 budgeted for the EIR. What is the impact on the town if the \$460,000 is to be expensed over say the next 5 years? This would suggest that if there are to be 10,000 users per month over a 5 month period (a number that also seems to define the required parking spots) at \$5 each, the project should break even or may even be profitable in 2-3 years. How accurate is 10,000 users per month estimate? It seems that the accuracy of this estimate should be well established before going forward.

Unless the noise and parking aspects are properly controlled, we believe that the project will have a negative financial impact on our rental use and income. This will reduce our bed tax contribution to the Town impacting it fiscally. We also believe the project will depress property values effecting property tax income to the Town.

- **Lighting and Overall Aesthetics** – Lighting and the overall aesthetics must be carefully considered so there is no visual impairment to the adjacent landowners. All the condo projects adjacent to the park are two and three stories and their view should not be negatively impacted by the Skate Park. None of the landowners want to look at unsightly mechanical equipment, bleachers, lights and other equipment. Perhaps mechanical equipment can be placed within the proposed berm and seats can be placed on the berm in lieu of bleachers. Lighting could be low level and directed away from residence.

Sincerely,

Jim and Claire Leney

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

James + KATHLEEN Tilley  
2 Arrowhead #69  
Mammoth Lakes, CA 93546

Telephone Number: 760-924-3225

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

The plan for the Mammoth Creek Park Facilities Project lacks a vision of what will eventually evolve given the progressive atmosphere that has finally overtaken the Mammoth Lakes area. The plan lacks the necessary infrastructure to support all the facilities provided for. Over the past two years, the residential population in Mammoth has increased dramatically. The current out flows that have been hosted at Mammoth Creek Park have saturated the existing facilities. The proposed plan does not substantially increase the infrastructure, but significantly increases the other recreational facilities that will, in turn, over tax every proposed infrastructure. A recreation facility of the nature proposed at the Mammoth Creek Park would have the available real estate and would not only have a detrimental effect on the surroundings but would compromise future expansion. The plan is very short sighted and does not accommodate future growth which is going to be independent to Mammoth Lakes future. The effort proposed for Mammoth Creek Park should be downscaled significantly and relocated to an area that can better address Mammoth Lakes long term needs.

Jan W. Delle II

RECEIVED
28 1998
TOWN OF MAMMOTH LAKES

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

HARRY HAL PILLAGE  
10310 WYSTONE AVE  
NORTHBIDGE, CA. 91324

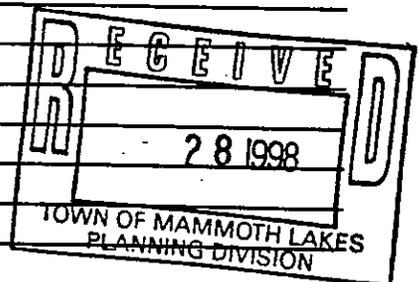
Telephone Number: (818) 366-1961

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

I WOULD LIKE TO KNOW IF THIS PROJECT WILL INCREASE  
MY TAXES. WHO IS IN BACK OF THIS PROJECT



# PUBLIC COMMENT FORM

## PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

## NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

SANFORD COOPER      PROPERTY OWNER      MAMMOTH CREEK CONDOS

850 STANFORD ST.      SANTA MONICA, CA 90403

Telephone Number:      310-829-1479

## COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

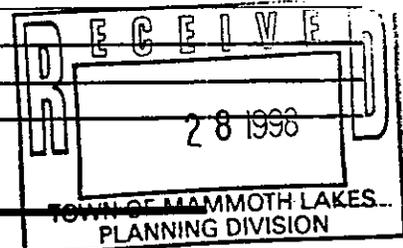
THOUGH I DO NOT GET TO ENJOY THE AREA AS MUCH AS I WOULD LIKE TO I DO KNOW THAT ONE OF THE REASONS I DO ENJOY THE MAMMOTH AREA AND MY CONDO IS THE FACT THAT IT STILL FEELS LIKE A GETAWAY. EVEN THOUGH THE MOUNTAIN HAS GROWN TREMENDOUSLY OVER THE YEARS AND THE DENSITY OF THE DEVELOPMENTS HAVE ALSO GROWN.....THIS PROPOSED DEVELOPMENT IS PUTTING A PLAYGROUND RIGHT IN THE BACKYARDS OF THE PROPERTY OWNERS. EVEN THE MINIMAL PARKING THAT IS PROPOSED (PROBABLY NOWHERE NEAR WHAT WILL ACTUALLY BE NEEDED) AND ALL THE OTHER ACTIVITY AREAS SHOULD BE MOVED TO A NICE WIDE OPEN SPACE FAR AWAY FROM THE CONDO COMMUNITY.

I DO NOT WANT TO WALK OUTSIDE MY CONDO INTO A RINK, A COURT, A PARKING LOT, OR A NOISEY PLAY AREA; BE IT WINTER OR SUMMER!!!

THE AREA STILL HAS PLENTY OF WIDE OPEN AREAS THAT ARE MUCH BETTER SUITED FOR A DEVELOPMENT OF THIS NATURE. IT PROBABLY WILL BE VERY GOOD FOR THE TOWN. HOWEVER, MY BACKYARD SHOULD BE THE SERENE AND PEACEFUL PLACE THAT I NEED IT TO BE.

I AM NOT AN EXPERT ON THE ENVIROINMENTAL IMPACT OR EVEN ALL THE SAFETY ISSUES INVOLVED; HOWEVER I DO THINK THE RE-SALE VALUE OF THE CONDOS IN THE NEAR PROXIMITY OF A PROJECT OF THIS NATURE WOULD BE SEVERELY AFFECTED AND THE ONGOING ACTIVITIES WILL MAKE THE AREA VERY UNDESIREABLE.

THANK YOU FOR READING THIS



# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

Maria and Gordon Nielson  
Mammoth Creek Condominiums Unit 40  
96 Meadow Lane  
Mammoth Lakes CA 93546

Telephone Number: 760-934-3432/818-845-4324

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

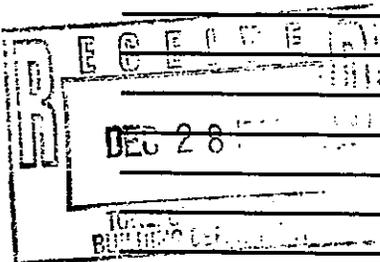
This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

When we bought our condominium we bought it for its privacy and quiet. Sitting on the edge of town, on a private lane, it was ideal and still is.

Having a commercial ice rink operation will completely change our neighborhood, unless severely restricted (in perpetuity?). It will be a mecca of new and noisy activity and bring scores of automobiles and other vehicles for which there is no parking.

We strongly protest this endeavor!

Maria Linder Nielson



# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

LEWIS B. BEHLOW  
MAMMOTH CREEK CONDOMINIUMS  
96 MEADOW LANE  
MAMMOTH LAKES, CA. 93546

**Telephone Number:** \_\_\_\_\_

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

I HAVE BEEN A PERMANENT RESIDENT, FULLTIME,  
AT THE ABOVE LOCATION FOR OVER 12 YEARS.  
I AM AN AGE-LIMIT RETIREE AND SELECTED THIS  
AREA TO LIVE BECAUSE OF ITS SECLUSION - EDGE OF  
TOWN FACING THE MAMMOTH MEADOW - AND MINIMUM  
TRAFFIC - ON A DEAD-END STREET. A PERFECT  
ENVIRONMENT FOR PEACE AND QUIET.

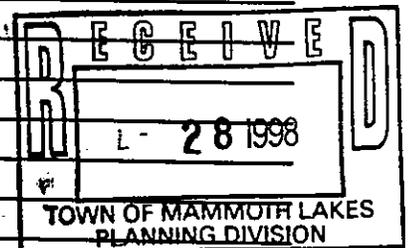
NEEDLESS TO SAY I AM DEAD AGAINST THE PROPOSED  
SKATING RINK, ETC., ETC. BEING CONSTRUCTED ON  
ADJACENT PROPERTY.

I WOULD THINK THAT A MORE SUITABLE LOCATION  
COULD BE FOUND FOR THIS AMUSEMENT PARK.

SINCERELY

Lewis B. Behlow

12-24-98



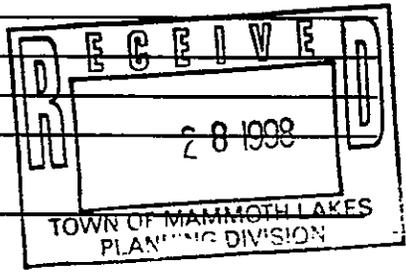
# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

SANDRA LUND  
PO BOX 312  
MAMMOTH LAKES, CA



Telephone Number: 934-4721

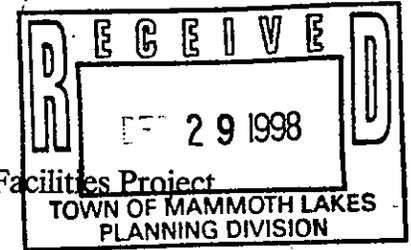
**COMMENTS:**

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This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

NOISE IMPACT - People, Machines, PA, Music, etc  
TRAFFIC - Since winter started I have been walking my dog on old Mammoth Road. The cars coming from Old Mammoth travel 40+ MPH. Actually a couple of times cars have passed me when I've been driving at a speed of 30 to 35. A double yellow line.  
WILDLIFE - We see ~~lots~~ bears, deer, racons, many birds, Coyotes. The flowers are incredible, especially the Sulphur paintbrush.  
SECURITY after hours  
PARKING ~~is~~ - Spend a summer beautifying only to pave it over.  
The speakers at the scoping meeting addressed my concerns in a articulate & complete manner.

## PUBLIC COMMENT FORM



## PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project

## NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

DOUG JASTRAB  
 P.O. BOX 7072 (96 Meadow Lane #7)  
 MAMMOTH LAKES, CA. 93546  
 (year round resident since 1980)

Telephone Number: 924-3704

## COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

I am ~~concerned~~ concerned about the potential noise impacts associated with the construction and operation of the planned facilities, especially the ice rink/skate park! Does the plan include competitive events at this proposed area? Will free skating be accompanied by music over loudspeakers? Will the "chiller units" be located within earshot of the nearby condominiums? Do "chiller units" run (make noise) 24 hours a day?

What about parking? What happens when the parking lot is full? Are Park users going to put their vehicles in the La Vista Blanc or Mammoth Creek Condo parking areas? Will law enforcement patrol and ticket these people that park illegally? Could be bad P.R. for the town!

What about the concept of open space? The neighborhood is already crammed with housing units. Is it necessary to put so much development in such a small area?

PUBLIC COMMENT FORM

PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Doug Jastrab

Telephone Number: 924.3704

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

Increased light pollution is another concern of mine. If the park is built according to plan will I still be able to see Orion rising on a clear winter night when I drive East on Meadow Lane or Old Mammoth Road? Will nearby residents need to shield their units at dusk from the park lighting?

I think other areas should be investigated to accommodate the proposed development. The Shady Rest Tract in the center of town would be an excellent alternative (please don't mention Affordable Housing or I might puke!)

Better yet, why not Shady Rest Park itself? Plow the road, have parking for snowmobiles, skiers, snowshoers, ice skaters, dog walkers etc. Work with the Forest Service to put a quality ice rink in a forest setting and make all the noise, light all the lights andurate all the events over the loudspeakers and NOBODY WILL HEAR. Be Blinded by the Lights, or See unless they want to. Run a shuttle from the Park to the Red Line - Do it right.

PUBLIC COMMENT FORM

PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

DOUG JASTRAR

Telephone Number: 924-3704

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

One more thing - is that a trailer I see on the map? If the ice rink/skate park is located in town, NO TRAILERS PLEASE!

IN conclusion; I urge you to keep Mammoth Creek Park a "low key" park with lots of open space!

How can you even propose this kind of project so close to so many housing units?

It just doesn't make sense!!!

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

Mr. and Mrs. Patrick Forrest  
3317 Ocean Drive  
Ornard, California 93035

**Telephone Number:** (805) 985-2878

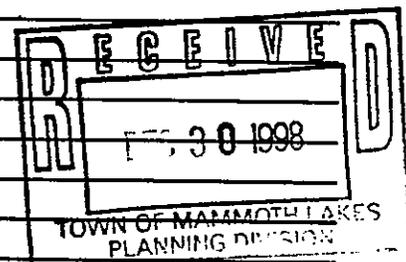
Regarding: 96 Meadow Lane Unit 1

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

SEE ATTACHED LETTER



Mr. & Mrs. Patrick Forrest  
3317 Ocean Drive  
Oxnard, California 93035

December 28, 1998

Town of Mammoth Lakes  
4437 Old Mammoth Road  
Mammoth Lakes, Ca. 93546

Attention: Ms. Karen Johnston, Senior Planner

Dear Ms. Johnston,

As owners of Unit One, Mammoth Creek Condominium, we will be directly impacted by the development of the Mammoth Creek Park facilities project. When we first heard of this project we pictured an 1800's Currier and Ives print of a non-threatening group of ice skaters skating placidly and beautifully on a clear winter day. We imagined an ice rink attractively landscaped as an adjunct to the children's play area. Obviously, this is not to be! Instead we are faced with a conceptual plan of an over done amusement park which includes an unsustainable noise level, a hazardous and unnecessary climbing wall, and a community center. All of which is to service the demands of a flood-lighted professional ice hockey rink.

It is appalling that the town would try to place a park of such magnitude in an area where there never could be adequate parking. It reminds me of Joni Mitchell's song, "You Kill Paradise To Put Up A Parking Lot". Certainly, there must be better locations; Shady Rest Park, the college site or locating in the MMSA Development.

Pure and simple there just isn't room at this site for this type of development. Why do you want to destroy a beautiful park for a penny arcade atmosphere?

Thank you for your consideration,



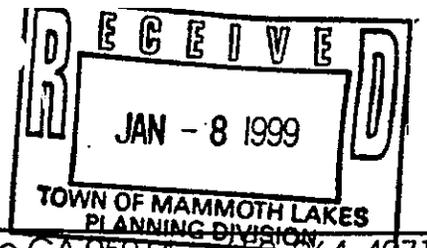
Rose N. Forrest



Patrick M. Forrest

# Genny Smith Books

23100 Via Esplendor, Villa 44, Cupertino CA 95014 650-964-4071



December 31, 1998

Karen Johnston, Senior Planner  
Planning Department, Mammoth Lakes  
Mammoth Lakes, CA 93546

## Re: Planning for Mammoth Creek Park

Dear Ms. Johnston,

I understand an EIR is in process for developing Mammoth Creek Park and the Creek Corridor with various types of recreation, an ice-skating rink and several other possible recreation activities, known in the profession as "mass recreation," compared to recreational activities that involve only one or two people or very small groups.

Mammoth Creek is the only flowing stream near town. Streams near towns are rare and are usually considered great assets. Advertising often features them, showing a rippling stream with banks of green shrubs and trees, with perhaps a family picnicking or a fisherman with line in hand, perhaps a dirt path or a barbecue stand. I could give you dozens of examples of towns large and small that are proud of their creek or river. They have made walkways on both banks, for walkers, joggers, families with children and/or dogs, fishermen, photographers, folks who just want to sit and look at the water, the light, the beauty. Some, if there is space, have a bicycle lane or a path for horses. A stream is ideally suited for this type of quiet recreation.

The proposal that various kinds of mass recreation be located right along Mammoth Creek is the most inappropriate planning that I can imagine. There is only one creek near town. An ice rink and all other types of organized, mass recreation can and should be located anywhere but along the creek. Music, noise, loudspeakers, races, crowds, and machinery to maintain the site need to be located where they will not bother people in their homes or motels or all the people who traditionally stroll along Mammoth Creek and enjoy its serene, quiet beauty.

Masses of people will quickly destroy the natural streambanks, leaving them bare of grass and shrubs. So then you pave the banks? That's what you show in advertising flyers?

I am sure that town planners can identify several appropriate sites that would be fine locations for the ice rink and whatever other types of mass recreation are desired, without destroying the one creek that flows through town.

Sincerely,  
  
Genny Smith, publisher and editor

*Please give copies of this letter to members of  
The Town Council & of The Planning Commission.*



Karen Johnston, Senior Planner  
Planning Dept., Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, Ca. 93546

Dear Ms. Johnston:

1/1/99

I am writing to express my concern regarding the recent proposals for Mammoth Creek Park. We currently own Chateau Blanc #14 and plan on using it as a retirement home. For the last thirty years my family and I have enjoyed Mammoth for the quiet and open space. In fact, we intentionally purchased in Chateau Blanc because of its proximity to Mammoth Creek Park, the surrounding open space, and the quiet of the area.

Recent proposals regarding an Ice Rink, Climbing Wall, Community Center and others all seem to run directly counter to the purpose of the Park which was to protect the Mammoth Creek corridor. In addition the noise generated by these activities would have a definite negative impact on our enjoyment of and future value of our property. This Park is too small and the wrong type of an area to place commercial development.

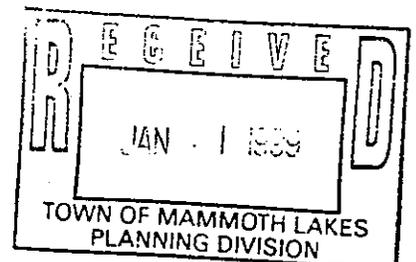
As you prepare the Environmental Impact Report regarding the proposed activities for the park, please consider the above concerns as well as others expressed by the surrounding residences and property owners.

Thank You.

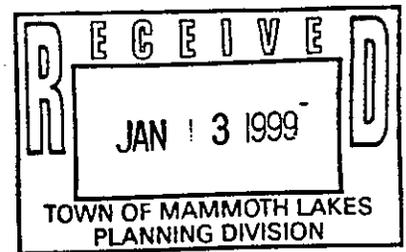
Sincerely,

*Raiford Henry*  
Raiford Henry

Raiford Henry  
1226 Sheridan Ave.  
Escondido, Calif. 92027



# PUBLIC COMMENT FORM



**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

JAMES BULL  
96 MEADOW LANE (MAMMOTH) (760) 934-9618  
1648 N. MOUNTAIN AVE, CLAREMONT, CA 91711

Telephone Number: (909) 626-8881

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

AS THE OWNER OF A MAMMOTH CREEK CONDOMINIUM, I HAVE SERIOUS CONCERN ABOUT THE ~~PROPOSED~~ PROPOSED PLAN TO TURN WHAT IS NOW A PLEASANT PARK INTO A DISNEYLAND-LIKE GHETTO OF MANMADE AMUSEMENTS THAT CAN ONLY RESULT IN NOISE, EXCESSIVE LIGHT, CONGESTION, AND EXCESSIVE UPKEEP COSTS FOR ALL CITIZENS

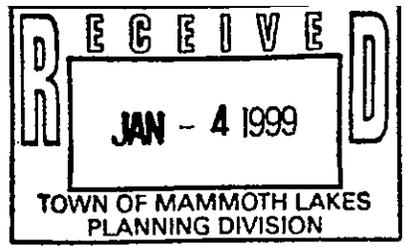
THE PROPOSED PLAN IS SO CLUTTERED WITH ARTIFICIAL ENTERTAINMENTS THERE APPEARS TO BE NO ROOM REMAINING FOR PEOPLE.

THE PROPOSED SKATE AREA, FOR EXAMPLE, SHOULD NEVER BE LOCATED ADJACENT TO RESIDENTIAL HOUSING - MUCH LESS NEXT TO PRISTINE MAMMOTH CREEK - A SMALL, QUIET PARADISE NOW ENJOYED BY HIKERS, WILDLIFE OF ALL VARIETY, AND A RESIDENT BLACK BEAR.

THERE ARE FAR BETTER LOCATIONS FOR EACH OF THE PROPOSED ACTIVITIES. USE THEM AND DO NOT DESTROY THE BEAUTY OF THE PRESENT PARK AND ITS ENVIRONS.

PUT SOME OF THE STUFF AT SHADY REST. PUT SOME AT THE EQUESTRIAN CLUB. BUT DON'T DESTROY THE PARK.

PUBLIC COMMENT FORM



PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Richard W. Becker, Roberta J. Becker, Jayne  
Mike Mendelson, Nancy & Michael Moberg  
and our 5 grand children

Telephone Number: (949) 586-3785

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

To whom it may concern:

We all used to hear about an ice skating  
Rink going ~~into~~ in the area mentioned.

\* But now it has been completely blown out  
of proportion to a quiet area.

If they want all of the extra things, it  
should be placed out further near  
the High School area, not so close  
to Mammoth Creek Condos & La Vista Blanc!

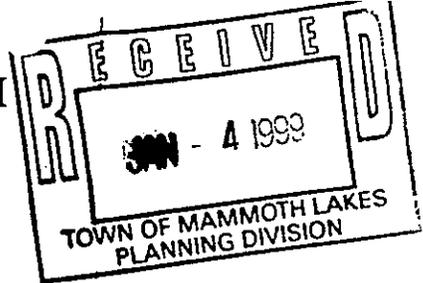
We feel very strongly against such a  
big project going into our quiet community!

The answer as far as we are concerned  
is no, no, no!

R. Becker & Family



PUBLIC COMMENT FORM



PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

RICHARD O. FRAZEE SR.  
OWNER  
#38 W Mammoth Creek Condos  
MEADOW LANE, MAMMOTH LAKES, CAL

Telephone Number: 949-499-3953

COMMENTS:

MAIL TO:

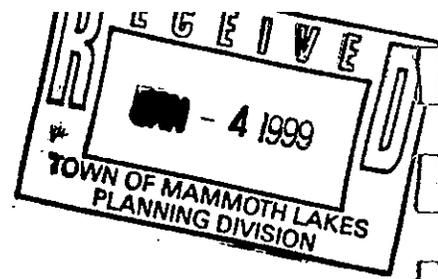
Richard O. Frazee Sr.  
236 Monarch Bay  
Monarch, CA 92629  
Beach

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

YOU ABSOLUTELY HAVE INADEQUATE PARKING FOR SUCH AN EXPANDED FACILITY AS SHOWN ON THE CONCEPTUAL PLAN. YOU HAVE 80 SPACES FOR A 10,000 SQUARE FOOT COMMUNITY CENTER AND THE OTHER FACILITIES INCLUDING THE ICE RINK. THIS WILL FORCE PEOPLE TO PARK ON PRIVATE PROPERTY AND MOST ASSUREDLY WILL GENERATE CONSTANT DEMANDS TO TOW VEHICLES FROM PRIVATE PROPERTY. YOUR SO-CALLED EMERGENCY ACCESS TO MEADOW LANE WILL BE NOTHING MORE THAN AN INVITATION TO PARK AT MAMMOTH CREEK CONDOS AND NEIGHBORING PROPERTIES TO ACCOMMODATE QUICK ACCESS TO THE FACILITIES. THIS WILL COME BACK TO PHAGUE THE CITY BY DEMANDS FOR REIMBURSEMENT FOR NECESSARY PATROL & REMOVAL OF VEHICLES FOR PRIVATE PROPERTY SUBJECT TO THE FACILITIES.

# PUBLIC COMMENT FORM



**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

KENNETH JUST } 6137 MANZANILLO DR  
PATRICIA JUST } GOLETA, CA. 93117  
ERIC JUST }  
LAURIE JUST } MEADOW LN - MAMM. LAKES, CA.

Telephone Number: 805-964-9416 OR 960-934-1445

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

SEE ATTACHED

Comments regarding proposed Mammoth Creek Park Facilities Project:

First, let us say that we are not opposed by such a project. We are, however, opposed to locating this project in the Mammoth Creek Park location.

For years, The Town of Mammoth has been known and criticized as being a hodgepodge of new and old buildings, condos and shops. Some unity needs to be established. By creating another misaligned project within the city the serenity of the town appears to be even further jeopardized.

In addition to the apparent "Disney" atmosphere, there are a number of critical issues that I would raise. Some of the more important ones would be:

1. Foremost, PARKING and TRAFFIC. There will not be enough parking anywhere in the area. Nearby Condo's and businesses will take the brunt of the parking crunch. Parking is already tight (especially on holidays) around this area. The additional influx of cars will force most nearby Condo managers to enforce parking regulations and have cars towed away. This will just start another major issue and resentment among residents and tourists alike. Does the Mammoth Police Dept. have time to enforce these regulations?

TRAFFIC around the park will become dangerous. The curve on Old Mammoth Rd. is already dangerous. There is no way to see around the curve and with increased traffic, you are just begging for trouble. There will be children running across the road continually at all times of the day and night. A tragedy is not what anyone wants.

2. NOISE. We have had Skateboard Parks and Roller Hockey rinks in our area of Southern Calif for years. Believe us when we say Roller Hockey can be a noisy event. With the screaming crowd and the puck slamming into the boards, it would be an unfortunate situation for all the nearby Condo owners and renters. They don't deserve this. This is not why people come to Mammoth.

3. CHILDREN and WILDLIFE. What about the park as currently designed. It is a beautiful park enjoyed by strollers and small children alike. Will

families with small children be able to enjoy the park as they do now?  
What about the fishermen who enjoy the creek, the bear and other forms of  
wildlife that have found a home in the park. All these need your  
consideration as well.

I do not believe most part-time residents (Tax payers) or tourists will  
benefit from the idea. As I mentioned, this is not the type of recreation  
that will draw people to Mammoth. Therefore, I also doubt the financial  
success of your proposal.

In closing, I think the park is an OK idea for full-time residents of  
Mammoth. Your children do need parks and recreation areas. Build it where  
it will be safer and not infringe upon neighbors and visitors enjoying  
Mammoth as it should be.

The Just family.

**Don & Jodi Sage**  
Post Office Box 100  
198 Valley Vista Drive  
Mammoth Lakes, CA 93546  
Telephone (760) 934-2817; FAX (760) 934 9957

Wednesday, January 06, 1999

Mammoth Lakes Planning Commission

Re: Construction on  
"Bluffs" subdivision

Ladies and Gentlemen:

We are permanent full time residents of Mammoth Lakes and our home overlooks the Sherwin range, Mammoth Rock and the proposed site of the Bluffs subdivision.

We are very concerned that our view, both day and night might be adversely impacted by buildings in the Bluffs subdivision. For example, homes such as are being built on huge stilts on the Snowcreek Crest hillside would be a travesty if built below the Mammoth trademark view of Mammoth Rock and the mountains behind it.

Please consider requiring that all structures at the Bluffs subdivision be built so as to be as close to invisible as possible both day and night from all other areas of the town.

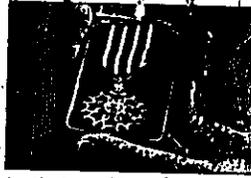
Sincerely,

Don Sage

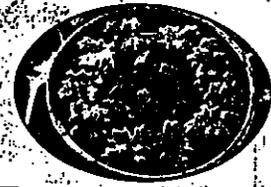
Please find enclosed a copy of a recent article that appeared in the SANTA BARBARA NEWSPRESS. The article appeared on Wed, January 13, 1999.

Although the article is focused on a newly built "Skateboard" park, I believe the immediate results and concerns that now have developed in Carpinteria are a good indication of what to expect should the Town of Mammoth proceed with it's plan to build the skating rink complex in Mammoth Creek Park. Perhaps the town officials of Mammoth should take note of this article.

*Ken Just*



**KNIGHT TIME**  
FRANCE HONORS  
UCSB PROFESSOR FOR  
HIS WORK SPREADING  
FRENCH CULTURE  
B1



**EASY AS PI**  
POT PIES ARE BACK  
IN VOGUE AS  
COMFORT FOOD  
THE '90s LIFESTYLE  
D1

# SANTA BARBARA News-Press

*The voice of Santa Barbara County since 1855*

## Skating park hits rough patch

Carpinteria residents cite  
noise and after-hours use.

By ANTONIO A. PRADO  
NEWS-PRESS STAFF WRITER

Some neighbors of Carpinteria's recently opened Skate Depot would be happy if the public skateboard park rolled away on the next train out of town.

While such a drastic move doesn't seem likely, their complaints about noise and after-hours use have prompted municipal officials to examine the operation of the popular facility.

Opened a month ago at the city-owned Amtrak parking lot downtown, Skate Depot has been a hit with youngsters and their parents, who longed for a safe and legal place to skateboard in town.

But as soon as the skateboarders rolled in, so did the complaints. Nearby residents contend the skateboard park is noisy, while some parents and community observers have griped that youngsters aren't using required safety gear, according to city officials.

Councilman Richard Weinberg worries that 1600-age children are skateboarding when they should be in class, and blamed much of the reported rule violations on youngsters from out-of-town.

"Unfortunately the word has spread that we've built such a nice park in Carpinteria," Weinberg told fellow City Council members Monday night. "It seems they think since they're from out-of-town, they don't have to live by our rules."

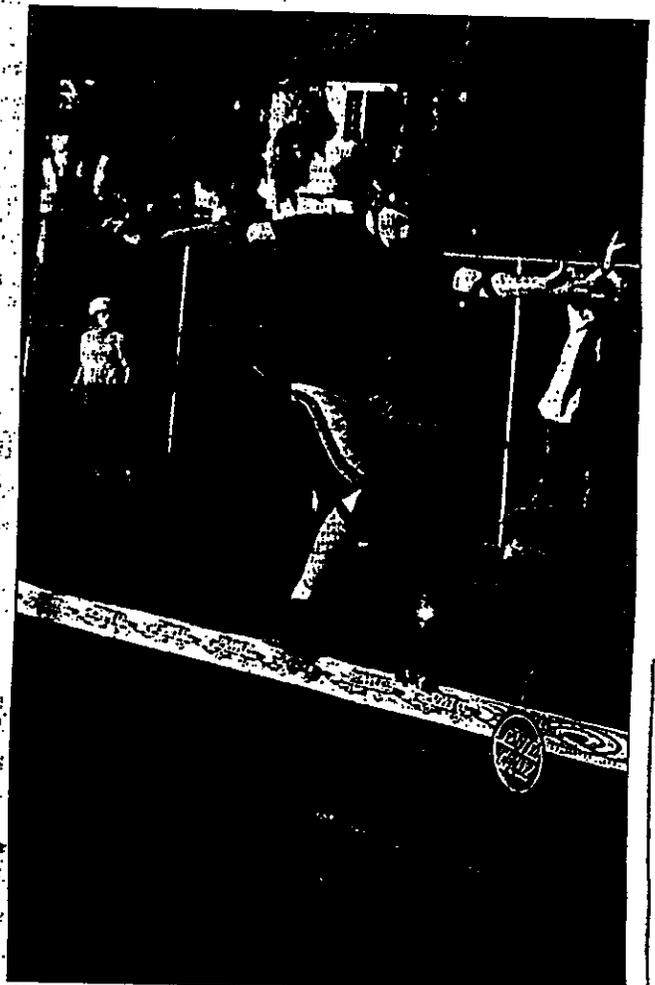
He's called for tougher enforcement of the park's safety rules and for locking up the facility at night.

Weinberg asked Acting City Manager Kevin Silk and Parks and Recreation Director Matthew Roberts to place the issue on the council's Jan. 25 agenda.

Skate Depot is currently treated like Carpinteria's other public parks, Roberts said. It is open from 8 a.m. until sunset, though its gate is never closed.

As is the case with other city parks, using the facility after hours is a violation of local law, and subject to a citation by sheriff's deputies.

Skate park users are also required to wear helmets and knee and elbow pads, and sign



MIKE ELIASON/NEWS-PRESS

**A skateboarder does a nifty balancing act Tuesday in Carpinteria.**

an injury liability waiver filed with the city. Minors must have parents sign the form.

No formal daily count of those using the park has been reported. About three dozen were at the facility Tuesday afternoon. A handful did not have on the necessary safety equipment.

Carpinteria High School student Ian Johnson, 16, isn't so quick to criticize those who may violate the rules, arguing that the regulations might not be obvious to kids new to the facility.

For example, a posted sign with park rules states that waivers must be on file, but it

doesn't say where to obtain them, and doesn't have a telephone number for inquiries.

"That's why no one knows," Johnson said Tuesday.

Fellow skater and Carpinteria High student Jason Linden, 17, doesn't object to locking up the park at night — as long as someone will be there to open it the following day.

But because he sometimes skateboards at other parks, such as Skisapouedes at Ortega Park in Santa Barbara, he is weary of the criticism against out-of-towners.

**SEE SKATE ON A10**

in Jamaica offered to be the sponsor — said in a telephone interview.

# Tighter control urged for board park

## SKATE

Continued from Page A1

"If we ban people from other parts they'll just ban people from Carpinteria," Linden fears.

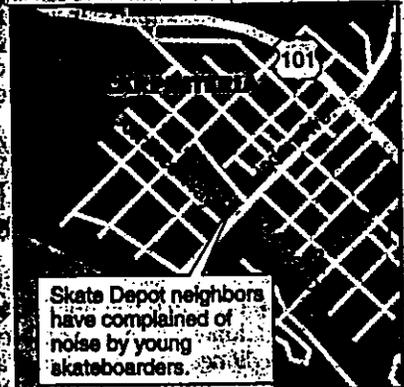
Fifth Street resident Donna C. Williams said she objects to the loud, rumbling noise created by wheels rolling over the park's ramps and half-pipes (a semi-circular form of a ramp) and complained that city officials were inconsiderate in approving the facility's construction in a residential area.

"We were somewhat taken — but not completely — by surprise by the noise it has generated," Councilwoman Donna Jordan said.

Roberts hopes to reduce noise by filling in the currently hollow half-pipe at the facility's west end with sound-absorbing material and sealing its open back.

He didn't rule out locking up the park at night, but said that's still under consideration.

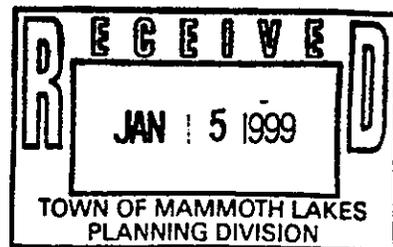
"We're still trying to investigate who's the right personnel to do that," Roberts said.



Skate Depot neighbors have complained of noise by young skateboarders.

NEWS PRESS GRAPHIC

PATRICIA A. SAVAGE



January 15, 1999

**Hand Delivered**

Karen Johnson, Senior Planner  
Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, CA 93546

Re: Town of Mammoth Lakes Draft EIR for Proposed Outdoor Multi-Use Rink at Mammoth Creek Park

Dear Karen:

I wanted to take this opportunity to voice my concerns regarding placement of the outdoor multi-purpose rink at Mammoth Creek Park. I agree with the concerns expressed by others during the various Town Council and Planning Commission meetings as well as with the comment letters addressing the Draft EIR for this project.

This whole issue appears to be nothing more than a strategy to use the public's desire for an ice rink as a political whip. The creation of an outdoor ice rink and in-line skating rink at Mammoth Creek Park was approved and budgeted by the Town Council without benefit of in-depth financial analysis addressing the total costs of building, operating and maintaining the facility. Further, there was no consideration of environmental impacts -- such as, noise, traffic, aesthetics, etc. There was a concerted effort to paint anyone who voiced a concern as a NIMBY and worse, a second homeowner. Labeling people in order to belittle different points of view and thus alienate them by means of an "US versus THEM" strategy is an affront to every member of this community. The ability of an individual to voice concerns and opinions is an essential part of democracy. It should not matter whether an individual is an adjacent property owner, a second homeowner, a permanent resident or a renter.

Locating the outdoor rink at Mammoth Creek Park is very poor planning. I have

P.O. BOX 8187 • MAMMOTH LAKES, CA • 93546  
PHONE: (760) 934-9420 • FAX: (760) 924-8173

January 15, 1999

serious concerns about the noise that will be generated by large groups availing themselves of the various outdoor skating activities -- ice-skating, ice hockey, and in-line skating. I see no way that the Town will be able to mitigate the noise impacts and be within compliance of its own recently adopted Noise Element. I realize the Town Council can overcome that technicality by adopting Statements of Overriding Consideration. Although this approach is doable, it would show the community what little value the Town attaches to being a good neighbor.

Additionally, the Mammoth Creek Park location has problems with blowing snow creating poor visibility and increased maintenance. Furthermore, because of a large bend in the road (Old Mammoth Road) in the immediate vicinity of the Park, I foresee serious problems with accidents and congestion. There needs to be a traffic study for that area. Such a study should also address increased traffic on Old Mammoth Road resulting from the possible development of the Sherwin Bowl Ski Area.

Finally, I am concerned about preserving the Mammoth Creek stream corridor that runs alongside the Park. How is the Town planning to ensure the visual and noise aesthetics of Mammoth Creek -- one of our treasured natural resources?

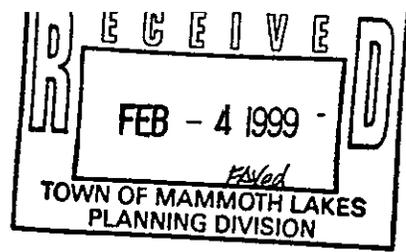
Like many in the community, I see the need for a multi-purpose rink. However, great care needs to be taken in selecting the most appropriate site and in ensuring that the financial requirements for this project will not place an unreasonable strain on the Town's budget.

Very truly yours,



Patricia A. Savage

PUBLIC COMMENT FORM



PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

MICHAEL J. NAUGHTON #20 MAMMOTH CREEK (MEADOW LANE)

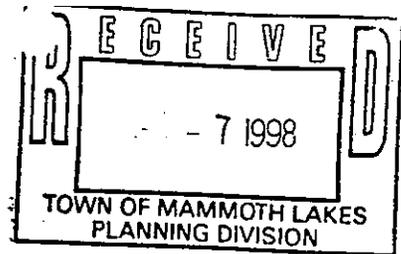
Telephone Number: 934-4835

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

although I believe that an ice skating rink would be a welcome town addition, I think a goal of attention should be paid to the use of the rink. Recreational skating is fine so long as the rink is not loud or raucous, and is turned off by 9:30 PM. Hockey should not be allowed. I don't think that vehicle access from meadow lane is necessary even for emergency vehicles. There is a low probability of calls to paramedics and they access via Old Mammoth Road. A steady stream of street parking requests in kind that mammoth creek would be out an alternate parking lot.



Karen Johnston  
Senior Planner  
Town of Mammoth Lakes

I will be out of town when you discuss the proposed development for the Mammoth Creek Park. Therefore I request that this letter be included in the record.

The Park was developed to be a small children's playground with Bicycle and walking trail access. Since its inception it has served this purpose well, and is the only place in Town providing this amenity.

Potential uses as proposed by the Planning Department and the Town council would be totally incompatible with the present park and would adversely affect not only the Park, but adjacent property.

I strongly urge that the Planning Department seek other sites for skateboarding, ice hockey, volleyball, and other proposed activities.

Sincerely,  
*Phyllis Benham*

Phyllis Benham  
P.O. Box 1823  
Mammoth Lakes

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

MR & MRS WM FATTISON  
UNIT # 19  
MAMMOTH CREEK 124 ROBIN LODD DR  
SAN FRANCISCO, CA 94127

**Telephone Number:** \_\_\_\_\_

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

You have insufficient parking for a development of this size. We would strongly take issue with selling or granting an easement on meadow land.

*William D. Fattison*  
Cecily J Fattison

# PUBLIC COMMENT FORM

**PROJECT NAME:**

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

**NAME AND ADDRESS OF COMMENTOR:** (include group or public agency affiliation, as applicable)

Mary Jo Bauer, (Chateau Rd.)  
P.O. 917  
Mammoth Lakes

Telephone Number: 934-2253

**COMMENTS:**

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

I was very disappointed that the town even considered the park location for an ice rink because it is bordered on 2 sides by residential properties & 1 side by a children's park. (It's the only park for small children in town).

The noise will be awful.  
The traffic will be awful.  
There will be danger to the small children.

I think this park should be held for low impact activities like the Art Ala Carte, Farmers Market, etc. (perhaps occasional day-time concerts. Perhaps we could add picnic benches & add some trails for the small children to ride bikes, etc.

I think the alternative site near the college/H.S. area would be perfect.

I would like to see a rink in town (if its financially feasible) but not at Mammoth Creek Park.

# PUBLIC COMMENT FORM

## PROJECT NAME:

Environmental Impact Report (EIR) for the Mammoth Creek Park Facilities Project.

## NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

DAVID & CAROL ANDERSON	C/O
MAMMOTH CREEK CONDOMINIUM #41	1690 LA GRANADA DR
96 MEADOW LANE	THOUSAND OAKS, CA 91362
MAMMOTH LAKES, CA 93546	

Telephone Number: 924-0090

(805) 497-4866

## COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the subject EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to Town Staff at the Scoping Meeting or mailed to the Town of Mammoth Lakes, 437 Old Mammoth Road, Mammoth Lakes, California 93546, Attention: Ms. Karen Johnston, Senior Planner.

WE WERE VERY MUCH IN FAVOR OF A WINTER ICE SKATING RINK WHICH COULD BE USED AS A SKATING RINK IN THE SUMMER.

BUT GIVE AN INCH — TAKE A MILE.

NOW THAT ZAMBONI & ICE MAKING MACHINERY, VOLLEYBALL HORSESHOES, BASKETBALL COURT, CLIMBING WALL COMMUNITY CENTER, EXPANDED PARKING PLAZA, AND PICNIC AREA HAVE BEEN ADDED WE THINK THAT THE WHOLE PROJECT SHOULD BE REJECTED.

WHY NOT RETURN TO THE ORIGINAL IDEA OF JUST A LARGE CEMENT AREA THAT ~~CAN~~ CAN BE FLOODED IN THE WINTER TO ALLOW FOR NATURAL ICE SKATING

AS IT IS, THE PROJECT PLANNED WILL CREATE TOO MUCH NOISE, POLLUTION, LIGHT POLLUTION, AND CONGESTION.



RECEIVED

FEB 22 1999

ROBERT BEIN, WM FROST

- ENVIRONMENTAL NOISE ASSESSMENT -

**MAMMOTH CREEK PARK FACILITIES PLAN  
MAMMOTH LAKES, CALIFORNIA**

PREPARED FOR

**ROBERT BEIN, WILLIAM FROST & ASSOCIATES  
14725 ALTON PARKWAY  
IRVINE, CALIFORNIA 92618-2069**

PREPARED BY

**BROWN-BUNTIN ASSOCIATES, INC.  
VISALIA, CALIFORNIA**

**JANUARY 6, 1999  
(Revised February 17, 1999)**

**BBA**

## INTRODUCTION

The Town of Mammoth Lakes is proposing to construct various recreational facilities within the existing Mammoth Creek Park. Facilities proposed for construction include a dual-use, outdoor ice rink/in-line (concrete) skating rink, 10,000 square foot community center with outdoor assembly areas, volleyball and basketball courts, climbing wall, expanded parking lot, expanded restrooms and a picnic area. Buildings would be constructed to house a ticket/skate rental/concession operation and equipment and supply storage. The community center would be located within the western one-third of the site. The skating rink would be 85 feet by 185 feet and located approximately 100 feet from the north property line and approximately 190 feet from the west property line. Hours of operation for the skating rink would be from 8:00 a.m. to 10:00 p.m., including site preparation time. Sport lighting, low wattage lights across the skating rink and cutoff fixtures mounted to eight poles around the rink, would be provided in addition to lighting in the parking areas. Seating would be available on landscaped mounds and on small bleachers around the skating rink. The proposed park facilities are intended for use for team play, recreational skating and play and community events. The community center building may be constructed at a later date than other park facilities.

Noise sources associated with the proposed park facilities will include stationary refrigeration equipment to produce ice for the ice skating rink, mobile equipment used to remove snow from the ice skating rink and to groom the ice surface, groups of people either using or watching people use the various facilities, portable stereos that may be carried in by facility users and a public address (PA) system.

The purpose of this analysis is to quantify the noise impacts which may directly or indirectly result from the development and use of the proposed Mammoth Creek Park recreational facilities, and to identify mitigation measures which may be used to minimize the noise impacts of the project. It is intended that the findings and recommendations of this study be incorporated into the Draft Environmental Impact Report being prepared for the project.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise.

## DETERMINATION OF SIGNIFICANT NOISE IMPACTS

The significance of noise impacts may be determined by comparing the noise levels either directly or indirectly produced by the project to applicable federal, state or local noise level standards. The noise levels produced by the project may be considered a significant impact if the project results in noise levels which exceed applicable noise standards by 0.5 dB or more and the noise levels cannot be effectively mitigated. The standards for potential noise impact analysis that apply to this project are those contained within the Noise Element of the Town of Mammoth Lakes General Plan and Town of Mammoth Lakes Municipal Code (noise ordinance).

### **Noise Element:**

The Town of Mammoth Lakes updated its noise element in 1997 (Resolution No. 97-34, adopted 6/18/97). The updated noise element contains Policy 4.2.4 that establishes noise level standards for *proposed* stationary noise sources as they may affect the exterior of existing noise-sensitive uses. For the daytime hours of between 7:00 a.m. and 10:00 p.m. (which is when most park facilities would operate) the noise element requires that noise levels from new stationary sources not exceed an hourly energy average ( $L_{eq}$ ) of 50 dBA *or* an hourly maximum level ( $L_{max}$ ) of 70 dBA. At night, between the hours of 10:00 p.m. and 7:00 a.m., the noise element standards are 5 dB *more* restrictive to account for increased sensitivity to noise intrusions and generally quieter background noise levels.

As defined by the noise element, "stationary noise source" includes any fixed or mobile source not preempted from local control by existing federal or state regulations. Examples of such sources include industrial or commercial facilities, and vehicle movements on private property. A "noise-sensitive land use" includes residential land uses, transient lodging, schools, libraries, churches, hospitals and nursing homes.

The stationary noise source standards of the noise element are to be applied at the receiving land use property line, or, in the case of upper floor receivers, at the location of outdoor activity areas such as decks or balconies.

**Noise Ordinance:**

Chapter 8.16 of the Town of Mammoth Lakes Municipal Code pertains to the regulation of excessive noise from *existing* uses. Although the noise ordinance addresses existing noise sources, the ordinance may also be used to establish performance criteria for proposed new uses such as those proposed for the Mammoth Creek Park. The section of the noise ordinance applicable to most proposed facilities is Section 8.16.070 (exterior noise limits). That section establishes noise levels that may not be exceeded based upon the nature of the receiving land use, the time of day that the noise occurs and the statistical distribution over time of the noise levels generated by the source of concern.

The Town of Mammoth Lakes has determined that the closest residential land uses to the project site should be classified as “suburban” land uses for purposes of determining compliance with the noise ordinance. This determination was based upon Town’s assessment of land uses in the project area and ambient noise measurement data contained within the noise element.

Table I of the noise ordinance establishes 55 dBA as the noise level that may not be exceeded for more than 30 minutes in any one-hour time period for multi-family residential uses in a suburban setting during the daytime hours of 7:00 a.m. to 10:00 p.m. Since planned activities on the project site would generally occur only during those hours, the more restrictive nighttime criteria do not apply to the project. Nighttime noise level standards are 5 dB more restrictive than the daytime standards of the noise ordinance.

Except as required elsewhere in the noise ordinance, Section 8.16.070 establishes the statistical distribution over time for noise levels occurring during any one-hour time period based on the concept that noise levels of increasing intensity should be permitted for progressively shorter periods of time. Table I summarizes the standards of the noise ordinance generally applicable to the proposed facilities based upon the above discussion and references to specific Town Municipal Code sections. As for the noise element, the noise ordinance standards are to be applied at the receiving land use property line.

**TABLE I**  
**TOWN OF MAMMOTH LAKES NOISE ORDINANCE STANDARDS\***  
**MAMMOTH CREEK PARK FACILITIES PLAN**

Time of Day	Cumulative Number of Minutes/Hour ( $L_n$ )**				
	30 ( $L_{50}$ )	15 ( $L_{25}$ )	5 ( $L_{5,3}$ )	1 ( $L_{1,7}$ )	0 ( $L_{max}$ )
Day (7 a.m.-10:00 p.m.)	55 dBA	60 dBA	65 dBA	70 dBA	75 dBA
Night (10 p.m. - 7 a.m.)	50 dBA	55 dBA	60 dBA	65 dBA	70 dBA

\* As applied when the receiving land use consists of multi-family residential uses in a suburban setting. In cases where the noise of concern consists of music or speech conveying informational content, an impulsive or repetitive noise such as hammering or the impacts of hockey pucks against dasher boards, or a distinctive screech or whine, the standards are to be reduced (made more restrictive) by 5 dB.

\*\*  $L_n$  = noise level exceeded "n" percent of a specified time period (in this case, one hour). For example, a noise level of 55 dBA may not be exceeded for more than 30 minutes out of an hour (50% of the time) during the daytime hours.

Source: Chapter 8.16 Mammoth Lakes Municipal Code

Section 8.16.090 of the noise ordinance specifically addresses noise from construction activities. With the exception of emergency work or work conducted pursuant to a variance issued by the planning commission, construction activities are not allowed between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday or at anytime on Sundays or holidays. For construction activities occurring during the permitted hours, and to the extent that it is *technically and economically feasible*, the noise ordinance establishes a maximum noise level standard of 80 dBA when measured within a multi-family residential area.

With specific regard to snow removal activities, Section 8.16.100 of the noise ordinance provides an exemption for the performance of emergency work such as may be required to prevent or alleviate personal or property damage caused by an emergency. Although not specifically cited as such in the noise ordinance, it is reasonable to assume that snow removal activities for purposes of public safety should be considered emergency work when they occur on public roadways, in parking lots or around places of business.

**Thresholds of Significance for Noise Impact Analysis:**

Comparison of the noise element and noise ordinance standards shows that the noise element is somewhat more restrictive than the noise ordinance with reference to the project. An exception to this is noise consisting of speech or music conveying informational content (such as PA system or crowd noise) or impulsive sounds, where the standards of the noise element and noise ordinance are the same.

The noise element allows for a *maximum* noise level of 70 dBA during the daytime hours in a suburban residential area whereas the noise ordinance allows for 75 dBA (70 dBA for music, speech or impulsive sounds). With regard to *average* noise levels, the noise element allows for an hourly energy average ( $L_{eq}$ ) of 50 dBA during the daytime hours whereas the noise ordinance allows for a median ( $L_{50}$ ) noise level of 55 dBA (50 dBA for music, speech or impulsive sounds).

The standards of the noise element and noise ordinance are both 5 dB more restrictive during the nighttime hours. For fluctuating noise sources, such as would be expected during use of the proposed park facilities, the  $L_{eq}$  would be expected to be somewhat higher (perhaps by 2-3 dB) than the median ( $L_{50}$ ) noise level during the same period. Use of the hourly  $L_{eq}$  is therefore the most restrictive application of the Town's noise standards.

**SETTING**

Mammoth Creek Park is comprised of approximately 20 acres on both sites of Old Mammoth Road. Five acres is owned by the Town of Mammoth Lakes and 15 acres is administered by Inyo National Forest. The Town portion of the park is located on the west side of Old Mammoth Road, and it is within this area that the project is proposed. The Town portion of the park presently contains a children's play area, restrooms, bicycle paths and a 44-space parking lot.

Land uses surrounding Mammoth Creek Park include multi-family residential uses (apartments and/or condominiums) to the west and to the north, a golf course and open space across Old Mammoth Road to the south and the U.S. Forest Service portion of the park across Old Mammoth Road to the east. There are also some commercial uses on both sides of Old Mammoth Road to the north of the park.

Existing sources of noise in the project area include traffic on local roadways, wind in the trees, running water in nearby Mammoth Creek and various activities associated with existing park activities, human habitation and residential maintenance. During the winter months, there are additional noise sources associated with snow removal from roadways and parking lots and from avalanche control on nearby ski slopes.

**Ambient Noise Level Measurements:**

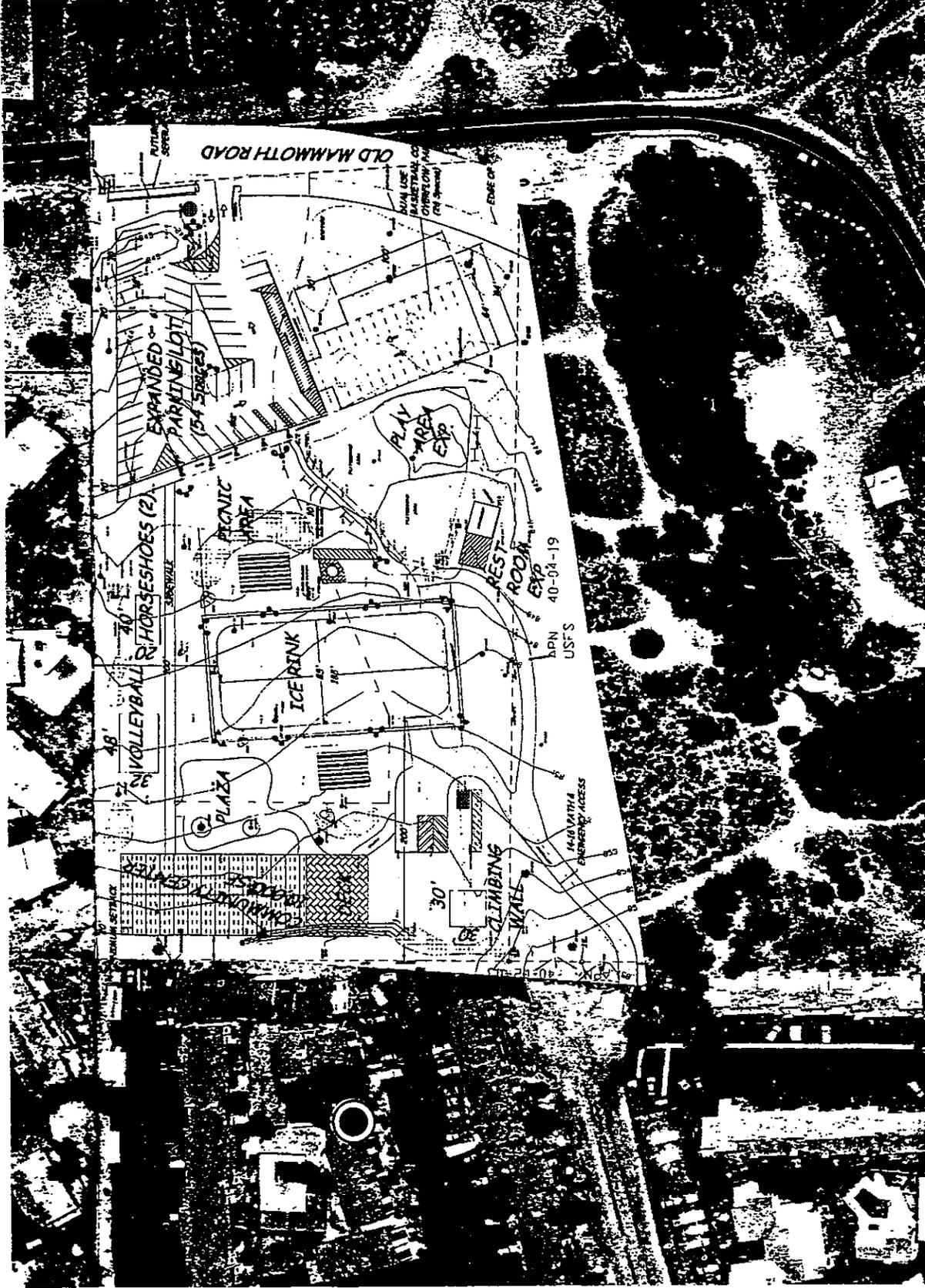
In order to quantify existing ambient noise levels in the project area, 24-hour noise measurements were conducted by Brown-Buntin Associates, Inc. (BBA) starting at 3:00 p.m. on July 28, 1998 at the location shown on Figure 1. The noise measurement site is representative of typical existing noise exposure in the residential areas adjoining Mammoth Creek Park to the west and north. The measurement site is also typical of many other residential locations within the Town of Mammoth Lakes that are somewhat removed from a major roadway.

Noise monitoring equipment used for the ambient noise survey consisted of a Larson Davis Laboratories Model LDL 820 sound level analyzer equipped with a Bruel & Kjaer (B&K) Type 4176 ½" microphone. The instrumentation was calibrated prior to use with a B&K Type 4230 acoustical calibrator to ensure the accuracy of the measurements, and complies with applicable requirements of the American National Standards Institute (ANSI) for Type I (precision) sound level meters. The microphone was placed on a tripod at approximately 8 feet above the ground with a clear "view" of the Mammoth Creek Park area.

Figure 2 provides a summary of measured ambient noise level data collected during the 24-hour noise survey.  $L_{50}$  and  $L_{eq}$  values shown by Figure 2 represent typical average (median and energy average, respectively) hourly noise levels recorded during the survey period.  $L_{max}$  values represent the highest noise levels recorded during each hour of the survey, and  $L_{90}$  values represent typical background (or residual) noise levels. Residual noise levels were observed to be caused by wind in the trees or distant traffic during the day and evening hours and by running water during the night and early morning hours. The measured Day/Night Average Level ( $L_{dn}$ ) during the 24-hour survey period was 48 dB.

The 1997 Noise Element also contains ambient noise level data obtained during a community noise survey. The community noise survey included long-term (24-hour) and short-term noise measurements at six sites within the Mammoth Lakes area. Four of those sites were typical of

FIGURE 1

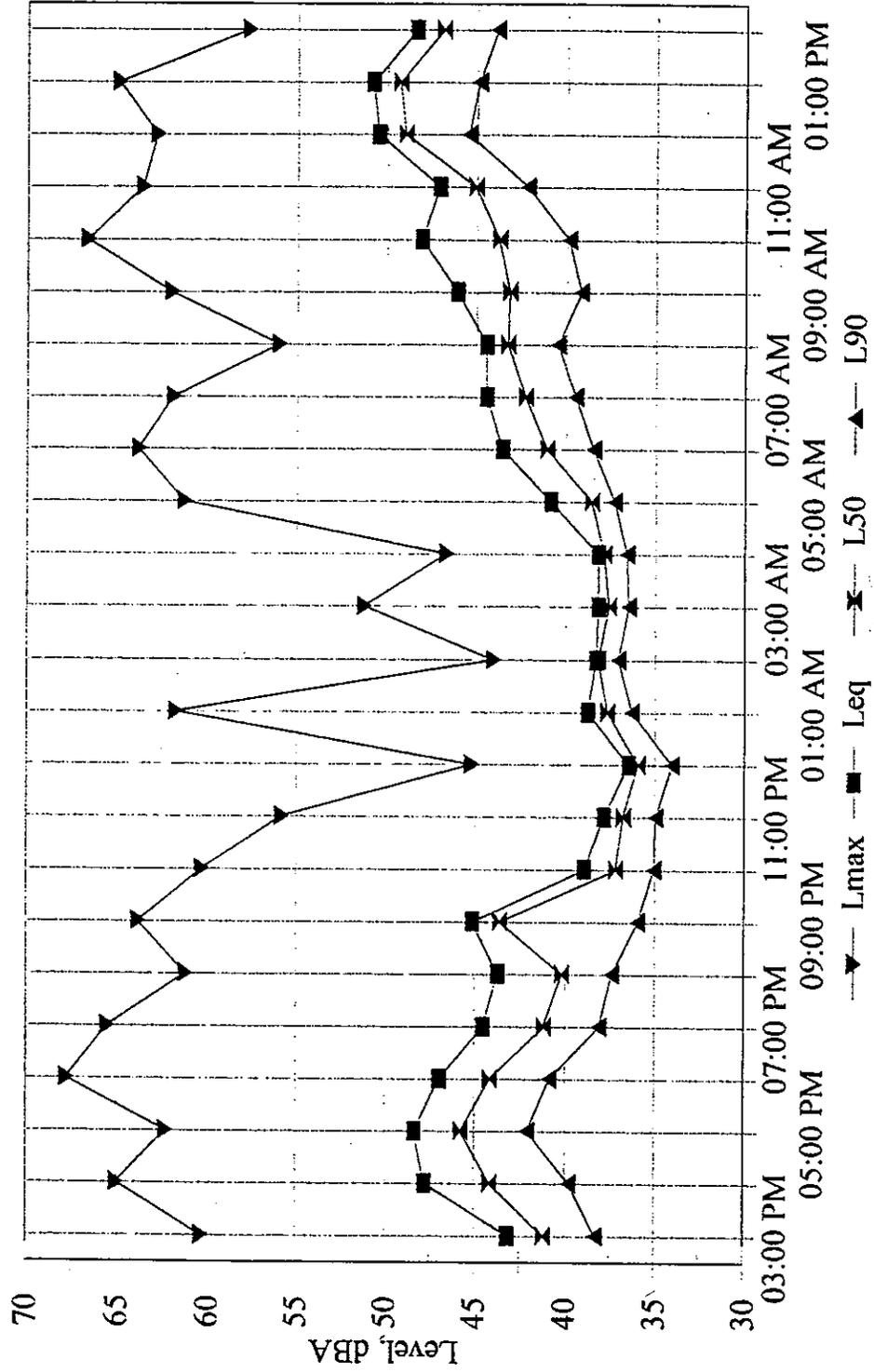


● Ambient noise monitoring site

BBA

FIGURE 2

24-HOUR AMBIENT NOISE SURVEY  
LA VISTA BLANC APARTMENTS  
JULY 28-29, 1998



BBA

residential areas within the Town limits. Measurements were conducted during the winter (April 1995) and summer (July 1995) months.

At the four residential locations, average daytime noise levels (as defined by the hourly  $L_{eq}$ ) ranged from about 35 to 65 dBA during the winter measurement period and from about 35 to 60 dBA during the summer measurement period.  $L_{dn}$  values either measured or estimated during the community noise survey for the 1997 Noise Element ranged from 47 to 76 dBA for the winter measurement period and from 44 to 56 dBA for the summer measurement period. Measured noise levels during the winter sample period were higher than those measured during the summer sample period due to high winds during the winter sample period.

The 1997 Noise Element also contains information on noise levels from snow removal and avalanche control operations. These are normal and existing noise sources within the Town of Mammoth Lakes. As reported in that document, snow removal activities on roadways and in parking lots generate noise levels of 68 - 87 dBA at 100 feet from the equipment, and can occur at any time during the 24-hour day. Snow removal activities for purposes of public safety are considered emergency work and are therefore exempt from the noise level limits of the Town Municipal Code.

Avalanche control activities are conducted under the supervision of the U.S.F.S., and occur intermittently during the winter months. As reported in the noise element for the location of the Fire Station on Old Mammoth Road (near the project site), maximum A-weighted sound levels from charge detonations ranged from 54 to 78 dBA.

In summary, ambient noise levels may be expected to vary considerably in the area surrounding Mammoth Creek Park due to weather conditions, proximity to major roadways and whether or not snow removal equipment is in use. This is evidenced by variations in ambient noise levels documented by the 1997 Noise Element and by the measurements conducted for this particular analysis. These informational sources indicate that daytime hourly noise levels in the range of 40 to 55 dBA  $L_{eq}$  are typical of most residential areas within the Town of Mammoth Lakes except during periods of high winds or other severe weather conditions, or while snow removal activities are in progress.

**Existing Traffic Noise Levels:**

Existing traffic noise levels along Old Mammoth Road were estimated based upon traffic data and noise level projections contained within the 1997 Noise Element. According to that document, annual average traffic volumes on the section of Old Mammoth Road that passes by Mammoth Creek Park were 6,900 in 1994 and are projected to increase to 9,700 by 2009. The resulting distances from the center of the roadway to the 60 dB L<sub>dn</sub> contour are 68 feet for 1994 and 85 feet for 2009. This means that existing and future traffic noise exposure at 100 feet from the center of Old Mammoth Road is less than 60 dB L<sub>dn</sub>.

**PROJECT IMPACTS AND MITIGATION MEASURES**

The major noise sources associated with the proposed Mammoth Creek Park Facility Plan include the following:

- Refrigeration equipment for producing and maintaining ice for the ice skating rink.
- Mobile equipment used to remove snow from the ice skating rink and to groom the ice surface.
- Voices of facility users and/or spectators.
- Amplified speech or music.
- Project-related increase in traffic noise on Old Mammoth Road and within the expanded parking lot.
- Construction noise

**Stationary and Mobile Noise Sources:**

**Impacts**

Refrigeration equipment (chiller) specifications have been published by the Town and mobile snow removal and ice grooming equipment is either already in the possession of the Town or will be purchased if the facility is constructed.

In order to estimate noise exposure from proposed stationary and mobile equipment, BBA reviewed noise measurement data from the manufacturers of equipment and conducted noise measurements

at the Squaw Valley Olympic Ice Pavilion. Specifically, manufacturer's data were analyzed for the chiller and for the Trackless Utility Vehicle that would be used in snow removal operations. Noise measurements were conducted in Squaw Valley to document noise levels from a portable snow blower, a Zamboni and an edger used for grooming the surface of the ice rink. Noise measurements were also conducted at the Squaw Valley Olympic Ice Pavilion, and at various other existing outdoor recreational complexes, to document noise levels from crowd noise and from typical use of a PA system.

The specified chiller is a Trane Model RTAA-300 or its equivalent. Manufacturer's data for a McQuay ALS280A (equivalent to the Trane RTAA-300) were analyzed to determine overall A-weighted sound levels under the conditions the chiller would be operated. Factors influencing the amount of noise produced by the chiller include the amount of "load" on the unit, ambient air temperature, orientation of the unit and whether or not the equipment operates at 50 Hz or 60 Hz. Although the chiller would normally operate only during the daytime hours between 7:00 a.m. and 10:00 p.m., there may be occasions when the chiller operates during the nighttime hours.

Noise level data for a Trackless MT Series V (110 HP) utility vehicle with a snow blower were obtained from Snoquip, a Trackless dealer in Sacramento, assuming full throttle at 2500 RPM. According to Snoquip, the measurements were conducted in an unpaved parking lot area.

Measurements of noise from a Zamboni, an ice surface edger and a portable snow blower were conducted at the Squaw Valley Olympic Ice Pavilion while the equipment was in normal use for ice grooming and/or snow removal purposes. Noise measurements were conducted on the opposite side of the plexiglas dasher boards that surround the Squaw Valley ice rink at the distances from the noise sources described below. Similar dasher boards would be installed at the proposed Mammoth Creek Park facility.

The Zamboni measured, a gasoline-powered model, is assumed to be comparable to the unit the Town proposes to obtain for Mammoth Creek Park. The only known difference is that the Town plans to use a propane-powered Zamboni, which may be quieter than its gasoline-powered counterpart. Zamboni noise level measurements were conducted at approximately 25 feet from the edge of the ice rink (75 feet from the center of the rink). It required about 12 minutes of Zamboni operation to surface the 100 feet by 200 feet oval ice rink at Squaw Valley.

The portable ice rink edger and snow blower were measured at 10 feet from the source during normal operations. Both of these pieces of equipment are powered by Honda gasoline engines. It took about 2 minutes for the edger to surface the outer perimeter of the rink prior to use of the Zamboni for the rest of the rink.

The data summarized in Table II provide estimates of noise exposure at the closest residential property lines based on the above-described noise level data. For the chiller, data are presented for "full" and "50% full" load conditions, assuming a 60 Hz unit, an ambient air temperature of 74°F or less, and the unit oriented so that the control panel faces east. For mobile equipment, it was assumed that the equipment could be operated at various orientations relative to receiving land uses and that the equipment could be operated at any location within the ice skating rink area. Noise levels reported in Table II also assume that the depressed ice skating rink and surrounding berm (a total of six feet from the surface of the ice to the top of the berm) and proposed plexiglas dasher boards would reduce noise exposure at the closest *ground level* residential receivers by about 5 dB. This adjustment applies to mobile equipment only. The noise level projections presented in Table II assume that the chiller is not shielded by any berms or other noise barriers or enclosures.

From Table II it is apparent that the chiller is estimated to generate noise levels of 50-54 dBA at the closest residential property lines, depending upon the cooling "load" on the equipment. The chiller normally would not run constantly, especially during periods of cold weather, but could be expected to run for an hour or more at a time. Based upon the 50 dBA daytime and 45 dBA nighttime hourly  $L_{eq}$  noise level thresholds identified for the noise analysis, *chiller noise levels will require mitigation.*

Table II indicates that the various mobile equipment used for ice grooming or snow removal could generate noise levels ranging from 45 to 69 dBA depending upon where within the skating rink area the equipment is being operated.

Based upon measurements conducted by BBA at Squaw Valley, and conversations with ice rink maintenance personnel there, the Zamboni and edger would not be operated simultaneously and the total time required to surface the ice rink would be 15 minutes or less during any one-hour period. For that reason, the 50 dBA hourly  $L_{eq}$  threshold of significance would not be exceeded, and *noise mitigation is not required for the daytime use of the Zamboni or the edger.*

**TABLE II**  
**SUMMARY OF ESTIMATED NOISE LEVELS FROM**  
**STATIONARY AND MOBILE EQUIPMENT\***  
**MAMMOTH CREEK PARK**

Equipment	Maximum Sound Level, dBA**		Hourly $L_{eq}$ Values, dBA***	
	Apts. to West	Apts. to North	Apts. to West	Apts. to North
<b>Chiller (McQuay ALS280A-60HZ)</b>				
Full load	54	54	54	54
50% load	50	50	50	50
<b>Trackless MT Series V (110 HP)</b>				
Full throttle	50-63 (53-62)	51-69 (54-63)	62	63
<b>Zamboni (gasoline-powered)</b>				
Normal Operation	45-48 (46)	45-53 (48)	40	42
<b>Edger (Honda-powered)</b>				
Normal Operation	50-53 (51)	50-58 (53)	36	38
<b>Snow Blower (Honda-powered)</b>				
Normal Operation	49-52 (50)	49-57 (52)	50	52

Note: Shaded boxes indicate noise levels that are estimated to potentially exceed the daytime limits of the Town's noise level standards.

- \* Noise level estimates for mobile equipment include an adjustment of -5 dB to account for the depressed ice rink, surrounding berm and plexiglas dasher boards, as proposed by the Town of Mammoth Lakes.
- \*\* Maximum levels are shown as a range of values for mobile equipment since equipment could operate anywhere in the ice rink area and at any orientation relative to nearby receivers. The values shown in the parenthesis represent the noise level when mobile equipment is operating near the center of the skating rink.
- \*\*\* Hourly  $L_{eq}$  values are based upon the estimated time of operation of individual pieces of equipment within any one hour period using the center of the ice rink as the effective center of mobile equipment activities and the actual location of the chiller for the projection of chiller noise levels.

Source: Brown-Buntin Associates, Inc. and equipment manufacturers

Hourly noise levels generated by the Trackless utility vehicle and portable snow blower are difficult to predict because the equipment could operate anywhere within the park. Assuming that the center of activity would be the center of the skating rink, hourly noise levels would be expected to exceed

the 50 dBA hourly  $L_{eq}$  threshold of significance during extended (more than an hour) periods of snow removal activities. *Noise levels from the Trackless utility vehicle and portable snow blower will require mitigation.*

### **Mitigation**

Construction of an enclosure or other form of noise barrier around the west and north sides of the chiller would reduce chiller noise to an insignificant level, provided that the enclosure/barrier reduces chiller noise by at least 5 dB and the chiller does not operate at night between the hours of 10:00 p.m. and 7:00 a.m. Nighttime chiller operations will require an enclosure or barrier that reduces chiller noise by at least 10 dB when measured at the closest residential property lines, including consideration of upper floor outdoor activity areas such as decks or balconies. An alternative to the above-described mitigation for the chiller would be a property line noise barrier. That alternative is discussed below.

Mitigation of noise from the Trackless utility vehicle and portable snow blower could be accomplished by either utilizing quieter equipment than was measured for this analysis or by constructing a noise barrier around the perimeter of the park in areas where residential receivers are located. It is unknown whether quieter equipment is commercially available.

The required height of a property line noise barrier to mitigate noise from snow removal activities is significantly affected by the fact that there are second floor outdoor activity areas both to the north and west of the park. Calculations of noise barrier insertion loss indicate that a property line noise barrier 25 feet in height would be required to mitigate noise at the closest second floor outdoor activity areas north of the skating rink when the Trackless snow removal equipment is operating in the skating rink area. For the closest second floor outdoor activity areas to the west of the skating rink, a property line noise barrier 19 feet high would be required for mitigation of noise from the Trackless snow removal equipment in the skating rink. Snow removal activities in the parking lot and on walkways leading from the parking lot to the proposed community center are considered emergency work and therefore exempt from the Town's noise standards.

## Participant and Spectator Noise:

### Impacts

The proposed recreation facilities at Mammoth Creek Park will include a volleyball court, horseshoe pit area, picnic area, climbing wall, basketball court, community center, and the above-described skating rink. All of these facilities will generate noise from persons either participating in or watching the activities associated with the facilities. Of the proposed facilities, only the skating rink will have designated seating (bleachers) for spectators.

Since few spectators were observed during the above-referenced Squaw Valley noise level measurements, it was necessary to refer to analyses prepared by BBA for a community center in Ripon, California and for a recreational park in Shafter, California. Noise levels from both of these facilities were monitored during Little League baseball games where a combination of participant and spectator noise was measured. Based upon those noise measurements, typical noise levels at a reference distance of 200 feet from home plate ranged from 48 to 72 dBA. Some of the baseball players were much closer than 200 feet from the microphone during those measurements. However, maximum noise levels were produced by spectators in the bleachers just behind home plate. Two hundred feet is the approximate distance from the center of the skating rink to the closest residential receivers.

The hourly  $L_{eq}$  was not specifically measured during the above-described studies, but the  $L_{eq}$  during periods of active play was 58-59 dBA. The hourly  $L_{eq}$  would be lower than this due to the fact that crowd noise is not constant for an extended period of time. Assuming that crowd noise could equal the levels described above for approximately 15 minutes out of the hour, the hourly  $L_{eq}$  would be in the range of 54-55 dBA.

Both a maximum noise level of 72 dBA and an estimated hourly  $L_{eq}$  of 55 dBA exceed the thresholds of significance identified for the noise analysis for sources containing informational content. Those thresholds are a maximum noise level of 70 dBA and an hourly  $L_{eq}$  of 50 dBA during the daytime hours. However, the levels described above would only be expected to occur occasionally when the bleachers around the skating rink are being used for special events or possibly during volleyball games near the northern boundary of the park. Participant and spectator noise at other locations around the park would not be expected to produce noise levels in excess of the thresholds of significance identified for this analysis due to smaller crowds and greater setback distances from noise sensitive receptors.

### Mitigation

Mitigation of participant and spectator noise around the skating rink may be achieved by constructing the property line noise barriers described above for mitigation of noise from the Trackless snow removal equipment. Such barriers would also mitigate participant and spectator noise produced in the area where the volleyball court would be located, and in the deck area at the south end of the proposed community center. Construction of a noise barrier along the north and west sides of the ice rink area (including the bleachers) is an alternative that would be effective for noise produced by participants and spectators within the ice rink area, but not for noise sources associated with snow removal or persons using the deck area south of the proposed community center.

### Public Address System Noise:

#### Impacts

Noise level measurements of a typical PA system in use at an outdoor ice skating rink were conducted by BBA at the Squaw Valley Olympic Ice Pavilion. Noise levels measured at approximately 130 feet from the center of the rink (and the overhead loudspeaker) during normal skating with background music and announcements ranged from 50 to 68 dBA. Projecting those noise levels for a distance of 200 feet from the center of the skating rink, the resulting levels would range from 47 to 64 dBA with an hourly  $L_{eq}$  of 59 dBA. An hourly  $L_{eq}$  of 59 dBA exceeds the 50 dBA hourly  $L_{eq}$  threshold of significance identified for the noise analysis.

#### Mitigation

Mitigation of PA system noise could be accomplished by using directional speakers that face away from the closest residential receivers and by setting a limit on the sound levels that may be produced by the system. It is not expected that noise from a properly designed PA system would exceed the 70 dBA maximum noise level threshold of significance identified for the noise analysis. *Noise impacts from the PA system are therefore considered insignificant.*

**Traffic Noise:**

**Impacts**

Traffic on Old Mammoth Road could be expected to increase as a result of the project. It is estimated that such increases will not exceed 15% of the existing traffic. Assuming a project-related increase in traffic of 15% would increase  $L_{dn}$  values along old Mammoth Road by less than 1 dB. *Noise impacts from project-related traffic increases are insignificant.*

**Mitigation**

None required.

**Construction Noise:**

**Impacts**

During the construction of the proposed park facilities, noise from construction activities would potentially impact noise-sensitive land uses in the immediate area. Activities involved in construction would generate noise levels at a reference distance of 50 feet as indicated by Table III. *Construction activities would be temporary and for that reason are not considered significant.*

TABLE III TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS	
Type of Equipment	Maximum Level, dB (50 Ft.)*
Scrapers	88
Bulldozers	87
Heavy Trucks	88
Backhoe	85
Pneumatic Tools	85

\*Fifty feet is a reference distance that may be used to estimate noise levels at various distances from the source.

Source: Cunniff 1977

## Mitigation

Construction activities would have to comply with the provisions of the Town Municipal Code which limit hours of construction to 7:00 a.m. to 7:00 p.m. Monday through Saturday and prohibit construction on Sundays or holidays. In addition to limits on days and hours of construction activities, the Town's noise ordinance requires that construction noise not exceed a maximum of 80 dBA at the property line when the receiving land use consists of multi-family residential uses. According to the noise ordinance, the 80 dBA maximum noise level standard may be exceeded only if it is not technically or economically feasible to further reduce construction noise levels. Effective mufflers should be fitted to gas- and diesel-powered equipment.

### Cumulative Project Impacts:

The foregoing section of this analysis has primarily focused on the noise levels that could be produced by individual components of the project. If the project is constructed, it may be assumed that some activities would likely occur simultaneously, thus increasing overall ambient noise levels in the project area.

The combination of activities that would most likely produce the highest cumulative noise levels would be snow removal operations, chiller operation and ice grooming. As previously described, noise levels produced by snow removal equipment could exceed applicable thresholds of significance, and will require mitigation. It is noted that such levels presently occur in the vicinity of the closest residential receivers during periods of snow removal from public and private roadways and parking lots. Such activities are exempt from the noise level limitations of the Town Municipal Code. Chiller noise can be effectively mitigated by a noise enclosure or barrier, and is therefore not considered significant.

The other combination of activities that could produce cumulative noise levels exceeding the thresholds of significance applied to this analysis would be the use of the skating rink for events attracting a crowd of spectators. Under this condition, noise could be produced simultaneously by the crowd (and participants), by the PA system and by the chiller. As previously described, chiller, PA system, and crowd noise may be effectively mitigated through proper design and/or the use of enclosures or noise barriers.

Although the community center may be constructed at a later date than the other park facilities described by this analysis, it could provide substantial acoustical shielding of skating rink activities for residential uses located near the northwest corner of the park. However, if the community center building is used as a substitute for the property line noise barriers described above, the deck at the south end of the community center will require a noise barrier along its west side. The best way to provide the required mitigation would be to connect the community center building with the property line noise barrier required for mitigation of noise from snow removal and crowd noise in the skating rink area.

## CONCLUSIONS

The findings of the noise analysis are based upon a worst-case interpretation of the Town's noise level limits, in that impacts and the potential need for mitigation are determined at the *boundary* between the project area and surrounding residential uses. The development of effective mitigation measures is significantly affected by the fact that there are second floor outdoor activity areas located near the property line, overlooking the project area. In many cases, such areas are only occasionally used during the winter months when the proposed ice skating rink would most often be used for events that could generate significant noise levels.

Although it is appropriate to prepare an assessment of potential noise impacts at the closest receivers, it is also appropriate to note that noise beyond the first row of receivers will be significantly reduced by increased distance from the source and acoustical shielding from intervening buildings.

Noise produced by snow removal equipment within the skating rink area is not exempt from the limits of the Town Municipal Code because such snow removal work is not required to prevent or alleviate damage due to an emergency. However, noise from snow removal activities is a normal part of the acoustic environment in the Town of Mammoth Lakes during the snow season.

## APPENDIX A

### ACOUSTICAL TERMINOLOGY

**AMBIENT NOISE LEVEL:** The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**CNEL:** Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

**DECIBEL, dB:** A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

**DNL/ $L_{dn}$ :** Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

**$L_{eq}$ :** Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period.  $L_{eq}$  is typically computed over 1, 8 and 24-hour sample periods.

**NOTE:** The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while  $L_{eq}$  represents the average noise exposure for a shorter time period, typically one hour.

**$L_{max}$ :** The maximum noise level recorded during a noise event.

**$L_n$ :** The sound level exceeded "n" percent of the time during a sample interval ( $L_{90}$ ,  $L_{50}$ ,  $L_{10}$ , etc.).  $L_{10}$  equals the level exceeded 10 percent of the time.

**BBA**

## ACOUSTICAL TERMINOLOGY

**NOISE EXPOSURE  
CONTOURS:**

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

**NOISE LEVEL  
REDUCTION (NLR):**

The noise reduction between indoor and outdoor environments or between two rooms is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of "noise level reduction" combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

**SEL or SENEL:**

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

**SOUND LEVEL:**

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

