

Town of Mammoth Lakes
Community Development Department
P.O. Box 1609
Mammoth Lakes, CA 93546

INITIAL STUDY

This form and the descriptive information supplied by the applicant constitute the environmental Initial Study (IS) pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines.

1. Project Title: Mammoth Crossing
2. Lead Agency Name and Address: Town of Mammoth Lakes
Community Development Department
P.O. Box 1609
Mammoth Lakes, CA 93546
3. Contact Person and Phone Number: Sandra Moberly, Senior Planner
(760) 934-8989 x251
4. Project Location: Northwest, southwest, and southeast corners of the at intersection of Main Street and Minaret Road:
Site 1: northwest corner (Whiskey Creek Restaurant/Old Inyo Mono Title Building)
Site 2: southwest corner (Church, Cabins)
Site 3: southeast corner (Ullr Lodge/Whitestag Lodge)
Site 4: south of site 3 on Minaret Road
5. Project Sponsor's Name and Address: Mammoth Crossing Ventures, LLC
Doug Regelous
Mammoth Crossing Development, LLC
PO Box 100- PMB 610
Mammoth Lakes, CA 93546
6. General Plan Designation: North Village Specific Plan
7. Zoning: Site 1: Resort General
Site 2 and 3: Specialty Lodging
Site 4: Resort
8. Description of the Project:

The Mammoth Crossing Project (Project) includes construction of up to approximately 1,020 residential rooms¹, consisting of a combination of hotel rooms/suites and affordable housing rooms, and some commercial uses, on three sites, totaling approximately 9.3 acres, at the northwest, southwest, and southeast corners of the intersection of Main Street, Lake Mary Road, and Minaret Road. The Project's fourth site, approximately 1.3

¹ The NVSP defines density (rooms per acre [RPA]) standards in terms of rooms and not dwelling units. The NVSP defines a room as a 1 hotel room or 1 bedroom, loft or other sleeping area in residential uses. Sites 1-3 are located within the NVSP.

acres, proposes no new development. The fourth site, formally part of the Lodestar project, is proposed to be included as part of the North Village Specific Plan (NVSP). The Project would require a General Plan Amendment, and amendment of the NVSP, which would be prepared concurrently with the preparation of the Draft EIR for the Project. Additionally the Project would require rezoning to the "Mammoth Crossing" (MC) zoning. Each of these components is further described below.

The Project is designed to meet the overall intent of the NVSP, which is to facilitate the development of the area as a concentrated, pedestrian-oriented activity center with limited vehicular access. The NVSP area is adjacent to the base of the Mammoth Mountain Ski Area, a major winter and summer recreational destination. Development in the Specific Plan area is intended to be oriented toward year-round activity, and the strengthening of winter visitor activity. Architectural and landscaping guidelines are included in the NVSP and, as such, will be an integral part of the Project.

The Project seeks to create an intensely developed "Town Visitor Core" area and primary visitor oriented hub, with mixed uses proposed on the eastside locations. Major public places and commercial uses would be located on the ground level with visual access from streets and pedestrian linkage corridors. Accommodations would be located on upper floors. The southeast corner uses would be for accommodation and ancillary uses, such as a restaurant. Parking would be primarily underground for all sites, and would total approximately 750 spaces.

The following sections describe the principal uses and project components for each of the four sites comprising the Mammoth Crossing Project.

Site 1 (Whiskey Creek Restaurant) is located on the northwest corner of the Lake Mary Road-Main Street/Minaret Road intersection and consists of Assessor Parcel Numbers (APN) 33-044-07 and 33-044-10. Site 1 is a total of approximately 1.8 acres of which approximately .05 acres is a vacated right-of-way. A proposed pedestrian corridor would link the Project to the existing North Village and Gondola building. The existing Whiskey Creek Restaurant building may remain as an existing site feature familiar to long-time visitors. Proposed uses on Site 1 would include a hotel with up to 198 rooms, a public plaza, and various commercial businesses, with underground parking available. The hotel is proposed to be up to 103 feet above the average natural grade (8,035 elevation) which exceeds the existing 50 foot maximum height requirement. The proposed density for Site 1 would be approximately 110 rooms per acre (RPA), which exceeds the maximum allowed density of 55 RPA, and 48 RPA aggregate density for the Resort General zoning within the North Village Specific Plan. Modifications to existing setback requirements as currently allowed under the NVSP are also proposed. The proposed "Mammoth Crossing" District zoning on Site 1 would provide approximately 11,250 sf of affordable housing (approximately 23 rooms) for up to 45 Full-time employee equivalents (FTEE). The required affordable housing may also be provided off-site. The proposed amenity and common areas would be approximately 14,390 square feet (sf); with commercial areas of approximately 22,000 sf; for a total of gross construction areas of approximately 174,350 sf.

Site 2 (Church Site) is located on the southwest corner of the Lake Mary Road-Main Street/Minaret Road intersection and consists of APN's 33-010-02 through -07, and 33-010-31, through -32. Site 2 is a total of approximately 4.5 acres of which approximately one acre is a vacated right-of-way. Proposed uses include a five star hotel with up to 364 rooms, and limited residential and commercial retail fronting Lake Mary Road. The hotel is proposed to be up to 130 feet above the average natural grade (8,040 elevation) which exceeds the existing 50 foot maximum height requirement. Modifications to existing setback requirements as currently allowed under the NVSP are also proposed. The proposed "Mammoth Crossing" District zoning on Site 2 would provide approximately 20,500 sf of affordable housing (approximately 41 rooms) for up to 82 FTEEs. The amenity and common areas would comprise approximately 24,700 sf; with commercial areas of approximately 18,000 sf. The proposed density for Site 2 would amount to 81 RPA, which exceeds the existing

maximum allowed density of 48 RPA for the Specialty Lodging zoning within the North Village Specific Plan. Total of gross construction area would amount to approximately 283,400 sf.

Site 3 (Ullr Lodge/Whitestag Lodge) is located on the southeast corner and consists of APN's 33-100-14 through -18; for a total of approximately 3 acres. This site provides pedestrian and bicycle access from the Sierra Star Golf Course to the west, as well as the Main Street corridor and central Mammoth Lakes' area. Proposed uses include a moderate price, family-oriented motel and residential uses (301 rooms). The motel is proposed to be up to 98 feet above the average natural grade (8,000 elevation) which exceeds the existing 50 foot maximum height requirement. Modifications to existing setback requirements as currently allowed under the NVSP are also proposed. Underground parking is proposed. The proposed "Mammoth Crossing" District zoning on Site 3 would provide approximately 17,000 sf of affordable housing (approximately 34 rooms) for up to 68 FTEEs. The proposed density for Site 3 would amount to 102 RPA, which exceeds the existing maximum allowed density of 48 RPA for the Specialty Lodging zoning within the North Village Specific Plan. The amenity and common areas would total approximately 46,000 sf. Although no commercial uses are currently proposed, it is possible that the motel would include a restaurant, as well as meeting space. The total of gross building area as currently proposed would amount to approximately 274,250 sf.

Site 4 (Lodestar Parcel) is located on Minaret Road adjacent to Site 3 southeast of the Lake Mary Road-Main Street/Minaret Road intersection. The site is on APN 33-330-47 and consists of approximately 1.3 acres. There is no new development proposed on this site, and no changes to existing allowed land uses or densities are proposed for this parcel. The applicant is requesting a boundary change to the NVSP to incorporate the Site 4 parcel.

Project design would be in accordance with the North Village Specific Plan, as well as the Town of Mammoth Lakes Design Guidelines, and new design or development standards adopted as part of the proposed Specific Plan Amendment, applicable to the Mammoth Crossing District. Development at three of the four sites will involve multiple buildings ranging in height from one to approximately seven stories. On each site, the buildings would be oriented around a courtyard. The architecture and design of all three properties that comprise the Project's development areas would be required to complement one another. The largest of the four sites, at the southwest corner of the intersection, would feature a large courtyard fronting Lake Mary Road and Canyon Boulevard. Landscaping, open space, and pedestrian access would be emphasized throughout the Project.

The Town of Mammoth Lakes is the Lead Agency for purposes of complying with CEQA and is the primary public agency responsible for approving projects on these properties. Several discretionary actions would be necessary for the Project, including, but not limited to: an amendment to the General Plan, North Village Specific Plan, Use Permit (including design review) and Tentative Tract Map. Additionally the Project will require rezoning. Under the current Town of Mammoth Lakes zoning regulations, Project site parcels within the North Village area were designated as Specialty Lodging (SL) or Resort General (RG). Under the proposed North Village Specific Plan 2004, the proposed Mammoth Crossing development would be designated as the "Mammoth Crossing" (MC) zoning district, providing for a range of short-stay accommodation choices, affordable housing, retail and service uses of the types described above. Other approvals will be identified in accordance with applicable laws and regulations.

9. Surrounding Land Uses and Setting:

North: Fireside Condominiums
Gondola building
North Village development, including mixed commercial and resort/condominium uses

East: Canyon Blvd Hillside Hotel site
resort/condominium development

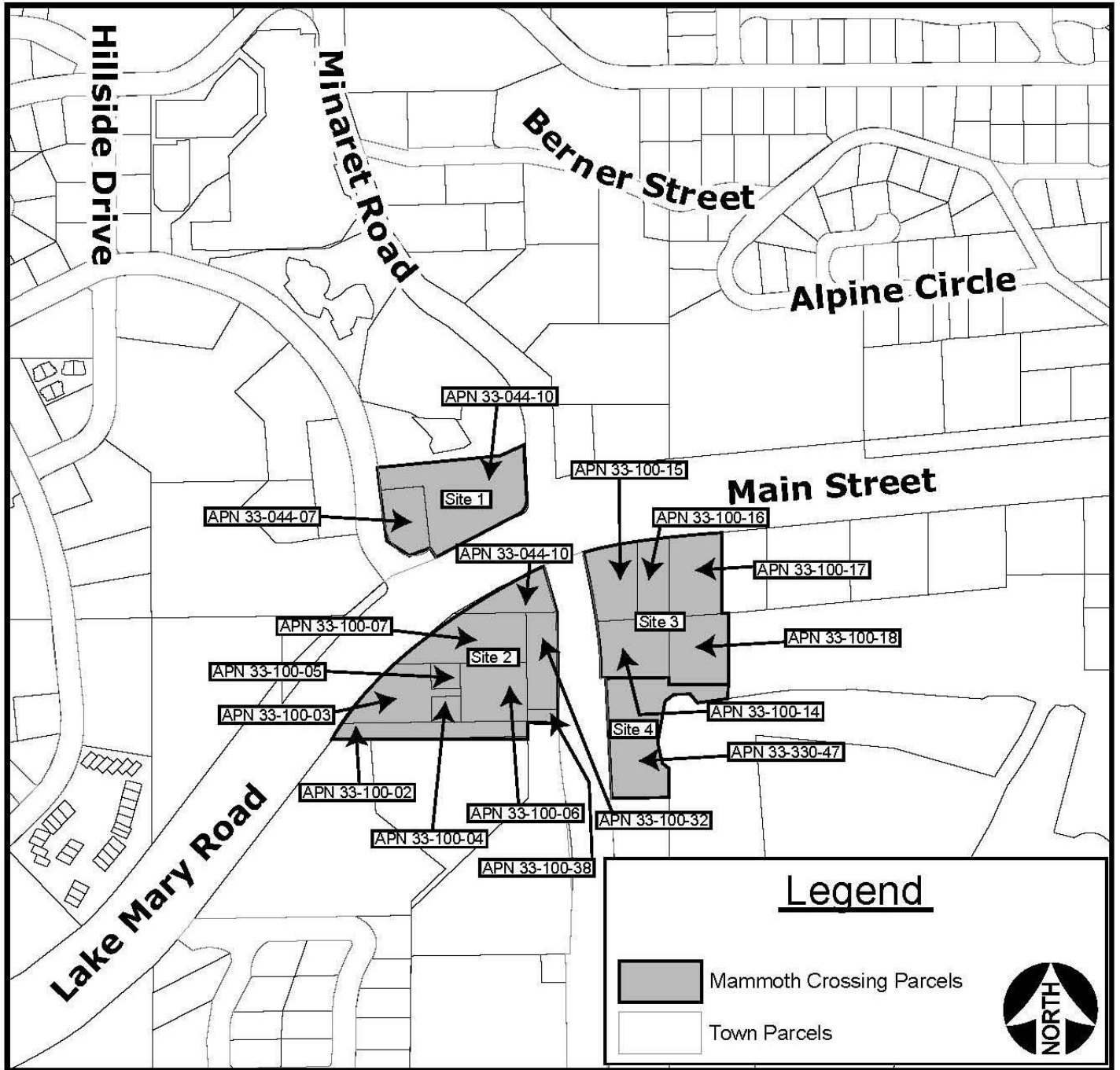
South: Undeveloped, resort/condominium and Multi-Family 2
Sierra Star Golf Course

West: 4th Corner (Novato's Restaurant)
Hotel

10. Other public agencies from whom a permit or approval may be required:

US Army Corps of Engineers
Great Basin Unified Air Pollution Control District
Lahontan Regional Water Quality Control Board
Mammoth Lakes Fire Protection District
Mammoth Community Water District
California Department of Transportation (Caltrans)

Location Map



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (✓) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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

Sandra Moberly
Signature

10.31.07
Date

Sandra Moberly
Printed Name

Town of Mammoth Lakes
For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	✓			
<p>The Project site is situated in a generally urbanized and heavily accessed area of Town located on three corners of the Lake Mary Road-Main Street/Minaret Road intersection. The major vistas are from Minaret Road and Main Street, to the south down Minaret Road. The Project site is within the boundaries of the North Village Specific Plan (NVSP). The site is primarily developed with a mix of commercial and residential uses, including the Whiskey Creek restaurant, Ullr Lodge and Whitestag Lodge. Due to the Project's central and highly visible location, proposed intensification of uses and proposed building heights, which would exceed the maximum 50 foot height limit specified in the NVSP. Changes to allowed setbacks are also proposed, which may affect scenic views and vistas. The potential for the Project to have a substantial adverse effect on a scenic vista will be addressed in the EIR.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	✓			
<p>In the vicinity of the Town of Mammoth Lakes, State Route 203 is an eligible State Scenic Highway (not officially designated) and U.S. Highway 395 is an officially designated State Scenic Highway.² The proposed Project would not be visible from any vantage point along U.S. Highway 395 due to intervening topography. Through the Town of Mammoth Lakes, State Route 203 is known as Main Street. The proposed Project has the potential to significantly impact views along Main Street at the intersection of Minaret Road and Main Street/Lake Mary Road. Thus, the EIR will address the potential for the Project to have a substantial adverse effect on a state scenic highway.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
<p>The Project site is situated in a generally urbanized and heavily accessed area of Town located at the Minaret Road/Lake Mary Road/Main Street intersection. The Project site is within the boundaries of the North Village Specific Plan (NVSP). The site is primarily developed with a mix of commercial and residential uses, including the Whiskey Creek restaurant, Ullr Lodge and Whitestag Lodge. Due to the Project's central and highly visible location, proposed intensification of uses, and proposed building heights which would exceed the maximum 50 foot height limit, and proposed setbacks, implementation of the Project would alter the visual character of the site and surrounding areas. Thus, the EIR will address the potential for the proposed Project to substantially degrade the existing visual character or quality of the site and its surroundings.</p>				
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	✓			
<p>The Project site is primarily developed with a mix of commercial and residential uses and contains some existing sources of light and glare. All exterior lighting would be required to conform to the Town of Mammoth Lakes requirements for shielding, glare reduction, down-direction, and lumen level output as required by the Town's adopted Lighting Ordinance. The specific fixtures selected will be reviewed through the Town's Design Review and discretionary approval process. Implementation of the Project would introduce new sources of light and glare on the Project site and into the area. Thus, the EIR will address the potential for the Project to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>				

² California Department of Transportation California Scenic Highway Mapping System, website: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, June 12, 2006.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

<p>2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?</p>				
<p>a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</p>				✓
<p>The Farmland Mapping and Monitoring Program (FMMP) designates the site as “other land” and no important farmland is identified. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. Thus there is no impact and no further analysis of this issue is required.³</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				✓
<p>Generally, lands given the Land Use Designation of Agriculture (AG) may be eligible for a Williamson Act Contract, depending on the use of the land. The Project site is zoned Resort General (Site 1) and Specialty Lodging (Site 2 and 3) and as stated previously, there is no identified prime farmland on the Project site. Therefore, the Project would not conflict with existing zoning for agricultural use or Williamson Act Contract. Thus there is no impact and no further analysis of this issue is required.</p>				
<p>c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>				✓
<p>The Project site is in an urbanized setting and no agricultural land uses are located in proximity to the Project site. Therefore, the Project would not result in conversion of Farmland to non-agricultural use. Thus there is no impact and no further analysis of this issue is required.</p>				
<p>3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	✓			
<p>The long-term operation of the proposed Project could result in emissions that have not been accounted for in the Mammoth Lakes Air Quality Management Plan. Therefore, the EIR will address the potential for the project to result in significant impacts related to conflicting with or obstructing implementation of the Mammoth Lakes Air Quality Management Plan adopted by the Great Basin Unified Air Pollution Control District (GBUAPCD).</p>				
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>	✓			
<p>Short-term construction emissions and long-term operation of the Project could result in the generation of criteria pollutant emissions that exceed thresholds established by the State of California and the Environmental Protection Agency (EPA). Therefore, the EIR will address the potential for the Project to result in significant impacts related to violation of air quality standards or substantial contribution to an existing or projected air quality violation.</p>				
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	✓			

³ California Division of Land Resource Protection, *Farmland Mapping and Monitoring Program Overview*, website: http://www.consrv.ca.gov/dlrp/FMMP/overview/survey_area_map.htm, October 12, 2007.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

The Town of Mammoth Lakes is currently in non-attainment for ozone (O₃) and particulate matter 10 (PM₁₀). The emissions associated with long-term operation of the Project could contribute to cumulative air quality impacts related to these criteria pollutants. Therefore, the EIR will address the potential for the Project to contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment.

d) Expose sensitive receptors to substantial pollutant concentrations?	✓			
--	---	--	--	--

Sensitive receptors in proximity to the Project site or along roadways used by Project traffic could be exposed to criteria pollutant emissions generated by the Project that are in excess of state and federal thresholds. For example, traffic-congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). By generating additional traffic, the Project could potentially cause exceedances of the 1-hour or 8-hour Federal or State CO standards. Although the Mammoth Lakes Gateway Home Center monitoring station has not recorded any exceedances of the State or Federal CO standards, elevated CO concentrations due to heavy traffic volumes and congestion at specific intersections or roadway segments are generally localized and can lead to high levels of CO, or “hot spots.” For this reason and for determining impacts resulting from CO exposure in the Project’s proposed underground parking, CO modeling will be performed. CO modeling will include intersections or roadway segments currently operating at Level of Service (LOS) D, E, or F that would be affected by Project traffic, or for intersections that would decline to LOS D, E, or F as a result of the Project.

Detailed surveys indicate that the central portion of the Long Valley Caldera has risen more than 30 inches since the late 1970s, possibly in response to the filling of a shallow magma chamber. In 1990, it was recognized that magmatic gasses were killing trees in certain portions of the caldera. The trees were killed by high carbon dioxide (CO₂) flux in the soil gasses surrounding their roots. The most well known location of high carbon dioxide soil gas is at the north end of Horseshoe Lake where scientists estimate between 50 and 150 tons of carbon dioxide is emitted daily. However, it should be noted that there have been no areas of high carbon dioxide flux identified in the Project vicinity. However, the Project would generate emissions of carbon dioxide (CO₂) primarily in the form of vehicle exhaust and in the consumption of natural gas for heating from onsite combustion. Therefore, the EIR will address the potential for the Project to result in significant impacts related to exposing sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?			✓	
---	--	--	---	--

The types of projects that commonly result in odor impacts include: wastewater treatment plant, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing, fiberglass manufacturing, auto body shops, rendering plants, and coffee roasters. The Project does not include any of these types of uses and therefore the Project would not create objectionable odors that could affect a substantial number of people. Impacts related to objectionable odors would be less than significant.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	✓			
---	---	--	--	--

The Project site supports natural and disturbed habitats. Impacts to sensitive species will be fully addressed in the EIR.

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				✓
--	--	--	--	---

No riparian vegetation or other sensitive communities exists within or adjacent to the Project site. There would be no impact on any riparian habitat or other sensitive natural community and no further analysis is required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✓			
Impacts to Section 404 jurisdictional features will be fully addressed in the EIR.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	✓			
A significant impact would occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The Project is unlikely to disrupt wildlife movement and will not impede the use of native wildlife nursery sites or migration corridors. Given that the Project site already consists of developed and/or disturbed habitats, and is nearly surrounded by residential or resort developments and busy Town streets, it is unlikely that the Project site is important for wildlife movement or nursery use. In addition, no major migratory routes for mule deer or other important migratory animals in the region occurs within the Urban Growth Boundary (UGB), which entirely encompasses the Project site. Therefore, it is anticipated that no significant impacts to wildlife movement, migration corridors, or nursery sites will occur from the Project; however impacts to biological resources will be fully analyzed in the EIR.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
Portions of the Project site support various tree species. Tree removal must conform to the provisions of Title 17 of the Town of Mammoth Lakes Municipal Code. Impacts to biological resources that may conflict with a local policy or ordinance will be fully addressed in the EIR.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				✓
The Project site and its vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan; therefore, no impact would occur.				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	✓			
Historic resources on the Project site are unknown. Therefore, the potential for the Project to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 will be addressed in the EIR.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	✓			
An Archaeological Survey was prepared in 1990 by Jeffery F. Burton of Trans-Sierran Archaeological Research for the proposed North Village project area, which includes the Project site. Two archaeological sites and four isolates were located and recorded during the survey of the approximately 90-acre area. One of the sites was determined to be significant. Although no significant sites were found within the boundaries of the proposed Project, the potential for the Project to cause a substantial adverse change in the significance of an archaeological resource will be addressed in the EIR.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
The degree to which the Project would affect a unique paleontological resource or site or unique geological feature is unknown at this time. Thus, the EIR will address the potential for the Project to impact unique paleontological resources on the proposed Project site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	✓			
The Project site is primarily developed and there are no known human remains on the site. However, there is still the potential for human remains to be encountered during the grading and construction phase of the Project. Thus, the EIR will address the potential for the Project to disturb any human remains. See 5a above.				
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
<p>The Town of Mammoth Lakes is located near the southwest edge of the Long Valley Caldera, which overprints the Sierra Nevada boundary fault system. Persistent earthquake and volcanic activity over the past four million years have formed the eastern Sierra landscape in the vicinity of Long Valley Caldera and the Mono Basin.</p> <p>The Hartley Springs fault is located approximately 1.1 km west/northwest of the Project site, however, the project site not in Alquist-Priolo fault zone. Nonetheless, the EIR will address the potential for the Project to expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.</p>				
(ii) Strong seismic ground shaking?	✓			
Geotechnical constraints to development include the potential for moderate ground shaking ($M_w \sim 6.6$) along the nearby Hartley Springs fault located approximately 1.1 km west/northwest of the Project site and the Hilton Creek fault, located approximately 11 km from the site could produce a magnitude 6.7 (M_w) earthquake resulting in a peak horizontal ground acceleration of 0.28g at the Project site. Therefore, impacts related to strong seismic ground shaking are potentially significant and will be addressed in the EIR.				
(iii) Seismic-related ground failure, including liquefaction?	✓			
Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils below a near-surface groundwater table are most susceptible to liquefaction. In order for the potential effects of liquefaction to be manifested at the ground surface, the soils generally have to be granular, loose to medium-dense and saturated relatively near the ground surface, and must be subjected to ground shaking of a sufficient magnitude and duration. Impacts of seismic-related ground failure, including liquefaction is currently unknown and will be fully addressed in the EIR.				
(b) Result in substantial soil erosion or the loss of topsoil?	✓			
Although the Project site is primarily developed, the degree to which the Project site could result in substantial erosion or loss of topsoil will be addressed in the EIR.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
See 6aiii above. Impacts related to unstable geologic units or soils will be addressed in the EIR.				
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	✓			
The soils on the Project site are currently unknown. A Geotechnical Report will be prepared for the Project site and the degree to which the Project site would be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property will be addressed in the EIR.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
The proposed Project does not include the use of septic tanks. No further discussion of this issue is necessary.				
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				✓
The Project would not involve the routine transport, use or disposal of substantial quantities of hazardous materials. The Project would involve the development of residential (including hotel and affordable housing), retail, and commercial land uses and would only involve the use of common household and maintenance solvents typically associated with such activities. As such, no impact would occur.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			✓	
Implementation of the proposed Project would require the demolition of the existing buildings on the Project site. Given the estimated age of the buildings, there exists the potential for existing construction materials to contain either Asbestos-Containing Materials (ACM) or Lead-Based Paint (LBP). Generally, all untested materials are presumed to contain asbestos in buildings constructed prior to 1981. In 1978, the use of LBP was federally banned by the Consumer Product Safety Commission. Therefore, only buildings built before 1978 are presumed to contain LBP, as well as buildings built shortly thereafter, as the phase-out of LBP was gradual. Demolition impacts involving ACM or LBP in addition to other potential significant hazards resulting from demolition will be addressed in the EIR.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
The Project site is not located within one-quarter mile of any existing or known proposed schools. Furthermore, the Project would not involve the routine transport, use, disposal, or accidental release of substantial quantities of hazardous materials. Therefore, the Project would not have the potential to emit substantial quantities of hazardous materials within one-quarter mile of an existing or proposed school and no impact would occur.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				✓
According to the California Department of Toxic Substances Control, Hazardous Waste and Substances Sites database, the Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project would not result in impacts related to being located on a site that is included on a list of hazardous materials sites. Thus, no further analysis of this issue is required.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
The Project site is not within an airport land use plan, nor is it within two miles of a public or private airport. The airport closest to the Project site is the Mammoth Yosemite Airport, located approximately ten miles to the east of the Project site. Therefore, the Project would not expose persons to safety hazards associated with an airport. Thus, no further analysis of this issue is required.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
The Project site is not within two miles of a public or private airport. The airport closest to the Project site is the Mammoth Yosemite Airport, located approximately ten miles to the east of the Project site. Therefore, the Project would not expose persons to safety hazards associated with an airport. Thus, no further analysis of this issue is required.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
The Project would not affect an emergency response plan. While the Project would introduce new development to the Project site, such development would conform with all applicable local, county, regional, State, and federal regulations pertaining to emergency safety. As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and no impact would occur. The Emergency Response Plan may require amendments to accommodate the Project and the Project design will have to be consistent with the objectives of the plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	
The Project site is located near the center of the Town of Mammoth Lakes and, although the site contains existing forest, the site is an infill location and is not adjacent to wildlands. Therefore, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires and impacts would be less than significant.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	✓			
Increased traffic to and from the site as well as new development on site has the potential to violate water quality standards and/or waste discharge requirements. Because the Project has the potential to violate water quality standards or waste discharge requirements, the Project applicant is in the process of preparing a Hydrology Report specific to the Project. Water quality standards or waste discharge requirements will therefore be addressed in the EIR.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
Impacts related to groundwater supplies and recharge will be addressed in the EIR. (See 8a above)				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
The potential for the Project to result in substantial erosion or siltation on- or off-site will be addressed in the EIR. (See 8a above)				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	✓			
The Project site is not located within a Federal Emergency Management Agency (FEMA) Flood Zone. ⁴ The Project site consists of both paved and unpaved areas; the degree to which the Project site could substantially alter the existing drainage pattern is currently under assessment. (See 8a above) The potential for the Project to result in flooding on- or off-site will be addressed in the EIR.				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✓			
The potential for the Project to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff is under assessment. (See 8a above) This issue will be addressed in the EIR.				
f) Otherwise substantially degrade water quality?	✓			
The Project could potentially result in additional sources of polluted runoff. Therefore, the potential for the Project to otherwise substantially degrade water quality will be addressed in the EIR. (See 8a above)				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	✓			
The Project site is not located within a FEMA Flood Zone. The degree to which the Project site could substantially alter the existing drainage pattern is currently under assessment. (See 8a above) The potential for the Project to result in flooding on- or off-site will be addressed in the EIR.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓	
The Project site is not located within a FEMA identified flood zone. Therefore the Project would not place structures which would impede or redirect flood flows within a 100-year flood hazard. However, as previously stated, the potential for the Project to result in flooding on- or off-site will be fully addressed in the EIR.				

⁴ Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Mammoth Lakes, Mono County, <http://msc.fema.gov>, October 16, 2007.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
No dams or levees are located in the Project site area. Therefore, the Project would not expose people or structures to a significant risk or loss, injury or death involving flooding, as a result of the failure of a levee or dam. Thus, no further analysis of this issue is required.				
j) Inundation by seiche, tsunami, or mudflow?		✓		
The potential for seiches and tsunamis as the result of the design level earthquake in a nearby fault are considered non-existent, due to the distance of the ocean or large open bodies of water from the Project site. Therefore, no further discussion related to seiches and tsunamis is required. However, impacts related to mudflows will be addressed in the EIR.				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
Although the Project site is partially undeveloped, development and a roadway system already occur in the Project area. Implementation of the Project would not divide an established community and would not preclude the access or future use of any surrounding areas. Thus, no further analysis of this issue is required.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
<p>A significant impact may occur if the project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would therefore potentially cause adverse environmental effects which the General Plan and zoning ordinances are designed to avoid or mitigate.</p> <p>Several discretionary actions will be necessary for the Project, including, but not limited to: amendment to the North Village Specific Plan, Use Permit (including design review), Tentative Tract Map, and Development Agreement. Additionally the Project will require rezoning. Under the current Town of Mammoth Lakes zoning regulations, Project parcels within the North Village area were designated for Specialty Lodging (SL) and Resort General (RG). Under the proposed North Village Specific Plan 2004, approximately 9.3 acres would be designated as the "Mammoth Crossing" (MC) zoning district, providing for a range of short-stay accommodation choices, retail and service uses. Other approvals will be identified in accordance with applicable laws and regulations. It is possible that the Project could conflict with specific policies that govern the Project site. Thus, this issue will be addressed in the EIR.</p>				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				✓
As stated previously in 4f above, the Project site and its vicinity are not located within an area covered by a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. Therefore, development of the Project would not conflict with any habitat conservation plan and no further analysis of this issue is required.				
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
There are no known mineral resources at or near the Project site. Thus, the Project would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state. No further analysis of this issue is required.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
See 10a above.				
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
During the Project's construction period, noise levels at and near the Project site would temporarily increase due to use of construction equipment. The Project will also result in increased traffic. The potential for the Project to result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies will be addressed in the EIR.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
Construction of the Project may require the use of pile drivers. Therefore, the Project has the potential to result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. This issue will be addressed in the EIR.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
Development of the Project would increase the number of people and vehicles and the amount of activity at the Project site and in the area. Additionally, traffic generated by the Project would affect the noise levels along the roadways that would be used by Project traffic. Therefore, the potential for the project to result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project will be addressed in the EIR.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
Demolition and construction activities associated with the proposed Project, particularly the use of heavy machinery, could generate temporary intermittent noise in excess of the Town's noise standards. Therefore, the potential for the Project to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project will be addressed in the EIR.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
As stated previously in 7e above, the Project site is not within an airport land use plan, nor is it within two miles of a public or private airport. Therefore, the Project would not expose persons to safety hazards associated with an airport. Thus, no further analysis of this issue is required.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
See 11e above.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

12. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
---	---	--	--	--

The Project would induce direct population growth by introducing approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) to the Project site. The Project proposes density not foreseen in the General Plan or the North Village Specific Plan (NVSP), which both include 48 rooms per acre plus housing density bonus. The potential for the Project to induce growth will be addressed in the Growth Inducement section of the EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	✓			
---	---	--	--	--

While the Project is proposing to construct new residential rooms, the Project has the potential to displace existing housing. This issue will be fully analyzed in the Population and Housing section of the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	✓			
---	---	--	--	--

See 12b above.

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	✓			
---------------------	---	--	--	--

The Mammoth Lakes Fire Protection District (MLFPD) provides fire protection and emergency response to the Project site. The MLFPD service area includes approximately 3,000 acres of mountain resort area in and around the Town and over 2,500 acres within the Town. The MLFPD currently responds to calls for service from two fire stations. Fire Station No. 1, the primary station, is located at 3150 Main Street and was recently replaced with a larger, more updated facility. This facility is located approximately 1 mile north of the Project site. Fire Station No. 2 is located at 1574 Old Mammoth Road and is located approximately 1 mile west of the Project site. While the Project could result in an increase in the quantity of emergency calls received by the MLFPD due to the increase in activity and use in the area, the Project would not result in development that is unique in the area. The Project would comply with the applicable provisions as set forth in the Town Municipal Code. The Project would be subject to review by the MLFPD to ensure that the Project complies with fire requirements.

The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thereby increasing the demand for fire protection services at the site and potentially affecting service ratios and response times. The demand for fire protection services associated with the Project will be analyzed and mitigation measures proposed. The EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., fire stations), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

b) Police protection?	✓			
-----------------------	---	--	--	--

Police protection and law enforcement in the Town of Mammoth Lakes are provided by the Mammoth Lakes Police Department (MLPD), the Mono County Sheriff's Department (MCSD), and the California Highway Patrol (CHP). The MLPD provides all non-traffic related services for the Project area. Criminal investigation calls, the primary job function of the MLPD, increase during the peak visitor months. MLPD is responsible for all traffic related offences within the Town except for along State Route 203 where CHP also provides traffic related services. While the increase in visitors resulting from development of the Project could result in a greater volume of emergency calls for police services, the Development Impact Fees paid by the applicant would most likely serve to mitigate potential impacts to police services.

The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thereby increasing the demand for police protection services at the site and potentially affecting service ratios and response times. The demand for police protection services associated with the Project will be analyzed and mitigation measures proposed. The EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., police stations), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services.

c) Schools?	✓			
-------------	---	--	--	--

The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thereby increasing the demand for school services in the Mammoth Unified School District. It is possible that the demand for school services associated with the Project could require the need for new or physically altered school facilities. Development Impact Fees and School District Development Fees as authorized by the state are the available mitigation and would most likely mitigate this impact. However, the EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., school facilities), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services.

d) Parks?	✓			
-----------	---	--	--	--

The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thus would generate the greatest users of parks and recreational facilities-families with children. The demand for parks associated with the project will be analyzed and mitigation measures proposed. The EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., park facilities), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for park and recreation services.

e) Other public facilities?	✓			
-----------------------------	---	--	--	--

Generally, the Town of Mammoth Lakes Public Works Department is responsible for snow removal on the majority of non-state and non-federal public roadways and Caltrans provides snow removal services on SR-203 from the junction of U.S. Highway 395 to the Caltrans Minaret Maintenance Station at postmile 2.4.

The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thereby increasing the demand for snow removal services. Therefore, the EIR will address the potential for the Project to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities (e.g., snow removal service), need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for snow removal services.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

14. RECREATION.				
------------------------	--	--	--	--

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
---	---	--	--	--

The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thereby increasing the demand for recreational uses in the Town. A significant impact may occur if a project includes substantial employment or population growth which could generate a demand for park or recreational facilities that exceed the capacity of existing parks or recreational facilities and causes premature deterioration of the facilities. Maintenance of public parks and recreational facilities in Mammoth Lakes is funded largely through the Town general fund, through the Quimby Act and other park fees. Because the increase in population would exceed that foreseen in the General Plan the Project could potentially place an additional generation of demand on existing and future trails and public access systems, neighborhood and regional parks, and subsequent accelerated deterioration of the parks and trails. As demand for park services and trails by the Project is considered to be potentially significant, Project impacts on maintenance of those facilities and trails would likewise pose a potentially significant impact. Therefore, impacts to recreational facilities will be addressed in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
---	--	--	---	--

A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment.

The Project is viewed as part of a resort recreation center with residential uses, outdoor use areas, swimming pools and access to multiple options for recreational amenities (e.g., Mammoth Mountain, trails and walkways and the Village area). As previously stated, the Project's recreational amenities in conjunction with the Town's current facilities and the collection of Developer Impact Fees that support the Town's park and recreation fund would be adequate to accommodate the Project's demand for parks and recreational services. The Project provides for on-site recreational amenities and would not involve the need for construction or expansion of off-site public recreational facilities. Therefore, impacts would be less than significant and no further analysis of this issue is required, however any impacts associated with park facilities will be addressed in the Public Services section of the EIR. See 13d above.

15. TRANSPORTATION/TRAFFIC. Would the project:				
---	--	--	--	--

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	✓			
--	---	--	--	--

Implementation of the Project would create new vehicle trips traveling to and from the Project site. Therefore, the EIR will address the potential for the Project to cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✓			
--	---	--	--	--

Implementation of the Project and other reasonably-foreseeable development in the Project area would create new vehicle trips traveling to and from the Project site. Therefore, the EIR will address the potential for the Project to exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
Due to the nature and scope of the Project, implementation of the Project would not have the potential to result in a change in air traffic patterns at any airport in the area. Therefore, no further discussion of this issue is required.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	✓			
The Project would alter access to the Project site. Without proper design, the Project could result in traffic hazards. Therefore, the EIR will address the potential for the Project to substantially increase hazards due to a design feature. No agricultural land uses are located in proximity to the Project site. Therefore, the Project would not result in traffic hazards associated with incompatible uses, such as farm equipment. No further analysis related to this specific issue is required.				
e) Result in inadequate emergency access?	✓			
The Project would alter access to the Project site. Whether the Project would meet the Fire Department's standards for emergency access is unknown at this time. Thus, the EIR will address the potential for the project to result in inadequate emergency access.				
f) Result in inadequate parking capacity?	✓			
At this time, whether the proposed amount of parking spaces complies with the Town's Parking Code requirements is unknown. Therefore, the potential for the Project to result in inadequate parking capacity will be addressed in the EIR.				
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	✓			
The EIR will address the potential for the Project to conflict with adopted policies, plans, or programs supporting alternative transportation and to provide appropriate facilities as mitigation if necessary (e.g., bus turnouts, bicycle racks). In addition, the EIR will address the potential for the Project to conflict with the adopted trails plan.				
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
This question would typically apply to properties served by private sewage disposal systems, such as septic tanks. Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate Regional Water Quality Control Board (RWQCB). The RWQCB then authorizes a National Pollutant Discharge Elimination System (NPDES) permit that ensures compliance with wastewater treatment and discharge requirements. The Project site is not served by a private on-site wastewater treatment system, but instead conveys wastewater via municipal sewage infrastructure to a treatment plant operated by the Mammoth Community Water District. This treatment facility is a public facility and is therefore subject to the State's wastewater treatment requirements. Wastewater from the Project site is therefore treated according to the wastewater treatment requirements enforced by the California Regional Water Quality Control Board, Lahontan Region, and no significant impact would occur. Therefore, no further analysis related to this specific issue is required.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
<p>Potable water, and wastewater treatment for Mammoth Lakes is provided by the Mammoth Community Water District (MCWD). The Project would introduce approximately 1,020 residential rooms (a combination of hotel rooms/suites and affordable housing rooms) and therefore introduce new residents to the Project site, thereby increasing the demand for water services to the MCWD. While the Project is not anticipated to require the construction or expansion of any water or wastewater treatment facilities other than what is proposed by the Project, the EIR will address the potential for the Project to require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
<p>While the proposed Project is not anticipated to result in the construction of new off-site storm water drainage facilities, or the expansion of such facilities, the amount of post-Project runoff and available stormwater drainage capacities will be assessed in the EIR.</p>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
<p>Implementation of the Project would increase the demand for potable water. Whether the Project's demand for water can be accommodated is unknown at this time. Pursuant to State Bill 610, a Water Supply Assessment will be prepared for the Project by the Mammoth Community Water District. Therefore, the potential for the Project to require new water supply entitlements will be addressed in the EIR.</p>				
e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
<p>Implementation of the Project would result in an increase in wastewater generation. Whether the Project's demand for wastewater treatment can be accommodated is unknown at this time. Therefore, the potential for the Project to result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments will be addressed in the EIR.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
<p>Solid waste disposal service for the Town of Mammoth Lakes is currently contracted to Mammoth Disposal Incorporated Solid waste is disposed at the Benton Crossing Landfill, which is located within Mono County. The landfill has a remaining capacity of 1.7 million cubic yards of compacted waste and is anticipated to have the capacity to accommodate the Town's waste generation and disposal needs for the next 20 years. In addition, the Town has an option for five years at the Pumice Valley Landfill. With the existing capacity in the Benton Crossing Landfill as well as the option for disposal for five years at the Pumice Valley Landfill, there is adequate landfill capacity for the Project population. While the Project will generate an increase in the amount of solid waste disposed of at the landfill, the Project would not result in the need to construct a new landfill or expand existing facilities. In addition, recycling will be required within the Project and the applicant will be required to comply with municipal laws and regulations regarding provision of recycling collection rooms.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✓
<p>The construction and operation of the Project would be required to adhere to all applicable federal, State, and local statutes and regulations related to solid waste. Therefore, Project impacts regarding compliance with federal, State, and local statutes and regulations related to solid waste would be less than significant, and no further discussion of this issue is required.</p>				
<p>17. MANDATORY FINDINGS OF SIGNIFICANCE.</p>				
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>				
<p>Yes. As noted in this Initial Study, implementation of the Project could potentially degrade the quality of the environment.</p>				
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?</p>				
<p>Yes. The Project could contribute to cumulative environmental impacts.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>				
<p>Potentially. As noted in this Initial Study, implementation of the Project could cause substantial adverse effects on human beings, either directly or indirectly.</p>				