
VI. ALTERNATIVES TO THE PROPOSED PROJECT

INTRODUCTION

The State *CEQA Guidelines* require that EIRs include the identification and evaluation of a reasonable range of alternatives that are designed to reduce the significant environmental impacts of the Project while still meeting the general Project objectives. The State *CEQA Guidelines* also set forth the intent and extent of the alternatives analysis to be provided in an EIR. Those considerations are discussed below.

Section 15126.6(a) of the *CEQA Guidelines* states: “An EIR shall describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparable merits of the alternatives. An EIR need not consider every conceivable alternative to a Project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of Project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.”

Purpose

Section 15126.6(b) of the *CEQA Guidelines* states: “Because an EIR must identify ways to mitigate or avoid the significant effects that a Project may have on the environment, the discussion of alternatives shall focus on alternatives to the Project or its location which are capable of avoiding or substantially lessening any significant effects of the Project, even if these alternatives would impede to some degree the attainment of Project objectives, or would be more costly.”

Potentially Significant Project Impacts

The Project impacts that would be significant and unavoidable consist of the following:

- **Aesthetics** – Public Views and Scenic Vistas, Visual Character, and Light and Glare
- **Air Quality** – Construction Generated PM₁₀ Emissions

The Project impacts that would be less than significant with mitigation include the following:

- **Biological Resources** – Special-status Plant and Animal Species, Sensitive Natural Communities, Jurisdictional Resources, Wildlife Movement, and Conformance with Town Policies and Ordinances

- **Cultural Resources** – Archaeological Resources, Paleontological Resources, and Human Remains
- **Geology & Soils** – Liquefaction and Soil Instabilities, Volcanic Activity, Soil Erosion/Loss of Topsoil
- **Hydrology & Water Quality** – Water Quality Standards, Groundwater Depletion or Recharge, and Drainage System Capacity
- **Noise** – Exposure of Persons to Excessive Noise Levels (Construction)
- **Public Services** – Police Services
- **Transportation/Traffic** – Cumulative Plus Project Intersection LOS

Project Contributions to Potentially Significant Cumulative Impacts

The Project incremental contribution to cumulative impacts that would be significant and unavoidable consist of the following:

- **Aesthetics** – Public Views and Scenic Vistas and Visual Character
- **Air Quality** – Construction Generated PM₁₀ Emissions
- **Utilities** – Water Supply

The Project's incremental contribution to cumulative impacts that would be less than significant with mitigation include the following:

- **Public Services** – Police Services

All other impacts are less than significant and do not require mitigation. Therefore, the choice of Project alternatives for analysis in the EIR focused on those that would reduce or avoid significant aesthetics, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, noise, public services, transportation/traffic, and utilities impacts.

Project Objectives

As stated above, the range of potential alternatives to the Project shall include those that could feasibly accomplish most of the basic objectives of the Project. The objectives of the Project are as follows:

- To complete the Mammoth Lakes resort experience with a destination resort hotel and residential units in a natural rustic setting that will attract longer year round stays with higher per visitor spending.

- Coordinate all planning criteria with regard to density, land use, open space and environmental protection with the Town of Mammoth Lakes General Plan, Snowcreek Master Plan 2007 and Town of Mammoth Lakes Zoning Code.
- Avoid environmentally sensitive sites and maintain the basic integrity of natural site features.
- Preserve existing tree cover, meadow areas, creeks and other natural site features by incorporating them into the design of land use areas.
- Minimize environmental impacts by carefully siting each building cluster, developing architecture which fits site characteristics, establishing a re-vegetation plan and using innovative construction techniques.
- Create a landmark hotel property providing an icon for Mammoth similar to the Banff Springs Hotel in Alberta, Canada or the Ritz Carlton, Bachelor Gulch Hotel in Beaver Creek, Colorado for the Town by providing a luxury destination rustic resort hotel and neighborhood offering the characteristics of the best North American and European ski resorts.
- Provide year round access to the Sherwin Mountain Range with an Outfitters' Cabin for hiking and biking in the spring, summer, and fall as well as access to the Sherwin Bowl for hike-in downhill skiing as well as snow shoeing and cross country skiing in the winter.
- Phase the development to reflect market demand and to follow the existing growth patterns of Mammoth Lakes.
- Improve road circulation patterns leading to and through the development including a roundabout.
- Provide diverse recreational amenities to promote year-round use including the completion of the golf course from a nine-hole to an 18-hole course, as well as amenities such as a golf clubhouse, a Natural Resources and Historic Interpretive Center (Interpretive Center), and the addition of an Outfitters' Cabin that will serve as a portal to the Sherwin Range and U.S. Forest Service lands for hiking, hike-in skiing and other outdoor activities.
- Blend the building types and densities with surrounding residential developments to provide orderly visual and land use transitions.
- Protect, preserve and/or improve the irrigation and the natural state of the existing Mammoth Creek system.
- With the Hotel as the back drop setting, nestle the residential units in a manner to best utilize the land, maximize views and orientation to open space and recreation, creating an intimate neighborhood.
- Create focal points and view corridors, with a variety of visual experiences.
- Encourage a pedestrian friendly environment by providing transportation with Hotel and Home Owners Association (HOA) shuttle service along with connections and stops for the Town and community mass transit.

- Encourage pedestrian circulation by providing a convenient network of plaza spaces and walks, along with paths and trails providing connectivity to the community.
- Provide adequate parking areas for residents and guests, which are designed as an integral element of the plan.
- Create architectural expressions complementing the Sherwin rustic mountain setting and the icon resort hotel buildings by emphasizing roof lines, building massing, and fitting the varying topographic conditions for the residential units.

Selection of a Reasonable Range of Alternatives

Section 15126.6(c) of the *CEQA Guidelines* states: “The range of potential alternatives to the proposed Project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency’s determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic Project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.”

Alternatives Rejected as Being Infeasible

As described above, Section 15126.6(c) of the *CEQA Guidelines* requires EIRs to identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process, and briefly explain the reasons underlying the lead agency’s determination. One alternative considered development of the proposed project on an alternate site in the Town of Mammoth Lakes. However, this alternative was rejected for further analysis because the project applicant does not own any other property that would be feasible for this project and can not “reasonably acquire, control or otherwise have access to [an] alternative site” (refer to §15126.6(f)(1) of the *CEQA Guidelines*). Additionally, the Project is proposed as part of an existing master plan, with the intent to complete that master plan including constructing previously envisioned features and amenities for the Snowcreek Master Plan. Thus, this alternative was deemed infeasible.

Overview of Selected Alternatives

Four alternatives are evaluated in this analysis: the No Project, Revised Site Plan, Reduced Density, and Increased Density alternatives. Differences between the alternatives may include changes to the proposed uses, site plan, number and average size of the residential units, density, and the amount of non-residential space. A more thorough description of each of the alternatives is provided below and shown in Table VI-1. The alternatives to be analyzed in comparison to the proposed Project include:

Alternative A: No Project Alternative – 1981 Master Plan Buildout

Alternative B: Revised Site Plan Alternative

Alternative C: Reduced Density Alternative

Alternative D: Increased Density Alternative

**Table VI-1
Alternatives Project Components Comparison**

Land Use	PROPOSED PROJECT	ALTERNATIVE A (No Project)	ALTERNATIVE B (Revised Site Plan)	ALTERNATIVE C (Reduced Density)	ALTERNATIVE D (Increased Density)
NON-RESIDENTIAL					
Non-residential Space	75,000 SF	120,000 SF	120,000	0	75,000 SF
RECREATIONAL/AMENITIES					
Resident's Club/pool area	•	•	•		•
Interpretive Center	•	•	•		•
Store	•	•	•		•
Outfitters' Cabin	•	•	•		•
Golf Course	18-Holes	18-Holes	18-Holes	9-Holes	18-Holes
Driving Range				Relocated	
RESIDENTIAL					
Avg. Residential Unit Size	1,775 SF	1,928 SF ⁽¹⁾	1,775 SF	2,169 SF	1,775 SF
HEIGHT					
Residential Height Limit	45'	45'	45'	35'	60'
Hotel Height Limit	120'	45'	120'	NA	120'
DWELLING UNIT/DENSITY					
Total Buildings	73	39	80	153	49
Residential Condo	850	636	850	530	986
Hotel/Condo ⁽²⁾	400	300	400	0	400
Motor Inn ⁽³⁾	0	150	0	0	0
Total Units	1,050	863	1,050	530	1,186
DENSITY					
Calculated over 66.27 acres	1,050/66.27	863/66.27	1,050/66.27	530/66.27	1,186/66.27
Total New Development Site Density	16 units/acre	13 units/acre	16 units/acre	8 units/acre	18 units/acre
Calculated over 144.15 acres	1,050/144.15	863/144.15	1,050/144.15	530/144.15	1,186/144.15
Total Project Site Density	7 units/acre	6 units/acre	7 units/acre	4 units/acre	8 units/acre
Calculated over 345 acres (all Master Plan units)	2,195/345	2,008/345	2,195/345	1,675/345	2,331/345
Total Master Plan Density	6.36 units/acre	5.8 units/acre	6.4 units/acre	4.9 units/acre	6.8 units/acre
Development North of Old Mammoth Road	Yes	No	No	No	Yes
SF = square feet					
Notes:					
(1) These are estimated square footages based on Snowcreek IV and Snowcreek V square footages for 2-4 bedroom units.					
(2) Hotel/Condo Units include the Private Residence Club (PRC)/suite units.					
(3) Unit Counts were determined by using 1/2 density counts for hotel and motor inn units.					

Assumptions and Methodology

A project may have the potential to generate significant impacts, but considerations in Project design may also afford the opportunity to avoid or reduce such impacts. The alternatives analysis is presented as a comparative analysis to the proposed Project. The following alternatives analysis compares the potential significant environmental impacts of the four alternatives with those of the proposed Project for each of the environmental topics analyzed in detail in Section IV (Environmental Impact Analysis) of this Draft EIR.

A. NO PROJECT ALTERNATIVE (ALTERNATIVE A)

Description

As required by CEQA, this subsection analyzes a “No Project” Alternative (Alternative A). Under Alternative A, proposed development on the Project site would not be constructed in accordance with the proposed Snowcreek Master Plan but would instead be developed in accordance with existing entitlements as described in the Updated Master Plan for Snowcreek at Mammoth (1981 Master Plan). Similar to the Project, Alternative A would set development standards for the approximately 237-acre site situated within, and surrounded by, the Snowcreek Golf Course. The site plan for Alternative A is shown in Figure VI-1.

Alternative A proposes the construction of 863 residential units (636 residential condominium units, 300 condominium/hotel units, and a 155-unit motor inn) and 120,000 square feet of non-residential space. The 120,000 square feet of non-residential uses could include an interpretive center, outfitters’ cabin, recreation-related retail, offices, restaurants, retail, a combination deli/market/liquor store, gas station, convention facilities, children's entertainment, theater, tennis facilities, and a health spa. Alternative A would include the construction of 39 buildings. These include 28 residential buildings, four hotel buildings, and seven non-residential structures. Alternative A would expand the existing nine-hole Snowcreek Golf Course to an 18-hole golf course and remove the driving range. Unlike the Project, all proposed uses would be located south of Old Mammoth Road and none would be located between Old Mammoth Road and Mammoth Creek. The No Project Alternative would include a 45-foot height restriction in keeping with the current zoning restrictions. There would be no density transfer allowed under the No Project Alternative.

The No Project Alternative would constitute an overall reduction in residential density as compared to the Project, with approximately 18 percent fewer residential units (863 units as opposed to 1,050). However, non-residential density would be increased by approximately 38 percent under the No Project Alternative (120,000 square feet as opposed to 75,000). Alternative A also proposes the construction of open space areas; roadways; short-term parking areas; transit, pedestrian and bicycle facilities; landscaping; and lighting on the site. Under Alternative A, a secondary access (Sherwin Creek Road loop) would be constructed near the existing entrance of Snowcreek V, extending eastward toward Sherwin Creek Road. Except as described above, other characteristics (e.g., lighting, landscaping, and utility connections), are assumed to be generally similar to those of the Project.

As of February 2007, a total of 1,145 residential units have been developed with a total of 2,368 units with density bonus approved under the 1981 Master Plan. Alternative A would include the development of the designated residential units and non-residential space on the site. Alternative A would develop these residential uses at a density of 13 dwelling units per acre for the 66-acre development area and a total density of 6 dwelling units per acre for the entire 144-acre project site. Overall density of the entire Snowcreek Master Plan Area (2,008 units over 345 acres) would be approximately 5.8 dwelling units per

acre. The analysis of Alternative A assumes build out of the 1981 Master Plan (with the exception of development of the Sherwin Ski Bowl) as well as development of the related Projects described in Section II.C (Related Projects). The potential environmental impacts associated with Alternative A are described below and are compared to the potentially significant environmental impacts associated with the Project.

Aesthetics

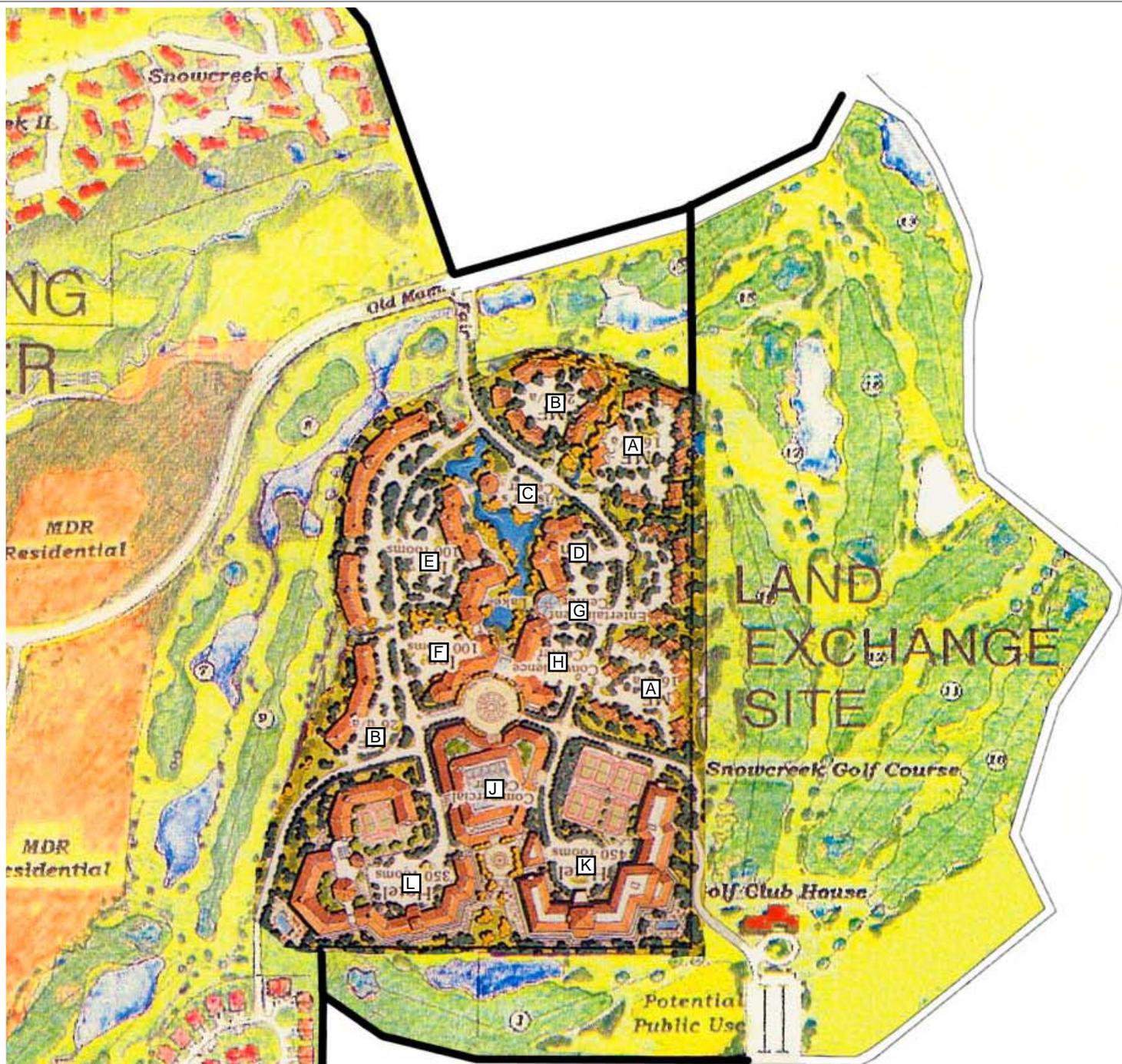
Similar to the Project, Alternative A would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). Under Alternative A, fewer residential buildings and more non-residential space would be constructed than under the Project resulting in a slightly different combination of building types. Similar to the Project, building design and materials under Alternative A would be consistent with the Snowcreek Master Plan guidelines and would be reviewed by the Town to ensure that the buildings would be responsive and expressive of its unique alpine setting. Similar to the Project, all signage and lighting would be designed in a style that reflects mountain resort community character with regard to materials, form and use. Lighting would comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34. Building heights would be limited to 45 feet for both residential and hotel uses and impacts to public views and scenic vistas would be less than under the Project. Overall impacts to aesthetics would be less under Alternative A than under the Project.

Air Quality

Alternative A would result in construction activities on the site and would generate a similar amount of construction equipment emissions as under the Project. Operational emissions from stationary sources (natural gas for space and water heating devices, cooking appliances, fireplaces, and operation of landscape equipment) would be similar to the Project as the reduction in residential units would likely be offset by the increase in non-residential development on the site. Non-residential land uses generate more vehicle trips than residential land uses. Therefore, operational emissions of Ozone, respirable particulate matter (PM₁₀) and carbon monoxide (CO) would be slightly more than the Project due to the reduction in residential units and the increase in available retail/non-residential land uses on site. Impacts from odors would be the same as under the Project. Overall impacts to air quality would be greater under Alternative A than the Project due to the increase in vehicle trips created by the increase in non-residential land uses.

Biological Resources

Similar to the Project, Alternative A would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer disturbances to the area north of Old Mammoth Road near Mammoth Creek. Although impacts to special-status plant and animal species and riparian habitat near Mammoth Creek would be reduced to less than significant under the Project, the potential for impacts would be further reduced under Alternative A. Also, impacts to wildlife movement, migration corridors, and native wildlife nurseries would be less than under the Project.



Source: 1981 Snowcreek Master Plan EIR, 1981.

Legend

- A Multi-Family Residential 16 Units per Acre (u/a)
- B Multi-Family Residential 26 u/a
- C Visitor's Center
- D Inn
- E Inn (100 Rooms)
- F Inn (100 Rooms)
- G Entertainment Center
- H Convenience Center
- J Commercial Center
- K Hotel (450 Rooms)
- L Hotel (350 Rooms)



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Impacts to trees and vegetation that would conflict with Town of Mammoth Lakes General Plan policies would be less due to the absence of development north of Old Mammoth Road. Impacts to jurisdictional resources would be the same as under the Project. Overall impacts to biological resources would be less under Alternative A than under the Project.

Cultural Resources

Similar to the Project, Alternative A would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer construction-related earthmoving activities with the potential to impact cultural resources in the area north of Old Mammoth Road near Mammoth Creek. However, impacts to cultural resources in the area south of Old Mammoth Road would remain the same as under the Project. Overall impacts to cultural resources would be less under Alternative A than under the Project.

Geology and Soils

Under Alternative A, impacts from fault rupture and strong seismic shaking would be the same as the Project. Impacts from liquefaction (the process of moist soils being converted to a liquid state due to seismic shaking), soil instabilities, and soil erosion would be slightly less due to the decrease in development footprint created by the absence of development north of Old Mammoth Road. Impacts from cyclic densification (the process of dry soils becoming compacted due to seismic shaking), landslides and avalanches, volcanic activity and expansive soils would be the same as under the Project. Overall impacts to geology and soils would be less under Alternative A than under the Project.

Hydrology and Water Quality

Similar to the Project, Alternative A would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer construction earthmoving activities to the area north of Old Mammoth Road near Mammoth Creek and would decrease the potential for construction impacts to significantly affect water quality. Operation impacts of the Project would likewise be reduced compared to the Project due to the smaller development footprint. Impacts from groundwater depletion or recharge, drainage pattern alteration, and drainage system capacity would be incrementally less than the Project due to the construction of fewer buildings. Similar to the Project, Alternative A would be located entirely outside the 100-year flood zone and this impact would be similar. Overall impacts to hydrology and water quality would be less under Alternative A than under the Project.

Land Use

Alternative A proposes development with an overall density of 5.8 dwelling units per acre over the entire Snowcreek Master Plan development site. Unlike the Project, the density proposed under Alternative A would not exceed the density allowed on the Project site under the 1981 Master Plan. Building heights for residential and non-residential structures proposed under Alternative A would be limited to 45 feet.

Unlike the Project, Alternative A building heights would be consistent with Town of Mammoth Lake Zoning regulations. Therefore, impacts to land use under Alternative A would be less than significant under the Project due to the density and reduced building heights.

Noise

Alternative A would result in construction activities on the site and would generate a similar amount of temporary construction equipment noise and ground-borne vibration as under the Project. Operational impacts resulting from traffic-generated noise would be increased over the Project due to the increase in vehicle trips resulting from the increase in non-residential land uses on the site. Similar to the Project, Alternative A would not be subject to excessive operational ground-borne vibration. Overall impacts to noise under Alternative A would be greater than under the Project due to the increase in traffic created by the increase in non-residential land uses.

Population and Housing

Alternative A would result in the construction of residential units and non-residential land uses. Similar to the Project, construction of Alternative A would result in the creation of temporary construction jobs and the creation of permanent jobs. Similar to the Project, Alternative A would construct housing units within the Town of Mammoth Lakes. These housing units would be consistent with the projections in the 2007 General Plan. Additionally, similar to the Project, Alternative A would include the construction of workforce housing units. Therefore, overall impacts to population and housing would be similar as under the Project.

Public Services

Similar to the Project, Alternative A would result in a temporary increase in population in the Town due to the influx of construction workers and a permanent increase in the population of the Town resulting from the construction of new housing units, which would attract new residents requiring police services. The permanent increase in population would be less under Alternative A due to the reduction in housing units; therefore, this impact would be less than under the Project. Alternative A would also result in the construction of additional residential and non-residential land uses in the Town creating an increase in the demand for fire services. This increase in demand for fire services would be similar to the Project because the decrease in residential units would most likely be offset by the increase in non-residential development.

Similar to the Project, Alternative A would generate students and residents using park facilities. The number of students and residents generated would be fewer than under the Project due to reduction in housing units and this impact would be less than under the Project. Alternative A would require snow removal services. Similar to the Project, these snow removal services would be the responsibility of the Snowcreek Homeowner's Association and this impact would be the same as under the Project. Overall impacts to public services would be less than under the Project.

Recreation

Alternative A would generate fewer residents and would therefore have less impact on recreational facilities in the area than under the Project. Similar to the Project, Alternative A would expand the existing nine-hole golf course to an 18-hole golf course and provide an access point to the Inyo National Forest. Alternative A would also remove the driving range; however, similar to the Project other recreational facilities constructed under Alternative A would offset the loss of this recreational facility. Overall impacts to public services would be less than under the Project.

Transportation/Circulation

Alternative A would result in construction of residential and non-residential land uses. Non-residential land uses generate more vehicle trips than residential uses. Therefore, the number of vehicle trips created under Alternative A would be slightly increased over the Project due to the reduction in residential units and the increase in available retail/non-residential units on site. With the exception of the non-residential area north of Old Mammoth Road (which is not included in Alternative A), Alternative A would be accessed at the same points and would have a similar roadway configuration and emergency access as the Project. Parking under Alternative A would be provided under the same ratios as required by the Town Code that the Project would be subject to. Bicycle and pedestrian facilities and transit facilities would be similar to the Project. Overall impacts to transportation and circulation would be greater than the Project due to the increase in vehicle trips created by the increase in non-residential land uses. Under Alternative A, a secondary access (Sherwin Creek Road loop) would be constructed near the existing entrance of Snowcreek V, extending eastward toward Sherwin Creek Road.

Utilities

Alternative A would result in demand for water supply and in the generation of wastewater from residential and non-residential land uses. Water demand rates and wastewater generation rates for non-residential uses are lower in volume than generation rates for residential uses. Therefore, Alternative A would result in decreased demand for water supply and would generate less wastewater than the Project due to the reduction in residential uses and impacts to water supply and wastewater generation would be less than under the Project. Similar to the Project, Alternative A would require installation of wastewater infrastructure and impacts to wastewater infrastructure would be the same as under the Project. Overall impacts to water supply and wastewater generation would be less than under the Project.

Relationship Of The Alternative To The Objectives

Alternative A would meet most of the Project objectives by completing the Mammoth Lakes resort experience, protecting environmentally sensitive sites and maintaining the basic integrity of natural site features, carefully siting building clusters, developing architecture which fits site characteristics, providing year round access to the Sherwin Mountain Range and a range of diverse recreational amenities, improving road circulation patterns, and encouraging a pedestrian friendly environment.

B. REVISED SITE PLAN ALTERNATIVE (ALTERNATIVE B)

Description

Alternative B proposes the development of 1,050 residential units (850 residential units and 400 Hotel units) and approximately 120,000 square feet of non-residential space on the site. Non-residential uses could include restaurants, conference facilities, Resident's Club with a swimming pool, Private Residence Club (PRC)/suite units as part of the luxury Hotel, Interpretive Center, retail, theatre and plaza area. Alternative B proposes recreational uses consisting of expansion of the golf course, multi-use trails and staging areas (i.e., Outfitters' Cabin), field house, ice skating, and cross-country skiing. Alternative B would include the construction of 80 buildings. These include 65 residential buildings, one hotel building, three Private Residence Club (PRC) buildings, and four non-residential structures. Unlike the Project, all proposed uses would be located south of Old Mammoth Road and none would be located between Old Mammoth Road and Mammoth Creek. Building heights would be the same as under the Project at 45 feet for residential buildings and 120 feet for the Hotel. Similar to the Project, density transfers would be allowed under Alternative B. Alternative B would include the construction of additional access to the site near the intersection of Old Mammoth Road and Sherwin Creek Road. The site plan for Alternative B is shown in Figure VI-2.

Alternative B proposes the same number of residential units developed on the Project site as under the Project. Similar to the Project, Alternative B would set development standards for the approximately 237-acre site situated within, and surrounded by, the Snowcreek Golf Course. Similar to the Project, Alternative B also proposes the construction of open space areas; roadways; short-term parking areas; transit, pedestrian and bicycle facilities; landscaping; and lighting on the site. Building heights would be the same height as the Project.

Alternative B would place the proposed Hotel closer to Old Mammoth Road in order to link it more directly with the existing urban center of the Town. Residential units would be placed to the south, farther from Old Mammoth Road. Non-golf recreational features would be concentrated close to Sherwin Creek Road. Except as described above, other characteristics (e.g., lighting, landscaping, and utility connections) are assumed to be generally similar to those of the proposed Project. The analysis of Alternative B assumes development of the related Projects described in Section II.C (Related Projects). The potential environmental impacts associated with this alternative are described below and are compared to the significant environmental impacts associated with the proposed Project.

As of February 2007, a total of 1,145 residential units have been developed with a total of 2,368 units with density bonus approved under the 1981 Master Plan. Similar to the Project, Alternative B would include the development of a portion of the designated residential units and non-residential space on the site. Alternative B would develop these residential uses at the same density as the Project at 16 dwelling units per acre for the 66-acre development area and a total density of 7 dwelling units per acre for the entire 144-acre project site. Overall density of the entire Snowcreek Master Plan Area (2,195 units over



Snowcreek V

- Legend**
- A Resident's Club
 - B Nordic Ski Center
 - C Fieldhouse
 - D Medium Density
 - E Hotel
 - F Golf Club
 - G-H Community Theater & Commercial District
 - J Natural Resources and Historic Interpretive Center
 - K Plaza
 - L High Density
 - M Medium Density
 - N Low Density
 - O 18-Hole Golf Course
 - P USFS Trails Staging Area

Source: WRT, 2007.

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345 acres) would be approximately 6.4 dwelling units per acre. The analysis of Alternative B assumes development of the related Projects described in Section II.C (Related Projects). The potential environmental impacts associated with Alternative B are described below and are compared to the potentially significant environmental impacts associated with the proposed Project.

Aesthetics

Similar to the Project, Alternative B would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). The portion of the site north of Old Mammoth Road would remain in its current state and there would be no change to the site characteristics. Alternative B would feature the same number of residential buildings, but would feature more non-residential space than the Project. Similar to the Project, building design and materials under Alternative B would be consistent with the Snowcreek Master Plan guidelines and would be reviewed by the Town to ensure that the buildings would be responsive and expressive of its unique alpine setting. Similar to the Project, all signage and lighting would be designed in a style that reflects mountain resort community character with regard to materials, form and use. Lighting would comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34. Building heights would be the same as the Project for both residential and hotel uses and impacts to public views and scenic vistas would be the same as under the Project. Although changes to the aesthetic character of the site would be reduced due to the lack of development north of Old Mammoth Road, the revised location of the Hotel would place it closer to Old Mammoth Road blocking views of the Sherwin Mountains. Therefore, overall impacts to aesthetics would be increased under Alternative B than the Project.

Air Quality

Alternative B would result in construction activities on the site and would generate a similar amount of construction equipment emissions as under the Project. Operational emissions from stationary sources (natural gas for space and water heating devices, cooking appliances, fireplaces, and operation of landscape equipment) would be similar to the Project. Alternative B proposes the same number of residential units and an increased amount of non-residential space; therefore operational emissions of Ozone, respirable particulate matter (PM₁₀) and carbon monoxide (CO) would be increased from the Project. Impacts from odors would be the same as under the Project. Overall impacts to air quality would be increased from the Project.

Biological Resources

Similar to the Project, Alternative B would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer disturbances to the area north of Old Mammoth Road near Mammoth Creek. Although impacts to special-status plant and animal species and riparian habitat near Mammoth Creek would be reduced to less than significant under the

Project, the potential for impacts would be further reduced under Alternative B. Also, impacts to wildlife movement, migration corridors, and native wildlife nurseries would be less than under the Project. Impacts to trees and vegetation that could conflict with Town of Mammoth Lake General Plan policies would be less due to the absence of development north of Old Mammoth Road. Impacts to jurisdictional resources would be the same as under the Project. Overall impacts to biological resources would be less under Alternative B than under the Project.

Cultural Resources

Similar to the Project, Alternative B would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer construction-related earthmoving activities with the potential to impact cultural resources in the area north of Old Mammoth Road near Mammoth Creek. However, impacts to cultural resources in the area south of Old Mammoth Road would remain the same as under the Project. Overall impacts to cultural resources would be less under Alternative B than under the Project.

Geology and Soils

Under Alternative B, impacts from fault rupture and strong seismic shaking would be the same as the Project. Impacts from liquefaction (the process of moist soils being converted to a liquid state due to seismic shaking), soil instabilities, and soil erosion would be slightly less due to the decrease in development footprint created by the absence of development north of Old Mammoth Road. Impacts from cyclic densification (the process of dry soils becoming compacted due to seismic shaking), landslides and avalanches, volcanic activity and expansive soils would be the same as under the Project. Overall impacts to geology and soils would be less under Alternative B than under the Project.

Hydrology and Water Quality

Similar to the Project, Alternative B would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer construction earthmoving activities to the area north of Old Mammoth Road near Mammoth Creek and would decrease the potential to significantly affect water quality. Operation impacts of the Project would likewise be reduced compared to the Project due to the smaller development footprint. Impacts from groundwater depletion or recharge, drainage pattern alteration, and drainage system capacity would be incrementally less than the Project due to the construction of fewer buildings. Similar to the Project, Alternative B would be located entirely outside the 100-year flood zone and this impact would be similar. Overall impacts to hydrology and water quality would be less under Alternative B than under the Project.

Land Use

Alternative B proposes development of 6.4 dwelling units per acre over the entire Snowcreek Master Plan development site. Similar to the Project, this density would not exceed the density allowed under the

adopted General Plan. Building heights for residential and non-residential structures proposed under Alternative B would be the same as the Project and similar to the Project, Alternative B building heights would not be consistent with Town of Mammoth Lake Zoning regulations. Therefore, impacts to land use under Alternative B would be the same as under the Project.

Noise

Alternative B would result in construction activities on the site and would generate a similar amount of temporary construction equipment noise and ground-borne vibration as under the Project. Project-related vehicle trips would be increased under Alternative B due to the increase in non-residential land uses; therefore, operational impacts would be increased from the Project. Similar to the Project, Alternative B would not be subject to excessive operational ground-borne vibration. Overall impacts to noise under Alternative B would be greater than under the Project.

Population and Housing

Alternative B would result in the construction of residential units and non-residential land uses. Similar to the Project, construction of Alternative B would result in the creation of temporary construction jobs and the creation of permanent jobs. Similar to the Project, Alternative B would construct housing units within the Town of Mammoth Lakes. These housing units would be consistent with the projections in the 2007 General Plan. Additionally, similar to the Project, Alternative B would include the construction of workforce housing units. Therefore, overall impacts to population and housing would be the same as under the Project.

Public Services

Similar to the Project, Alternative B would result in a temporary increase in population in the Town due to the influx of construction workers and a permanent increase in the population of the Town resulting from the construction of new housing units, which would attract new residents requiring police services. The permanent increase in population would be the same under Alternative B as the Project. Alternative B would also result in the construction of additional residential and non-residential land uses in the Town creating an increase in the demand for fire services. The increase in non-residential uses would be greater than under the Project: therefore, the increase in demand for fire services would be greater than under the Project.

Similar to the Project, Alternative B would generate students and residents using park facilities. The number of students and residents generated would be the same as under the Project. However, Alternative B proposes a field house, Outfitters' Cabin and cross-country skiing facilities and impacts to park facilities would be less than under the Project. Alternative B would require snow removal services. Similar to the Project, these snow removal services would be the responsibility of the Snowcreek Homeowner's Association and this impact would be the same as under the Project. Overall impacts to public services would be greater than under the Project due to the increase in non-residential land uses.

Recreation

Alternative B would generate the same number of residents and would therefore have the same impact on recreational facilities in the area as the Project. Similar to the Project, Alternative B would expand the existing nine-hole golf course to an 18-hole golf course and provide an access point to the Inyo National Forest. Alternative B would also remove the driving range; however, similar to the Project other recreational facilities constructed under Alternative B would offset the loss of this recreational facility. Overall impacts to recreation would be the same as under the Project.

Transportation/Circulation

Alternative B would result in construction of residential and non-residential land uses. Due to the increase in non-residential land uses, the number of vehicle trips created under Alternative B would be greater than under the Project and this impact would be greater. Alternative B would differ from the Project by the absence of an access point north of Old Mammoth Road (the non-residential area north of Old Mammoth Road is not included in Alternative B). Alternative B also includes an additional access point at Minaret Road and Sherwin Creek Road. Although emergency access would be improved under Alternative B, this impact is currently less than significant under the Project and this impact would be the same under Alternative B as under the Project. Parking under Alternative B would be provided under the same ratios as required by the Town Code that the Project would be subject to. Bicycle and pedestrian facilities and transit facilities would be similar to the Project. Overall impacts to transportation and circulation would be greater than under the Project.

Utilities

Alternative B would result in demand for water supply and in the generation of wastewater from residential and non-residential land uses. Alternative B would result in an increased demand for water supply and would generate increased amounts of wastewater and impacts to water supply and wastewater generation would be greater than under the Project. Similar to the Project, Alternative B would require installation of wastewater infrastructure and impacts to wastewater infrastructure would be the same as under the Project. Overall impacts to water supply and wastewater generation would be greater than under the Project.

Relationship Of The Alternative To The Objectives

Alternative B would meet most of the Project objectives by completing the Mammoth Lakes resort experience, protecting environmentally sensitive sites and maintaining the basic integrity of natural site features, carefully siting building clusters, developing architecture which fits site characteristics, providing year round access to the Sherwin Mountain Range and a range of diverse recreational amenities, improving road circulation patterns, and encouraging a pedestrian friendly environment.

C. REDUCED DENSITY ALTERNATIVE (ALTERNATIVE C)

Alternative C proposes the development of 530 residential units and no non-residential development (including Hotel, Private Residence Club [PRC], Interpretive Center, Market/General Store [Store], or Outfitters' Cabin) would occur on the site. Alternative C would include the construction of 153 residential buildings. This is consistent with current Resort Zoning density standards that permit a maximum of eight units per acre. Additionally, the existing nine-hole Snowcreek Golf Course would not be expanded and that area would remain undeveloped. The existing driving range would remain, but would be relocated to the far southern portion of the site. Under Alternative C, residential units developed on the Project site would be distributed over the 66-acre portion of the Project site now reserved for development with residential and non-residential uses. Alternative C would reduce the number of residential units on the site by approximately 50 percent from the proposed Project (530 units as opposed to 1,050). Similar to the Project, Alternative C would set development standards for the approximately 237-acre site situated within, and surrounded by, the Snowcreek Golf Course. Unlike the Project, all proposed uses would be located south of Old Mammoth Road and none would be located between Old Mammoth Road and Mammoth Creek. Similar to the Project, Alternative C also proposes the construction of open space areas; roadways; short-term parking areas; transit, pedestrian and bicycle facilities; landscaping; and lighting on the site. The site plan for Alternative C is shown in Figure VI-3.

Under Alternative C, building heights would be at or below 35 feet in height. Average square footage of the units would be 2,169 square feet. All roadway alignments and associated grading and drainage improvements would be similar to the proposed Project under Alternative C. Except as described above, other characteristics (e.g., lighting, landscaping, and utility connections), are assumed to be generally similar to those of the Project.

As of February 2007, a total of 1,145 residential units have been developed with a total of 2,368 units with density bonus approved under the 1981 Master Plan. Alternative C would include the development of a portion of the designated residential units, but none of the non-residential space on the site. Similar to the Project, density transfers would be allowed under Alternative C. Alternative C would develop these residential uses at eight dwelling units per acre for the 66-acre development area and a total density of four dwelling units per acre for the entire 144-acre Project site. Overall density of the entire Snowcreek Master Plan area (1,675 units over 345 acres) would be approximately 4.9 dwelling units per acre. The analysis of Alternative C assumes development of the Related Projects described in Section II.C (Related Projects). The potential environmental impacts associated with Alternative C are described below and are compared to the potentially significant environmental impacts associated with the Project.

Aesthetics

Similar to the Project, Alternative C would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). Under Alternative C, fewer residential units and no non-residential space would be constructed resulting in lower height buildings. Similar to the Project,

building design and materials under Alternative C would be consistent with the Snowcreek Master Plan guidelines and would be reviewed by the Town to ensure that the buildings would be responsive and expressive of its unique alpine setting. Similar to the Project, all signage and lighting would be designed in a style that reflects mountain resort community character with regard to materials, form and use. Lighting would comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34. Residential building heights would be limited to 35 feet and impacts to public views and scenic vistas would be less than under the Project. Overall impacts to aesthetics would be less under Alternative C than under the Project.

Air Quality

Alternative C would result in construction activities on the site and would generate a similar amount of construction equipment emissions as under the Project. Operational emissions from stationary sources (natural gas for space and water heating devices, cooking appliances, fireplaces, and operation of landscape equipment) would be less than the Project due to the reduction in residential units and absence of non-residential development on the site. Operational emissions of Ozone, respirable particulate matter (PM₁₀) and carbon monoxide (CO) would be less than under the Project due to the reduction in residential units and elimination of non-residential land uses. Impacts from odors would be the same as under the Project. Overall impacts to air quality would be less under Alternative C than the Project due to the decrease in vehicle trips due to the reduction in residential units and absence of non-residential development on the site.

Biological Resources

Similar to the Project, Alternative C would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer disturbances to the area north of Old Mammoth Road near Mammoth Creek. Although impacts to special-status plant and animal species and riparian habitat near Mammoth Creek would be reduced to less than significant under the Project, the potential for impacts would be further reduced under Alternative C. Also, impacts to wildlife movement, migration corridors, and native wildlife nurseries would be less than under the Project. Impacts to trees and vegetation that could potentially conflict with Town's General Plan policies would be less due to the absence of development north of Old Mammoth Road. Impacts to jurisdictional resources would be the same as under the Project. Overall impacts to biological resources would be less under Alternative C than under the Project. This page intentionally left blank.

Cultural Resources

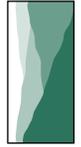
Similar to the Project, Alternative C would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer construction-related earthmoving activities with the potential to impact cultural resources in the area north of Old Mammoth



Legend

- A - Residential Units
- B - Dedicated Open Space
- C - Relocated Driving Range

Source: Scheurer Architects, 2007.



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Figure VI-3
 Alternative C
 Reduced Density Alternative

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Road near Mammoth Creek. However, impacts to cultural resources in the area south of Old Mammoth Road would remain the same as under the Project. Overall impacts to cultural resources would be less under Alternative C than under the Project.

Geology and Soils

Under Alternative C, impacts from fault rupture and strong seismic shaking would be the same as the Project. Impacts from liquefaction (the process of moist soils being converted to a liquid state due to seismic shaking), soil instabilities, and soil erosion would be less due to the decrease in development footprint created by the reduction in residential units, elimination of non-residential uses, and the absence of development north of Old Mammoth Road. Impacts from cyclic densification (the process of dry soils becoming compacted due to seismic shaking), landslides and avalanches, volcanic activity and expansive soils would be the same as under the Project. Overall impacts to geology and soils would be less under Alternative C than under the Project.

Hydrology and Water Quality

Similar to the Project, Alternative C would result in development on the site (with the exception of the portion of the site north of Old Mammoth Road). This would result in fewer construction earthmoving activities to the area north of Old Mammoth Road near Mammoth Creek and would decrease the potential to significantly affect water quality. Operation impacts from groundwater depletion or recharge, drainage pattern alteration, and drainage system capacity would be similar to the Project in the area south of Old Mammoth Road since development would occur over roughly the same area, but less than the Project for the area north of Old Mammoth Road. Similar to the Project, Alternative C would be located entirely outside the 100-year flood zone and this impact would be similar. Overall impacts to hydrology and water quality would be less under Alternative C than under the Project due to the lack of development north of Old Mammoth Road.

Land Use

Alternative C proposes development with an overall density of 4.9 dwelling units per acre over the entire Snowcreek Master Plan development site. Similar to the Project, this density would not exceed the density allowed under the adopted General Plan. Building heights for residential and non-residential structures proposed under Alternative C would be limited to 35 feet. Unlike the Project, Alternative C building heights would be consistent with Town of Mammoth Lake Zoning regulations. Therefore, impacts to land use under Alternative C would be less than under the Project due to the reduced building heights.

Noise

Alternative C would result in construction activities on the site and would generate a similar amount of temporary construction equipment noise and ground-borne vibration as under the Project. Operational

impacts resulting from traffic-generated noise would be decreased due to the reduction in vehicle trips resulting from the decrease in residential units and the elimination of non-residential land uses on the site. Similar to the Project, Alternative C would not be subject to excessive operational ground-borne vibration. Overall impacts to noise under Alternative C would be less than under the Project due to the decrease in vehicle trips created by the decrease in residential units and the elimination of non-residential land uses on the site.

Population and Housing

Alternative C would result in the construction of residential units. Similar to the Project, construction of Alternative C would result in the creation of temporary construction jobs and the creation of permanent jobs. Similar to the Project, Alternative C would construct housing units within the Town of Mammoth Lakes. These housing units would be consistent with the projections in the 2007 General Plan. Similar to the Project, Alternative C would include the construction of workforce housing units. Overall impacts to population and housing would be the same as under Alternative C than the Project.

Public Services

Similar to the Project, Alternative C would result in a temporary increase in population in the Town due to the influx of construction workers and a permanent increase in the population of the Town resulting from the construction of new housing units, which would attract new residents requiring police services. The permanent increase in population would be less under Alternative C due to the reduction in housing units; therefore, this impact would be less than under the Project. Alternative C would also result in the construction of additional residential land uses in the Town creating an increase in the demand for fire services. This increase in demand for police and fire services would be less than the Project because the decrease in residential units.

Similar to the Project, Alternative C would generate students and residents using park facilities. The number of students and residents generated would be fewer than under the Project due to reduction in housing units and this impact would be less than under the Project. Alternative C would require snow removal services. Similar to the Project, these snow removal services would be the responsibility of the Snowcreek Homeowner's Association and this impact would be the same as under the Project. Overall impacts to public services would be less than under the Project.

Recreation

Alternative C would generate fewer residents and would therefore have less impact on recreational facilities in the area than under the Project. Unlike the Project, Alternative C would not expand the existing nine-hole golf course to an 18-hole golf course. However, Alternative C would retain the driving range in a different location. Similar to the Project, Alternative C would provide an access point to the Inyo National Forest. Alternative C would include development of other recreational facilities which

would offset the loss of the golf course expansion. Overall impacts to public services would be less than under the Project.

Transportation/Circulation

Alternative C would result in construction of a reduced number of residential units and the elimination of non-residential land uses on the site. Therefore, the number of vehicle trips generated under Alternative C would be decreased from the Project. With the exception of the non-residential area north of Old Mammoth Road (which is not included in Alternative C), Alternative C would be accessed at the same points and would have a similar roadway configuration and emergency access as the Project. Parking under Alternative C would be provided under the same ratios as required by the Town Code that the Project would be subject to. Bicycle and pedestrian facilities and transit facilities would be similar to the Project. Overall impacts to transportation and circulation would be less than the Project due to the decrease in vehicle trips created by the reduction in the number of residential units and the elimination of non-residential land uses on the site.

Utilities

Alternative C would result in demand for water supply and in the generation of wastewater from residential uses. Alternative C would result in decreased demand for water supply and would generate less wastewater than the Project due to the reduction in residential uses and elimination of non-residential uses. Therefore, impacts to water supply and wastewater generation would be less than under the Project. Similar to the Project, Alternative C would require installation of wastewater infrastructure and impacts to wastewater infrastructure would be the same as under the Project. Overall impacts to water supply and wastewater generation would be less than under the Project.

Relationship Of The Alternative To The Objectives

Alternative C would meet many of the Project objectives by protecting environmentally sensitive sites and maintaining the basic integrity of natural site features, carefully siting building clusters, developing architecture which fits site characteristics, providing year round access to the Sherwin Mountain Range and a range of diverse recreational amenities, and improving road circulation patterns.

Alternative C would not meet the Project objective of completing the Mammoth Lakes resort experience, creating a landmark Hotel property, providing needed non-residential land uses (retail, restaurants, etc.) proximate to residential land uses, and expanding the existing privately owned publicly accessible nine-hole golf course to a privately owned publicly accessible 18-hole golf course.

D. INCREASED DENSITY ALTERNATIVE (ALTERNATIVE D)

Alternative D proposes the development of 1,186 residential units (986 residential units and 400 hotel/condo units) and 75,000 square feet of non-residential development. Non-residential land uses would include a Private Residence Club (PRC)/suite units, Resident's Club, Interpretive Center, Store, and Outfitters' Cabin. Additionally, the existing nine-hole Snowcreek Golf Course would be expanded to 18 holes and the driving range would be eliminated. Alternative D would include the construction of 49 buildings. These include 41 residential buildings, one Hotel building, three Private Residence Club (PRC) buildings, and four non-residential structures. Alternative D would increase the number of residential units on the site by approximately 13 percent from the Project (1,186 units as opposed to 1,050). Similar to the Project, Alternative D would set development standards for the approximately 237-acre site situated within, and surrounded by the Snowcreek Golf Course. Similar to the Project, Alternative D also proposes the construction of open space areas; roadways; short-term parking areas; transit, pedestrian and bicycle facilities; landscaping; and lighting on the site. The site plan for Alternative D is shown in Figure VI-4.

Under Alternative D, residential building heights would be at or below 60 feet in height and the luxury Hotel would be at or below 120 feet in height. Average square footage of the units would be 1,775 square feet. All roadway alignments and associated grading and drainage improvements would be similar to the proposed Project under Alternative D. Except as described above, other characteristics (e.g., lighting, landscaping, and utility connections), are assumed to be generally similar to those of the Project.

As of February 2007, a total of 1,145 residential units have been developed with a total of 2,368 units with density bonus approved under the 1981 Master Plan. Similar to the Project, density transfers would be allowed under Alternative D. The density bonus of 36.625 units would not apply to the Project and instead would remain with the Snowcreek Athletic Club property. Alternative D has been prepared to show the impacts of the Project without the density bonus. Alternative D would develop these residential uses at 18 dwelling units per acre for the 66-acre development area and a total density of eight dwelling units per acre for the entire 144-acre project site. Overall density of the entire Snowcreek Master Plan Area (2,331 units over 345 acres) would be approximately 6.8 dwelling units per acre. The analysis of Alternative D assumes development of the Related Projects described in Section II.C (Related Projects). The potential environmental impacts associated with Alternative D are described below and are compared to the potentially significant environmental impacts associated with the proposed Project.

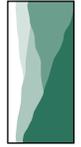
Aesthetics

Similar to the Project, Alternative D would result in development on the site including the portion of the site north of Old Mammoth Road. Under Alternative D, an increased number of residential units and the same amount of non-residential space would be constructed as under the Project. Residential buildings would be taller to accommodate the increased number of units. Similar to the Project, building design and materials under Alternative D would be consistent with the Snowcreek Master Plan guidelines and



Legend	
A	Market/General Store Natural Resources and Historic Interpretive Center
B	Hotel Guest Suites Private Residence Club Retail Lounge Restaurants Wellness Center Fitness Center Pool Spa Ice Rink/Pond
C/D	High Density Stacked Flats
E/F	Medium Density Stacked Flats, Townhouse
G/H	Low Density Stacked Flats, Townhouse
I	18-Hole Golf Course
J	Resident's Club/Management Offices Vacation Rental Office Fitness Club Pool Spa Grill
K	Golf Club Pro Shop Restaurant
L	Outfitters' Cabin Equipment Rental Hiking Mountain Biking Cross Country Skiing Snow Shoeing Sledding Trail Head

Source: Scheurer Architects, 2007.



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Figure VI-4
Alternative D
Increased Density Alternative

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would be reviewed by the Town to ensure that the buildings would be responsive and expressive of its unique alpine setting. Similar to the Project, all signage and lighting would be designed in a style that reflects mountain retreat community character with regard to materials, form and use. Lighting would comply with the applicable requirements of the Town of Mammoth Lakes Outdoor Lighting Ordinance, in accordance with Mammoth Lakes Municipal Code Chapter 17.34. Building heights would be higher than the Project for both residential and hotel uses; 60 feet and 120 feet, respectively. Therefore, impacts to public views and scenic vistas would be greater than under the Project. Overall impacts to aesthetics would be greater under Alternative D than under the Project due to the increase in building heights.

Air Quality

Alternative D would result in construction activities on the site and would generate a similar amount of construction equipment emissions as under the Project. Operational emissions from stationary sources (natural gas for space and water heating devices, cooking appliances, fireplaces, and operation of landscape equipment) would be greater than under the Project due to the increase in residential units on the site. Operational emissions of Ozone, respirable particulate matter (PM₁₀) and carbon monoxide (CO) would be slightly more than the Project due to the increase in residential units. Impacts from odors would be the same as under the Project. Overall impacts to air quality would be greater under Alternative D than the Project due to the increase in vehicle trips created by the increase in residential units.

Biological Resources

Similar to the Project, Alternative D would result in development on the site including the portion of the site north of Old Mammoth Road. This would result in the same area of ground disturbances to the site as the Project. Impacts to special-status plant and animal species and riparian habitat near Mammoth Creek would be the same under Alternative D as under the Project. Also, impacts to wildlife movement, migration corridors, and native wildlife nurseries would be the same as under the Project. Impacts to trees and vegetation that could conflict with Town's General Plan policies would be the same as under the Project. Impacts to jurisdictional resources would be the same as under the Project. Overall impacts to biological resources would be the same under Alternative D as under the Project.

Cultural Resources

Similar to the Project, Alternative D would result in development on the site including the portion of the site north of Old Mammoth Road. This would result in the same amount of construction-related earthmoving activities with the potential to impact cultural resources as the Project. Overall impacts to cultural resources would be the same under Alternative D as under the Project.

Geology and Soils

Under Alternative D, impacts from fault rupture and strong seismic shaking would be the same as the Project. Impacts from liquefaction (the process of moist soils being converted to a liquid state due to

seismic shaking), soil instabilities, and soil erosion would be the same as Alternative D would have the same development footprint. Impacts from cyclic densification (the process of dry soils becoming compacted due to seismic shaking), landslides and avalanches, volcanic activity and expansive soils would be the same as under the Project. Overall impacts to geology and soils would be the same under Alternative D as under the Project.

Hydrology and Water Quality

Similar to the Project, Alternative D would result in development on the site including the portion of the site north of Old Mammoth Road. This would result in the same amount of construction earthmoving activities and the potential to significantly affect water quality would be the same as under the Project. Operational impacts of the Project would be the same as the Project as Alternative D would have the same development footprint. Impacts from groundwater depletion or recharge, drainage pattern alteration, and drainage system capacity would be the same as the Project because of the same development footprint of the buildings. Similar to the Project, Alternative D would be located entirely outside the 100-year flood zone and this impact would be similar. Overall impacts to hydrology and water quality would be the same under Alternative D as under the Project.

Land Use

Alternative D proposes development of 6.8 dwelling units per acre over the entire Snowcreek Master Plan development site. Similar to the Project, this density would not exceed the density allowed under the adopted General Plan. Building heights would be higher than the Project for both residential and hotel uses; 60 feet and 120 feet, respectively, and would not consistent with Town of Mammoth Lake Zoning regulations. Therefore, impacts to land use under Alternative D would be greater than under the Project.

Noise

Alternative D would result in construction activities on the site and would generate a similar amount of temporary construction equipment noise and ground-borne vibration as under the Project. Operational impacts resulting from traffic-generated noise would be increased over the Project due to the increase in vehicle trips resulting from the increase in residential units on the site. Similar to the Project, Alternative D would not be subject to excessive operational ground-borne vibration. Overall impacts to noise under Alternative D would be greater than under the Project due to the increase in traffic created by the increase in residential units.

Population and Housing

Alternative A would result in the construction of residential units and non-residential land uses. Similar to the Project, construction of Alternative D would result in the creation of temporary construction jobs and the creation of permanent jobs. Similar to the Project, Alternative D would construct housing units within the Town of Mammoth Lakes. These housing units would be consistent with the projections in the

2007 General Plan. Additionally, similar to the Project, Alternative D would include the construction of workforce housing units. Therefore, overall impacts to population and housing would be the same as under the Project.

Public Services

Similar to the Project, Alternative D would result in a temporary increase in population in the Town due to the influx of construction workers and a permanent increase in the population of the Town resulting from the construction of new housing units, which would attract new residents requiring police services. The permanent increase in population would be greater under Alternative D due to the increase in housing units; therefore, this impact would be greater than under the Project. Alternative D would also result in the construction of additional residential and non-residential land uses in the Town creating an increase in the demand for fire services. This increase in demand for fire services would be greater than the Project due to the increase in residential units.

Similar to the Project, Alternative D would generate students and residents using park facilities. The number of students and residents generated would be greater than under the Project due to increase in housing units and this impact would be greater than under the Project. Alternative D would require snow removal services. Similar to the Project, these snow removal services would be the responsibility of the Snowcreek Homeowner's Association and this impact would be the same as under the Project. Overall impacts to public services would be greater than under the Project.

Recreation

Alternative D would generate more residents and would therefore have a greater impact on recreational facilities in the area than under the Project. Similar to the Project, Alternative D would expand the existing nine-hole golf course to an 18-hole golf course and provide an access point to the Inyo National Forest. Alternative D would also remove the driving range; however, similar to the Project other recreational facilities constructed under Alternative D would offset the loss of this recreational facility. Overall impacts to public services would be greater than under the Project.

Transportation/Circulation

Alternative D would result in the construction of an increased number of residential units and the same amount of non-residential land uses as the Project. The number of vehicle trips created under Alternative D would be slightly increased over the Project due to the increase in residential units on site. Alternative D would be accessed at the same points and would have a similar roadway configuration and emergency access as the Project. Parking under Alternative D would be provided under the same ratios as required by the Town Code that the Project would be subject to. Bicycle and pedestrian facilities and transit facilities would be similar to the Project. Overall impacts to transportation and circulation would be greater than the Project due to the increase in vehicle trips created by the increase in residential units.

Utilities

Alternative D would result in demand for water supply and in the generation of wastewater from residential and non-residential land uses. Alternative D would result in an increased demand for water supply and would generate more wastewater than the Project due to the increase in residential uses. Therefore, impacts to water supply and wastewater generation would be greater than under the Project. Similar to the Project, Alternative D would require installation of wastewater infrastructure and impacts to wastewater infrastructure would be the same as under the Project. Overall impacts to water supply and wastewater generation would be greater than under the Project.

Relationship Of The Alternative To The Objectives

Alternative D would meet most of the Project objectives by completing the Mammoth Lakes resort experience, protecting environmentally sensitive sites and maintaining the basic integrity of natural site features, carefully siting building clusters, developing architecture which fits site characteristics, providing year round access to the Sherwin Mountain Range and a range of diverse recreational amenities, improving road circulation patterns, and encouraging a pedestrian friendly environment.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of the proposed Project and the alternatives, Section 15126.6 of the *CEQA Guidelines* requires that an “environmentally superior” alternative be selected and the reasons for such a selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least amount of significant impacts. Identification of the environmentally superior alternative is an informational procedure and the alternative selected may not be the alternative that best meets the goals or needs of the Town.

Table IV-2 summarizes the comparative impacts of each of the alternatives when compared to the Project (the table does not list cumulative impacts). The table lists the level of significance of the impacts of the Project to each environmental topic analyzed in Chapter IV and shows whether the impacts anticipated under each proposed alternative would be lesser, similar, or greater than the proposed Project. The table provides a comparison of the ability of each alternative to avoid or substantially reduce the significant impacts of the Project.

The Project under consideration cannot be identified as the Environmentally Superior Alternative. Based on this analysis, Alternative A (No Project) was not identified because its impacts to air quality, noise, and transportation and circulation were greater than those of the Project. Alternative B (Revised Site Plan) was not identified because its impacts to aesthetics, air quality, noise, public services, transportation and circulation, and utilities and service systems were greater than those of the Project. In addition, Alternative D (Increased Density) was rejected as the Environmentally Superior Alternative because its impacts to aesthetics, air quality, land use and planning, noise, public services, recreation, transportation and circulation, and utilities and service systems were also greater than those of the Project. Alternative C (Reduced Density) would be the Environmentally Superior Alternative because it would reduce significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, land use, noise, public services, recreation, transportation and circulation, and utilities as compared to the Project. However, Alternative C does not satisfy the Project objectives.

**Table VI-2
Alternatives Impacts Comparison**

IMPACT AREA	PROPOSED PROJECT	ALTERNATIVE A (No Project)	ALTERNATIVE B (Revised Site Plan)	ALTERNATIVE C (Reduced Density)	ALTERNATIVE D (Increased Density)
Aesthetics	S	—	+	—	+
Air Quality	S	+	+	—	+
Biological Resources	LTS/M	—	—	—	=
Cultural Resources	LTS/M	—	—	—	=
Geology & Soils	LTS/M	—	—	—	=
Hydrology & Water Quality	LTS/M	—	—	—	=
Land Use and Planning	LTS	—	=	—	+
Noise	LTS/M	+	+	—	+
Population & Housing	LTS	=	=	=	=
Public Services	LTS/M	—	+	—	+
Recreation	LTS	—	=	—	+
Transportation & Circulation	LTS/M	+	+	—	+
Utilities & Service Systems	S	—	+	—	+
Key:					
S = Significant Impact					
LTS = Less-than-Significant Impact					
LTS/M = Less-than-Significant Impact with Mitigation					
+ = Impact greater than the Project					
= = Impact similar to the Project					
— = Impact less than the Project					