

**INITIAL STUDY
FOR
SNOWCREEK VII, HILLTOP PROJECT**

**TOWN OF MAMMOTH LAKES COMMUNITY DEVELOPMENT
437 Old Mammoth Road, Suite R
Mammoth Lakes, CA 93546**

February 2006

Notice of Completion & Environmental Document Transmittal

Appendix C

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Snowcreek VII - Hilltop

Lead Agency: Town of Mammoth Lakes Contact Person: Sonja K. Porter
 Mailing Address: P.O. Box 1609 Phone: (760) 934-8989 ext. 286
 City: Mammoth Lakes Zip: 93546 County: USA

Project Location:

County: Mono City/Nearest Community: Mammoth Lakes
 Cross Streets: 85 and 1254 Old Mammoth Road, approximately 0.5 mile west of Minaret Road. Zip Code: 93546
 Assessor's Parcel No.: 40-040-20 Section: 3 Twp.: 45 Range: 27E Base: MO
 Within 2 Miles: State Hwy #: 203 Waterways: Mammoth Creek
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 118 Acres 22.8 Water Facilities: Type _____ MGD
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational _____ Waste Treatment: Type _____ MGD
 Recreational _____ Hazardous Waste: Type _____
 Total Acres (approx.) 22.8 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other cultural

Present Land Use/Zoning/General Plan Designation:

Resort/Resort

Project Description: (please use a separate page if necessary)

Snowcreek VII is proposed as a 118-unit condominium plan in the Old Mammoth/ Snowcreek area of Town. The proposed condominium plan includes 118 units in 37 buildings; nine duplexes, 12 triplexes and 16 fourplexes in two- and three-story buildings ranging in height from 25 to 35 feet (or 27 to 37 feet with appurtenances). Each unit will have a 2-car parking garage at street level. Additional parking will be provided on paved areas along the internal circulation system. A total of 236 covered and 33 uncovered parking spaces are proposed. At buildout, the project will include approximately 382,500 square feet of impervious surface consisting of roofs, drives, and parking. An additional 65,000 square feet of the site is proposed to be landscaped or slope graded. The remainder of the site (approximately 12.5 acres) will be left in its natural state

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Appendix C, continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>9</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # <u>6</u> |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6I/M</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other <u>University of California</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |
| <input checked="" type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 3, 2006 Ending Date March 5, 2006

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Town of Mammoth Lakes

Planning Department
P.O. Box 1609
Mammoth Lakes, CA 93546

ENVIRONMENTAL INITIAL STUDY

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

1. Project Title: Snowcreek VII
2. Lead Agency Name and Address: Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546
3. Contact Person and Phone Number: Sonja Porter, Senior Planner
(760) 934-8989 x286
4. Project Location: Generally located on approximately 38 acres located at 85 and 1254 Old Mammoth Road (on the north of Old Mammoth Road, approximately 1.5 miles west of the intersection of Old Mammoth Road and State Route 203 (Main Street) (Exhibit A).
5. Project Sponsor's Name and Address: Snowcreek Hilltop Development Company L.P.
c/o The Chadmer Group
2716 Ocean Park Blvd, Suite 1064
Santa Monica, CA 90405
(310) 314-2590
6. General Plan Designation: R – Resort
7. Zoning: R – Resort
8. Description of the Project:

Snowcreek VII is proposed as a 118-unit condominium plan in the Old Mammoth/ Snowcreek area of Town. The project proposes the subdivision of Lot 4 of the Tract 36-134, as recorded in Map Book 9, Pages 56-56H. The original parcel is approximately 38.4 acres. The parcel is proposed to be subdivided into two parcels; Parcel 1 will be approximately 22.8 acres and will be developed. Parcel 2 will be approximately 15.6 acres and will not be developed at this time (Exhibit B).

The majority of the proposed Parcel 1 occupies a ridgetop that that steeply down-slopes to the north, south east and west at 15 to 25 percent grades. Grades moderate near the north-easterly and north-westerly corners, sloping northeasterly and northwesterly, respectively, at less that 3 percent. Site elevations range between 7,946 feet above mean sea level (msl) near the site's center and 7,885 feet above msl at the northeasterly corner. There is a historic drainage ditch contouring from west to east along the northerly side of the ridge. A large portion of the ridge top has been used previously as a material "borrow" site for grading projects in the area, and portions of the ridge top are 10 to 15 feet

lower than surrounding areas. The interior “borrow” area is not vegetated, however, vegetation on the surrounding slopes includes grasses, sagebrush scrub, and several aspen, fir and pine trees. The site contains a known archaeological site CA-Mno-3, which consists of lithic scatter with three bedrock milling features and midden along Mammoth Creek. It appears that this site may have been disturbed during grading for an existing parking area.

Existing improvements include four buildings, three of which will remain. One building, a 1,784 square foot single-story structure located on the east/northeastern portion of the site, operates as the Snowcreek management office; this will be converted to the community’s recreation building. A second, 948 square foot single-story structure will remain, subject to a structural and health and safety analysis. The historic Pelton Wheel pump house will also remain. The 4,300 square foot building that serves as a maintenance building for the Snowcreek Resort Golf Course will be removed. Other onsite improvements include several portable storage containers, a private road (Golden Creek Lane), sewer, water and dry utilities lines, a large propane distribution tank with associated appurtenances, and a paved bus turnaround. Most of the improvements will be demolished or relocated. Two existing access points (each measuring 28 to 30 feet) to Old Mammoth Road are located within the boundaries of the proposed Parcel 1.

The proposed condominium plan includes 118 units in 37 buildings; nine duplexes, 12 triplexes and 16 fourplexes in two- and three-story buildings ranging in height from 25 to 35 feet (or 27 to 37 feet with appurtenances). Each unit will have a 2-car parking garage at street level. Additional parking will be provided on paved areas along the internal circulation system. A total of 236 covered and 33 uncovered parking spaces are proposed. At buildout, the project will include approximately 382,500 square feet of impervious surface consisting of roofs, drives, and parking. An additional 65,000 square feet of the site is proposed to be landscaped or slope graded. The remainder of the site (approximately 12.5 acres) will be landscaped (Exhibit C).

9. Surrounding Land Uses and Setting:

To the north of the project site is the Mammoth Creek tributary. North of that is multifamily housing, built as part of the Snowcreek development (Snowcreek I through IV). To the east is additional multifamily and high-density residential development. To the south is Old Mammoth Road; to the south of that is the Snowcreek Golf Course and residential development under Snowcreek. The Snowcreek Athletic Club is located to the west of the site. An existing fire station is located to the southwest of the site, surrounded on three sides by the new parcel, and by Old Mammoth Road to the south.

10. Other public agencies whose approval is required:

US Army Corp of Engineers (USACE)
California Department of Fish and Game (CDFG)
California Department of Forestry (CDF)
Great Basin Unified Air Pollution Control District (UAPCD)
Lahonton Regional Water Quality Control Board (RWQCB)
Mammoth Lakes Fire Protection District
Mammoth Unified School District
Mammoth Community Water District (MCWD)

Exhibit A

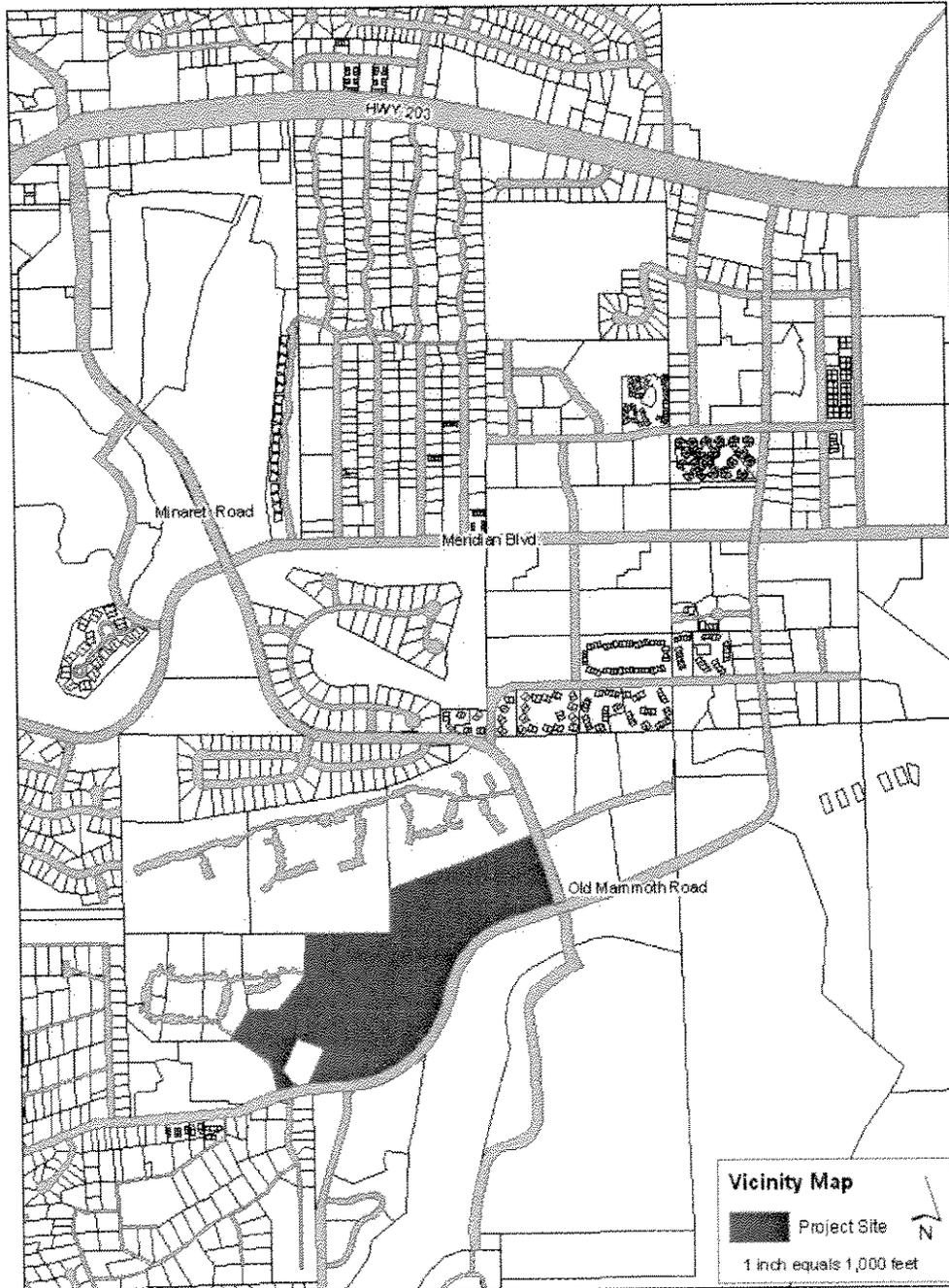


Exhibit B

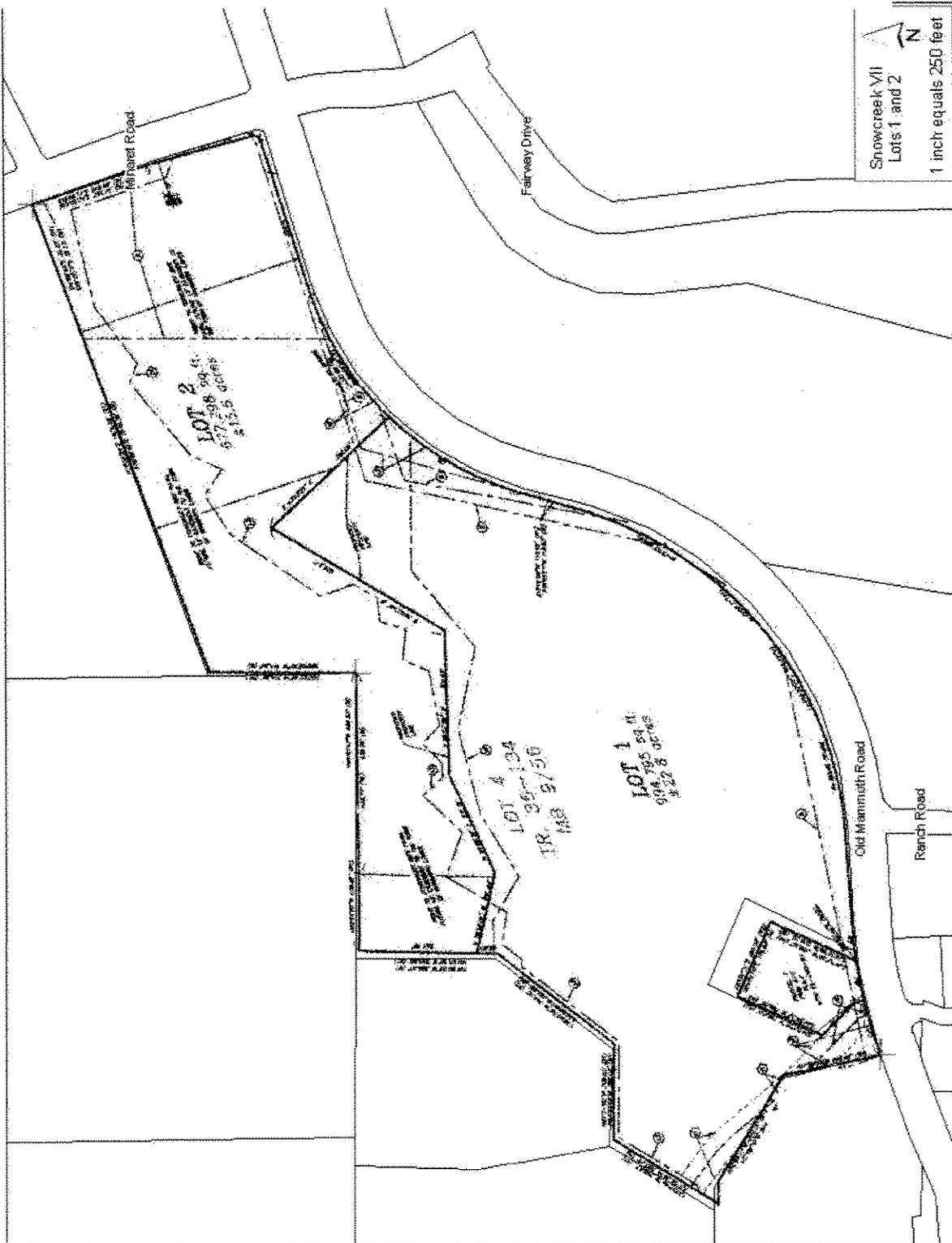


Exhibit C



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. **Note: For impacts identified as "Less Than Significant with Mitigation" the categories are also checked below and are discussed in more detail within the Initial Study.**

■	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:

Based on 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.	

Signature

Date

Sonja J. Porter, Senior Planner
Printed Name

for Town of Mammoth Lakes

- 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 into account 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, 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 Than 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 “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA processes, 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 that 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>Views of Mammoth Mountain, Mammoth Bluffs and the Sherwin Range may be affected by the project. Per the underlying Resort zoning designation, the project's development plan will be subject to review and approval by the Planning Commission and Town Council, and a use permit will also be required. Consequently, the project would be subject to design review, a process that would analyze the building mass, color, architectural detail, lighting, landscaping, etc. within the context of the project site and surrounding area. The following mitigation is recommended.</p> <p>Mitigation Measure 1a: Prior to approval of the final development plan, the applicant shall prepare visual renderings of the project, to be considered as part of the design review and approval process. As a condition of project approval, the Town shall establish performance standards for setbacks, height, building materials and color.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?		■		
<p>The site includes mature trees and several rock outcroppings; however, portions of the site including the rock outcroppings are generally limited to the materials borrow area. To mitigate for the loss of trees, the applicant will be required to submit a Timber Harvest Plan to the California Department of Forestry for review and approval. In addition, a tree preservation and replacement plan is required. These requirements are reflected in the following mitigation.</p> <p>Mitigation Measure 1b-1: Prior to ground disturbance, the applicant shall submit a Timber Harvest Plan to the California Department of Forestry for review and approval. The conditions of the approved plan shall be incorporated into project plans.</p> <p>Mitigation Measure 1b-2: Prior to approval of final development plans, the applicant shall submit a Tree Preservation and Replacement Plan, prepared by a professional forester or arborist, to the Town for review and approval. Trees shall be replaced on a value-to-value basis with as many trees retained on-site as possible. To the maximum extent possible, native trees shall be concentrated around all structures, streets, and parking areas within the project site.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		■		
See Item 1a).				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		■		
See Item 1a).				

<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 project is not proposed on agricultural land nor is the land recognized as having the soil characteristics of important, prime or significant agricultural land.</p>				
<p>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>				■
<p>See item 2a).</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>See item 2a).</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>As mitigated, the project would not conflict with the implementation of the applicable air quality plan. See item 3 b).</p>				
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>		■		
<p>Increased particulate matter (PM₁₀) from wood burning appliances and fugitive dust generated from grading and construction activities is considered potentially significant. The project must conform to the requirements of the Air Quality Management Plan and the Particulate Emissions Regulations of the Town Municipal Code. In addition, the project will be subject to an air quality mitigation fee to support increased street sweeping for PM-10 control. A vehicle miles traveled assessment from the project engineer calculates that the impact of the project plus existing and proposed projects will not cause town-wide VMT's to exceed the limit set in the Air Quality Management Plan.</p> <p>Mitigation Measure 3b-1: All residential units shall be limited to a maximum of one EPA Phase II certified wood burning appliance, one EPA Phase II certified pellet stove, and any number of gas or electric heating appliances.</p>				

<p>Mitigation Measure 3b-2: All construction contracts shall require watering and dust control program, to the satisfaction of the Town Engineer, to minimize airborne dust during grading and construction.</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>		■		
<p>As mitigated, the project is not expected to result in cumulative air quality impacts.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>			■	
<p>The project is not located in proximity to a school or hospital, or other type of land use that would be frequented by sensitive receptors. See Items 2(a)-2(c).</p>				
<p>e) Create objectionable odors affecting a substantial number of people?</p>			■	
<p>Minor odors could be generated from construction (fuel or dust) or operation, but these are not generally considered objectionable.</p>				
<p>4. BIOLOGICAL RESOURCES. Would the project:</p>				
<p>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?</p>		■		
<p>The project site is identified as being within an area known to support one wildlife species identified in recent California Natural Diversity Data Base (CNDDB) searches; the Great gray owl (<i>Strix nebulosa</i>) (state “Endangered”, federal “Sensitive”). The Great gray owl nests in mixed-conifer and red fir, and generally breeds during the winter, with young fledging approximately six months later. The Great gray owl does not build its own nest, preferring to inhabit abandoned raptor nests. The Great gray owl will, however, return to a nest in subsequent seasons.</p> <p>Though the project site includes natural features, much of the portion that will be developed has been disturbed by the current activities. As noted in Item 1b, a Timber Harvest Permit and a tree preservation and replacement plan will be required for the project, which would partially mitigate impact to the owl habitat. Also, as noted in Items 4b and 4c below, the project may affect the Mammoth Creek tributary located just north of the project site, identified by the General Plan and Zoning Ordinance as an Open Space Stream Corridor (OSSC). The purpose of the OSSC designation is to preserve the sensitive qualities of the corridor, however, development is allowed within this designation with a use permit. A 50-foot setback from top of bank is required for residential development.</p> <p>Resource Concepts, Inc. in August 2005 prepared a wetlands delineation report for the 38.4-acres site</p>				

(i.e., both the proposed Lot 1 and Lot 2). The delineation identified 15.89 acres and 3,300 linear feet of potential Waters of the U.S. (WOUS), under jurisdiction of the U.S. Army Corp of Engineers (USACE). From the wetlands delineation map provided within the report (Exhibit F), it appears that the majority of the WOUS are on the proposed Lot 2, therefore it is unclear from the map the extent to which this project will affect the WOUS. Furthermore, state jurisdictional waters are not identified.

In October 2005, a preliminary biological assessment was performed on the site by Denise Duffy & Associates, Inc. Based on focused field surveys and species habitat requirements, no special-status plant species were observed, and none are expected to occur.

In addition to the great gray owl, a number of special-status bird species have the potential to nest or forage onsite. Because of the regional availability of optimal foraging and nesting habitat, and the disturbed nature of the site, the likelihood of species onsite is low, but not out of the question. The site contains approximately 0.70 acres of alder-willow riparian community, but the construction of Golden Creek Road likely resulted in fragmentation of the community, creating an isolated pocket onsite.

Mitigation Measure 4a-1: To avoid “take” of special status birds, a pre-construction survey shall be conducted to identify all nests. A 100-foot buffer zone shall be established around each nest.

Mitigation Measure 4a-2: Grading and construction plans shall be submitted to the USFWS and CDFG for review and comment.

Mitigation Measure 4a-2: Prior to issuance of permits for grading or construction, the applicant shall have the boundaries of the delineated wetlands superimposed on a map showing proposed construction and site disturbance. Buildings and fill within the boundaries of the jurisdictional wetlands, if any, will have to be relocated or permits from the US Army Corps of Engineers and the State of California secured.

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?		■		
--	--	---	--	--

Siltation or other pollution into adjacent drainage channels during construction can impact aquatic organisms and stream bank vegetation downstream of the project site. Limitation on the grading of the site to dry spring and summer months, siltation fencing and other Best Management Practices (BMPs) to control erosion during site grading, and the installation of permanent storm water collection and retention facilities will reduce adverse siltation and erosion impacts to a level below significance. See Section 8 Hydrology and Water Quality below for additional information and mitigation.

As noted above, it appears that the majority of the WOUS are on the proposed Lot 2, therefore it is unclear from the map the extent to which this project will affect the WOUS. Furthermore, state jurisdictional waters, or the potential impact to those waters, are not identified.

Mitigation Measure 4b-1: Prior to project approval, the applicant shall consult with the California Department of Fish and Game and, if necessary, obtain a Section 1600 Lakebed Alteration permit. The conditions of the 1600 permit shall be incorporated into the project.

Mitigation Measure 4b-2: Prior to project approval, the applicant shall consult with the U.S. Army

<p>Corp of Engineers and, if necessary, obtain a Section 404 permit for disturbance to jurisdictional waters. The conditions of the Section 404 permit shall be incorporated into the project.</p> <p>Mitigation Measure 4b-3: Prior to ground disturbance, a 50-foot buffer around each potentially jurisdictional water not to be disturbed shall be established by the applicant.</p> <p>Mitigation Measure 4b-4: Any wetlands lost during development shall be replaced by the applicant at a 2:1 ratio, either by physical reconstruction or buying into a wetlands mitigation bank.</p> <p>Mitigation Measure 4b-5: Buildings located closer than 50 feet to the bank of any permanent lake or stream shall be relocated to meet the setback requirements of the Town.</p>				
<p>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?</p>				
		■		
<p>Disturbance to any natural drainage feature may require permitting from the California Department of Fish and Game (CDFG). Mitigation is provided in Items 4a and 4b above.</p>				
<p>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?</p>				
		■		
<p>The project is surrounded by previously developed land, or land proposed for development. The stream corridor could provide marginal migratory access for some species. Mitigation is provided in Items 4a and 4b above. Mule deer, not a listed species but considered by the CDFG to be an important harvest species. Of particular concern are the portions of the herd's range known as the Critical Winter Range, as determined by state and federal agencies to be critical to the herds' life cycle. However, based on the Snowcreek Ski Area Deer Migration Study (Taylor 1993), no migration routes occur within the site.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>				
		■		
<p>Mitigation presented in the discussion for Item 1b requires a tree removal and replacement plan from the Town and a timber harvest plan from the California Department of Forestry prior to the issuance of a Grading Permit.</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?</p>				
			■	
<p>The project would not affect applicable conservation plans.</p>				
<p>5. CULTURAL RESOURCES. Would the project:</p>				

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			■	
<p>There is one historical feature on site, the Pelton Wheel pump house, which will remain undisturbed onsite.</p>				
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?		■		
<p>There is a known archaeological resource onsite, a portion of which appears to have been disturbed during grading of a gravel parking lot. An Archaeological Data Recovery was completed by Trans-Sierran Archaeological Research in the fall of 2005. Based upon the recommendations of that report, the following mitigation is required:</p> <p>Mitigation Measure 5b-1: Analysis of the materials collected and a final report shall be completed by May of 2006.</p> <p>Mitigation Measure 5b-2: An archaeological monitor shall be present during all grading activity in the vicinity of the site. If at any point during construction of the site, any rare or unique cultural artifacts (as defined by the Data Recovery Report) are encountered, all activity on site shall cease and a qualified archaeologist shall be retained to examine the finds.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		
<p>Although not likely, cultural or paleontological remains could be encountered during grading and excavation. The following mitigation is recommended:</p> <p>Mitigation Measure 5c: If paleontological remains (fossils or unidentifiable bones) are encountered, all activity on site shall cease and a qualified paleontologist shall be retained to examine the finds. The recommendations of the qualified expert shall be incorporated into construction plans.</p>				
d) Disturb any human remains, including those interred outside of formal cemeteries?		■		
<p>In the event that human remains are unearthed during construction, the following mitigation would reduce impacts.</p> <p>Mitigation Measure 5d: If human remains are encountered, all activity on site shall cease and the Mono County coroner shall be contacted to identify the origin of the remains. The most likely descendant shall be contacted to determine proper disposal of the remains.</p>				
<p>6. GEOLOGY AND SOILS. Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				
(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.				
(ii) Strong seismic ground shaking?			■	
(iii) Seismic-related ground failure, including liquefaction?			■	
<p>A preliminary geotechnical investigation was performed by Sierra Technical Services in April 2004. The investigation was based on conceptual plans, as grading plans had not been prepared, and therefore generally addresses impacts. Aerial photograph review and site reconnaissance several lineations trending north to northeasterly, as well as several fractures in the north facing vertical exposure in the central portion of the site. Several trenches were excavated to determine whether these features are tectonic; it was concluded that they are glacial and non-tectonic. Evidence of past soil failures of landslides were not evident. Soils encountered include undocumented spoil fill, topsoil/colluvium and glacial till. Groundwater was encountered at about five feet.</p> <p>The report concluded that the site is not located in any earthquake zones. The potential for secondary seismic effects, shallow ground rupture, liquefaction, avalanches or rockfalls, soil lurching or landslides is low. A small to moderate volcanic eruption could occur somewhere along the Mono-Inyo Craters volcanic chain, producing pyroclastic flow and surges, as well as volcanic ash and pumice fallout, which could significantly affect the project site. However, the odds of such an event are approximately one-in-1,000 in any given year.</p>				
(b) Result in substantial soil erosion or the loss of topsoil?		■		
<p>Because the geotechnical report is preliminary, project-specific geotechnical reports are required to determine proper engineering of earthwork, site preparation, removals and compaction, excavating and grading, foundations, slabs and pavement. In general, the project is required adhere with 1997 Uniform Building Code and the 2001 California Building Code. Mitigation is provided below. See Section 8 Hydrology and Water Quality for additional information.</p> <p>Mitigation Measure 6b-1: Prior to ground disturbance, project-specific geotechnical reports shall be prepared to determine proper engineering of earthwork, site preparation, removals and compaction, excavating and grading, foundations, slabs and pavement. The recommendations of the reports shall be incorporated into project plans.</p> <p>Mitigation Measure 6b-2: The project shall be constructed in compliance with the 1997 Uniform Building Code and the 2001 California Building Code.</p>				
(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 Items 6(a) and 6(b).				
(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 preliminary geotechnical investigation did not identify expansive soils onsite.				

(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 project does not include septic systems.				
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 does not propose the transport, use, or disposal of significant hazardous materials.				
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?				■
See item 7a) above.				
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 is not located within one-quarter mile of a school.				
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?		■		
<p>Since the project site currently features construction spoil storage, portable storage containers and a propane tank, a hazardous materials records search is recommended. The Town requires a Hazardous Materials Disclosure Statement as part of the application.</p> <p>Mitigation Measure 7d: Prior to project approval, the applicant shall conduct a hazardous materials records search for a distance of one-half mile. If active hazardous materials sites are identified, a Phase I Environmental Site Assessment shall be conducted. The results of the Phase I report shall be incorporated into the conditions of approval.</p>				
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 is not located within two miles of a public airport.				

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 is not located in the vicinity of a private airstrip.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
Emergency response or evacuation is considered when analyzing the access points and internal circulation. Review by the Town's police, fire and engineering departments will ensure adequate response and evacuation.				
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 is located within the Town's incorporated area and is surrounded by development.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				■
As noted in Item 8(c) below, the project would be subject to the regulations of the Lahontan Regional Water Quality Control Board (RWQCB). Adherence to the regulations would eliminate the potential for violations.				
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)?		■		
<p>Although groundwater may be encountered during construction, groundwater and surface water supplies are not expected to be significantly affected. However, the MCWD will be required to verify capacity prior to project approval.</p> <p>Mitigation Measure 8-b: Prior to final approval, project plans shall be submitted to the Mammoth Community Water District to verify that adequate potable water and service infrastructure are available to serve to serve the project.</p>				
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?		■		

Development of the site will result in a modification of the existing drainage patterns and create a higher surface runoff than currently leaves the project site. Siltation or other pollution into drainage channels during construction can impact aquatic organisms and water quality downstream of the project site. Limitation on the grading of the site to dry spring and summer months, siltation fencing and other Best Management Practices (BMPs) to control erosion and siltation during grading, and the construction of permanent storm control facilities and desiltation basins will reduce erosion, siltation and water quality impacts. Adherence to the requirements of a project specific hydrology analysis will reduce water quality impacts to a level below significance. The Town and the RWQCB shall review and approve a SWPPP that shall be adhered to during construction activities. An NPDES construction permit shall be obtained from the Lahontan RWQCB if the project area exceeds one acre in size. Although the preliminary plans show less than an acre of disturbance, plans do not show the natural retaining walls or avalanche structures. The addition of these required features is likely to require a total of more than an acre of disturbance.

Mitigation Measure 8-c: The SWPPP and NPDES permit shall incorporate BMP's such as siltation fencing and surface runoff controls. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to issuance of a grading permit.

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?			■	
See Item 8(c) above.				
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?			■	
<p>A preliminary drainage study was prepared in September 2005 by Triad/Holmes Associates. The report identified localized sources of storm water runoff, estimated the pre- and post construction scenarios for 20-year and 100-year storm events, and presented preliminary design for collection, conveyance and retention for on and offsite flows. Offsite flows entering the site from the southwest-west are proposed to be carried in a new 24-inch pipe network. The runoff will exit the pipe system over a rip-rap dissipater before entering the Mammoth Creek tributary. Onsite runoff will be collected by street drains and conveyed to historic discharge locations via an 18-inch smooth pipe network. As required by the Lahontan Basin Plan, retention/infiltration systems will collect and infiltrate the 20-year, one-hour storm flow generated from the project paving, roofs, landscaping and natural areas. To meet the RWQCB requirements, one portion of the onsite area requires a storage volume of 7,108 cubic feet; total storage volumes provided by the proposed underground steel pipe retention system is 7,385 cubic feet. The Snowcreek Golf course ponds will provide the remaining storage requirements (37,000 cubic feet), and Triad/Holmes indicates that there is adequate volume in the ponds. The report concluded that the existing flow patterns can be maintained.</p>				
f) Otherwise substantially degrade water quality?			■	

As mitigated by this report, the project would not degrade water quality.				
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?		■		
<p>According to the 2005 drainage study, the portion of the site that is adjacent to Mammoth Creek tributary is located in a Zone AE floodway, as indicated on FEMA Community Panel Number 060724 0002 B. However, construction may occur within both the 100 year and 500-year flood zones, and would therefore be subject to the Town's flood control ordinance.</p> <p>Mitigation Measure 8-g: All structures located within the identified flood zone must comply with the Town of Mammoth Lakes Floodplain Management Regulations.</p>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		■		
See Item 8g) above.				
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?				■
The project is not located in the proximity of a levee or dam.				
j) Inundation by seiche, tsunami, or mudflow?				■
The project is located on relatively level ground and away from bodies of water capable of producing seiche or tsunami.				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				■
The project would not divide an established community.				
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>The project site is zoned Resort by the Town's Zoning Code and General Plan. Pursuant to Section 17.28.270, proposed uses are subject to development plan and use permit approval. The use permit provides an opportunity to impose conditions of approval on a project to establish performance and environmental standards to reduce potential adverse impacts. Pursuant to Section 17.28.250, standards shall not be less than those specified for similar uses; which in this case would be RMF-2. RMF-2 has 25 feet setbacks to the front, 20 feet to the street side yards, 10 foot setbacks from internal side setbacks, and 20 foot rear setbacks. Maximum building coverage is 50 percent, and maximum average height is 35 feet. A 50-foot setback is required from any top of bank of any permanent lake or stream.</p>				

<p>Development is permitted in the OSSC zoning with a use permit. As part of the use permit process, the project would be subject to Advisory Design Panel review, a Planning Commission Workshop, and Design Review.</p> <p>The overall development concept is consistent to the 1987 General Plan with regard to the Resort Designation. Policies related to stream bank separation, recreational access, and open space are addressed in other sections of this Initial Study.</p> <p>Mitigation Measure 9b: Compliance with measures 4b-5 and 14b-1 are required for general plan consistency.</p>				
<p>c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?</p>				
				■
<p>As noted in Section 4 Biological Resources, the project will not conflict with applicable conservation plans.</p>				
<p>10. MINERAL RESOURCES. Would the project:</p>				
<p>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?</p>				
				■
<p>The project site has not been identified as being in an area with known mineral resources. Therefore it is unlikely that mineral resources would be affected.</p>				
<p>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?</p>				
				■
<p>See Item 10(a) above.</p>				
<p>11. NOISE. Would the project result in:</p>				
<p>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?</p>				
			■	
<p>Traffic generated by operation of the project would increase noise levels in the vicinity of the project. As identified in the traffic study, the project plus cumulative projects does not create vehicle trips in excess of those evaluated in the adopted and draft noise elements. Therefore no significant traffic noise impacts are expected. The normally acceptable decibel (dB) level for residential land uses is 60 dB CNEL (a weighted average); the conditionally acceptable noise level is 65 dB CNEL.</p>				
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>				
			■	
<p>See Item 11(d).</p>				
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>				
				■

See Item 11(a).				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		■		
<p>Construction related noise levels would increase ambient noise levels in areas surrounding the project site. The following mitigation would reduce potential impacts of this noise level increase.</p> <p>Mitigation Measure 11-d: Construction hours are limited to between 7am and 8pm Mondays through Saturdays and from 9am to 5pm on Sundays and Town-recognized holidays when previously approved by the Town Manager or designee. This mitigation measures shall be assured by the Community Development Director and Town Engineer prior to issuance of a grading permit.</p>				
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?				■
The project is not located within two miles of a public airport.				
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?				■
The project is not located in the vicinity of a private airstrip.				
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)?		■		
<p>At 5.1 units per acre, the density is less than the maximum allowed under the Resort designation in the Zoning Code and General Plan. However, affordable housing has not been addressed by the project.</p> <p>Mitigation Measure 12-a: Prior to project approval, the applicant shall demonstrate to the satisfaction of the Town the provision of adequate affordable housing, consistent with the Town's Affordable Housing Mitigation Regulations.</p>				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
There is no housing on the site; therefore, the project will not displace housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

See 12 b).				
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?		■		
<p>Although the overall density has been considered in the Town's planning documents, additional fire protection services, and all public services (police, libraries, parks, snow management, etc.) will be affected as the community developments. As part of the project approval process, the Town's development impact fees (DIFs) are collected to provide funding for the anticipated increased in public services.</p> <p>Mitigation Measure 13-a: All other Development Impact Fees (DIFs) shall be paid in accordance with the adopted ordinances of the Town. These mitigation measures shall be assured by the Community Development Director and Town Engineer prior to Grading or Building Permit issuance.</p>				
b) Police protection?		■		
See Item 13 (a)				
c) Schools?		■		
<p>Any potential impact to school facilities and capacity would be mitigated by the imposition of school impact fees.</p> <p>Mitigation Measure 13-c: The project proponents or future landowners shall pay school impact fees prior to the issuance of Building Permits for future residences.</p>				
d) Parks?		■		
The project will not affect any parks.				
e) Other public facilities?		■		
<p>As noted above, all of the Town's public services, including snow removal, will be affected by project build-out.</p> <p>Mitigation Measure 13e-1: On-site snow storage areas shall equal at least 70 percent of the impervious surfaces used for access and parking.</p>				
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?			■	
<p>The project will create capacity for approximately 500 additional people. Most of these residents and visitors will use the surrounding National Forests and other public and private facilities for recreation, increasing demand for facilities and services. The demand created on existing facilities from this project is less than 2% of the peak population demands and would not be expected to have a significant effect on the physical quality/integrity of existing facilities.</p>				

<p>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?</p>		■		
<p>The project will create capacity for approximately 500 additional people. Most of these residents and visitors will use the surrounding National Forests and other public and private facilities for recreation, increasing demand for facilities and services. A proposed portion of the Main Path of the Mammoth Lakes Trail System crosses the property. Completion of that section will enhance the recreational opportunities and will provide a non-motorized connection to other recreational facilities including National Forest Lands and the Snowcreek Athletic Club. In addition, the applicant would be required to contribute to park impact fees.</p> <p>Mitigation Measure 14b-1: Prior to Certificate of Occupancy the project applicant shall complete the Main Path of the Mammoth Lakes Trail System across the subject property from Minaret Rd. to the western project boundary. The applicant shall pay all relevant Development Impact Fees. Credits may be available depending upon facilities constructed.</p>				
<p> </p>				
<p>15. TRANSPORTATION/TRAFFIC. Would the project:</p>				
<p>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)?</p>		■		
<p>A traffic impact analysis for the Snowcreek VII project was conducted by LSA (Les Card) in October 2005. Project trips for the project were based on land use, and daily and peak-hour trips were estimated for a winter Saturday. The analysis utilized background (existing conditions) data from the current General Plan Update technical analysis (also performed by LSA in 2005). The Snowcreek VII analysis projected that the project would generate approximately 1,062 daily trips and 86 peak-hour trips. The traffic analysis concluded that the level of service (LOS, an alphabetical scale where A is free-flowing and F is gridlock, measured in wait time) at key intersections in the vicinity of the project would remain “acceptable” (i.e., LOS D or above) with development of the project. The LOS would also remain acceptable when factoring in planned and approved projects, including Juniper Crest, Crooked Pines, Mammoth Middle School Expansion, Mammoth College and Cultural Arts Expansion, Westin Hotel, 80/50 Timeshare Condominiums, and Mammoth Hillside.</p> <p>However, when considering the long-term buildout of the General Plan Update Preferred Action, the intersection of Old Mammoth and Minaret Roads will operate at LOS F unless mitigated. Mitigation for the impact of implementing the General Plan will require the installation of either a four-way traffic signal or a roundabout at this intersection, the cost of which is to be paid by DIFs.</p> <p>As noted in Mitigation Measure 13-a and required by the Town for project approval, the project is subject to DIFs. Since the Town can utilize a portion of the DIFs as the project’s “fair share” appropriation for the impact, no further mitigation is required.</p> <p>Currently, there is a shuttle bus turn-around on the subject property. This provides the western most transit access for Old Mammoth, including the future development of the subject property, existing developed adjoining properties, the Snowcreek Athletic Club, and other properties to the south and west. Elimination of this transit turn-around could adversely impact the shuttle system, increasing vehicle trips and particulate emissions. This is potentially significant. To mitigate, the applicant or other party must provide an appropriate transit stop/turn-around to serve the project and to mitigate the loss of the</p>				

existing facility.				
<p>Mitigation Measure 15a-1: Prior to construction on the phase of development with the bus turnaround, applicant shall have provided an alternative location for the transit stop/turn around, revised the project design to incorporate a bus turnaround, or obtained a commitment for a revised turn around location. The project shall provide a bus stop even if the turn around location is moved.</p>				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		■		
See Item 15(a) above.				
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?			■	
See Item 15(a) above.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?		■		
<p>The internal circulation, specifically the operation of the ingress and egress locations of the project site along Old Mammoth Road, was evaluated by the traffic impact analysis. The driveway to the east (closest to the Minaret/Old Mammoth Road) presents a potential hazard because the curve of Old Mammoth Road limits vision to the east. The recommended improvements to the unsignalized intersection of Old Mammoth and Minaret Roads, and the project’s contribution to improvements via DIFs, would result in “traffic calming” that would partially mitigate the potential hazard. The geometry of the access points will be subject to review by the Town Engineer. Any revisions to the access points to meet Town standards shall be incorporated into the project design.</p> <p>Mitigation Measure 15-d: Internal street layout and the two project driveways shall be evaluated by the Town Engineer for safety. The recommendations of the Town Engineer shall be incorporated into project plans.</p>				
e) Result in inadequate emergency access?			■	
As mitigated, the project will not adversely affect emergency access.				
f) Result in inadequate parking capacity?			■	
The project includes 2.5 parking spaces per unit (236 covered units and 33 uncovered units), which is in conformance with the Town’s zoning code and adequate to serve the development.				
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		■		
Sidewalk is required along the Old Mammoth Road frontage of the property as per the Town of Mammoth Lakes Sidewalk Master Plan. Completion of this section will improve pedestrian safety and access to the Old Mammoth Road Residential neighborhood.				

Mitigation Measure 14g-1: Prior to Certificate of Occupancy the project applicant shall complete this portion of sidewalk or develop an equally suitable pedestrian facility as approved by the Planning Commission. The applicant shall pay all relevant Development Impact Fees. Credits may be available depending upon facilities constructed.

See Item 15(a)
See Item 14 (b)

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			■	
---	--	--	---	--

As mitigated by this report, the project would not exceed RWQCB requirements, regulations or standards. See Item 16(c).

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?		■		
--	--	---	--	--

Plans for infrastructure improvements have not been provided by the applicant; therefore it is not possible to address adequacy. The applicant would be required to provide verification of adequate supply with the utilities providers, pursuant to the following mitigation.

Mitigation Measure 16-b: Prior to project approval, the applicant shall demonstrate adequate wastewater, water and storm drainage treatment capacity and infrastructure.

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?		■		
---	--	---	--	--

See Item 16(b). In addition, an increase in the amount of impervious surface and storm water runoff will result from the construction of the project and build-out of the Snowcreek VII area. Drainage collectors, the utilization of BMPs, and the construction of retention and filtration (desiltation basins) facilities shall be constructed and maintained to prevent the transport of the runoff from a 20-year storm event. The Town or the Lahontan RWQCB shall review and approve a Storm Water Pollution Prevention Plan (SWPPP) that shall be adhered to during construction activities. A National Pollutant Discharge Elimination System (NPDES) Permit shall be obtained from the Lahontan RWQCB since the project area exceeds one acre in size. Said plans shall incorporate BMPs such as siltation fencing and surface runoff control.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		■		
--	--	---	--	--

Per Mitigation Measure 16-b, the applicant will be required to demonstrate adequate capacity prior to project approval.

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?		■		
Per Mitigation Measure 8-b, the MCWD will be required to verify that adequate capacity to provide potable water and wastewater services to the project. Any on-site water and wastewater facility improvements required to service the project area shall be provided by the subdivider to the specifications of the MCWD.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			■	
The project is not anticipated to produce solid wastes in any amounts that cannot be disposed of by current disposal methods. Solid waste disposal service for the Town of Mammoth Lakes is currently contracted to Mammoth Disposal Inc. 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. ¹ 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.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				■
See Item 15(f).				
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
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?		■		
No rare or endangered plant or animal species have been identified on the project site. The project may affect the Mammoth Creek corridor. As a result, the applicant is required to contact the USACE, CDFG, and RWQCB. Furthermore, the project will be required to minimize impact to the Town's OSSC zoning. Cultural Resource mitigation is incorporated into the project				

¹ Ibid.

<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>The project evaluation included probable future projects, existing development as well as the proposed action. With mitigation, no significant cumulative impacts were identified.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		■		
<p>As mitigated, the project will not cause substantial adverse effects, either directly or indirectly, on human beings.</p>				