9.0 INVENTORY OF SIGNIFICANCE AFTER MITIGATION

9.0 INVENTORY OF SIGNIFICANCE AFTER MITIGATION

The following is a list of impacts determined to be significant after mitigation. These impacts are discussed and evaluated in Section 5.0 of this EIR.

LAND USE AND RELEVANT PLANNING

The 1991 EIR and the 1994 EIR Addendum identified the location and route of the gondola as a significant and unavoidable land use impact related to visual perspectives. The proposed 1999 Specific Plan Amendment would not increase impacts beyond those anticipated in the 1991 EIR and 1994 EIR Addendum. Based upon the analysis pertaining to a physical division of established community, consistency with relevant planing policies and cumulative impacts, no new impacts have been identified and no mitigation measures are required.

POPULATION AND HOUSING

With implementation of housing policies and programs referenced in this section, no significant impacts related to employment, population and housing have been identified.

AESTHETICS/LIGHT AND GLARE

The 1991 EIR and 1994 EIR Addendum identified the location and route of the gondola as a significant and unavoidable visual impact. The proposed 1999 Specific Plan Amendment would not increase impacts from the gondola beyond those anticipated in the 1991 Specific Plan EIR and 1994 EIR Addendum. Potential impacts to scenic vistas, scenic resources, visual character and lighting/glare affects are mitigated to a level that is less than significant.

TRAFFIC/CIRCULATION

No unavoidable significant impacts beyond those previously identified in the 1991 EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur, with implementation of recommended mitigation. The analysis for project traffic, project plus cumulative traffic, parking, safety and transit has concluded that impacts are mitigated to less than significant levels.

AIR QUALITY

The 1999 Specific Plan Amendment would exceed State and Federal PM_{10} significant standards thereby creating a significant and unavoidable air quality impact. On a cumulative level, the project would contribute to a current violation of the State and Federal PM_{10} standards. This contribution would be significant and unavoidable.

NOISE

No unavoidable significant impacts beyond those previously identified in the 1991 Final EIR and 1994 EIR Addendum for the North Village Specific Plan would occur with implementation of the proposed Specific Plan Amendment. Short-term, long-term, stationary and cumulative noise impacts are mitigated to less than significant levels.

GEOLOGY/SOILS AND SEISMICITY

No unavoidable significant impacts beyond those previously identified in the 1991 EIR, 1994 EIR Addendum and Town General Plan EIR for the 1999 Specific Plan Amendment. No additional significant impacts have been identified.

HYDROLOGY AND DRAINAGE

No unavoidable significant impacts beyond those previously identified in the 1991 EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed 1999 Specific Plan Amendment. Drainage, runoff, water quality, groundwater and cumulative impacts are mitigated to a level that is less than significant.

BIOLOGICAL RESOURCES

No unavoidable significant impacts beyond those previously identified in the 1991 EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed project. Impacts to species of concern, sensitive natural communities, wildlife corridors, and cumulative conditions are mitigated to a less than significant level.

PUBLIC SERVICES AND UTILITIES

No unavoidable significant impacts beyond those previously identified in the 1991 EIR for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed project. The analysis for Public

Services, Recreation and Utilities has concluded that impacts are mitigated to a less than significant level.

CULTURAL RESOURCES

No unavoidable significant impacts beyond those previously identified in the 1991 Final EIR and 1994 EIR Addendum for the North Village Specific Plan and the Town of Mammoth Lakes General Plan EIR would occur with implementation of the proposed 1999 Specific Plan Amendment.

10.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

10.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The Town of Mammoth Lakes conducted an Initial Study in September 1999 to determine significant effects of the project. In the course of this evaluation, certain impacts of the project were found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. In accordance with CEQA Guidelines Section 15128, the following section provides a brief description of potential impacts found to be less than significant. A copy of the Initial Study is found in Appendix 16.1.

AGRICULTURE RESOURCES. ***Would the project:***

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?

No Impact. There is no evidence of previous agricultural operations on the proposed project site. Pursuant to the Farmland Mapping and Monitoring Program for the California Resources Agency, the subject site is not identified as an agricultural resource and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance.

Conflict with existing zoning for agricultural use, or a Williamson act contract?

No Impact. Implementation of the project would not result in any conflicts with existing zoning for agricultural use or a Williamson Act Contract. The site is designated for Specific Plan uses pursuant to the 1994 North Village approval.

Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. As previously stated, the subject site is not used for agricultural production and agricultural operations do not occur within the vicinity. Thus, implementation of the proposed project would not result in any changes to the environment that would result in the conversion of farmland to a non-agricultural use.

BIOLOGICAL RESOURCES. ***Would the project:***

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?

No Impact. No wetlands as defined by Section 404 of the Clean Water Act exist or have been identified on-site. Thus, the project would not result in impacts in this regard.

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project area does not have an adopted Habitat Conservation Plan, Natural Community Plan or other habitat conservation plan and no other draft plan is in existence or proposed. Thus, the project would not result in impacts in this regard.

CULTURAL RESOURCES. ***Would the project:***

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. Previous environmental documentation for the Town of Mammoth Lakes General Plan and the North Village Specific Plan does not indicate a potential for paleontological resources to be located on the proposed project site or surrounding area. Therefore, no impacts to paleontological resources would occur with implementation of the proposed project.

Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. No human remains have been found on-site. As cited in the 1991 Final EIR for the North Village Specific Plan, should human remains be discovered during construction, work shall cease and appropriate County representatives shall be informed and consulted with.

GEOLOGY AND SOILS. ***Would the project:***

Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project proposes to install on-site sewer lines. It will not be necessary to install septic tanks or other alternative types of wastewater disposal systems. No significant impacts are anticipated in this regard.

HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Future uses on-site may handle materials that are considered hazardous, though these materials will be limited to solvents and chemicals used for cleaning, building maintenance, and those used in landscaping. These materials would not be substantially different from household chemicals and solvents. No uses would be located on-site that would be engaged in the production or disposal of hazardous materials; thus, significant impacts in this regard would not occur.

Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The proposed project is not anticipated to result in the creation of health hazards to future residents with compliance with pertinent health and safety regulations. There are no industrial or commercial uses in the area which may use, generate, or dispose of hazardous materials in large quantities.

Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The project site is not located within a one-quarter mile of an existing or proposed school, therefore, no impacts are anticipated in this regard.

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?

No Impact. The proposed project site is not included on a list of sites containing hazardous materials, and would not result in a significant hazard to the public or to the environment.

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?

No Impact. The proposed project site is not located within an airport land use plan or within two miles of a public airport and would not result in aircraft safety hazards for people within the area. The nearest airport is the Mammoth Lakes Airport, located approximately 10 miles from the project site.

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?

No Impact. Refer to response above.

LAND USE AND PLANNING. ***Would the project:***

Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. As stated in Response 4.4(f) the project does not conflict with habitat conservation plans or natural community conservation plans. No such plans exist in the area.

MINERAL RESOURCES. ***Would the project:***

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?

No Impact. The project would result in the use of additional natural resources for both construction (building and foundation materials, energy for construction equipment) and long-term operations on the project site (energy for lighting, heating, cooling, and transportation). These impacts are discussed within the 1991 EIR and were found to be insignificant. Therefore, no significant impacts are anticipated in this regard.

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?

No Impact. According to the Mammoth Lakes General Plan and General Plan EIR, the site contains no known mineral resources. It is also noted that the project site has not been delineated as an important mineral resource recovery site within the Town's General Plan. No significant impacts are anticipated in this regard.

NOISE. ***Would the project:***

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?

No Impact. Refer to Response 4.7(e). Given the project's distance from the Mammoth Lakes Airport, excessive noise levels generated by airport uses would not occur.

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?

No Impact. Refer to Response 4.7(e). The project site is not located within the vicinity of a private airstrip.

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?

No Impact. The proposed project will not affect air traffic patterns and would not result in safety risks should air traffic levels increase due to an increase in visitors associated with the project.

TRANSPORTATION/TRAFFIC. ***Would the project:***

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?

No Impact. The proposed project will not affect air traffic patterns and would not result in safety risks should air traffic levels increase due to an increase in visitors associated with the project.

11.0 ORGANIZATIONS AND PERSONS CONSULTED

11.0 ORGANIZATIONS AND PERSONS CONSULTED

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