

# Town of Mammoth Lakes

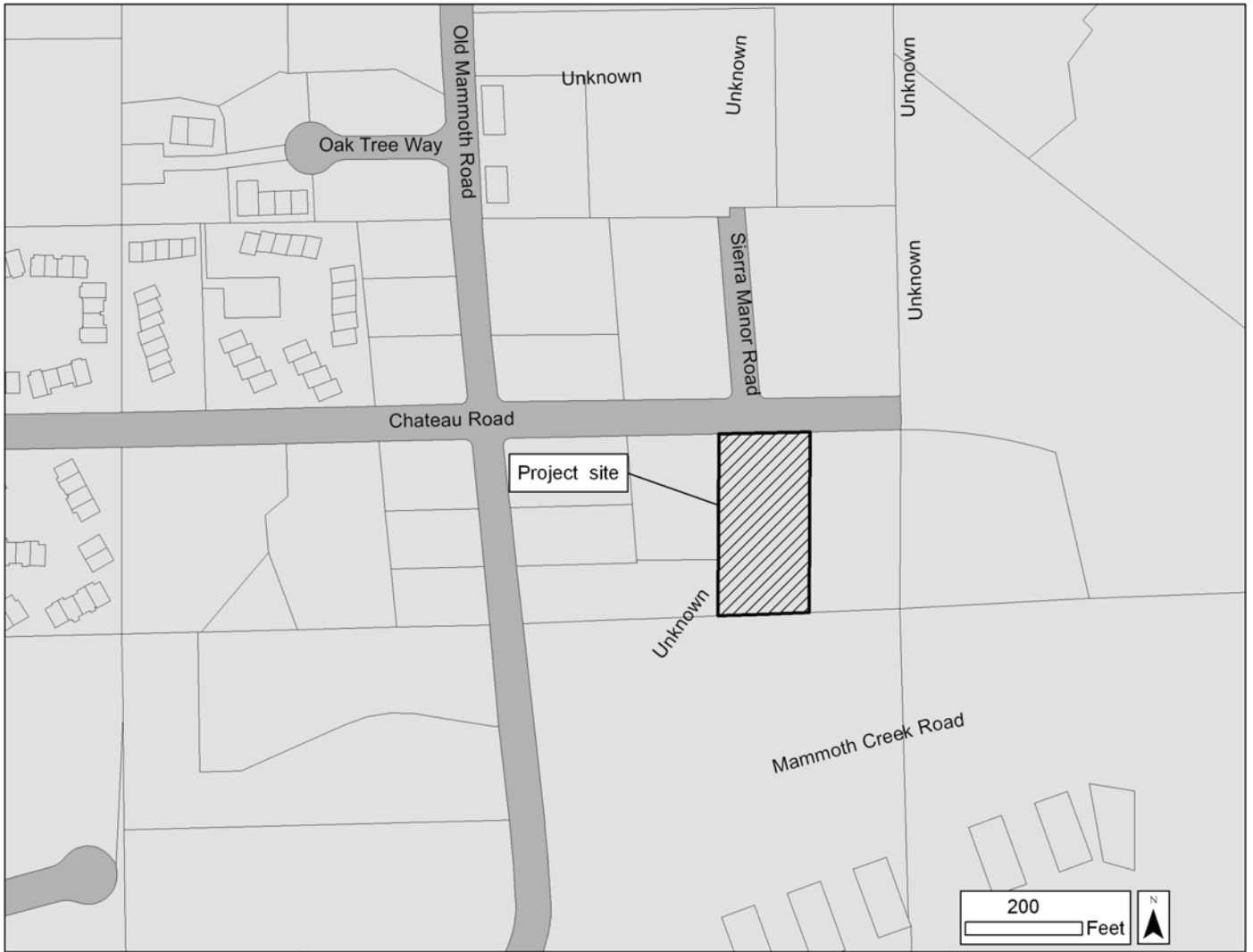
Planning Department  
P.O. Box 1609  
Mammoth Lakes, CA 93546

## ENVIRONMENTAL INITIAL STUDY

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

1. Project Title: District Zone Code Amendment 2008-02
2. Lead Agency Name and Address: Town of Mammoth Lakes  
P.O. Box 1609  
Mammoth Lakes, CA 93546
3. Contact Person and Phone Number: Sandra Moberly, Senior Planner  
(760) 934-8989 x 251
4. Project Location: 3029 Chateau Road - South side of Chateau Road, east of  
Old Mammoth Road.  
(APN 35-170-05)
5. Project Sponsor's Name and Address: Pete Mokler  
P.O. Box 8529  
Mammoth Lakes, CA 93546  
(818) 317-2337
6. General Plan Designation: C-2 – Commercial 2
7. Zoning: CL – Commercial Lodging
8. Description of the Project: A request to change the zoning of the 1.14 property  
specified, from Commercial Lodging (CL) to Commercial  
General (CG).
9. Surrounding Land Uses and Setting: Surrounding land uses are: CL to the north; CL to the east;  
National Forest land to the south; and CG to the west.
10. Other public agencies whose approval is required: None

# MAP OF PROJECT AREA



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (■) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages. **Note: Although no impacts were identified as “Potentially Significant,” the categories checked below 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:

On the basis of this initial evaluation:

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

Signature

Date

Sandra Moberly, Senior Planner

Town of Mammoth Lakes

Printed Name

For

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**1. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?				■
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				■
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			■	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				■

1. a), b), c), d): Permitting the requested change in zoning is not anticipated to pose any significant adverse aesthetic impacts to the community or effects on scenic resources. With the exception of lot coverage (70% as opposed to 60%) the zoning regulations – height, setbacks, etc. – are the same for both zoning classifications. For the 1.14-acre parcel, the increased lot coverage allowed would permit approximately 5,000 square feet of additional lot coverage, which have a de minimis effect on the visual appearance of the site, relative to that allowed under CL zoning. In addition, new structures would be required to adhere to the Town’s adopted Design Guidelines. Therefore, no mitigation measures are required.

**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?

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?				■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c) Involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				■

2. a), b), c): The CL Zone does not contain any agricultural land nor are their any parcels within the CL Zone recognized as having the soil characteristics of important, prime, or significant agricultural land. Therefore, no mitigation measures are required.

**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:

a) Conflict with or obstruct implementation of the applicable air quality plan?				■
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.				
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)?				■
d) Expose sensitive receptors to substantial pollutant concentrations?				■
e) Create objectionable odors affecting a substantial number of people?				■

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. a) b) c) d) e): The subject District Zone Code Amendment would have no impact upon air quality or pose an increase of particulate matter (PM 10), which is the pollutant of greatest concern to the Town. Although the CG zone permits a somewhat broader range of land uses than the CL zone, none of these uses would, in and of themselves contribute to increased pollutant emissions. With regard to PM10, these impacts are from new projects that incorporate wood burning appliances into their developments, creation of dust during site grading, and vehicle re-entrainment of dust from cinder of roads during the winter. Because the CL and CG zone both permit the same density of development, the zoning code would not increase the intensity or amount of development that would be allowed without the Zoning change, and uses allowed under the CG are not expected to generate substantially more vehicle trips those that would be allowed without the zoning change. Individual developments must conform to the requirements of the Air Quality Management Plan and the Particulate Emissions Regulations of the Town Municipal Code. Only gas, EPA Phase II wood burning, or pellet stove heating appliances are permitted. Dust control measures are implemented during site grading including the use of watering trucks, stabilization and re-seeding of exposed soil areas, and the removal and disposal of unsuitable soil materials at approved sites designated by the Town. Since the District Zone Code Amendment does not propose an individual development project, no mitigation measures are required.

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

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

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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?

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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?

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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?

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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

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4. a), b), c) d), e), f): The subject District Zone Code Amendment would have no direct impact upon biological resources since no individual development project is proposed. As previously noted, the only difference in site development standards is in the amount of lot coverage, which would represent an insignificant change and increased degree of site disturbance over that allowed under CL zoning. Since the District Zone Code Amendment does not propose an individual development project, no mitigation measures are required.

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

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

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

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Disturb any human remains, including those interred outside of formal cemeteries?				■
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5. a), b), c), d): The existing property is a vacant parcel without any existing structures, and so there would be no impact to historic resources. Furthermore, the proposed zoning change would not result in a significantly different types or intensities of development that would result in increased likelihood of impacts to cultural resources. The subject District Zone Code Amendment would have no direct impact upon cultural resources since no individual development project is proposed as part of this project. Since the District Zone Code Amendment does not propose an individual development project, no mitigation measures are required.

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
(ii) Strong seismic ground shaking?				■
(iii) Seismic-related ground failure, including liquefaction?				■
(b) Result in substantial soil erosion or the loss of topsoil?				■
(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?				■
(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?				■
(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?				■

6. a), b), c), d), e): The property is not located within an Earthquake Hazard Zone as identified on the official maps prepared by the State Geologist. The Town has adopted an emergency response plan to respond to any potential seismic or volcanic hazard. The proposed zoning change would not result in a significantly different types or intensities of development that would result in increased exposure to risks of hazards associated with geologic, soils or seismic conditions. The subject District Zone Code Amendment would have no direct impact upon geology and soils since no individual development project is proposed, therefore, no mitigation measures are required.

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

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				■
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■
7. a), b), c), d), e), f) g): The proposed zoning change would not result in a significantly different types or intensities of development that would result in increased exposure to risks of hazards or hazardous materials. The subject District Zone Code Amendment would have no direct impact concerning the use of hazards or hazardous materials since no individual development project is proposed, therefore, no mitigation measures are required.				
<b>8. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?				■
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)?				■
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?				■
d) Substantially alter the existing drainage pattern of the site or area, including 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?				■
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?				■
f) Otherwise substantially 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?				■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■
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?				■
j) Inundation by seiche, tsunami, or mudflow?				■



<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. a), b), c), d), e), f), g), h), i), j): The proposed zoning change would not result in a significantly different types or intensities of development that would result in increased hydrologic impacts or exposure to flood hazards. The subject District Zone Code Amendment would have no direct impact concerning the hydrology and water quality since no individual development project is proposed. Although the lot coverage allocation is higher than the existing zoning, it is consistent with the adjacent CG zoned properties and all future projects would be required to adhere to Town best management practices with regards to water quality. Therefore, no mitigation measures are required.

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

a) Physically divide an established community?				■
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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?				■
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c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				■
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9. a), b), c): The subject District Zone Code Amendment would have no direct impact concerning land use planning since the adopted General Plan classified this area for commercial uses. No mitigation measures are required.

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

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
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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?				■
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10. a) b): The proposed District Zone Code Amendment will not affect mineral resources since no known resources are associated with the subject property. No mitigation is required.

**11. NOISE.** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				■
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				■
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				■
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d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				■
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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?				■
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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?				■
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<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. a) b) c) d): The proposed zoning change would not result in a significantly different types or intensities of development that would result in increased noise generation or traffic levels above than allowed under the existing CL zoning. All uses on the site, and construction of new uses would be subject to the requirements of the Town’s noise ordinance that would maintain noise levels within acceptable levels. No mitigation is required.

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)?				■
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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■
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12. a), b), c): No housing is located on the project site. The proposed zoning change would not result in a significantly different types or an increased intensity of development beyond that allowed under the existing CL zoning. The District Zone Code Amendment would have no effect on the displacement of existing housing or individuals currently housed. No mitigation measures are required.

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?				■
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b) Police protection?				■
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c) Schools?				■
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d) Parks?				■
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e) Other public facilities?				■
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13. a), b), c), d), e): The proposed zoning change would not result in a significantly different types or an increased intensity of development beyond that allowed under the existing CL zoning. The District Zone Code Amendment would have no effect on public services. No mitigation measures are required.

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?				■
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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?				■
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14. a), b): The proposed zoning change would not result in a significantly different types or increased intensity of development beyond that allowed under the existing CL zoning. The District Zone Code Amendment would have no effect on recreation services. No mitigation measures are required.

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

a) Cause an increase in the traffic which is substantial in relation to the existing			■	
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<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				■
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?				■
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				■
e) Result in inadequate emergency access?				■
f) Result in inadequate parking capacity?				■
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				■
It is not anticipated that changing the zoning from Commercial Lodging (CL) to Commercial General (CG) would cause an increase in the traffic that is substantial in relation to the existing traffic load and capacity of the street system since current uses that are permitted by right, Use Permit, or Administrative Permit within the CL Zone have similar traffic generating rates. No mitigation measures are required.				
<b>16. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				■
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?				■
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?				■
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				■
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?				■
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				■
g) Comply with federal, state, and local statutes and regulations related to solid waste?				■

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. a), b), c), d), e), f), g): The proposed zoning change would not result in a significantly different types or an increased intensity of development beyond that allowed under the existing CL zoning. The District Zone Code Amendment would have no effect on utilities and service systems. No mitigation measures are required.

**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?				■
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The proposed zoning change would not result in a significantly different types or an increased intensity of development beyond that allowed under the existing CL zoning. The District Zone Code Amendment would have no effect on the potential to degrade the quality of the environment.

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)?				■
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The District Zone Code Amendment would have no effect on creating cumulative considerable environmental impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				■
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The proposed zoning change would not result in a significantly different types or an increased intensity of development beyond that allowed under the existing CL zoning. The District Zone Code Amendment would therefore not cause substantial adverse effects on human beings, either directly or indirectly.