



FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT

VOLUME I FPEIR AND APPENDICES

TOWN OF MAMMOTH LAKES 2005 GENERAL PLAN UPDATE

SCH No. 2003042155

MAY 2007



FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT

VOLUME I FPEIR AND APPENDICES

TOWN OF MAMMOTH LAKES 2005 GENERAL PLAN UPDATE

SCH No. 2003042155

MAY 2007

TABLE OF CONTENTS

Page

VOLUME I

1.0 INTRODUCTION.....	1-1
2.0 EXECUTIVE SUMMARY	2-1
3.0 PROJECT DESCRIPTION	3-1
4.0 DESCRIPTION OF ENVIRONMENTAL SETTING, PROJECT IMPACTS AND MITIGATION MEASURES.....	4-1
4.1 Aesthetics, Light and Glare	4-3
4.2 Air Quality	4-23
4.3 Biological Resources	4-50
4.4 Geology, seismicity, Soils, and mineral resources	4-93
4.5 Public Safety and Hazards	4-117
4.6 Hydrology and Water Quality	4-146
4.7 Land Use and Planning.....	4-176
4.8 Noise.....	4-198
4.9 Population, Housing, and Employment.....	4-220
4.10 Public Services	4-238
4.11 Public Utilities	4-258
4.12 Recreation.....	4-295
4.13 Transportation and Circulation.....	4-305
4.14 Cultural Resources.....	4-350
5.0 CUMULATIVE ANALYSIS.....	5-1
6.0 OTHER CEQA CONSIDERATIONS	6-1
A. Irreversible Environmental Changes	6-1
B. Growth-Inducing Impacts.....	6-3
C. Effects Found Not To Be Significant	6-5
D. Significant Unavoidable Environmental Impacts.....	6-6
E. Potential Secondary Effects	6-10
7.0 ALTERNATIVES TO THE PROJECT	7-1

TABLE OF CONTENTS (CONTINUED)

	<u>Page</u>
8.0 ORGANIZATIONS AND PERSONS CONSULTED	8-1
9.0 ENVIRONMENTAL IMPACT REPORT DISTRIBUTION.....	9-1
10.0 REFERENCES, ACRONYMS AND ABBREVIATIONS.....	10-1

APPENDICES

APPENDIX A	REVISED DRAFT PEIR NOTICE OF PREPARATION
APPENDIX B	REVISED DRAFT PEIR NOTICE OF PREPARATION COMMENT LETTERS
APPENDIX C	AIR QUALITY IMPACT MODEL
APPENDIX D	NOISE TECHNICAL REPORT
APPENDIX E	WATER SUPPLY ASSESSMENTS
APPENDIX F	TRAFFIC STUDY

VOLUME II

RESPONSES TO COMMENTS	
Introduction	1
Matrix of Commentors	1-A
Responses to Comments	2

VOLUME III

COMMENT LETTERS

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1-1 Map Showing Planning Area, Municipal Boundary and Urban Growth Boundary	1-5
3-1 Regional and Project Vicinity Map	3-2
3-2 Map showing Planning Area Municipal Boundary and Urban Growth Boundary	3-3
3-3 Existing Land Use Designations.....	3-5
3-4 Proposed Land Use Designations	3-10
3-5 Population Density by Area within the UGB	3-18
4.1-1 Typical Mountain Vista as Seen from Various Locations in the Town	4-5
4.1-2 Resort Development - North Village	4-6
4.1-3 Urban Development in the Town Against Dramatic Natural Landscape	4-7
4.1-4 Major Viewpoints from the Town	4-8
4.3-1 Special Status Species Map	4-56
4.4-1 Mineral Resources Map	4-95
4.4-2 Regional Fault Map	4-101
4.5-1 School Parcels and Buffer Map	4-136
4.6-1 Watersheds Map	4-147
4.6-2 FEMA Flood Hazards Map	4-150
4.7-1 Town Owned Parcels	4-184
4.8-1 Road Segments in Excess of 60 dB Standard Map.....	4-209
4.9-1 Population Density by Area within the UGB	4-223
4.13-1 Traffic Model Intersections	4-306
4.13-2 Bikeway Map.....	4-317
4.13-3 Sidewalk Master Plan	4-319
5-1 Location of Related Projects.....	5-4
7-1 No Project Alternative (Existing Land Use Designations).....	7-6
7-2 Workforce/Affordable Housing Alternative Land Use Designations	7-22
7-3 Reduced Development Alternative Land Use Designations	7-35

LIST OF TABLES

<u>Table</u>	<u>Page</u>
1-1 Population Projections	1-11
1-2 Approval and Agency Review/Consultation	1-11
2-1 Organization of the Updated Plan.....	2-4
2-2 Existing Population (2004)	2-11
2-3 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation	2-17
3-1 Organization of the Updated Plan.....	3-8
3-2 Existing Population (2004)	3-16
3-3 Verification Analysis of PAOT as of January 1, 2004	3-16
3-4 Incremental Development for Buildout of the Updated General Plan	3-17
3-5 Incremental Development for Buildout of the Proposed Project Compared with the Existing General Plan	3-25
3-6 Projected Population Under the Current General Plan	3-26
3-7 Population Projections	3-27
4.2-1 Local Air Quality Levels	4-26
4.2-2 Modeled 24-hour Impacts (ug/m ³)	4-41
4.2-3 Increase in Annual Emissions at Full Buildout Under the Draft General Plan Update (tpy)	4-45
4.3-1 Occurrences of Special Status Wildlife Species within the Planning Area or Vicinity	4-54
4.3-2 Protection Level and Habitat Associations of Special Status Animals within the Planning Area or Vicinity	4-57
4.3-3 Occurrences of Special Status Plants and Communities within the Planning Area	4-70
4.3-4 Status of Special Status Plants and Communities within the Planning Area	4-72
4.7-1 Comparison of Existing and Proposed Land Use Designations	4-178
4.7-2 Incremental Development for Buildout of the Proposed 2024 General Plan for the Town Of Mammoth Lakes.....	4-179
4.7-3 Existing and Potential Commercial/Industrial Floor Area Under Updated Plan.....	4-181
4.7-4 Incremental Development for Buildout of the Proposed 2024 General Plan for the Town of Mammoth Lakes	4-196
4.8-1 Noise and Land Use Compatibility Criteria	4-202
4.8-2 Applicable State Laws and Regulations	4-204
4.8-3 Town Exterior Noise Ordinance Standards	4-205
4.8-4 Town Construction Noise Standards	4-206
4.8-5 Background Noise Levels in 1995 and 2005	4-207
4.8-6 Existing 2005 Traffic Noise Levels	4-208
4.8-7 Live Music Noise Levels	4-211

LIST OF TABLES (CONTINUED)

<u>Table</u>	<u>Page</u>
4.8-8 Future (2024) Traffic Noise Levels in Terms of Day-Night Average Level (Ldn)....	4-214
4.9-1 Resident Population in Mammoth Lakes between 1980 and 2000.....	4-221
4.9-2 Existing Population (2004).....	4-221
4.9-3 Verification Analysis of PAOT as of January 1, 2004	4-222
4.9-4 Incremental Development for Buildout of the Updated General Plan	4-224
4.9-5 Affordable Housing Supply in the Town.....	4-227
4.9-6 Incremental Development for Buildout of the Proposed 2024 General Plan Compared with the Existing General Plan.....	4-234
4.11-1 Current and Projected Water Supplies.....	4-260
4.11-2 Groundwater Pumping Projections (acre-feet) In Normal Year Conditions	4-263
4.11-3 Groundwater Pumping Projections (acre-feet) In Multiple Dry Year Conditions	4-263
4.11-4 Past, Current, and Projected Water Use/Demand (acre-feet)	4-275
4.11-5 Comparison of Current Supply and Projected Demand in Acre-Feet for Normal, Single Dry, and Multiple Dry Years.....	4-276
4.11-6 Supply/Demand Analysis June through September	4-278
4.11-7 Demand Reduction Measures and Potential Additional Water Supply Sources	4-279
4.11-8 Future Water Demand with Demand Reduction Measures	4-284
4.11-9 Future Water Supply Including Future Wells.....	4-284
4.12-1 Existing and Planned Park Land Including Acres Owned by Town and Acres Developed.....	4-296
4.12-2 Recreational Facilities in Mammoth Lakes	4-298
4.13-1 Existing Roadway Capacities	4-310
4.13-2 LOS and Delay Ranges.....	4-312
4.13-3 Existing Levels of Service	4-313
4.13-4 Existing Traffic Signal Warrants	4-315
4.13-5 Traffic Loads Selected Roadway Segments	4-323
4.13-6 Unmitigated Winter Saturday P.M. Peak-Hour Intersection LOS Summary	4-329
4.13-7 Signal Warrants at Buildout of Updated Plan (Year 2024).....	4-331
4.13-8 Mitigated Winter Saturday P.M. Peak-hour Intersection LOS Summary	4-337
5-1 Related Projects	5-2
7-1 Incremental Development for Buildout of the Proposed Project Compared with the Existing General Plan	7-5
7-2 Comparison of Project and Alternatives With Regard to Acres within each Land Use Designation.....	7-7
7-3 Comparison of Existing Land Use Designations with Land Use Designations for Proposed Project and Alternatives.....	7-8
7-4 Comparison of Water Supply and Demand between the No Project Alternative and the Project for Normal, Single Dry Year and Multiple Dry Years.....	7-18

LIST OF TABLES (CONTINUED)

<u>Table</u>	<u>Page</u>
7-5 Comparison of Water Supply and Demand between the No Project Alternative and the Project for Normal, Single Dry Year and Multiple Dry Years	7-31
7-6 Comparison of Water Supply and Demand between the No Project Alternative and the Project for Normal, Single Dry Year and Multiple Dry Years	7-44
7-7 Project Alternatives Summary Comparison Impacts.....	7-49

