

**APPENDIX I**  
**LETTERS FROM PUBLIC SERVICES AND UTILITY AGENCIES**





October 20, 2006

Michael Derisi  
District Superintendent  
Mammoth Unified School District  
PO Box 3509  
Mammoth Lakes, CA 93546

Your response —  
S. Maxey  
Jim Maxey, Business manager

**RE:** Town of Mammoth Lakes 2006 Revised Snowcreek Master Plan EIR – Request for Information

Dear Superintendent Derisi:

**Christopher A. Joseph & Associates (CAJA)** is working with the Town of Mammoth Lakes Community Development Department to prepare an EIR for the proposed 2006 Snowcreek Master Plan project (Project). The Project site is located entirely within the Town of Mammoth Lakes (Town), generally just inside the southeastern boundary of the Town at the foot of the Sherwin Range. (Refer to Figure 1). The Project would address the development of approximately 237 acres of the approximate 440 acres that comprise the Snowcreek Master Plan area.

In March of this year CAJA sent out a request for information regarding another project for the Town of Mammoth Lakes (the Sierra Star Master Plan project). To determine whether the Snowcreek Master Plan project would have the potential to have a significant environmental effect related to public services (in this case school services), we are requesting the identical information below. Because the response given for the Sierra Star project by James Maxey<sup>1</sup> may be the same for the Snowcreek project, I have included his previous responses as italicized text below each question. Please let us know if any of the information has changed and we will update our materials as needed. For your review and evaluation, following is a description of the Snowcreek project.

The Project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to replace the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan area (development that is also referred to as "Snowcreek VIII"). The Snowcreek VIII or Project is intended to fulfill the vision of the previously approved Snowcreek Master Plans and the Project EIR will update the Town's 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. It is our understanding that the Project has been designed to integrate residential, resort, recreation, retail, and public amenities components. The following provides a brief account of each of these five components:

<sup>1</sup> Please note the responses are a combination of information from James Maxey and information collected from various State Department of Education internet sources.

1. *Residential*

The residential component will include single family dwellings, stacked flats and townhomes that will vary in size from 650 square feet (minimum) to 3,500 square feet (maximum) and will range in density from 8 units per acre to 35 units per acre. A residence club/snack bar with a pool, spa and grill will accompany this component. The Project will include approximately 1,050 residential units of which 400 will be hotel units.

2. *Resort*

The resort component will include 400 guest suites that will be part hotel, part private residence club or the like. The resort may be a conventional hotel, condominium hotel, fractional ownership or a combination thereof. The resort will also include retail space, a lounge, a fitness area, a pool, a spa/wellness center, and an ice skating pond.

3. *Recreation*

While recreational amenities are incorporated throughout the Project, additional stand-alone recreational components will include a golf club, an expanded golf course and attendant facilities, a driving range, the Outfitters' Cabin and the existing Snowcreek Athletic Club. The existing nine hole golf course on the north and west portions of the Project site will be enlarged to include an additional nine holes on the east and south edges of the Project site. The course will be designed to conserve water and improve the use of native vegetation. The existing nine holes may be modified and the existing temporary club house will be removed. The new portion of the golf course and possibly the existing course will be re-graded and contoured to created topographic undulations in character with the surrounding landforms fronting the main range. Water will be routed throughout the course and fed into new ponds which will store irrigation water and provide drainage retention.

4. *Retail*

In addition to the retail space provided at the resort, a stand-alone general store will be incorporated into the Project. The general store will serve the "Old Mammoth" portion of the Town with food, deli, drinks, and sundries; much as the Lutz Market did on this location during the early settlement days of Mammoth Camp.

5. *Public Amenities*

In addition to public amenities provided in the expanded and enhanced golf course facilities, the Project will include amenities to enhance public recreational opportunities, improve upon the Town's public facility needs, and support economic stability. These amenities will include an Interpretive Center, an Outfitters' Cabin, cooperation with the Mammoth Community Water District's (MCWD) expansion, improvement and distribution of MCWD's tertiary water treatment, provision of land for use as Town propane storage, and the provision of hotel rooms, restaurants, retail, and much needed conference facilities. Brief descriptions of these public amenities are as follows:

- The Interpretive Center will provide educational information and tours relating to the history of Mammoth Lakes and the qualities of the natural characteristics of the region – both biological and ecological.
- The Outfitters' Cabin will act as a portal to the outdoor activities available in the Sherwin Range for use by all residents of the Town, as well as by residents of the Project. As a portal, the Outfitters' Cabin will provide public parking and will serve as the hub of summer and winter activities such as hiking, biking, fishing, cross country skiing, snow-shoeing, hay rides, and sleigh rides.
- The MCWD, in conjunction with the Project applicant, is working on the expansion, improvement and distribution of its tertiary wastewater treatment system. Once an agreement between the two parties is finalized, the irrigation needs for the Project and Starwood Golf Courses can be provided with the tertiary treated water, thus resulting in a surplus of 400 acre feet of potable water that can be used to meet other future needs for the Town.
- The Project will include a propane tank storage area located east of the Snowcreek Golf Course. The storage area will allow multiple propane tanks to be stored in an effort to support the Town's future propane needs.
- Hotels, restaurants, retail, and conference facilities can also be considered public amenities. They provide opportunities and venues for residents as well as those who visit the area. The provision of conference facilities will increase opportunities for corporate businesses to visit the area. In addition, these amenities provide a tax base to the Town through sales tax and bed tax.

To determine whether a project would have the potential to have a significant environmental effect related to **school services**, the CEQA Guidelines asks the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?

The purpose of the EIR is to assess the Project's potential impacts to various environmental issue areas and public service and utility agencies, including the Mammoth Unified School District (MUSD). The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Which elementary, middle, and high schools serve the Project area?

*Public education services within the Town of Mammoth Lakes are provided by the Mammoth Unified School District (MUSD). The MUSD has a current enrollment of <sup>1,130</sup>~~1,190~~ K-12 students, and is comprised of ~~five~~<sup>three</sup> schools including ~~three~~<sup>one</sup> high schools, one middle school, and one elementary school.*

Mammoth Elementary (grades K-5), located at 2600 Meridian Boulevard, Mammoth Middle School (grades 6-8), located at 1600 Meridian Boulevard, Mammoth High School (grades 9-12), located at 365 Sierra Park Road, Sierra Continuation High School (SHS) (grades 11-12), located at 1601 Meridian Boulevard and Mammoth Olympic Academy for Academic Excellence School (MOAAES) (grades 9-12), located at 365 Sierra Park Road are the MUSD schools that serve the Project site and surrounding area.

2. Could you please provide the current student **capacity** and current student **enrollment** statistics for the schools that serve the Project area?

Enrollment and class size trends for the three main schools over the last three years are shown in the table below. Due to the specialized nature and small enrollment the MOAAES and the SHS are not included in the table. The MOAAES first opened in the 2003-2004 school year and has maintained an average enrollment of 14 students. The SHS has maintained an average class size of 24.3 students over the past three years. Schools near the Project site experience steady enrollment. These schools are near the estimated capacity of 1,290 and according to the MUSD both the Mammoth Elementary School and the Mammoth High School are in need of major improvements.

School Data for Project and Vicinity

School Year	Mammoth Elementary School			Mammoth Middle School			Mammoth High School		
	2002 2003	2003 2004	2004 2005	2002 2003	2003 2004	2004 2005	2002 2003	2003 2004	2004 2005
Enrollment	554	549	536	287	283	295	376	327	317
Average Class Size	24.1	22.6	22.6	26	24.1	25.3	21.1	21.0	21.7
Pupil-Teacher Ratio	20.5	19.6	19.1	20.8	19.9	20.3	19.8	18.0	17.2

Source: California Department of Education Educational Demographics Unit DataQuest, <http://dq.cde.ca.gov/dataquest/dataquest.asp>, CAJA staff, April 9, 2006.

3. If any school is located within approximately 200 feet of the Project site, please provide the contact information for appropriate personnel who may be consulted with respect to addressing short-term construction impacts, including air, noise, and transportation impacts (i.e., haul-route coordination).

There is no school within 200 ft of the Project site.

4. What is the current school developer fee per square foot of residential land use?

The MUSD currently charges developer fees of <sup>2.63</sup>~~\$2.24~~ per square foot of residential development and <sup>-42</sup>~~\$0.36~~ per square foot of commercial development. ~~The MUSD is currently undergoing steps to raise the amount of their developer fees from 8 to 10 percent of what is currently being charged.~~

5. Is existing school capacity within MUSD adequate to meet current student population?

The schools listed above are near the estimated capacity of 1,290 and according to the MUSD both the Mammoth Elementary School and the Mammoth High School are in need of major improvements.

6. Is the MUSD using any busing programs and/or portable classrooms to accommodate overcrowded schools?

The elem has several portable classrooms. The high school also has a portable classroom.

7. What student generation rates does MUSD use different types of development? (e.g., single-family residential development, multi-family residential development, commercial development)? *Have to call school facilities at 916.339.2802. Do not have this info.*
8. Are there any improvements or additions planned for schools that serve the Project area? *No - will keep in long term.*
9. In addition to addressing project-specific impacts to school services, the EIR will also address cumulative impacts to school services. We are in the process of compiling a list of reasonably-foreseeable development in the Town. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in proximity to the Project location. However, additional projects may be added to list as our research continues. Can the MUSD accommodate the demand for school services associated with the development of these projects in conjunction with the Project? *Yes - Most impact would be service personnel & their kids.*
- 9a. How does the MUSD address the growing demand for school services? *Currently have declining enrollment. No Anticipation growing demand.*
- 9b. Do you have any projections for future demand based on projected growth in the region? If so, what are they? *No. We are in the discussion process for future growth. Immediate need is for faculty housing.*
- 9c. What would be needed to meet the cumulative demand for school services? *Employee (further) housing.*
10. Please provide recommendations that could reduce the demand for school services created by the Project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **school services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than October 30, 2006. Should you have any questions, feel free to call me at (707) 283-4040 ext. 105. You may also reach me by email at [patricia.preston@cajaeir.com](mailto:patricia.preston@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,  
**Christopher A. Joseph & Associates**

Patricia Preston  
Assistant Environmental Planner

Enclosed:

- Figure 1: Regional and Vicinity Map
- Figure 2: Project Site Map
- Table 1: Related Projects



**October 20, 2006**

Brent Harper  
Fire Chief  
Mammoth Lakes Fire Protection District  
PO Box 5  
Mammoth Lakes, CA 93546

**RE:** Town of Mammoth Lakes 2006 Revised Snowcreek Master Plan EIR – Request for Information

Dear Chief Harper:

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To determine whether a project would have the potential to have a significant environmental effect related to **fire protection services**, the CEQA Guidelines asks the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

The purpose of the EIR is to assess the Project's potential impacts to various environmental issue areas and public service and utility agencies, including the Mammoth Lakes Fire Protection District (MLFPD). The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels.

The following information was taken from the General Plan current revision that was available through the Town of Mammoth Lakes Website. Please verify that the following information is still accurate. Any assistance that you can provide with the following questions would be greatly appreciated:

1. There are two fire stations, the primary one located at 3150 Main Street, and the second at 1574 Old Mammoth Road. Which station provides fire protection services to the Project site?

*Both stations would be responding to the project site and the distance would be about one half mile from the Old Mammoth Road Station and about one and one half miles from the Main Street Station, depending of the exact location of the incident.*

2. The combined stations staff 46 volunteer personnel (paid per call) and four full time employees, including the chief. Two Mono County Paramedics are based at Station Number One. What are the types and numbers of staff at each station?

*Approximately half of the department members are assigned to each station. The District's offices are located at Fire Station 1, which is the station located on Main Street.*

3. The MLFPD has the following vehicles: four engines, one aerial truck, one rescue unit, two utility vehicles, four staff trucks, and one water tender. What are the types and numbers of equipment (e.g., fire trucks, engines, etc.) distributed at each of these stations?

*The breakdown by station is as follows: Station 1 has two engines, the ladder truck, the rescue vehicle, and the water tender. Station 2 has two engines. The utility vehicles vary depending on needs and the staff vehicles are assigned to staff personnel.*

4. Fire Station Number One is in the process of being replaced by an updated and expanded facility. The new building will be approximately 17,600 square feet with administrative offices in addition to housing for full time staff. The expansion is expected to be completed by the summer of 2006. Is this still accurate?

*The expected completion date is January, 2007.*

5. Are the existing staff levels at the stations discussed in answer to question 1 adequate to meet current demands for fire protection services in the Project area?

*The answer depends on the type of construction proposed, height of structures, and the density of occupants. Based upon the current plans and zoning, the Fire District believes that we are adequately staffed and equipped for the development. MLFPD would like to review the design of the proposed project to determine its complexity.*

5a. If not, what is needed to accommodate current demands? N/A

6. Does MLFPD have an emergency evacuation plan or emergency response plan that the Project is a part of?

*The Fire District is a participant in the Town's Emergency Operations Plan and the area of the project is covered by the plan.*

6a. If so, how will the Project affect those plans?

*The plan will be revised with the development of this project to include any needed updates or changes. It would be anticipated that only minor changes would be needed to update the plan based upon the current plans and zoning.*

7. Does the MLFPD have a preferred response time to calls for emergency service?

*MLFPD looks to have the first responding unit on scene within six minutes.*

7a. What is the MLFPD's record in meeting this preferred response time?

*Within the private land boundary of town, MLFPD generally meets this time frame. Adverse weather conditions are the primary reason for not successfully having the first in unit arriving within the first six minutes. Response outside the private land boundary, such as to the Lakes Basin or Mammoth Mountain Main Lodge/Inn take longer due to additional driving time.*

8. Does the MLFPD have a preferred ratio of fire fighters per population? *No*

8a. What is the current ratio?

*The answer varies, when considering our year-round population, MLFPD has 50 firefighters for 7500 citizens or a ratio of 1:150. At current maximum occupancy, MLFPD has 50 firefighters for 41,000 population or a ratio of 1:820.*

9. Is the MLFPD responsible for assessing hydrants and fire flow capability in for the Project? *Yes*

9a. If so, what are the hydrant placement and fire flow requirements for the site?

*Hydrants will need to be situated every 250 feet surrounding and within the project area. Fire flow requirements are going to vary depending on construction type and design. For high-rise construction, MLFPD requires a pressure of 100 psi at the roof.*

10. What other agencies provide mutual aid to the Project site and surrounding areas?

*Mono County will provide the paramedic service for the project. MLFPD serves as the backup medical service. MLFPD has agreements with adjoining fire departments in Long Valley and June Lake for mutual aid fire protection.*

11. Please describe the relationship between CDF and the Mammoth Lakes Fire Protection District.

*The two agencies attend unified command planning meetings and retain the ability to respond under mutual aid requests, but as there are no CDF response lands in close proximity, the incident related interaction is limited.*

12. Would implementation of the Project require the MLFPD to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the Project?

*Depending on construction type, design, and density, there is a possibility that a portion of an additional station may be necessary, along with additional equipment and additional staffing either paid or volunteer (paid per call).*

13. In addition to addressing project-specific impacts to fire protection service, the EIR will also address cumulative impacts to fire protection service. We are in the process of compiling a list of reasonably-foreseeable development in the Town. Table 1 includes a list of some of the major, approved development in proximity to the Project location. However, additional projects may be added to list as our research continues. Can the MLFPD accommodate the demand for fire protection services associated with these projects in conjunction with the Project? *Yes*

13a. How does your agency address the growing demand for fire protection services?

*MLFPD is in the process of remodeling and enlarging Fire Station 1 in response to the additional community development. The District is anticipating the hiring of more fulltime positions to increase our capability to respond to additional calls and the associated administrative work that will come along with increased development. MLFPD is also involved in the development of a strategic plan that will aid the department in planning for the future.*

13b. Do you have any projections for future demand based on projected growth in the region?

*MLFPD recognizes that the call volume and incident complexity will continue to increase as the population and unit numbers increase.*

13c. What would be needed to meet the cumulative demand for fire protection services?

*The outcome of the Strategic Plan will aid in determining the answer to this question.*

14. Please provide recommendations that could reduce the demand for fire protection services created by the Project.

*Ample roads, adequate building spacing, use of fire resistive building materials, adequate vegetative clearance around structures, and compliance with all applicable codes.*

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific **fire protection services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email or fax) no later than October 30, 2006. Should you have any questions, feel free to call me at (707) 283-4040 ext. 105. You may also reach me by email at [patricia.preston@cajaeir.com](mailto:patricia.preston@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

**Christopher A. Joseph & Associates**

Patricia Preston  
Assistant Environmental Planner

Enclosed:

- Figure 1: Regional and Vicinity Map
- Figure 2: Project Site Map
- Table 1: Related Projects

**On December 11, 2006, Fire Marshall Thom Heller called and mentioned his original responses were mistakenly sent to another company (Veramore) in November. His comments/changes are marked in red.**

Mammoth Community Water District  
P.O. Box 597  
Mammoth Lakes, CA 93546  
(760) 934-2596; fax (760) 934-2143

February 2, 2007

RE: Town of Mammoth Lakes 2006 Revised Snowcreek Master Plan EIR Request for Information

Terri McCracken  
Senior Environmental Planner  
Christopher A. Joseph & Associates  
179 H Street  
Petaluma, CA 94952

Ms. McCracken:

The District has reviewed your letter regarding a request for wastewater information dated January 17, 2007. I hope the information included in this response helps address the questions described in your letter. The numbering of the following responses corresponds to the questions posed to the District in your letter.

1. A description of the sizes and capacities of existing sewer lines that would serve the project site and surrounding area are included in the attached figure.
2. The District has identified a potential problem with capacity in the sewer collection system in the project area depending on where the project ties into existing sewer lines. The project area has an eight-inch PVC sewer line located on southern extremity of the area proposed for residential development. This section of eight-inch sewer line only has enough capacity for about half of the estimated demands from the project.
  - a. Since the eight-inch sewer line does not have enough capacity for the entire project, tie-ins would need to occur on the ten-inch PVC sewer line to the east of the residential development area as well.
  - b. In order to minimize impacts, the project could put approximately no more than half of the proposed sewer flow into the eight-inch PVC sewer line. The rest would need to be put into the 10-inch PVC sewer line.
3. The District should be able to accommodate the proposed project's demands for sewer collection service with the existing on-site infrastructure.
4. N/A

5. The District anticipates being able to accommodate the project's demand for wastewater treatment service with the existing capacity of the wastewater treatment plant. The District currently experiences wastewater flows at the wastewater treatment plant of 1.6 million gpd (gallons per day) on average days and 2.6 gpd during peak holiday periods. The existing design capacity of the plant is about 4.9 million gallons per day (mgd), which should meet estimated demands at build out of the community.
6. The District anticipates being able to meet the estimated wastewater collection demands at build out of the community in conjunction with the project. In order to address certain deficiencies in the collection system that would be exacerbated by the project, the District needs to expand the capacity of approximately 800 feet of sewer line located along the bike path near the Castoff and approximately 2,400 feet of sewer line near the bike path at the inflow the wastewater treatment plant. This work is scheduled between 2010 and 2013, but must be completed prior to full occupation of the project area.
  - a. The District has a sewer flow model of the entire collection system, which models current and future projected sewer loads. Using the model, the District has identified several areas of deficiency in the collection system. Plans have been prepared to address these deficiencies by upgrading the existing sewer lines and the installation of new sewer lines.
  - b. The District has developed future demand projections based on current use and projected future demands based on the October 2005 General Plan Update Draft EIR.
  - c. In order to meet cumulative demand for sewer services, the District is planning to upsize certain lines and install new lines in some locations in the community.
7. The District has calculated wastewater generation rates for various billing classifications based upon winter water usage when landscape irrigation does not occur. While these rates are estimated since wastewater flows are not metered, it represents the best available information. The attached table shows the wastewater generation rates that the District currently utilizes.

Please feel free to contact the District if you have any additional questions or would like any follow-up information regarding the information contained in this letter.

Sincerely,

Ericka Hegeman  
Environmental Specialist  
Mammoth Community Water District

CC: Tammy Bennett (Snowcreek), Jen Daughtery (Town of Mammoth Lakes)



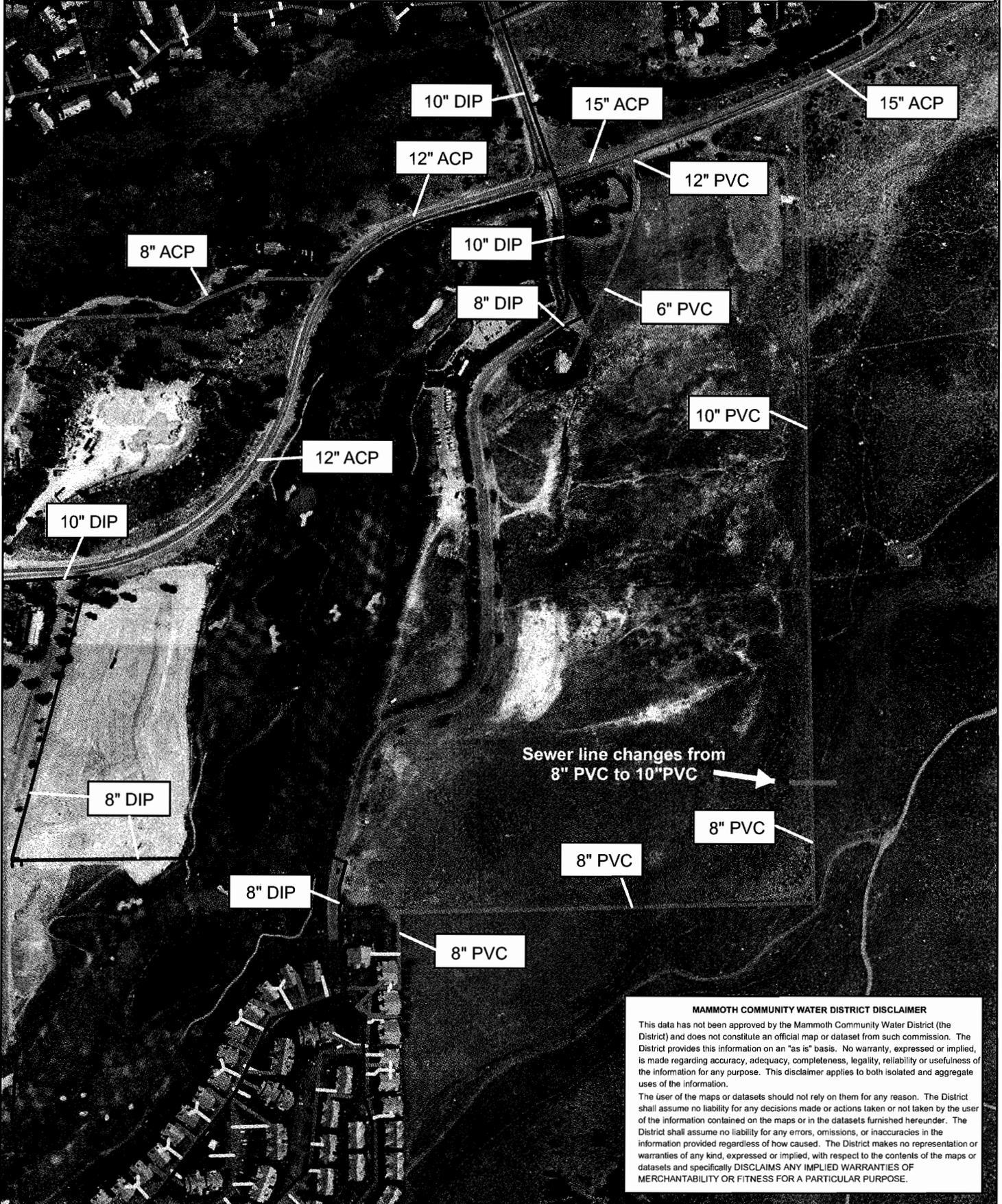
Mammoth Community Water District  
 Mammoth Area Geographic Information Center  
 PO Box 597  
 Mammoth Lakes, CA 93546  
 (760) 934-2596  
 Copyright 2006 Mammoth Community Water District

### Snowcreek VIII Expansion Project Figure #1 - Existing Sewer and Water



#### Map Legend

- Existing Sewer Line Main
- Existing Sewer Line Lateral
- Existing Water Line Main
- Existing Water Line Lateral



Sewer line changes from 8" PVC to 10" PVC

**MAMMOTH COMMUNITY WATER DISTRICT DISCLAIMER**  
 This data has not been approved by the Mammoth Community Water District (the District) and does not constitute an official map or dataset from such commission. The District provides this information on an "as is" basis. No warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of the information for any purpose. This disclaimer applies to both isolated and aggregate uses of the information.  
 The user of the maps or datasets should not rely on them for any reason. The District shall assume no liability for any decisions made or actions taken or not taken by the user of the information contained on the maps or in the datasets furnished hereunder. The District shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. The District makes no representation or warranties of any kind, expressed or implied, with respect to the contents of the maps or datasets and specifically DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Billing Classification	Water Usage (gal/day)	
	Average Day <sup>1</sup>	Peak Day <sup>2</sup>
Multi-family/Apt	135	200
Condo	170	295
SFR	250	455
Mobile Home	210	265
Hotel/Motel	80	120
Condo Hotel	100	105
Conference Center (per 1,000 ft <sup>2</sup> )	125	230
Restaurant (per 1,000 ft <sup>2</sup> )	580	685
General Commercial (per 1,000 ft <sup>2</sup> )	150	280

Billing Classification	Wastewater Generation (gal/day)	
	Average Day <sup>1</sup>	Peak Day <sup>2</sup>
Multi-family/Apt	170	195
Condo	110	150
SFR	135	180
Mobile Home	145	210
Hotel/Motel	75	110
Condo Hotel	60	100
Conference Center (per 1,000 ft <sup>2</sup> )	70	90
Restaurant (per 1,000 ft <sup>2</sup> )	510	560
General Commercial (per 1,000 ft <sup>2</sup> )	150	280

1. Average Day is calculated from the average of 36 months of usage. Wastewater average day is based on the average of winter months water usage (November, December, January, February, and March).
2. Peak Day is the daily average of the peak month water usage over 36 months. Wastewater peak day is based on the peak winter month water usage.

These tables are based on actual metered data from September 2002 through August 2005, and are intended to be used for estimation purposes only. The District shall assume no liability for any decisions made or actions taken or not taken by the user of the information contained in these tables. The District shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. The District makes no representation or warranties of any kind, expressed or implied, with respect to the contents of these data.

The data contained in these tables are valid from July 2006 through December 2007.

October 30, 2006 10am

Michelle Erwin from Mammoth Disposal called CAJA staff and left a voice mail. She said the answers to the solid waste services questions are identical to the Sierra Star responses. Mammoth Disposal has no problem offering construction services or regular household garbage or commercial garbage services once building has been finished. If we have any questions, please call her.

Any questions regarding landfill capacity and generation of waste need to be directed to Ivan Nikkirk at Mono County.

To determine whether a project would have the potential to have a significant environmental effect related to **other public services (in this case snow removal/snow storage services)**, the CEQA Guidelines asks the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public facilities?

The purpose of the EIR is to assess the Project's potential impacts to various environmental issue areas and public service and utility agencies, including Caltrans. The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Is the existing information below describing the relationship between the Town Public Works Maintenance Division and Caltrans regarding snow removal accurate? If not, please indicate what the current status is.

*Snow removal is provided by Caltrans for State Route (SR) 203 (Minaret Road and Main Street) from the junction of U.S. Highway 395 to the Caltrans Minaret Maintenance Station at postmile 2.4. The Town of Mammoth Lakes Public Works Department Maintenance Division provides snow removal service for all other publicly maintained roads. Roads and paved surfaces on private property are the responsibility of the landowner.*

2. Please describe the sizes and capacities of existing snow storage land area utilized by Caltrans for snow removal from roads in the Town.

*Caltrans is usually able to blow snow and store it within our existing SR 203 right-of-way. The right-of-way width varies from approximately 100-ft to 385-ft.*

3. Are there any existing snow removal/snow storage problems/deficiencies in the Project area?

*The Project area is not within our SR 203 snow removal jurisdiction, but within the Town of Mammoth Lake's.*

3a. If snow removal/snow storage problems/deficiencies exist, how would they affect the Project?

3b. What measures could the Project incorporate to minimize the affect these snow removal/snow storage problems/deficiencies on the Project and surrounding uses?

4. In addition to addressing project-specific impacts to snow removal/snow storage service, the EIR will also address cumulative impacts to snow removal/snow storage service. We are in the process of compiling a list of reasonably-foreseeable development in the Town. Table 1 includes a list of some of the major, approved development in proximity to the Project location. However, additional projects will likely be added to list as our research continues. Can Caltrans accommodate the demand for snow removal/snow storage associated with these projects in conjunction with the Project? *Caltrans sees no change to current SR 203 snow removal activities.*

4a. How does your agency address the growing demand for snow removal/snow storage services?

4b. Do you have any projections for future demand based on projected growth in the region?

4c. What would be needed to meet the cumulative demand for snow removal/snow storage services capacity?

5. Please provide any recommendations that might reduce any potential snow removal/snow storage impacts associated with the Project.

*Have provisions for more than adequate snow removal and storage, ensuring sight distance is not inhibited for any mode of transportation.*

*Ensure snow removal/storage does not adversely impact pedestrians.*



**October 20, 2006**

Chief Schienle  
Town of Mammoth Lakes Police Department  
P.O. Box 2799  
Mammoth Lakes, CA. 93546

**RE:** Town of Mammoth Lakes 2006 Revised Snowcreek Master Plan EIR – Request for Information

Dear Chief Schienle:

**Christopher A. Joseph & Associates (CAJA)** is working with the Town of Mammoth Lakes Community Development Department to prepare an EIR for the proposed 2006 Snowcreek Master Plan project (Project). The Project site is located entirely within the Town of Mammoth Lakes (Town), generally just inside the southeastern boundary of the Town at the foot of the Sherwin Range. (Refer to Figure 1). The Project would address the development of approximately 237 acres of the approximate 440 acres that comprise the Snowcreek Master Plan area.

In March of this year CAJA sent out a request for information regarding another project for the Town of Mammoth Lakes (the Sierra Star Master Plan project). To determine whether the Snowcreek Master Plan project would have the potential to have a significant environmental effect related to public services (in this case police protection services), we are requesting the identical information below. Because your response given for the Sierra Star project may be the same for the Snowcreek project, I have included your previous responses as italicized text below each question. Please let us know if any of the information has changed and we will update our materials as needed. For your review and evaluation, following is a description of the Snowcreek project.

The Project consists of adoption by the Town of the 2006 Revised Snowcreek Master Plan to replace the existing Snowcreek Master Plan and address proposed buildout of the Snowcreek Master Plan area (development that is also referred to as “Snowcreek VIII”). The Snowcreek VIII or Project is intended to fulfill the vision of the previously approved Snowcreek Master Plans and the Project EIR will update the Town’s 1974 and 1981 EIRs for the previous iterations of the Snowcreek Master Plan. It is our understanding that the Project has been designed to integrate residential, resort, recreation, retail, and public amenities components. The following provides a brief account of each of these five components:

1. *Residential*

The residential component will include single family dwellings, stacked flats and townhomes that will vary in size from 650 square feet (minimum) to 3,500 square feet (maximum) and will range in density from 8 units per acre to 35 units per acre. A residence club/snack bar with a pool, spa and grill will accompany this component. The Project will include approximately 1,050 residential units of which 400 will be hotel units.

2. *Resort*

The resort component will include 400 guest suites that will be part hotel, part private residence club or the like. The resort may be a conventional hotel, condominium hotel, fractional ownership or a combination thereof. The resort will also include retail space, a lounge, a fitness area, a pool, a spa/wellness center, and an ice skating pond.

3. *Recreation*

While recreational amenities are incorporated throughout the Project, additional stand-alone recreational components will include a golf club, an expanded golf course and attendant facilities, a driving range, the Outfitters' Cabin and the existing Snowcreek Athletic Club. The existing nine hole golf course on the north and west portions of the Project site will be enlarged to include an additional nine holes on the east and south edges of the Project site. The course will be designed to conserve water and improve the use of native vegetation. The existing nine holes may be modified and the existing temporary club house will be removed. The new portion of the golf course and possibly the existing course will be re-graded and contoured to created topographic undulations in character with the surrounding landforms fronting the main range. Water will be routed throughout the course and fed into new ponds which will store irrigation water and provide drainage retention.

4. *Retail*

In addition to the retail space provided at the resort, a stand-alone general store will be incorporated into the Project. The general store will serve the "Old Mammoth" portion of the Town with food, deli, drinks, and sundries; much as the Lutz Market did on this location during the early settlement days of Mammoth Camp.

5. *Public Amenities*

In addition to public amenities provided in the expanded and enhanced golf course facilities, the Project will include amenities to enhance public recreational opportunities, improve upon the Town's public facility needs, and support economic stability. These amenities will include an Interpretive Center, an Outfitters' Cabin, cooperation with the Mammoth Community Water District's (MCWD) expansion, improvement and distribution of MCWD's tertiary water treatment, provision of land for use as Town propane storage, and the provision of hotel rooms, restaurants, retail, and much needed conference facilities. Brief descriptions of these public amenities are as follows:

- The Interpretive Center will provide educational information and tours relating to the history of Mammoth Lakes and the qualities of the natural characteristics of the region – both biological and ecological.
- The Outfitters' Cabin will act as a portal to the outdoor activities available in the Sherwin Range for use by all residents of the Town, as well as by residents of the Project. As a portal, the Outfitters' Cabin will provide public parking and will serve as the hub of summer and winter activities such as hiking, biking, fishing, cross country skiing, snow-shoeing, hay rides, and sleigh rides.
- The MCWD, in conjunction with the Project applicant, is working on the expansion, improvement and distribution of its tertiary wastewater treatment system. Once an agreement between the two parties is finalized, the irrigation needs for the Project and Starwood Golf Courses can be provided with the tertiary treated water, thus resulting in a surplus of 400 acre feet of potable water that can be used to meet other future needs for the Town.
- The Project will include a propane tank storage area located east of the Snowcreek Golf Course. The storage area will allow multiple propane tanks to be stored in an effort to support the Town's future propane needs.
- Hotels, restaurants, retail, and conference facilities can also be considered public amenities. They provide opportunities and venues for residents as well as those who visit the area. The provision of conference facilities will increase opportunities for corporate businesses to visit the area. In addition, these amenities provide a tax base to the Town through sales tax and bed tax.

To determine whether a project would have the potential to have a significant environmental effect related to **police protection services**, the CEQA Guidelines asks the following:

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services?

The purpose of the EIR is to assess the Project's potential impacts to various environmental issue areas and public service and utility agencies, including the Town Police Department (MLPD). The EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Is the existing staff level information below accurate? If not, please indicate what the current status is.

The MLPD is currently composed of 20 sworn employees and 6 non-sworn employees; consisting of one chief, one lieutenant, four sergeants, 10 patrol officers, one detective, one narcotics investigator, one K-9 officer, one SRO/DARE officer, one community service officer, two records personnel, one executive assistant, one animal control officer and one wildlife management specialist.

Current staffing levels for MLPD is 21 sworn and 6 non-sworn employees; consisting of one chief, one lieutenant, ~~four~~five patrol sergeants, ~~one detective sergeant~~, ten patrol officers, ~~one~~ two detectives, one narcotics investigator, one K-9 officer, one DARE/SRO officer, one community service officer, two records clerks, one executive assistant, one animal control officer and one part-time wildlife management specialist.

1a. Are the existing staff levels at the station adequate to meet current demands for police protection services in the Project area?

Current staff levels are adequate to meet current demands for protection in the project area. As this and other developments come on line additional police staffing will be required in order to maintain current levels of service, such as, response times and officer safety.

2. Is the statement below describing the patrol division and crime statistics still accurate? If not, please indicate what the most current information is?

MLPD is the only agency within Mono County that provides 24-hour patrol coverage. Staffed by three sergeants and 12 patrol officers working three shifts, MLPD officers responded to 4,478 dispatched calls, completed 2,276 reports and made 512 arrests in 2004.

MLPD remains the only agency within Mono County that provides 24 hour patrol coverage. The present staffing for patrol is; four patrol sergeants and twelve patrol officers.

In 2005 the police department responded to 3,824 dispatched calls for service, wrote 2,064 reports, and made 531 total arrests.

3. What is the existing equipment inventory at the Town police station?

Current vehicle inventory is as follows:

8 marked Patrol vehicles (6 Ford Expeditions and two Ford Explorers); 2 unmarked Detective vehicles (one Jeep Cherokee and one Ford Aerostar); one marked Community Service Officer vehicle (Ford Pick Up with Shell); one marked Animal Control Truck (Ford P/U w/Shell); one unmarked transportation vehicle (Dodge P/U w/shell); and two unmarked Administrative vehicles (Ford Explorers).

Other primary equipment maintained by the Department includes:

20 Portable Radios, 15 Streamlight Flashlights and 8 Tasers. There are 10 computer work-stations located within the police facility, as well as, a Livescan booking system. Numerous other items are part of the police facilities overall inventory, however these are the major items for this report.

3a. Are the equipment levels adequate to meet the Project area's current demand for police services?

While these items are sufficient to meet the current service levels, additional development will demand an increase in total inventory. Much of the current equipment is older and in need of replacement and requests will be made to increase these equipment levels as development continues.

4. Does the MLPD have a preferred officer-to-population ratio?

*The police department does have a targeted ratio of one officer to every 1,000 residents. This ratio is not based on simple permanent population numbers, rather it takes into account the average daily population (ADP)(visitors plus permanent residents on any given day) which is currently estimated at 17,000 and is also impacted by the maximum population at one time (PAOT), currently at about 35,000. The police department works to maintain an effective balance between these population totals.*

- 4a. What is the current ratio?

*See above, as this number fluctuates drastically depending on the seasons and holiday periods.*

5. Does the MLPD have a preferred response time goal?

*This department and its officers have prided themselves in reduced response times. We currently have a goal of less than five minute response times to calls for service, however we are finding this goal more difficult to achieve as additional development comes on line impacting the overall demand for services.*

*Presently our emergency call response times are near this established goal, with non-emergency response times falling into the 7-8 minute category. Many calls are held for several hours as a lack of available manpower does not allow for immediate response.*

6. Below is a list of Special Units described on the MLPD website. Is this list still accurate? If not, please provide current information.

- Patrol Division
- K-9 Unit
- Detective Division
- Sexual Assault Response Team (SART)
- Wildlife Management
- Property & Evidence
- Mono County Narcotic Enforcement Team (MONET)
- Bicycle Patrol
- Mounted Enforcement Unit

*Other units are: SRO & High Tech Crimes*

7. Included in this letter is the Project site map (see Figure 2). Does the proposed design conform to the MLPD's requirements for emergency access? *Yes.*
8. What effect, if any, would the Project have on the MLPD?

*All projects of this magnitude have an impact on the police department and our ability to provide effective police services. The construction of 1,200 dwelling units as proposed would impact the department in a number of ways. Recent history has proven that the construction of such projects has brought a large number of contractors and their laborers to this community. Many of these workers have become problems for local law enforcement as they socialize in the local bars and restaurants after hours. Additionally, many of these short- term residents have proven to be involved in drug use and other criminal activities requiring police intervention.*

*Once the development is completed, the numbers of visitors and permanent residents created by such development will also have an impact on the Mammoth Lakes Police Department. During peak population periods, such a development could seemingly bring an additional 2,000-4,000 persons to the community, creating additional service demands for the police department.*

9. Would the MLPD need to construct new police facilities or expand existing facilities in order to accommodate the Project's demand for police services?

*The current police facility is grossly inadequate for the departments overall needs and plans are ongoing to build a more adequate facility in the next 2-3 years. With the additional service level demands created by such a development, additional personnel would be necessary to meet those demands. Our current facility is at capacity and could not meet these demands. Such development would require that the new facility be completed or at least in the latter phases of construction to meet these needs.*

10. In addition to addressing project-specific impacts to police services, the EIR will also address cumulative impacts to police services. We are in the process of compiling a list of reasonably-foreseeable development in the Town. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in the proximity to the Project location. However, additional projects may be added to the list as our research continues. Can the MLPD accommodate the demand for police services associated with the development of these projects in conjunction with the Project?

*The present police department staffing levels, combined with a lack of an adequate police facility would indicate that these needs could not be met. In addition to additional staffing, the development would require a local jail facility be in place, as well as, a dispatch facility. Plans for a dispatch center and a less than 24-hour holding facility are included in the preliminary plans for the new police facility. However, development of this magnitude would likely require that a 72-hour holding facility be in place in the southern part of Mono County for persons taken into custody. This would alleviate manpower problems created by having to transport arrestees to Bridgeport.*

- 10a. How does your agency address the growing demand for police services?

*Presently, most newly created MLPD positions have been funded through the Town's General Fund, which is created primarily through the Town's TOT tax base. Some police department positions have been funded by both State and Federal Grants that are proactively pursued by the police department as they come available. Through the COPS Grant Program we have been able to fund 3 additional police officers and have funded one officer through the COPS In Schools Program. This funding traditionally has paid a portion of the officers' salary for the first three years of their employment with additional funding having to be paid through the General Fund. Once the three year time frame has expired, the officers' entire salary is paid through the General Fund. We have basically hired one officer per year for the last five years to keep pace with the demands created from new development.*

*Our patrol staff works a 4-10 work schedule to provide maximum manpower coverage for those peak periods where law enforcement services are typically required. Currently, the primary overlap period for patrol personnel is from 9:00 PM through 2:00 AM every night.*

10b. Do you have any projections for future demand based on projected growth in the region?

*Our projected staffing levels over the next seven to ten years are as follows: one chief, two commanders, one administrative sergeant, four patrol sergeants, one detective sergeant, fifteen patrol personnel, four detectives, one SRO/DARE Officer, one K-9 officer, one Executive Assistant, two CSO's, one property room officer, two animal control officers, one Records/Dispatch Supervisor, six dispatchers and two records clerks.*

10c. What would be needed to meet the cumulative demand for police services?

*Plans in place to collect tax dollars (primarily TOT) and Developer Impact Fees that are designated specifically for law enforcement services. These funds will be necessary to not only build a new police facility, but also will enable the police department to recruit new employees to the organization.*

11. Please provide recommendations that could reduce the demand for police services created by the Project.

*Some initial thoughts that come to mind surrounding the reduction in police services are as follows:*

- As I am not certain what the plans are for the 29,000 square feet of commercial/retail space, I'd make a suggestion that any restaurant/bars primarily target an older crowd. Bars that cater to a crowd 30 years of age and younger typically have problems that create a greater demand for police services.*
- Trained security personnel working in the bars and restaurants that cater to late night crowds have a positive impact on the overall success of those operations.*
- Depending on the overall size of the development, consideration of private security patrolling the complex could be a consideration. They can reduce some criminal behavior and often work in conjunction with law enforcement to solve crimes and crime problems in a community.*

Chief Schienle, Town of Mammoth Lakes Police Department  
October 20, 2006  
Page 8

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific impacts on **police services** is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, e-mail, or fax) no later than October 30, 2006. Should you have any questions, feel free to call me at (707) 283-4040 ext. 105. You may also reach me by email at [patricia.preston@cajaeir.com](mailto:patricia.preston@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,  
**Christopher A. Joseph & Associates**

Patricia Preston  
Assistant Environmental Planner

Enclosed:

Figure 1: Regional and Vicinity Map  
Figure 2: Project Site Map  
Table 1: Related Projects