



NOTICE OF PREPARATION

Date: June 2, 2016

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Mammoth Creek Park West New Community Multi-Use Facilities

Project Applicant: Town of Mammoth Lakes

Scoping Meeting: June 8, 2016 at 2:00 p.m.

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that as the Lead Agency, the Town of Mammoth Lakes, plans to prepare an Environmental Impact Report (EIR) for the proposed Mammoth Creek Park West New Community Multi-Use Facilities (the project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines §15082). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

The Town of Mammoth Lakes requests your careful review and consideration of this notice, and it invites any and all input and comments from interested Agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA §21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning June 2, 2016, and ending the close of business on July 1, 2016. This NOP is available for view at:

1. Town of Mammoth Lakes, Community and Economic Development Department, 437 Old Mammoth Road, Suite R, Mammoth Lakes.
2. Mono County Library, 400 Sierra Park Road, Mammoth Lakes.
3. Town of Mammoth Lakes website: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=158>

All comments or other responses to this notice should be submitted in writing to:

Ms. Sandra Moberly, Community and Economic Development Manager
Town of Mammoth Lakes
437 Old Mammoth Road, Suite R
Mammoth Lakes, California 93546
smoberly@townofmammothlakes.ca.gov
760.934.8989, ex. 251

The Town will conduct a public scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on June 8, 2016 at 2:00 p.m. at Town Council Chambers, located at 437 Old Mammoth Road, Suite Z, Mammoth Lakes, California 93546.

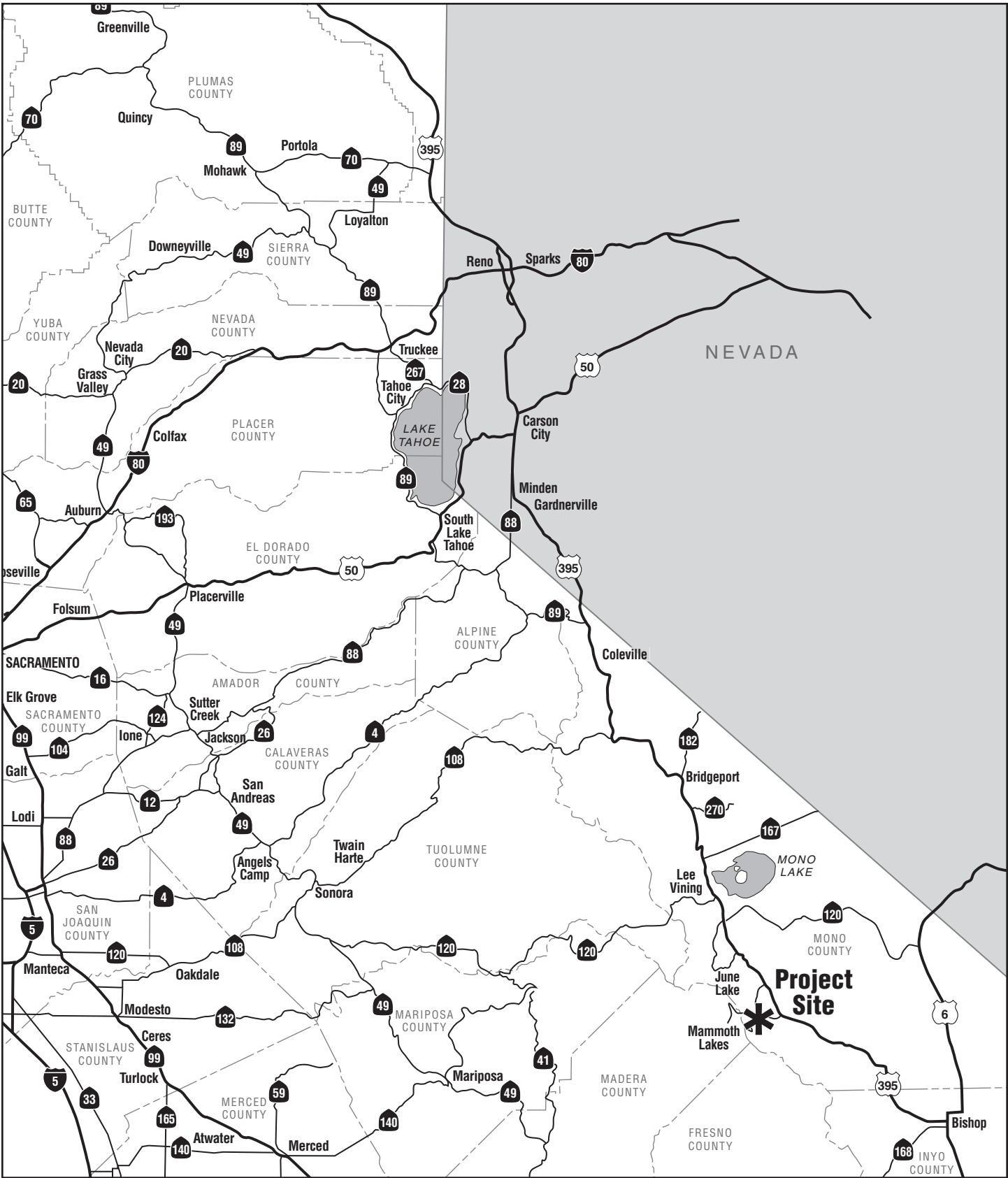
Project Location. The Town of Mammoth Lakes (Town) is located in the southwest portion of Mono County, on the eastern side of the Sierra Nevada mountain range; refer to Exhibit 1, Regional Vicinity. The project site is located at Mammoth Creek Park West (686 Old Mammoth Road) and is comprised of Assessor's Parcel Numbers (APNs) 040-140-001-000 and 040-140-002-000. The project site is approximately 4.9 acres and is bounded by multi-family residential uses and commercial uses to the north, Old Mammoth Road to the east, recreational open space to the south, and multi-family residential uses to the west; refer to Exhibit 2, Site Vicinity. Vehicular access to the site is provided via Old Mammoth Road, and pedestrians/trail users can access the site via the Town Loop trail to the east and south. The primary local roadway providing access through the project site is Old Mammoth Road.

The Town's existing community center (1000 Forest Trail) and Mammoth Ice Rink (416 Sierra Park Road) are located approximately 1.38 miles to the northwest, and 0.30-mile to the northeast of the project site, respectively. The operations of the existing community center would continue. However, the winter and summer operations of the Multi-Use Facility (Mammoth Ice Rink/Mammoth RecZone) would be relocated to Mammoth Creek Park west as part of the proposed project, as described below.

Environmental Setting. The project site is comprised of Mammoth Creek Park West; refer to Exhibit 2. Mammoth Creek Park West currently includes playground equipment, grass/open space, picnic areas, trail connections, and a surface parking lot for 44 vehicles. Based on the *Town of Mammoth Lakes General Plan 2007* (General Plan) Land Use Map, the project site is designated OS (Open Space). Based on the Town's Zoning Map, the project site is zoned P-QP (Public and Quasi Public).

Surrounding land uses include residential, commercial, office, and open space uses, which are further described as follows:

- North: Commercial/office uses, including The Stove restaurant and Mammoth Dental office, and multi-family residential uses (Chateau Blanc Condominiums) are located to the north of the project site.
- East: Open space/recreational trail uses (Town Loop trail), Mammoth Creek, Mammoth Creek Park East, and Old Mammoth Road are located to the east of the project site.
- South: The southern portion of Mammoth Creek Park West [owned by the United States Forest Service (USFS) and in part under a Special Use Permit to the Town], open space/recreational trail uses (Town Loop trail), and Mammoth Creek bound the project site to the south. In addition, Old Mammoth Road is located further to the south.
- West: Multi-family residential uses (La Visa Blanc Condominiums) bound the project site to the west.

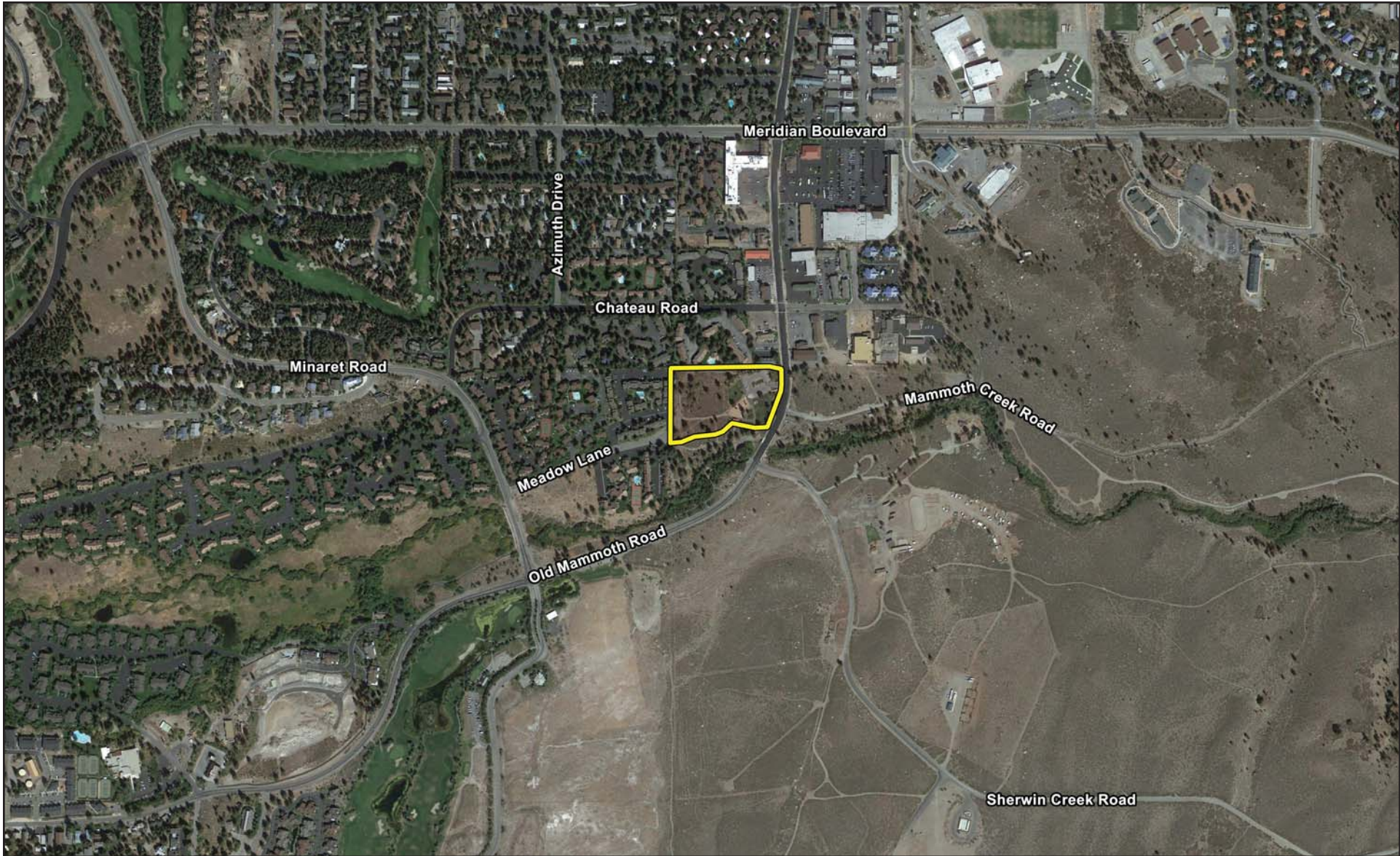


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 MAMMOTH CREEK PARK WEST
 NEW COMMUNITY MULTI-USE FACILITIES
Regional Vicinity



Source: Google Earth, 2016.

 - Project Site

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MAMMOTH CREEK PARK WEST
NEW COMMUNITY MULTI-USE FACILITIES
Site Vicinity

Exhibit 2

Background and History.

Ice Rink

The Town has been engaged in finding a permanent location for the Multi-Use Facility with a focus on the operation of an ice rink since 1998. From 1999-2004 the Town operated a seasonal ice rink at the Mammoth RV Park that was well attended; however, escalating operating costs required the Town to find another location. In 2007 the Town entered into a long-term agreement with the Mammoth Unified School District (MUSD) and the Mono County Office of Education (MCOE) to utilize two acres of land adjacent to the MUSD offices to construct and operate an ice rink. The ice rink operated from 2007 to 2010 on a temporary basis and averaged over 6,000 skaters per winter. In 2011, Measure R funds contributed to the installation of a permanent ice rink slab, and the Town has been operating the facility year-round since 2012 as an ice rink in winter and the Mammoth RecZone (inline/roller skating, skate ramps, volleyball, etc.) during the summer. The Town has determined the lease for this existing facility would not be extended past the end of 2017.

Community Center

The Town operates a year-round community center of approximately 2,500 square feet, located at 1000 Forest Trail just east of Minaret Boulevard. The facility has several deficiencies, including extensive building deterioration, on-going maintenance issues, and functional inefficiencies. Currently, this facility does not meet the current or future desire or needs of the community and would require substantial investment to upgrade the structure. While operations at the existing facility are anticipated to continue for the foreseeable future, rather than invest considerable funds to upgrade the existing facility, the Town intends to design and construct a new facility at the project site.

Ice Rink/Community Center Site Selection

Town Staff working in conjunction with representatives from Mammoth Lakes Recreation and the Recreation Commission were tasked to identify, evaluate, and recommend to Town Council appropriate sites for a Multi-Use Facility that would include a new community center and ice rink, and complementary uses. After an extensive review of available Town-owned properties/managed facilities, the following sites were considered for a new Multi-Use Facility:

- Community Center Parcel;
- Bell Shaped Parcel;
- Mammoth Creek Park West;
- Whitmore Park/Track;
- Parcel at Tavern and Sierra Park Road; and
- Civic Center Parcel.

Ultimately, the Town's ad hoc committee [i.e., the Recreation Commission, Mammoth Lakes Recreation (MLR) and members of the Ad Hoc Facility Task Force] recommended that the Multi-Use Facility be located at Mammoth Creek Park West with a complementary Community Center. It is noted that the review of potential sites did not include Shady Rest Park or Mammoth Creek Park East as the current USFS Special Use Permits under which these two sites are managed do not allow the construction of this type of permanent facility.

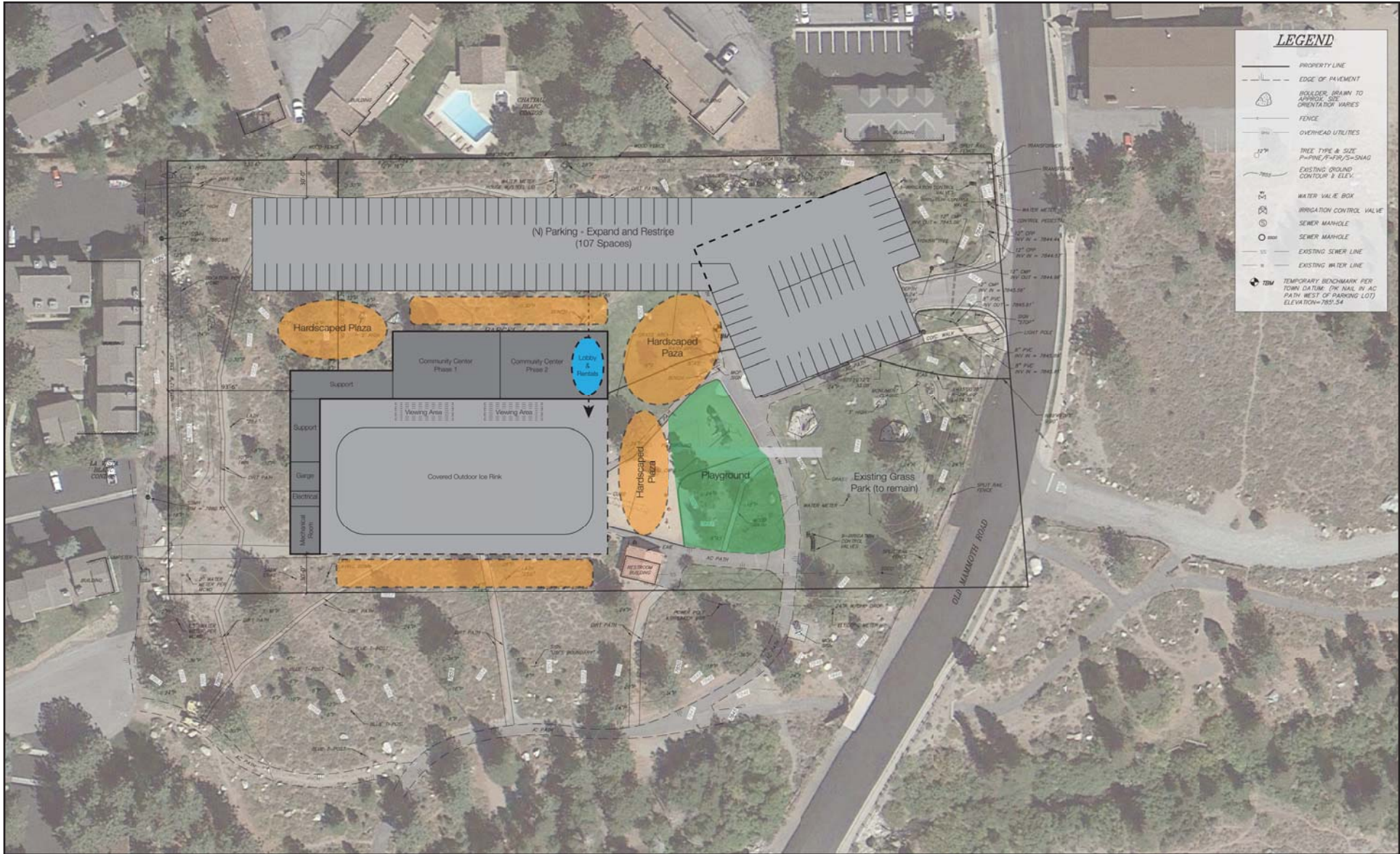
Project Design/Programming Process

On January 6, 2016, the Town Council authorized consultant services agreements related to the preliminary design and environmental documentation for the project at Mammoth Creek Park West. Preliminary tasks focused on providing the desired community benefit while considering how best to mitigate potential impacts to the environment and neighboring land uses. On January 11, the Town kicked off the site planning process with HMC Architects. HMC reviewed available information, including previous staff reports, site information, historical data and comments to date from interested parties. HMC began the development of three site plan alternatives that were posted and remain available on the Town website for this project at www.PlanMCP.com. These were made available in advance of the initial public workshop on possible site plans held on January 29, 2016. The workshop was well attended and resulted in a list of comments, questions, and ideas. Questions received and preliminary responses were subsequently posted on the dedicated project website.

Before moving forward to select and refine a preferred site plan, additional information was gathered from public comments, discussions with stakeholders and the first sessions of the programming efforts. A preferred alternative was prepared that considered all input received. A follow up public site planning workshop was held on March 18, 2016. In advance of that meeting, an updated list of questions and responses was posted along with a preferred alternative.

In parallel with the site planning/preliminary design workshops discussed above, a series of public programming workshops have also been conducted. These six formal and facilitated workshops took place from February 22 through April 12, 2016. There was also a specific hockey workshop held in March 2016 as well as a workshop with the Town/County Youth Advisory Committee (YAC). The public was also invited to participate via an online survey tool available in both English and Spanish. The collated and summarized programming information (i.e., the "Playbooks") serve to inform the final site planning and preliminary design efforts, as well as final design.

Project Description. The project consists of constructing new Community Multi-Use Facilities at the project site, encompassing a maximum 100-foot by 200-foot ice rink (winter)/recreation/event area (RecZone) covered by a roof structure of approximately 30,000 square feet, a 13,000 square-foot complementary community center, reconfiguration and improvements to an existing playground to add accessible components, restroom improvements, and 107 additional surface parking spaces; refer to Exhibit 3, Conceptual Site Plan. The project would also include an active outdoor recreation area to the west of the new Community Multi-Use Facilities. Upon project completion, the existing Mammoth Ice Rink/RecZone (located at 416 Sierra Park Road) would be made inactive, and the existing community center (located at 1000 Forest Trail) would remain under Town operation. The proposed project components are described in more detail below.



Source: HMC Architects, dated March 7, 2016.

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MAMMOTH CREEK PARK WEST
NEW COMMUNITY MULTI-USE FACILITIES
Conceptual Site Plan

Exhibit 3

Community Center

The proposed 13,000 square-foot complementary community center would include a maximum of two large rooms (1,500 to 3,000 square feet) adjacent to the multi-use facility, a 200 to 400 square-foot warming kitchen with concession space, approximately 400 square feet of office space, a 500 to 600 square-foot arts/crafts/play room, a 300 to 400 square-foot meeting room, a 600 to 800 square-foot multi-purpose room, two to four locker rooms (approximately 400 square feet each), Americans with Disabilities Act (ADA) accessible restrooms, a 400 to 600 square-foot storage room, mechanical room (including storage, cleaning supplies, phone, electrical, internet, etc.), and 20 to 40 wall lockers.

The community center would host a number of community-based programs, events, classes, camps, meetings, community/social gatherings, and rental space for Town community members. Such activities would include, but are not limited to, adult and youth introductory fitness classes (e.g., gymnastics/tumbling, yoga), arts and crafts programs/camps, training/certification courses (e.g., first-aid training), seasonal productions (theatre/rehearsal), senior programs, holiday celebrations, fairs/festivals, rotating art gallery, community variety/talent shows, and facility rentals for small events/conferences. Community center operations would generally run between 6:00 a.m. and 10:00 p.m., Monday through Sunday, with occasional use from 10:00 p.m. to 12:00 a.m.

Ice Rink

The proposed ice rink would be open on two sides (to the south and east), oriented in an east-west direction, and would be up to 100-feet long by 200-feet wide. The ice rink would include space for skate rental, concessions and/or vending machines, ADA accessible restrooms, a viewing area, bleachers, and lockers for personal items. The ice rink would operate during the winter months (November to April), and would provide a number of recreational activities, including recreational skating, youth and adult hockey, as well as programs for ice skating, figure skating, and curling. The ice rink would also host community events, hockey tournaments, private/special events, and professional/club/college/school rentals and events. Ice rink operations would generally run between 9:00 a.m. and 10:00 p.m., Monday through Sunday, with occasional use from 6:00 a.m. to 9:00 a.m. or 10:00 p.m. to 12:00 a.m.

Mammoth Recreation Zone

In the summer months (mid-May to mid-October) the multi-use facility would operate as the summer Mammoth RecZone. The Mammoth RecZone would be the home of Parks and Recreation Department summer camps and programs. The facility would also offer youth, adult and senior court sports (drop-in and league play), a climbing wall, professional/club/college/school rental space, community gathering space, and would be home to community and special events. Activities could include youth and adult recreational basketball, badminton, pickleball, cricket, handball, small-sided soccer (futsal), volleyball, street hockey, dodgeball, kickball, adaptive sports (wheelchair basketball, pickleball, etc.), summer sports camps (basketball, volleyball, soccer), roller/inline skating, farmers market, festivals, holiday events, and special events such as weddings, trade shows, birthday parties, etc. Auxiliary equipment such as sport court flooring, wind screens, scoreboards, athletic equipment, tables, chairs, etc., would be required to operate the Mammoth RecZone. Mammoth RecZone operations would generally run between 6:00 a.m. and 10:00 p.m., Monday through Sunday, with occasional use from 10:00 p.m. to 12:00 a.m. The open area south of the Mammoth RecZone may also be used occasionally for access and seating for events.

Park Playground

The square footage of the existing playground on the project site would remain the same. However, some elements of the existing playground may be moved or new “inclusive” features may be added. In addition, the existing bathroom at the Mammoth Creek Park West would be updated for year round use and to comply with ADA standards. The existing rock garden in the southeast portion of the project site would remain unchanged.

Active Outdoor Recreation Area

The area to the west of the proposed Community Multi-Use Facility would be used as an active outdoor recreation area. Possible activities for this portion of the project site include a dog park, a BMX bicycle dirt track (during summer months), sledding hill (during winter months), and/or a community garden.

Parking

The existing surface parking lot in the northeast portion of the project site would be expanded westward across the northern portion of the project site, and would provide 107 additional parking spaces (a total of 151 parking spaces).

Construction Phasing

Construction of the proposed project would be phased and is anticipated to begin in June 2017 and conclude in June 2022.

Required Approvals

The project would require the following project approvals:

- Environmental Review
 - Certification of the Environmental Impact Report
- Discretionary Permits
 - Use Permit
 - Major Design Review
 - Site Plan Review
 - Architectural Review
- Ministerial Permits
 - Grading Permit
 - Building Permit

Environmental Analysis. Due to the decision to prepare an EIR, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR. The Draft EIR will focus on the following environmental issues:

- Aesthetics;
- Agriculture and Forest Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation/Traffic; and
- Utilities and Service Systems.

The EIR will particularly focus on the following topical areas:

- *Aesthetics*. The proposed project could result in visual impacts due to potential public view blockage/effects from the proposed Community Multi-Use Facility building, as well as the change in character/quality of the project area. Other impacts that could result include introduced lighting from both interior and exterior lighting sources as well as increased vehicle headlights entering and exiting the project site.
- *Agriculture and Forest Resources*. As the project area is not designated for agricultural production, impacts in this regard are not anticipated. The project site is located within an area known for its forestland, and the adjoining parcel to the south is owned by the USFS. However, the project site is not zoned or used for forestland resource production. The Draft EIR will confirm that the project would not create impacts related to agriculture and forest resources.
- *Air Quality*. The project may result in air quality impacts due to temporary construction-related emissions, as well as long-term air emissions from project operations associated with daily automobile traffic and energy consumption. Short-term construction air quality impacts that may occur include dust generation, construction vehicle emissions, and possible odors. Future development within the project area may result in long-term air quality impacts within the Great Basin Valleys Air Basin (GBVAB). These issues will be addressed in the Draft EIR, including project consistency with regional air quality planning programs.
- *Biological Resources*. Given the undeveloped nature of the project site and proximity to Mammoth Creek, biological impacts to sensitive species or habitat could occur at the project site. The Draft EIR will include a Habitat Assessment/Field Investigation to document baseline conditions from which to evaluate the sites potential to support special-status species, sensitive habitat types, or jurisdictional drainages. The Habitat Assessment/Field Investigation will be used in the Draft EIR to analyze impacts to biological resources as a result of the proposed project.

- Cultural Resources. Culturally significant resources are known to exist in the project area. As such, the potential exists for future construction activities at the planning site to encounter known or unknown prehistoric and historic resources. As part of the Draft EIR, a Cultural Resources Technical Report will be prepared. The Cultural Resources Technical Report will supplement the Draft EIR analysis of impacts on cultural resources and address potential cultural and historic resource impacts as a result of the proposed project in the Draft EIR.
- Geology and Soils. The Town and surrounding area is situated within a seismically active region, capable of producing surface rupture, ground motion, liquefaction, or soil settlement of sufficient magnitude to damage buildings or structures during an earthquake. The Draft EIR will utilize the *Town of Mammoth Lakes 2005 General Plan Update Final Program Environmental Impact Report* (General Plan EIR), or any updates thereto, to evaluate seismicity of the local area, presence of existing fault lines and effect on development, the potential for erosion of site soils, soil stability, and expansive characteristics of project area soils.
- Greenhouse Gas Emissions. Development at the project site could increase greenhouse gas emissions both during construction and operations of the proposed Community Multi-Use Facility. The Draft EIR will analyze short-term construction activities and long-term operations, buildings, and transportation as these activities pertain to greenhouse gas emissions.
- Hazards and Hazardous Materials. Operations at the project site may involve limited amounts of hazardous materials such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping. The Draft EIR will address the potential that a significant hazard to the public may be created through the transport, use, or disposal of hazard materials, as well as the potential for reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. The Draft EIR will identify whether or not the project would emit hazardous materials and/or interfere with any emergency response plans. Potential impacts to nearby residents and schools, if applicable, will also be evaluated.
- Hydrology and Water Quality. According to flood hazard maps published by the Federal Emergency Management Agency, portions of the project site are located within Special Flood Hazard Areas (SFHAs). As part of the Draft EIR, Hydrology/Water Quality Analysis will be conducted. The Draft EIR will address the potential that project implementation could place future development and within SFHAs that would impede or redirect flood flows. The project could generate pollutants typical of urban development, which may adversely impact receiving waters. The Draft EIR will analyze short-term temporary construction-related effects on hydrology and water quality; long-term project-related water quality; permanent changes to stormwater drainage and/or flooding; project-related impacts to groundwater quantity and quality; and off-site hydrology and water quality impacts.
- Land Use and Planning. The project is not anticipated to require a General Plan Amendment or Zone Change. The proposed project will be evaluated in regards to consistency with the existing policies and standards of the General Plan, *Mammoth Lakes Municipal Code* (Municipal Code), and *Town of Mammoth Lakes Parks and Recreation Master Plan* (Parks and Recreation Master Plan). The project's potential adverse impacts to adjacent land uses would also be evaluated through an analysis of short-term construction activities and long-term operations.

- Mineral Resources. According to the Town's General Plan EIR, no known mineral resources are known to occur in the project area. The Draft EIR will confirm that there is no effect on the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- Noise. Development at the project site may result in short-term construction noise and long-term changes in noise levels in the area due to traffic volume changes along area roadways and on-site project operations. The Draft EIR will describe these potential construction and operational noise impacts and will compare these impacts to applicable noise thresholds. The Draft EIR will evaluate these potential noise-related issues as well as address the noise/land use compatibility of the proposed project with existing and future expected noise levels.
- Population and Housing. The Draft EIR will present existing population, housing, and employment figures for the project site and the projected changes in these variables as a result of project implementation. The population analysis will compare the amount and type of growth anticipated under the proposed project with estimates from the General Plan, the U.S. Census Bureau, the California Department of Finance, and other adopted planning documents.
- Public Services. Potentially affected agencies such as fire and law enforcement protection will be contacted to confirm relevant existing conditions, project impacts, and recommended mitigation measures. The discussion will focus on the potential alteration of existing facilities, extension, or expansion of new facilities, and the increased demand on services based on the proposed land uses. The Draft EIR will evaluate the ability of the project to receive adequate service based on applicable Town standards and, where adequate services are not available, will identify the effects of inadequate service, and recommended mitigation measures if necessary.
- Recreation. The Draft EIR will analyze the potential for increased use of or substantial degradation of existing local and regional parks. The Draft EIR will also evaluate potential impacts on construction or expansion of recreational facilities based on the proposed land uses.
- Transportation/Traffic. Potential impacts associated with construction-related traffic, project-related operational traffic on local and regional transportation facilities, internal circulation, and emergency access of the project may occur. Development of the proposed project could include on-site and off-site circulation improvements, which may affect access, and/or traffic volumes. As such, a Transportation Impact Memorandum will be conducted. The Draft EIR will summarize the results of the Transportation Impact Memorandum addressing these issues and will analyze effects on public transit, as well as public transit needs and alternative modes of transportation.
- Utilities and Service Systems. Potentially affected agencies such as water service, wastewater treatment, and solid waste providers will be contacted to confirm relevant existing conditions, project impacts, and recommended mitigation measures. The discussion will focus on the potential development requiring the construction of new facilities, expansion of existing facilities, and the increased demand on services based on the proposed land uses. The Draft EIR will evaluate the ability of the project to receive adequate service based on applicable Town standards and, where adequate services are not available, will identify the effects of inadequate service, and recommended mitigation measures.

- Cumulative Impacts. Consistent with Section 15130 of the CEQA Guidelines, the Draft EIR will discuss cumulative impacts of the proposed project, addressing each topic covered in the environmental analysis.
- Effects Not Found to be Significant. This section will discuss those environmental issues found not to have an impact as a result of the proposed project.
- Significant and Unavoidable Environmental Effects. This section will describe any significant and unavoidable impacts on the environment that cannot be avoided or reduced to a less than significant level with the application of mitigation measures.
- Growth Inducing Effects. As a required discussion according to CEQA Section 15126.2(d), the Draft EIR will include a discussion of growth inducing effects. The anticipated growth conditions in the project area and parameters for consideration of any secondary impacts from growth will be discussed. The section will evaluate the potential for the proposed project to generate additional growth in the area using standard growth analysis criteria, such as the project's potential to foster economic or population growth or its potential to remove obstacles to population growth through extension of infrastructure.
- Project Alternatives. Under CEQA, environmental documentation must include an analysis of a reasonable range of alternatives to the project, including the "No Project" alternative. Each alternative will be contrasted with the proposed project in terms of the extent to which project's objectives are met and a reduction in adverse impacts is achieved. The environmentally superior alternative will be identified.

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